



REQUEST FOR DECISION

SUBJECT:	Bylaw 25-994 Land Use Bylaw Amendment – Rezone from A-1 to A-2		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	July 22, 2025	CAO:	MANAGER: RD
DEPARTMENT:	PLANNING & EC. DEVELOPMENT	DIR: MAV	PRESENTER: HA
STRATEGIC PLAN:	Governance	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act (MGA) Section 640, RSA 2000

Council Bylaw/Policy (cite) – Bylaw 15-742 Municipal Development Plan (MDP), Bylaw 25-1000 Land Use Bylaw (LUB)

RECOMMENDED ACTION:

MOTION: That Council give first reading to Bylaw 25-994, being a Land Use Bylaw Amendment to rezone Lot 1, Block 2, and Lot 1, Block 1, Plan 052 4167 within NE-23-69-22-W5M from Agricultural One (A-1) District to Agricultural Two (A-2) District, as presented.

BACKGROUND/PROPOSAL:

Administration has received a request to amend the Land Use Bylaw for a zoning change affecting a portion of land from Agricultural One (A-1) District to Agricultural Two (A-2) District. The application pertains to approximately 15.80 hectares (39.04 acres) of land, consisting of roughly 11.86 hectares (29.30 acres) of Lot 1, Block 2, and approximately 3.94 hectares (9.73 acres) of Lot 1, Block 1, Plan 052 4167, located within the Valleyview electoral area.

The rezoning is necessitated for the following reasons:

1. The proposed parcel size exceeds the maximum lot sizes allowed under the current Agricultural One (A-1) District.
2. The amendment will facilitate a boundary adjustment compliant with the Land Use Bylaw (LUB) provisions, stipulating only one (1) Agricultural One (A-1) parcel may be extracted from an unsubdivided section without prior rezoning approval. The first parcel has already been subdivided from the quarter section.

The area proposed for adjustment includes Lot 1, Block 1, Plan 052 4167, which currently features existing structures and water and sewage services. Upon successful completion of the LUB amendment and boundary adjustment, these services will be accessible to the newly created lot. Access to the lot will be facilitated through the existing connection to Township Road 693A.

The proposed amendment to the LUB aligns with planning policies and regulations and is expected to support the proposed boundary adjustment by the landowner while ensuring compliance with existing zoning regulations. The bylaw was circulated for comment, internally and to relevant agencies on June 27, 2025.

POLICY FRAMEWORK

Municipal Development Plan Bylaw 15-742

10.2.1 Land Use Bylaw

(b) If an amendment to the LUB is required to accommodate a proposed subdivision, the amendment shall receive third reading from Council prior to subdivision approval taking place.

10.3 Evaluation of Applications

10.3.1 All applications for LUB amendments, subdivisions and development permits shall be evaluated by Greenview according to the following criteria:

- a) Compliance with the Act, Regulation, LUB, and other Statutory Plans or Concept Plans that are in effect.*
- b) Adequacy of road access and off-site traffic impacts generated by the proposed development;*
- c) Proposed methods of water supply, sewage disposal and storm drainage, supported by hydrogeological and geotechnical testing, provided by the developer with the application;*
- d) Compatibility with adjacent land uses, including the potential impact on agricultural operations;*
- e) Site suitability in terms of soils, topography, and size;*
- f) Environmental factors including the potential for erosion, flooding, or watercourse contamination; and*
- g) The quality of agricultural land, and the fragmentation and loss of agricultural lands.*

Land Use Bylaw 25-1000

9.1.4 Additional Regulations

c) Only one A-1 parcel may be taken out of quarter section and must be the first parcel subdivision. Fragmented parcels that have only been separated along the intervening ownership will each be considered as if they are an unsubdivided quarter section for the purposes of qualifying this section.

9.1 A-1 First Parcel Out: Minimum: 1.2 ha (3.0 ac) Maximum: 8.1 ha (20.0 ac)

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is that Administration can process the boundary adjustment application with the proposed parcel size by the applicant as compliant with the provision of the Agricultural Two (A-2) District.

DISADVANTAGES OF THE RECOMMENDED ACTION:

There are no perceived disadvantages to the recommended motion.

ALTERNATIVES CONSIDERED:

Alternative #1: Council has the alternative to table Bylaw 25-994 for further information or discussion.

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

Consult

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

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:

After the first reading is approved, Council will schedule a date for the Public Hearing. Following this hearing, the bylaw will undergo its second and third readings.

ATTACHMENT(S):

- Bylaw 25-994
- Schedule “A” of Bylaw 25-994
- The Land Use Bylaw Amendment Application
- Overview Map
- Aerial Map
- AGRASID Map
- Main Map
- Topography Map
- Wetlands Map