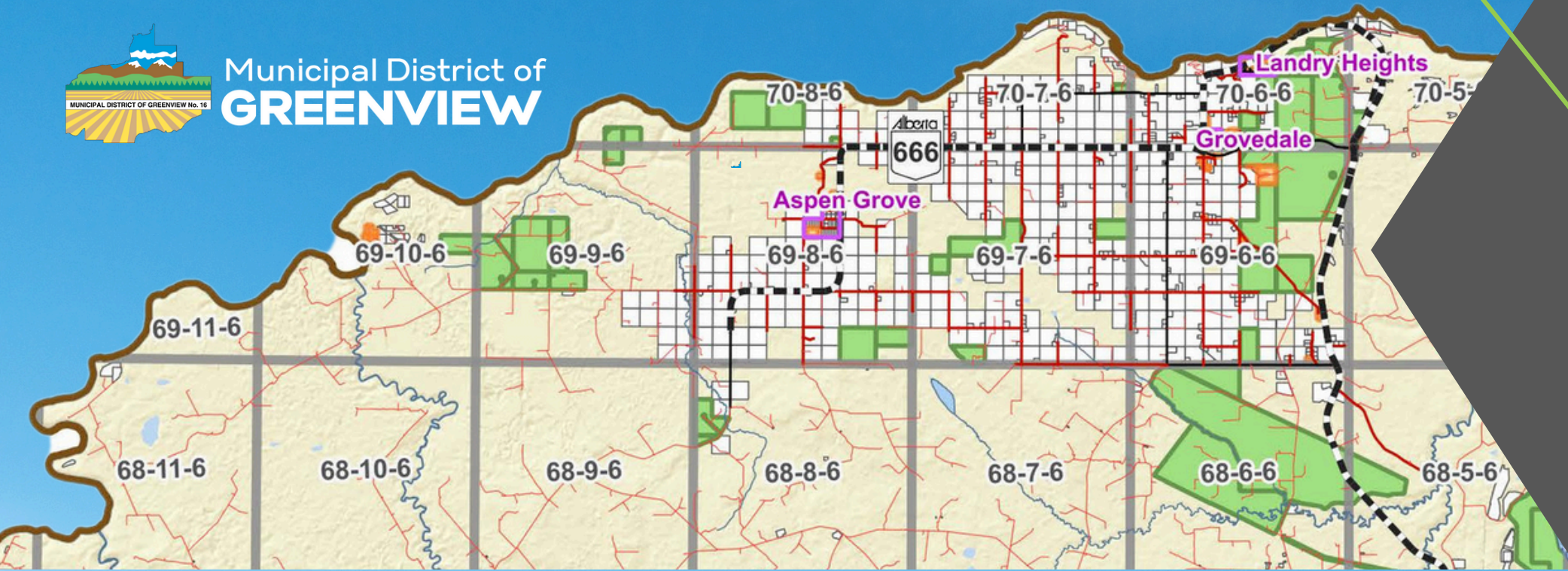




Municipal District of  
**GREENVIEW**



# SUMMARY OF CHANGES AND RATIONALE

## GROVEDALE AREA STRUCTURE PLAN REVIEW

Section from current GASP	[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.]
Page Number	Page 9
Issues/Concerns Addressed	Editing
Proposed Changes	Remove
Rationale	This information is not relevant to the plan and should not have been included





Section from current GASP	<p>Section 3.2</p> <ol style="list-style-type: none"> <li>1. All future residential, commercial, industrial and institutional construction or renovations should utilize low-flow plumbing fixtures.</li> <li>2. Xeriscaping or low maintenance landscaping should be incorporated into all future developments within the area designated as Centralized Living in order to reduce potable water consumption.</li> <li>3. Rainwater harvesting renovations should be incorporated into all developments. Collected rainwater may be utilized for irrigation or other approved non-potable uses.</li> <li>4. The transportation network renovations should be developed using Fused Grid and Complete Streets methods in order to create an environment that is both cyclist- and pedestrian-friendly, while discouraging the use of automobiles for local trips.</li> <li>5. All residential, commercial, industrial and commercial developments should include electric car charging points for private or public use.</li> <li>6. All 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.</li> <li>7. Individual geothermal heating systems are encouraged for residential, commercial, industrial and institutional uses should a District Energy Sharing System not be developed in the Centralized Living Area or in areas where a District Energy Sharing System will not be developed</li> </ol>
Page Number	Page 13 & 14
Issues/Concerns Addressed	Numbering format

