



BYLAW No. 25-992 of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to amend Bylaw 17-785 “Grovedale Area Structure Plan.”

WHEREAS, pursuant to the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as amended, authorizes the Council of the Municipal District of Greenview No.16 to establish and amend the Grovedale Area Structure Plan Bylaw 17-985;

WHEREAS, pursuant to section 191 of the Municipal Government Act, RSA 2000, c.M-26 and amendments thereto, Council may amend a bylaw;

WHEREAS, the Council deems it desirable to amend the Grovedale Area Structure Plan;

NOW THEREFORE, the Council of the Municipal District of Greenview No. 16, duly assembled, hereby enacts as follows:

1. **TITLE**

1.1. This Bylaw may be cited as “Grovedale Area Structure Plan Amendment.”

2. **DEFINITIONS**

2.1. **Greenview** means the Municipal District of Greenview No.16.

3. **AMENDMENTS**

3.1. Bylaw 17-985, Grovedale Area Structure Plan, is amended by removing the statement within section 2.1.5 held on the ninth page that states: “Grab your reader’s attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.”

3.2. Bylaw 17-985 Grovedale Area Structure Plan, is amended so that references to section 3.2 Going Green, between pages 13-14, will be repealed and replaced to read as:

Policy

1. Future residential, commercial, industrial and institutional construction or renovations are encouraged to integrate water preservation opportunities into their design and construction.
2. Xeriscaping or low maintenance landscaping are a supported landscaping alternative within the area designated as Centralized Living in order to reduce potable consumption.
3. Rainwater harvesting renovations for the collection of non-potable uses will be accommodated during new development proposals where they do not pose a safety risk.
5. Residential commercial, industrial and commercial developments may propose exclusive parking stalls for electric car charging points for private or public use.

6. Future residential, commercial, industrial and institutional new construction or renovations should incorporate systems for generating renewable energy, such as solar panels, geothermal heating, or wind turbines.

7. The principles of Low Impact Development renovations should be incorporated into all developments throughout the plan area, particularly within the Centralized Living area, these are:

- a. Preserve natural site features and utilize existing natural systems;
- b. Focus on limiting and minimizing runoff;
- c. Treat and control stormwater as close to the source as possible; and
- d. Create multifunctional landscapes that allow for the integration of stormwater management facilities into other elements of the development area.

8. Low impact development techniques, such as erosion and sediment control, bioswales, rain gardens, permeable pavement and box planters, green roofs, and on-site bioretention renovations are a supported alternative design options in new developments.

3.3. Bylaw 17-985, Grovedale Area Structure Plan, is amended by removing subsections 7., 8., and e. within section 3.2.

3.4. Bylaw 17-985, Grovedale Area Structure Plan, is amended to reflect a change to the western boundary of the Centralized Living Area Boundary from range Road 70 to Highway 666/Range Road 64:

1. "Development Concept" Pg. 17
2. "Development Concept- Central Living" Pg. 18
3. "Existing and Future Trail" Pg. 42
4. "Future Transportation Network" Pg. 44
5. "Existing and Proposed Servicing Network" Pg. 52

3.5. Section 4.2 titled "Rural Life", and Section 4.3 titled "Centralized Living" will be amended to reflect the following changes.

1. Title "4.3 Centralized Living" is moved from Pg. 20 to the beginning of Pg. 22
2. Section 4.3.1 titled Small-Scale Agriculture, shall be renumbered to 4.2.3
3. Section 4.2.3 Small-Scale Agriculture, is amended for the following sentence to be added: *"Acceptable land use designations for new multi lot subdivisions within this development area are Agricultural One (A-1) District, Agricultural Two (A-2) District and Country Residential One (CR-1) District."*
4. Section 4.3.2 titled River Valley Residential, shall be renumbered to 4.2.4
5. Section 4.2.4 River Valley Residential, is amended for the following sentence to be added: *"Acceptable land use designations for new multi lot subdivisions within this development area are Country Residential Two (CR-2) District and Country Residential Three (CR-3) District."*
6. Section 4.3.3 titled Estate Living, shall be renumbered to 4.3.1
7. Section 4.3.4 titled Village Centre, shall be renumbered to 4.3.2

3.6. Section 4.4 will be retitled as "4.4 Long Term Theoretical Unit & Population Estimates."

3.7. Paragraph One (1) within Section 4.4 will be repealed and replaced to read as follows:

“Land use statistics, as well as unit and population estimates for growth which is anticipated in the plan are detailed in Table 1: Unit & Population Estimates. Unit and population estimates are calculated based upon gross development areas which are identified for further intensification and exclude Agricultural lands.”

