



# GREENVIEW

## LAND USE BYLAW UPDATE

### WHAT WE HEARD REPORT

UPDATED FEBRUARY 18, 2025



Municipal District of  
**GREENVIEW**

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## **Background**

Alberta's Municipal Government Act (MGA) requires every municipality to have a land use bylaw. Greenview's current Land Use Bylaw was adopted in April 2019, prior to the dissolution of the Town of Grande Cache, which is now a Hamlet within Greenview. In Greenview, Land Use Bylaw 18-800 and the former Town of Grande Cache Land Use Bylaw 799 are the primary documents used to guide decision on planning applications.

## **Purpose**

The purpose of updating Greenview's Land Use Bylaw is to 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. It is also important to preserve and enhance rural area policies under the current Greenview LUB to add more permit exemptions, help home-based businesses, fix issues seen over the past five years, and provide for more development options. Another purpose of the LUB update is to simplify land use in Grande Cache, enhance business opportunities throughout Greenview for home-based offices, and enhance Hamlet/Commercial development options.

## **Greenview Land Use Bylaw (LUB) Steering Committee**

In Fall 2024, a Land Use Bylaw Steering Committee was formed to review Greenview staff-recommended changes to land use regulations, approve engagement strategies 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. 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 the diverse areas of Greenview to ensure our broad interests and values are considered when establishing how the development and management of land use in Greenview will occur.

# HOW WE COMMUNICATED

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9 Open Houses



3,868 Advertisements Mailed



13 Social Media Posts



7 Roadside Signs



Dedicated email address created for engagement



Engage Greenview - Public Engagement Page Created



Mountains to Meadows Newsletter advertisement direct mailed to 350 residents and email to 656 residents



17 posters hung on community bulletin boards



Website notices posted on [mdgreenview.ab.ca](http://mdgreenview.ab.ca)



Digital sign advertisements in 2 hamlets



Full page advertisements in the December 2024 Grande Cache Mountain Voice Newspaper as well as the January 2025 edition of the Glitz'd Newsletter in Valleyview.



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# HOW WE COMMUNICATED

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**Open Houses:** Greenview hosted 9 Land Use Bylaw Open Houses in 8 areas of Greenview between January 15 and January 26, 2025 inviting resident to share their thoughts on integrating the Hamlet of Grande Cache into Greenview's Land Use Bylaw and on proposed amendments to Greenview's current Land Use Bylaw to enhance rural and hamlet development opportunities.

They were held at the following locations:

January 15, 2025 4:00 – 7:00 pm – Ridgevalley (Ridgevalley Arena – Upstairs)

January 16, 2025 4:00 – 7:00 pm – Grovedale (Grovedale Community Hall)

January 17, 2025 4:00 – 7:00 pm – Grande Cache (Eagles Nest Hall)

January 18, 2025 10:00 am – 1:00 pm – Grande Cache (Eagles Nest Hall)

January 22, 2025 4:00 - 7:00 pm – Sunset House (Sunset House Community Hall)

January 23, 2025 4:00 - 7:00 pm – Valleyview (Greenview Regional Multiplex)

January 24, 2025 4:00 – 7:00 pm – Little Smoky (Little Smoky Community Center)

January 25, 2025 10:00 am – 1:00 pm – DeBolt (DeBolt Center)

January 26, 2025 10:00 am – 1:00 pm – New Fish Creek (NFC Community Hall)

Public participation for this phase was open from January 6 - 27, 2025.

Note: Comments were accepted until February 15, 2025.

# HOW YOU PARTICIPATED

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142 Open House Attendees



0 Emails Received



1 Telephone Inquiry



23 Open House Feedback Forms Received



198 people visited the project page on Engage Greenview with 86 people engaging and viewing information about the project.

