



MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 15-742



Inspiring sustainable thinking

September 2016

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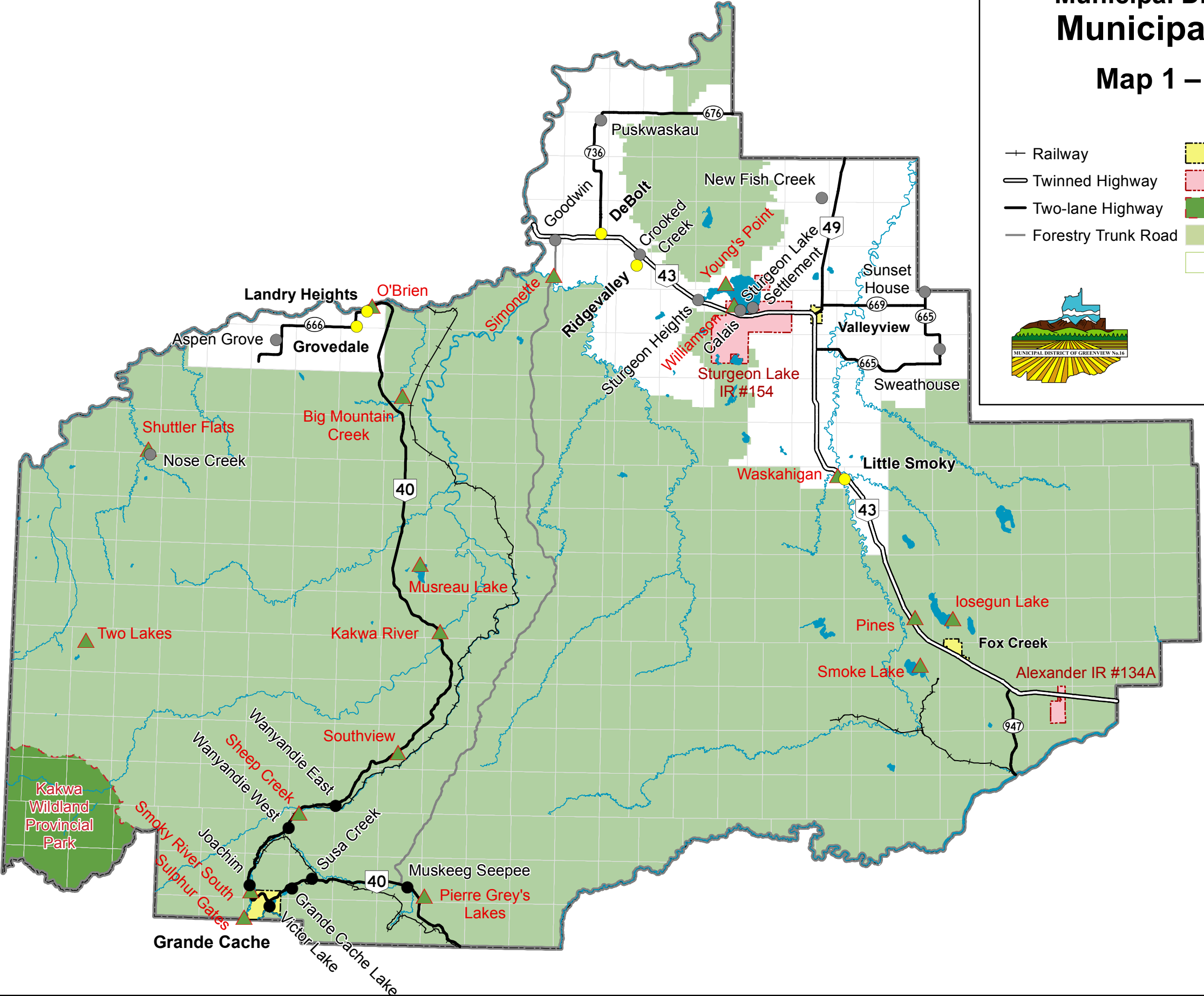
SECTION 1 INTRODUCTION