Proposed Changes	<p>Renumbered as follows:</p> <p>1.Future residential, commercial, industrial and institutional construction or renovations are encouraged to integrate water preservation opportunities into their design and construction</p> <p>2. Xeriscaping or low maintenance landscaping are a supported landscaping alternative within the area designated as Centralized Living in order to reduce potable water consumption.</p> <p>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.</p> <p>5. Residential, commercial, industrial and commercial developments may propose exclusive parking stalls for electric car charging points for private or public use.</p> <p>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.</p> <p>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:</p> <p>a) Preserve natural site features and utilize existing natural systems;</p> <p>b) Focus on limiting and minimizing runoff;</p> <p>c) Treat and control stormwater as close to the source as possible; and</p> <p>d) Create multifunctional landscapes that allow for the integration of stormwater management facilities into other elements of the development area</p> <p>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</p>
Rationale	<p>Renumbering will correct existing numbering errors, enhance clarity, and improve document organization. It will also ensure that information is presented consistently and sequentially.</p>



Section from current GASP	Section 4 A)"Development Concept" on page 17 B)"Development Concept - Central Living" on page 18
Page Number	Page 17 & 18
Issues/Concerns Addressed	Maps relating to Development Concept
Proposed Changes	Update maps to reflect the change to the western boundary of the centralized Living Area boundary from 70 to Highway 666/ Range Road 64.
Rationale	To maintain an up-to-date and accurate representation of information.



Section from current GASP	Section 5 A)"Existing and Future Trail" on page 42 B)"Future Transportation Network" on page 44 C)"Existing and Proposed Servicing Network" on page 52
Page Number	Pages 42, 44 and 52
Issues/Concerns Addressed	Maps relating to Primary Network
Proposed Changes	Update maps
Rationale	To maintain an up-to-date and accurate representation of information.



Section from current GASP	Section 4.2 & 4.3
Page Number	Page 20
Issues/Concerns Addressed	Contextual Organization
Proposed Changes	<ul style="list-style-type: none"> <li>• The title "4.3 Centralized Living" is moved from page 20 to the top of page 22.</li> <li>• 4.3.1 Small-Scale Agriculture is renumbered to 4.2.3</li> <li>• Section 4.2.3 Small-Scale Agriculture is amended to add the sentence, "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." at the end of the section labeled Intent,</li> <li>• 4.3.2 River Valley Residential, is renumbered to 4.2.4</li> <li>• Section 4.2.4 River Valley Residential, is amended to add the sentence, "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." at the end of the section labeled Intent,</li> <li>• Section 4.3.3 Estate Living is renumber to 4.3.1</li> <li>• Section 4.3.4 Village Centre is renumber to 4.3.2</li> </ul>
Rationale	Correct numbering and reorganizing document



Section from current GASP	Section 4.4 Land Use Statistics - Centralized Living Area
Page Number	Pages 25 & 26
Issues/Concerns Addressed	Clarity
Proposed Changes	<ul style="list-style-type: none"> <li>• This section is retitled as "4.4 Long Term Theoretical Unit &amp; Population Estimates ";</li> <li>• The following adjustments are made to paragraphs 1 and 2:</li> <li>• "Land use statistics, as well as unit and population estimates for growth which is anticipated in the plan, are detailed in Table 1: Unit &amp; Population Estimates. Unit and population estimates are calculated based upon gross development areas which are identified for further intensification and exclude Agricultural lands. 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.</li> </ul>
Rationale	Correct numbering and reorganizing document

Section from current GASP	Section 4.4  Table 1 - Land Use Statistics - Centralized Living Area  Table 2 - Unit & Population Estimates - Centralized Living Area
Page Number	Pages 26 & 27
Issues/Concerns Addressed	Clarity
Proposed Changes	<ul style="list-style-type: none"><li>• Delete Table 1;</li><li>•</li><li>• Relabel "Table 2" as "Table 1"</li> <li>• On page 27, Table 2 is relabeled "Table 1: Unit and Population Estimates" and replaced with the following table:</li></ul>
Rationale	Update after changes



Section from current GASP	<p>Section 6.1.2</p> <p>Rural subdivisions shall contribute to the upgrades and intersection improvements to the rural road network through a levy, yet to be established by Greenview.</p>
Page Number	Page 43
Issues/Concerns Addressed	Off-site levies
Proposed Changes	Remove this
Rationale	<p>It does not seem to support centralized growth.</p> <p>It is necessary to align the off-site levy concept for Grovedale with other areas in Greenview.</p>