## Open House Attendance:

24 attendees	January 15, 2025 Ridgevalley
30 attendees	January 16, 2025 Grovedale
14 attendees	January 17, 2025 Grande Cache
7 attendees	January 18, 2025 Grande Cache
17 attendees	January 22, 2025 Sunset House
16 attendees	January 23, 2025 Valleyview
18 attendees	January 24, 2025 Little Smoky
10 attendees	January 25, 2025 DeBolt
6 attendees	January 26, 2025 New Fish Creek



# HOW YOU PARTICIPATED

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## Social Media Engagements:

@MDofGreenview



9 Social Media Posts (January 6-26, 2025)



11,356 Views



35 Clicks

@greenviewGrandeCache



9 Social Media Posts (January 6-18, 2025)



3,370 Views



21 Clicks



Municipal District of  
**GREENVIEW**

# WHAT WE HEARD

## (Administration's Observations from Open House Events)

What We Heard	Benefits	Action
<p>There is benefit in adding an application notification to adjacent neighbors about discretionary use permits and variance requests. There could be different Rural notification and Hamlet notification distances to make them relevant.</p>	<p>The Town of Grande Cache's Land Use Bylaw (LUB) No. 799 allows pre-approval notifications, which should be included in the new bylaw.</p> <p>Informing nearby landowners builds trust and improves collaboration.</p> <p>Key benefits:</p> <p>Feedback: Addresses concerns early, reducing negative impacts.</p> <p>Awareness: Keeps residents informed and empowered.</p> <p>Transparency: Strengthens trust and community engagement.</p> <p>Better Planning: Helps smooth development with less resistance.</p> <p>Fewer Appeals: Reduces post-approval disputes.</p> <p>This approach ensures a more transparent and efficient development process.</p>	<p>Define a notification radius and response time, with two zones: a rural referral zone (covering adjacent quarter sections) and a hamlet referral zone (using the 60-meter boundary (or greater at the discretion of the Development Officer) from the Town of Grande Cache's LUB). Refer to Sections 18.1 – 18.3 of LUB No. 799.</p>





# WHAT WE HEARD

## (Administration's Observations from Open House Events)

What We Heard	Benefits	Action
Move "Retail, General" under permitted uses in the following districts: GC-CC, GC-CI, M-2 (as well as M-1), HI, INS, and REC	Inclusion of Retail, General in these applicable districts would appear to be more consistent with reduction of red tape as retail is consistent with the purpose of these land use districts	Recommend the placement of these uses in the appropriate Districts as Permitted uses: GC-CC, GC-CI, M-2 (as well as M-1), HI, INS, and REC
Addition of convenience store use to Rural Settlement LUD	Allowance for Retail, Convenience use under rural settlement	Recommend the placement of Retail, Convenience as a Discretionary use.
Public Parks: why are they listed under GC-LDR & HDR & institutional? Thought they should be in REC LUD for consistency when not associated as a secondary/auxiliary use to a primary use (i.e.: auxiliary use to INS uses). and to add Public Park to GC-HC as a permitted use.	Consistency across districts by placing public parks under appropriate Districts. Allowance to edit all maps accordingly and for consistency in relation to public parks.	Recommend public use open space parks and sports fields be designated as Recreation District to better reflect the intended use of those public lands.
Section 9.15 MHP is listed in wrong order for alphabetized LUB sections.	Accuracy	Proposal to reorganize alphabetically and relocate section 9.15, renumbering all affected sections for accuracy