3.8. Paragraph Two (2) within Section 4.4 will be repealed and replaced to read as follows:

“It is anticipated up to 1300.6 ha (3,213.85 ac) of land could be available for the development of residential and mixed commercial/residential purposes within areas of potential intensification. Given the amount of potentially developable land proposed for additional development in the plan, it is anticipated that a total of 9806 residential units, ranging from single-family housing to row housing to apartment units, may be accommodated, resulting in a total residential population of 26,476.”

3.9. Table 1 titled “Land Use Statistics-Centralized Living Area” on Pg. 26 shall be removed.

3.10. Table 2 on Pg. 27 shall be retitled “Table 1: Unit and Population Estimates” amended and replaced with the following table:

Table 1: Unit and Population Estimates

Grovedale Are Structure Plan					
Unit and Population Growth Estimates based on Developable Land					
	Area (ha)	Units/Ha	# of Units	People/Unit	Projected Population
Estate Living	443.4	6	2660		7183
Village Centre Areas	341.2	20	6824	2.7	18425
River Valley Residential	128.1	1	128	2.7	346
Small Scale Agriculture	387.9	0.5	194	2.7	524
Total	1300.6	----	9806	-----	26,476
<i>Note estimates based on Gross developable area, does not account for roads, wetlands, parks, etc</i>					

3.11. Policies within Section 6.1 titled “Rural” will be amended to read as follows:

1. Limit the number of accesses onto the rural road network in order to minimize potential conflicts between vehicles travelling on the road and those accessing the road by directing new approaches to internal subdivision road network when possible, during future subdivision or development approvals.
2. Rural subdivisions shall contribute to the upgrades and intersection improvements to the rural road network through a levy, yet to be established by Greenview.

3. Impacts to Use of the rural road network by heavy truck traffic will be considered when approving development permits and haul routes and road use agreements may be required is discouraged in order to minimize the damages or conflict between commercial and non-commercial vehicle traffic.

4. Separate pedestrian and equestrian traffic from vehicular traffic by encouraging and permitting the development of via the development of bridle paths along the outer edge of a rural new internal subdivision road right-of-way and linkage with regional trail development as the plan area is developed. for the use of pedestrians and equestrians.

3.12. Section 8 “Implementation,” will be amended and replaced with the following:

“In order to effectively implement this plan, it will be necessary to complete further planning and engineering related works such as Minor Area Structure Plans, Concept Plans or Master Infrastructure Servicing Reports when accommodating further development within the plan area, with increasing requirements for studies based on the complexity of the development. Further clarity is provided below.”

3.13. Section 8.1 “Implications for Other Plans & Bylaws,” will be amended and replaced with the following:

“Development within the Centralized Living Area, will require the amendment of the Land Use Bylaw by creating land use districts supporting the density of the Estate Residential and building forms contemplated in Village related development areas.

Rezoning, subdivision and development outside of the Centralized Living area requires a Minor Area Structure Plan or Concept Plan in alignment with the standards outlined in the Municipal Development Plan. Within the Centralized Living area, any rezoning of land will require a Minor Area Structure Plan supporting the proposal.”

3.14. Section 8.2 “Further Studies & Works,” shall be amended and replaced with the following:

Greenview may elect to delay development within the Centralized Living area in order to complete more detailed planning and engineering work for the Growth Area. More specifically it may require the completion of the following studies:

- A Master Transportation Plan;
- A Master Water and Wastewater Servicing Plans;
- A Master Stormwater Management Plan;
- A master plan identifying areas of natural and environmental significance;
- An Open Space Master Plan and a Trails Master Plan;

3.15. Section 8.3.1 titled “Minor Area Structure Plans,” will be repealed and replaced to read as follows:

8.3.1 Minor Area Structure Plans

The preparation of Minor Area Structure Plans on Concept Plans will be required to adhere to Greenview Policy 6001 - Minor Area Structure Plans policy and its procedures. The Minor Area Structure Plans will be prepared and funded by the developer of any applicable proposed

application triggering the more detailed framework for development. Minor Area Structure Plans shall, at a minimum, provide detailed planning for the entirety of a quarter section.

3.16. Section 8.3.2 titled “Concept Plans,” will be repealed and replaced to read as follows:

8.3.2 Concept Plans

Where a proposed rezoning, subdivision or development triggering a Minor Area Structure Plan is outside of the Central Living Area, a Concept Plan may instead be required at the discretion of Greenview. A Concept Plan may only be considered within the Central Living Area for development within the Business Industrial, Service Commercial and Hamlet areas. The Concept Plan shall apply to the entirety of the designated area.

4. **COMING INTO FORCE**

4.1. This Bylaw shall come into force and effect upon the day of final passing and signing.

Read a first time this 27 day of May, 2025.

Read a second time this 24 day of June, 2025.

Read a third time this ____ day of _____, 2025.

REEVE

CHIEF ADMINISTRATIVE OFFICER