Section from current GASP	<p>Section 3.2</p> <p>5. All residential, commercial, industrial and commercial developments should include electric car charging points for private or public use.</p> <p>6. All 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.</p> <p>7. Individual geothermal heating systems are encouraged for residential, commercial, industrial and institutional uses should a District Energy Sharing System not be developed in the Centralized Living Area or in areas where a District Energy Sharing System will not be developed</p> <p>8. Green roofs renovations should be incorporated into all new construction of commercial, industrial, institutional and multifamily residential developments</p>
Page Number	Pages 12-14
Issues/Concerns Addressed	Going Green
Proposed Changes	Revise the section
Rationale	<p>Some of these policies are outside of Greenvue's purview or control or simply set up future expectations that may not be feasible.</p> <p>The review will ensure that the policies included are implementable and effective.</p>

Section from current GASP	<p>Section 8 Implementation</p> <p>In order to effectively implement this plan, it will be necessary to complete further planning and engineering related works such as Minor Area Structure Plan or Master Infrastructure Servicing Reports prior to accommodating further development within the plan area and more specifically the Centralized Living Area. Further clarity is provided below.</p>
Page Number	Page 53
Issues/Concerns Addressed	Flexibility issue
Proposed Changes	<p>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.</p>
Rationale	<p>Revising this will create the necessary flexibility and clarity regarding the outlined planning process for further development. It will also afford the opportunity to address specific challenges and the uniqueness of each development based on its complexity.</p>

Section from current GASP	<p>Section 8.1 Implications for Other Plans &amp; Bylaws</p> <p>In order to facilitate development within the Centralized Living Area, it may be necessary to amend the Land Use Bylaw by creating new land use districts that can accommodate the proposed forms of development. The new land use districts will be created by the Greenview.</p> <p>Rezoning shall only be considered for areas with an approved Minor Area Structure Plan or Concept Plan.</p>
Page Number	Page 53
Issues/Concerns Addressed	Contextual Organization
Proposed Changes	<p>“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.</p> <p>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.”</p>
Rationale	<p>We propose deleting section 8.1 and replacing it with information detailing when a Land Use Bylaw amendment is necessary for development within the Centralized Living Area. Additionally, we will outline the requirements for a Minor Area Structure Plan or Concept Plan for rezoning, subdivision, and development outside the Centralized Living Area.</p> <p>This change will make the plan less restrictive and ensure it aligns with the Greenview Municipal Development Plan and Policy 6001, which provides standard practices for creating the Minor Area Structure Plan.</p> <p>It will also provide clarity regarding policy and development requirements.</p>



Section from current GASP	<p>Section 8.2 Further Studies &amp; Works</p> <p>Prior to the preparation of any further detailed planning by development proponents, it will be necessary for Greenview to complete more detailed planning and engineering work for the Growth Area. More specifically, it will be necessary to:</p> <ul style="list-style-type: none"> <li>• Prepare a Master Transportation Plan;</li> <li>• Prepare Master Water and Wastewater Servicing Plans;</li> <li>• Prepare a Master Stormwater Management Plan;</li> <li>• Prepare a commercial/market needs assessment in order to assess the quantity, composition and form of future commercial development required to service the plan area as a whole;</li> <li>• Investigate the feasibility of utilizing recycled water or grey water to recharge aquifers or as a source of irrigation or process water in lieu of potable water for multi-family residential developments, recreational facilities, parks &amp; open spaces, commercial developments and industrial developments;</li> <li>• Prepare a master plan identifying areas of natural and environmental significance;</li> <li>• Reclaim the former sewage lagoon; Prepare detailed urban design guidelines reflective of a “small town” or “village” theme for all forms of development within the Centralized Living Area, in order to ensure, at a minimum, consistency in landscaping and building facades to a standard acceptable to Greenview;</li> <li>• Prepare an Open Space Master Plan and a Trails Master Plan;</li> <li>• Prepare a Concept Plan for the Main Street and confirm its alignment;</li> <li>• Establish a levy bylaw in order to fund municipal infrastructure improvement;</li> <li>• Prepare a waste management plan for the plan area and investigate the feasibility and associated timing of implementing curbside waste collection for the area designated as Centralized Living consisting of the separate collection of garbage, recycling and organics;</li> <li>• Investigate the implementation of a local and regional public transit system to serve the Centralized Living area as future development proceeds;</li> <li>• Investigate the feasibility of providing public vehicle charging stations as development proceeds within the Centralized Living area; and</li> <li>• Investigate the feasibility of developing a District Energy Sharing System for the Centralized Living Area in order to supply heating and cooling to future residents and business.</li> </ul>