# WHAT WE HEARD

## (Administration's Observations from Open House Events)

What We Heard	Benefits	Action
Section 9.1 A-1 should say work camp - remove the word "temporary"	Accuracy	Proposal to remove the word "temporary" from this title, as it has been removed from the definition.
Add "Utilities Services, Minor" to definitions as no permit is required as per general regulations. Edit Section 4.3(k) to include wording for Utilities, Minor.	Accuracy	Proposal to add "Utilities Services, Minor" to LUB definitions as no permit is required as per general regulations and edit Section 4.3(k) to include wording for Utilities, Minor.
Currently the land use districts do not contemplate sales of refreshments, gear, concession, or other common uses like a Golf club house with a restaurant, licensed and proshop.	Allowance for food uses within recreational developments/buildings as an auxiliary use to the primary use.	Add to REC LUD: Under Permitted - Retail, General; Retail, Convenience; Restaurant. Under Discretionary Add: Restaurant, Licensed.
Gun Clubs/Archery Clubs Use and definitions are missing from the LUB draft.	Allowance for Gun/Archery uses to be recognized in the LUB	Proposal to add these uses to LUDs under CL, M-1 or M-2 discretionary uses.

# WHAT WE HEARD

## (Administration's Observations from Open House Events)

What We Heard	Benefits	Action
Tourism Centres, which have a variety of accessory uses are not included within the draft LUB. It would be beneficial for ensuring appropriate development and use approvals for these to be included.	Allowance for Tourism Centre uses to be recognized in the LUB	Proposal to include Tourism Centres uses in definitions reflecting a variety of current and planned or potential facility services provided at these multi purpose sites; add to the INS district with stand alone definitions as a permitted use.
Animal Breeding Establishments are effectively Kennels , but are unenforceable as they do not have a maximum number of animals allowed. Trying to properly regulate these uses would likely impact or impair the simply keeping of animals currently allowed and have redundancy with Kennels.	The best way to address these is to remove them as a use and regulate kennels under the Land Use Bylaw and animals not associated with kennel operation with Animal Control Bylaw which provides Enforcement abilities for CPOs .	Recommendation: Remove Animal Breeding Establishment as a separate use and modify Kennel definition to accommodate this potential use. Currently there are not permits Administration is aware of for this use, and if one does exist it would continue as non-conforming. These are effectively Kennels, but with no restrictions or regulation to prevent impacts to other landowners. It is also effectively unenforceable as they do not have a maximum number of animals allowed. Trying to properly regulate these uses would likely impact or impair the simply keeping of animals currently allowed and have redundancy with Kennels.



# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
Mail	Resident & Business owner	Are there any plans for future expansion of land in GC? I presently rent a home and there is minimal housing available and nothing available for land for small business expansion. I'm a small business owner - mechanic/welder and have to work for someone else that has shop/yard space	We are expanding opportunities for owner operator businesses under Home Occupations. Within Grande Cache specifically, we have 4 areas of expansion in Grande Cache, 2 of them privately owned and allow for commercial development. We will be working to update Grande Cache growth areas with a review of the Municipal Development Plan in 2026-27.
		are there acreages near Grande Cache	Acreage development may be zoned and developed outside of a Hamlet on most privately owner property. Greenview does not own any land outside of the Hamlet of Grande Cache which is not developed for other purposes. If a resident or developer where to have crown lands titled, Greenview would be able to designate those lands for future acreage development.

# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
		<ul style="list-style-type: none"> <li>• Senior snowplow for free</li> <li>• Got posted before it was actually free</li> <li>• Communication issue internally</li> </ul>	Snowplowing is outside of the scope of the land use bylaw. This comment will be forwarded to our Operations Department for awareness
Website, Social Media & Portable Sign	Resident	<p>We live next to the VV gun range on 669. We are supportive of the range and would like to see something that will preserve the range regardless of possible residential additions nearby.</p> <p>We are currently in the process of granting Right of First Refusal to assist its longevity</p>	<p>It has been identified that Gun Ranges had been removed from LUB 18-800. It will be recommended this use be added to the Land Use Bylaw under the Crownlands District and Recreation District as Discretionary uses and Criteria be established.</p> <p>Criteria will limit the location new Gun Ranges which may conflict with existing land development will also limit the location of new conflicting land uses in proximity to any existing Gun Ranges.</p>



# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
		<p>Why aren't Dugouts exempt?</p> <p>Maybe have basic regulations to meet and then don't need a permit</p>	<p>It will be recommended Dugouts and Borrow Pits meeting size and siting criteria will be added to the Exemptions list.</p>
Website & Social Media	Resident and Hopeful Business Owner	<ul style="list-style-type: none"> <li>• Re-look at ASPs</li> <li>• Land use amendment - Rezone</li> <li>• For (Hamlet Residential) Commercial - Rural or Hamlet</li> </ul>	<p>ASPs are always capable of change. Scheduled reviews occur every 5 - 10 years dependent on growth pressures. Any landowner may apply for a specific change to certain aspects of an ASP or to the future designation of their lands. If the ASP change is adopted then an subsequent Land Use Amendment can be accommodated.</p>
Website & Social Media	Resident	Add an Abattoir and Deli to Bylaw	<p>It will be recommended that Abattoir be revised to allow the option for associated Butchery Retail.</p> <p>Delicatessen would be deemed a restaurant use, but could be clarified to be added as a primary Retail, General Use and/or accessory Retail, Convenience use.</p>

# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
Social Media & Portable Sign	Resident & Producer & Business Owner	<ul style="list-style-type: none"> <li>• Add "Resort to discretionary use for A-1</li> <li>• Increase retail sales for A-1</li> <li>• Increase traffic for A-1</li> <li>• How do we protect organic farms from chemical overspray &amp; drift</li> <li>• Add dugout to exemptions</li> </ul>	<ul style="list-style-type: none"> <li>• Recommend adding the "Resort" use as a discretionary use for A-1. Suggest follow up amendment to the MDP which address resort development policies relating to Agri-tourism, Alpine recreation and / or Lakeshore development.</li> <li>• Increased retail options in A-1 include : Craft Brewery and Distillery, Greenhouse, Commercial, Auction Establishments, Restaurants and any sales related to an approved Home Occupation, and on-site sales of any Agricultural product produced onsite (e.g. U-Pick, Market Garden, etc.)</li> <li>• Home Occupations have removed the limits on client visits per day. No other restrictions found.</li> <li>• Legal agricultural operational practices are outside of the scope of the Land Use Bylaw</li> <li>• It will be recommended Dugouts and Borrow Pits meeting size and siting criteria will be added to the Exemptions list.</li> </ul>



# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
Newsletter	Resident	When will the road at Landry Heights be repaved from all the work done from the waterline? Left substantial dips throughout	This issues is outside of the scope of a land use bylaw to address. This comment will be provided to the Operations Department for their awareness.
	Resident	Showing Public Parks as recreational uses would be more appropriate then Institutional	This is a reasonable approach. It will be recommended Municipal Property which is intended to provide for public access and open space will be adjusted to Recreation.
Social Media	Resident	Please review the GD ASP simplify for easier development & subdividing near Hamlet and Ski Hill. Also make changes to allow for more then 4 parcels out per quarter especially for estate planning to allow families to help their children own a home and land. help keep families together.	The Grovedale ASP was resourced by Council for a limited scope review to review unnecessarily limiting policies and for wider public input on other elements to gauge resident satisfaction in 2025. Pending staff capacity this will begin early March.





# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
		No 666 hill patrol for semi trucks. CPO pull over cars but no semis who are over loaded?	Highway 666 is still under provincial jurisdiction, however we remain in contact with them to resolve many issues raised by the public. This comment will be provided to Enforcement Services for their awareness.
Social Media & Portable Sign	Resident	<ul style="list-style-type: none"> <li>• Can you add the dog parks definition as an example under parks?</li> <li>• Where do shelters for women &amp; children fit in?</li> <li>• Can a skateboard park be in a park?</li> </ul>	<ul style="list-style-type: none"> <li>• Municipal Parks are not limited in their public use by the Land Use Bylaw. There is no section for 'Dog Park' to be added. Any Park may be a Dog Park if developed for such purpose on a public open space area if allowed by the Municipality.</li> <li>• The Land Use Bylaw does not regulate persons, so any residence may be a shelter for women and children (or men). If specific specialized chair or services are necessary it would then be a group care facility or group home.</li> <li>• Yes a Skateboard park (or similar recreation improvement) may be installed in any public park. If for restricted commercial use this would be a passive outdoor recreation use.</li> </ul>



# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
Website & Social Media	Resident	Fix web page	Greenview has resourced a website redesign to improve user experience and should be launched in the first six month of 2025
Social Media & Mail	Resident	Too much info given and not enough time to go through it all and make questions. Who do we talk to after we go through all the proposed changes	Public information can always be provided by our Planning and Development Department. Any inquiries can call 780.524.7639 or email <a href="mailto:planning@mdgreenview.ab.ca">planning@mdgreenview.ab.ca</a> . A meeting can also be set up for any resident who has questions about development of their lands or generally about the land use bylaw and other policies throughout the year.
		Apartments in Hamlet Residential with no ladder trucks	Recommended that Apartments are discretionary use in order to allow for provision of adequate Fire services and circulation within development permit applications within Hamlet areas



# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
Mail , Portable Sign, & Word of Mouth	Resident	<ul style="list-style-type: none"> <li>• Paving on 74 regard to connect with resource road</li> <li>• Large dogs should be included in livestock #</li> <li>• That acreages under 10 acres can not be subdivided</li> <li>• the need for the hill be under Greenview maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• Paving is outside of the scope of the Land Use bylaw review but this will be provided to the construction and engineering department for awareness.</li> <li>• The land use bylaw regulates kennels, but otherwise does not regulate dogs or the number which may be kept; this is addressed under Bylaw 18-800. Any proposal to amend this bylaw may be forwarded to Community Services.</li> <li>• The land use bylaw provides for a variety of development forms including acreages under 10 acres. There is no rationale for limiting acreages to 10 acres or more from a technical perspective; this should be assessed as a Policy under the 2026-27 MDP review if a wholesale removal of acreage development under 10 acres is ever considered as that is more of a development policy than a site development regulation.</li> <li>• The Hwy 666 Hill connecting O'Brien Park and the Nighthawk recreation facility will be under Greenview Operations and maintenance once it is able to pass inspection and the Twp Road 700 connector is formally designated as a highway.</li> </ul>

# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
Other	Resident	I like that development around VV Gun Club is not allowed to avoid people to complain about safety or noise. This gun club is very important to our region.	It has been identified that Gun Ranges had been removed from LUB 18-800. It will be recommended this use be added to the Land Use Bylaw under the Crownlands District and Recreation District as Discretionary uses and Criteria be established. Criteria will limit the location of new Gun Ranges which may conflict with existing land development will also limit the location of new conflicting land uses in proximity to any existing Gun Ranges.
Other	Resident	Please approve LUB farmstead amendment	Thank you for this support. The adjustment which will allow a Farmstead separation to be any size which is necessary to allow for the entirety of farmsteads improvements, shelterbelts, animal pens, utilities, etc. has been very popular.



# WHAT WE HEARD

## (Public Open House Feedback with Recommendations)

How did you hear about this event	How are you connected to Greenview	What we Heard	What we did with what we heard
		<ul style="list-style-type: none"> <li>Grovedale fire hydrant not accessible, needs to be plowed around them</li> <li>also road supervisor is not polite</li> </ul>	Although these issues are outside of the scope of a land use bylaw we will provide this comment to the Operations Department for their awareness.
Mail & Portable Sign	Resident		No comment provided
Mail & Portable Sign	Resident		No comment provided
Other	Resident	Hamlet Residential - Home Occupation Major - to have Kombucha Brewery at the garage at the property	Although details may need to be provided to determine the scale of business there is no specific limitations preventing specialty products from being produced and sold from a major home occupation. We will contact you and set up an opportunity to go over your business details and what may be required to obtain an approval for this use.

