



REQUEST FOR DECISION

SUBJECT:	Bylaw No. 25-1000 Greenview Land Use Bylaw		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 8, 2025	CAO:	MANAGER: RD
DEPARTMENT:	PLANNING & EC. DEVELOPMENT	DIR: MAV	PRESENTER: RD
STRATEGIC PLAN:	Governance	LEG: SS	

RELEVANT LEGISLATION:

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

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

RECOMMENDED ACTION:

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

BACKGROUND/PROPOSAL:

With direction from Council, Administration has reviewed the existing Greenview Land Use Bylaw 18-800 and the existing Town of Grande Cache Land Use Bylaw 799. 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 was completed in 2018, with approval granted and third reading signed on April 23, 2019. The previous review period for Bylaw 799 was completed in 2016, with approval granted and third reading signed on April 27, 2016.

In the Fall of 2024, a Land Use Bylaw Steering Committee (LUBSC) was formed to review recommended changes to land use regulations, review the public engagement plan, ensure public participation, and provide guidance to Administration on changes coming out of the public consultations for Land Use Bylaw (LUB). The Bylaw review seeks 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 while 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 and/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 - 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, with 142 attendees.

Details on public engagement comments and observations were captured through the “What We Heard Reports” (WWHRs) and presented to the LUBSC, along with a draft LUB. Changes and direction given by LUBSC pertaining to next steps, to refine the draft LUB 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 LUB was reviewed to ensure accuracy, consistency, readability, and functionality. It was published on Engage Greenview and distributed to the LUBSC. The Committee's approval to proceed to Council was provided at the monthly LUBSC meeting on March 26, 2025.

First Reading Review and Amendments (May 27, 2025)

At the time of the first reading, only minor updates were made to the draft bylaw in preparation for approval of the first motion. These included:

- Permits Not Required - Accessory buildings with a floor area of less than 15.0 m² (161.5 ft²) within any Hamlet.
- Provide a clearer diagram for Figure 6-1
- Revert CR-1 Livestock Animal Equivalents back to 50 fowl and 30 rabbits.
- Add a definition for "weed(s)".
- Apply Wild Hog Fencing regulations to all districts allowing Hogs as livestock, Terminology changes from “solar farms” to “solar installations.”
- Addition of “Employee Accommodation” as a discretionary use on Crown land.
- Section 9.8 Direct Control (DC) Districts, Remove the “s” after the word “District.”
- Clarification that a permit must be issued for any use keeping livestock within a Hamlet Residential District.

Second Reading Review and Amendments (June 24, 2025)

At the time of the second reading, updates were made to the draft bylaw in preparation for approval which included:

- Section 6.44(6) Change setback for renewables from residential property 500m to 1000m for solar
- Section 6.48(5) Change setback for renewables from residential property 500m to 1000m for wind
- Section 6.44 (7)(h) & Section 6.48 (6)(i) Solar 40%, Wind 50% at registration, and upon completion of construction, solar 75%, Wind 100% of reclamation costs. Held by the AUC as the governing authority.
- Added “proof of” security to Section 6.44 (7)(h) & Section 6.48 (6)(i)
- Reorganization of requirements for Solar Collector, Major (s6.44) and Wind energy Conversion System, Major (s6.48), to arrange in a regulatory order similar to each other for consistency.
- 6.44 Solar Farms - change the terminology to Solar Installations (not farms)

- Clauses - 2-year inactivity clause - forced to decommission (solar/wind major) Sections 6.44 (8) & 6.48(10)
- Clauses - repowering or infill requires a new development permit Sections 6.44 (8)(b) & 6.48(10)(b)
- Change the 200m from municipal roads and highways to 1.5 times the height of the turbine installed. 6.48(6)(a)
- Move Solar Collector, Major from Permitted Use to Discretionary Use in the Industrial General (M-2) district consistent with all other Land Use Districts
- Definitions: Weeds - mention that the local authority has the authority to enforce control of weeds that are not in the act. (elevated)
- Move table 9.9 from 115 to 116, under Additional Regulations as referenced
- Table of Contents coding and organization, to include previously missing reference for tables and figures
- Correct use of citation as “Municipal District of Greenview No. 16 Land Use Bylaw No. 25-1000” as identified by Councillor comment.
- Correction of any administrative, numbering, grammatical or textual errors, if and as identified.

BENEFITS OF THE RECOMMENDED ACTION:

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

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to table the Municipal District of Greenview No. 16 Land Use Bylaw No. 25-1000 draft for further discussion and revision.

FINANCIAL IMPLICATION:

There are no financial implications to the recommended motion.

STAFFING IMPLICATION:

There are no staffing implications to the recommended motion.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Involve

PUBLIC PARTICIPATION GOAL

Involve - To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.

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

FOLLOW UP ACTIONS:

Should Council pass third reading, Bylaw No. 25-1000 will be applied to all related permit approvals once the Bylaw takes effect.

ATTACHMENT(S):

- Municipal District of Greenview No.16 Land Use Bylaw 25-1000 Draft (06-27-25)