1.1 GENERAL OVERVIEW

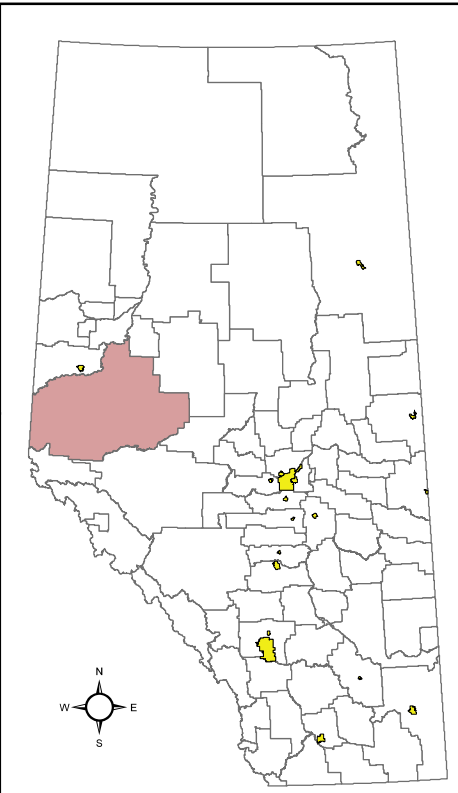
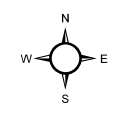
- 1.1.1 The Municipal District of Greenview No. 16 (“Greenview”) is located in the southern portion of the Peace River Region as illustrated on Map 1 (Geographic Context). Its location is strategic as most goods bound for points north will pass through Greenview. There is a wide diversity of resources from oil and gas to lumber and mining, as well as tourism opportunities. Rapid development in these resource sectors has resulted in Greenview being host to a strong and diverse economic base. There is also a good deal of arable agricultural land, but the amount of agricultural land is finite so steps should be taken to limit its loss. With the wide variety of resources and opportunity available there is a need to ensure that future development is managed effectively.
- 1.1.2 This Municipal Development Plan (“MDP”) encourages growth towards our hamlets as logical centres for future residential and commercial development. The infrastructure requirements associated with our hamlets will in many cases require additional upgrading and expansion to meet future needs.
- 1.1.3 The MDP also provides a framework for future decisions on land use that will ultimately affect the economic development of Greenview. The MDP will attempt to achieve this while balancing the need for growth with measures to protect our limited agricultural and environmental resources.
- 1.1.4 Greenview’s previous MDP (Bylaw 03-397) was adopted in 2003. Best practice directs regular reviews of the MDP in order that its policies remain current and responsive to community needs. The preparation of this new MDP is timely and required to:
- (a) Bring clarity to some existing policies in the 2003 MDP that remain valid but require more substance to improve their interpretation and enforceability;
 - (b) Achieve compliance with the Province’s Land-use Framework and the Alberta Land Stewardship Act. The MDP must conform to the requirements of these new provincial initiatives. In addition, there is an opportunity for the new MDP to influence the direction for growth management in the future Upper Peace Regional Plan;
 - (c) Align MDP policies with the strategic priorities and initiatives contained in Council’s 2014 Strategic Directions Plan;
 - (d) To strengthen policy for the protection of groundwater and the coordination of energy exploration and extraction activities;
 - (e) Reinforce policy to emphasize agriculture as the priority land use in Greenview;
 - (f) Clarify MDP policies regarding requirements for country residential subdivisions and developer responsibilities for all subdivision;
 - (g) Enhance existing policies on lakeshore development and protection of riparian areas;
 - (h) Update policies respecting relationships and agreements with the urban municipalities located within Greenview.

Municipal District of Greenview No. 16
Municipal Development Plan

Map 1 – Geographic Context



- +— Railway
- == Twinned Highway
- Two-lane Highway
- Forestry Trunk Road
- Town
- ▭ Indian Reserve
- Wildland Prov. Park
- Prov. Green Area
- Prov. White Area
- Hamlet
- Locality
- Co-operative
- ▲ Prov. Park/Recreation Area



