



# REQUEST FOR DECISION

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SUBJECT:	<b>Bylaw 25-1000 Greenview Land Use Bylaw</b>		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	May 27, 2025	CAO:	MANAGER: RD
DEPARTMENT:	PLANNING & EC. DEVELOPMENT	DIR: MAV	PRESENTER: RD
STRATEGIC PLAN:	Governance	LEG: SS	

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## RELEVANT LEGISLATION:

**Provincial** – Municipal Government Act, R.S.A. 2000, Chapter M-26

**Council Bylaw/Policy** – Municipal Development Plan, Bylaw 15-742

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## RECOMMENDED ACTION:

**MOTION: That Council give first reading to Bylaw 25-1000 Land Use Bylaw, as presented.**

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## BACKGROUND/PROPOSAL:

Administration has reviewed the existing Greenview Land Use Bylaw 18-800 and the existing Town of Grande Cache Land Use Bylaw 799, with direction from Council, to draft a combined Land Use Bylaw for Greenview. Revisions are being recommended by Administration to update and amalgamate the current Land Use Bylaws, as Grande Cache is now a hamlet in Greenview. The last review period for Bylaw 18-800 completed in 2018, with approval granted and third reading signed on April 23, 2019. The last review period for Bylaw 799 was completed in 2016, with approval granted and third reading signed on April 27, 2016.

In Fall 2024, a Land Use Bylaw Steering Committee (LUBSC) was formed. With the purpose of reviewing recommended changes to land use regulations, approve the public engagement plan used to ensure public participation and deliberate on how we can best integrate or balance the diverse options provided to Administration by the public as we consult changes to the Land Use Bylaw (LUB). The Bylaw review is seeking to reduce red tape, improve rural landowner opportunities on their property and integrate the Hamlet of Grande Cache Land Use Framework into a single land use bylaw for the MD of Greenview. The Committee contains both Council and public members selected from across Greenview to ensure our broad interests and values are considered when establishing how the development and management of land use in Greenview will occur.

The goals of the Land Use Bylaw project are to:

1. Integrate the Hamlet of Grande Cache, and its Land Use Framework into Greenview's Land Use Bylaw while minimizing potential impacts and divergent policies on growth.
2. Preserve or enhance rural area policies under the current Greenview bylaw to add more permit exemptions, help home-based businesses, fix issues seen over the past five years, and provide for more development options.
3. Simplify land use in Grande Cache, enhance business opportunities throughout Greenview for home-based offices, and enhance hamlet/commercial development options.

## Public Engagement

The Land Use Bylaw Public Engagement Process followed the Public Engagement Plan (PEP) drafted by administration using IAP2 Framework. Administration hosted nine (9) Land Use Bylaw open houses across Greenview in eight (8) locations, between January 15 to 26, 2025 to help refine and clarify policies within the draft Land Use Bylaw and to allow the public to ask questions about the LUB. Printed materials included the creation of Land Use Bylaw comparison reference handouts and Land Use District overview sheets to capture the proposed changes. Open houses were held in Ridgevalley, Grovedale, Grande Cache, Sunset House/Sweathouse, Valleyview, Little Smoky, DeBolt, and New Fish Creek.

The outcomes and formal comments of the public engagements were captured through the What We Heard Reports (WWHRs) and presented to the Land Use Bylaw Steering Committee, along with draft Land Use Bylaw changes and direction given by Land Use Bylaw Steering Committee pertaining to next steps, in order to refine the draft Land Use Bylaw document. Due to the size of the files, they are not appended to this RFD package, however, the WWHR report, and engagement materials can be accessed via the Engage Greenview site where they are found under “Projects” on the main webpage: <https://www.engagegreenview.ca/greenview-lub>

The draft Land Use Bylaw underwent a review to ensure accuracy, consistency, readability and functionality. It was published on Engage Greenview and distributed to the Land Use Bylaw Steering Committee. Direction from the Land Use Bylaw Steering Committee to proceed to Council was provided at the monthly LUBSC meeting held on March 26, 2025.

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### BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is providing Greenview, with a Land Use Bylaw planning framework for beneficial future growth and development.

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### DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

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### ALTERNATIVES CONSIDERED:

**Alternative #1:** Council has the alternative to table the Land Use Bylaw draft for further discussion and revision. At this time, no additional revisions are required based on administrative review.

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### FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

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### STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

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### PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

### **INCREASING LEVEL OF PUBLIC IMPACT**

Consult

### **PUBLIC PARTICIPATION GOAL**

Consult - To obtain public feedback on analysis, alternatives and/or decisions.

### **PROMISE TO THE PUBLIC**

Consult - We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision

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### **FOLLOW UP ACTIONS:**

Should Council pass first reading, a public hearing will be advertised and held prior to 2<sup>nd</sup> and 3<sup>rd</sup> reading.

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### **ATTACHMENT(S):**

- Land Use Bylaw 25-1000 Final with Maps (Reduced)
- Public Engagement Plan (Land Use Bylaw)
- What We Heard Reports (WWHRs)
- What is a Land Use Bylaw
- Changes to Permitting Exemptions
- Agricultural Districts Comparison of Key Changes
- Country Residential Land Uses Comparison of Key Changes
- Hamlet Residential, Hamlet Commercial and Hamlet Industrial District Comparison of Key Changes
- Home Occupations Comparison of Key Changes
- Grande Cache Higher Density Residential Key Changes
- Grande Cache Lower Density Residential Key Changes
- Grande Cache Commercial Industrial Key Changes
- Grande Cache Central Commercial Key Changes