Page Number	Pages 53 & 54
Issues/Concerns Addressed	Further studies and works
Proposed Changes	<p>Revise the section as follows:</p> <p>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:</p> <ul style="list-style-type: none"><li>a. A Master Transportation Plan;</li><li>b. A Master Water and Wastewater Servicing Plans;</li><li>c. A Master Stormwater Management Plan;</li><li>d. A master plan identifying areas of natural and environmental significance;</li><li>e. An Open Space Master Plan and a Trails Master Plan</li></ul>
Rationale	<p>This section sets an overly high standard for Greenview to meet before allowing future development. Several required studies provide minimal benefit and have been flagged for potential removal.</p> <p>By eliminating these studies, we can create a more realistic and practical document that includes only relevant items for further studies or work needed for development.</p> <p>This approach will help remove unnecessary obstacles for both development and developers.</p>

Section from current GASP	Section 8.3 Minor Area Structure Plans and Concept Plans
Page Number	Page 54-56
Issues/Concerns Addressed	Requires Commercial/Market Needs Assessments and Building and Landscaping Design Guidelines. This type of information is not a valid planning consideration.
Proposed Changes	Revise for practicality by deleting some information and replacing it as deemed necessary.
Rationale	To ensure that the ASP includes requirements that take valid planning considerations into account





Section from current GASP	Section 8.3.1 Minor Area Structure Plans and 8.3.2 Concept Plans
Page Number	Page 54-55
Issues/Concerns Addressed	Relevance, consistency and clarity
Proposed Changes	<p>Delete Section 8.3.1 and 8.3.2 and replace with:</p> <p><b>8.3.1 Minor Area Structure Plans</b>  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.</p> <p><b>8.3.2 Concept Plans</b>  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.</p>
Rationale	These proposed changes will ensure that only relevant and practical information is included in the document, enhancing its efficacy and ability to guide sustainable development in the Grovedale area.

Section from current GASP	<p>Section 6.1.1</p> <p>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</p>
Page Number	Page 43
Issues/Concerns Addressed	Getting around
Proposed Changes	<p>Revise section to read:</p> <p>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.</p>
Rationale	<p>This represents a significant departure from Approach Policy 4010. This section will be updated to ensure alignment with Road Access Approaches Policy 4010.</p>

Section from current GASP	<p>Section 6.1.3</p> <p>Use of the rural road network by heavy truck traffic is discouraged in order to minimize the conflict between commercial and non-commercial vehicle traffic.</p>
Page Number	Page 43
Issues/Concerns Addressed	Getting around
Proposed Changes	<p>Revise section to read:</p> <p>Impacts to 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 to minimize damages or conflict between commercial and non-commercial vehicle traffic.</p>
Rationale	<p>This significantly impacts the locations of major home occupations and farm use beyond industry. It is unclear how discouraged this should be.</p> <p>The feedback received will assist in providing clear direction.</p>

Section from current GASP	<p>Section 6.1.4</p> <p>Separate pedestrian and equestrian traffic from vehicular traffic by encouraging and permitting the development of bridle paths along the outer edge of a rural road right-of-way for the use of pedestrians and equestrians</p>
Page Number	Page 43
Issues/Concerns Addressed	Getting around
Proposed Changes	<p>Proposed for review to read as:</p> <p>Separate pedestrian and equestrian via the development of bridle paths along the outer edge of new internal subdivision road right-of-way and linkage with regional trail development as the plan area is developed.</p>
Rationale	<p>There is currently no municipal standard for this service, and no projects have been approved for its implementation since the adoption of the GASP.</p> <p>If relevant, a municipal design standard needs to be addressed.</p>

Section from current GASP	<p>Section 6.3.12</p> <p>A Complete Streets approach should be taken to the development of all roadways within the Village Centre with a specific focus on the development of a pedestrian-friendly and vibrant Main Street.</p>
Page Number	Page 47
Issues/Concerns Addressed	Village Centre and Estate Living
Proposed Changes	<p>Flagged for inconsistency.</p> <p>The service in this area has been noted as inconsistent compared to the standards upheld in other Hamlets within Greenview.</p>
Rationale	<p>The level of service and the "Complete Streets" design guidelines for the estate living area and village center do not meet the standards observed in any other Greenview Hamlet. It is uncertain whether this requires further review.</p> <p>The feedback gathered will help shape the direction moving forward.</p>