1.2 LEGISLATIVE CONTEXT

1.2.1 Municipal Government Act

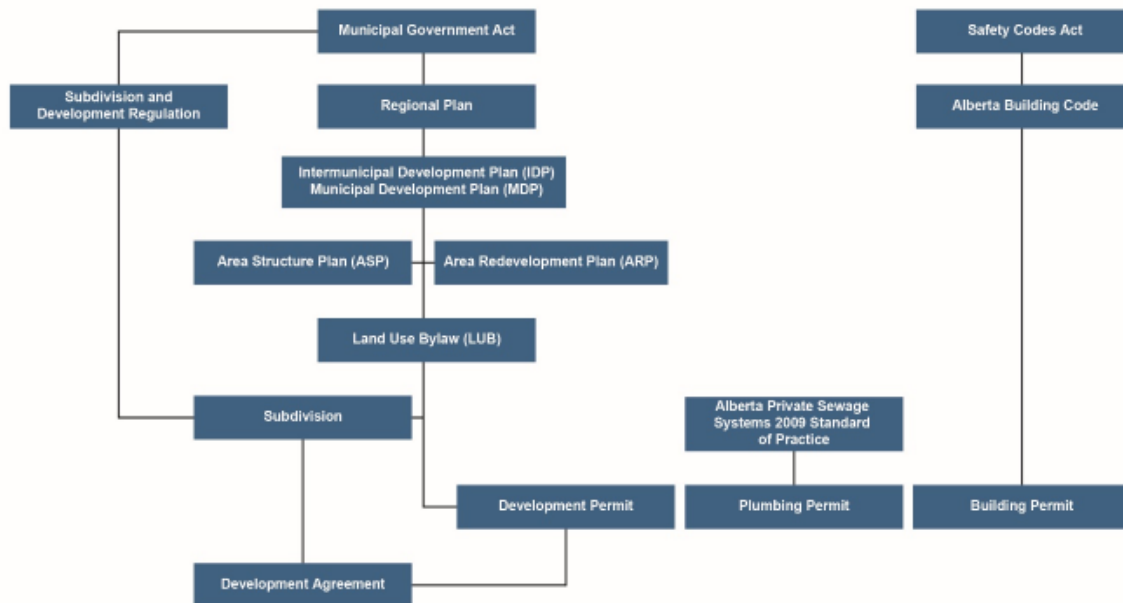
This MDP has been prepared in accordance with Section 632 of the Municipal Government Act. The Act requires that all municipalities with a population of 3,500 or more must adopt a MDP.

The Act requires that, at a minimum, the MDP address:

- land use and the manner of future development;
- local transportation systems;
- the provision of municipal services and utilities;
- policies respecting municipal reserve;
- the protection of agricultural operations; and
- the coordination of land use, infrastructure and growth patterns with adjacent municipalities.

An illustration of where the MDP fits into the hierarchy of Alberta planning documents is provided in Figure 1.

Figure 1: Planning Document Hierarchy



1.2.2 Alberta Land-use Framework

The Alberta Land-use Framework was approved by the provincial government in 2008 to create a new regional land use planning policy framework for Alberta. The regional planning framework was then refined further through the subsequent adoption of the Alberta Land Stewardship Act. The guiding strategies for regional plan preparation are as follows:

- develop new regional plans based on seven new land-use regions;
- create a Land Use Secretariat and establish a Regional Advisory Council for each region;
- use cumulative effects management methods to address the impacts of development;
- develop strategies for conservation and stewardship on public and private lands;
- promote the efficient use of land to reduce the footprint of activity on the landscape;
- establish a system to improve information gathering in order to improve decision-making;

- include aboriginal peoples in land use planning.

Greenview is located within the area proposed for the Upper Peace Regional Plan, the preparation of which has not yet commenced. If any policies of this MDP are determined to be at variance with the Upper Peace Regional Plan, this MDP will be amended as required to ensure consistency with the regional plan.

1.2.3 Greenview 2014 Strategic Directions Plan

Council's current Strategic Plan was approved 2013, and is Greenview Council's guiding document for the immediate term. The key goals contained in the Strategic Plan that helped inform the development of this MDP are as follows:

Regional Utilities

- 2.1 Develop a Greenview Utilities Master Plan that will include long term utility plans for each population area served.
- 2.2 Develop a municipal corporation jointly owned by Greenview and the Towns of Fox Creek, Grande Cache and Valleyview to gain financial stability and operational efficiencies and effectiveness in the operation of water and wastewater systems within the region.
- 2.3 Undertake an update of the Area Structure Plan for the Grovedale area that includes planning of the utility network to serve existing and future development.

Agriculture

- 3.1 Support agriculture as our primary long term industry and fund initiatives that will benefit our agricultural community.

Enhanced Community Development

- 4.1 Develop hamlets and areas of active development in a manner that ensures healthy and sustainable communities through the updating and provision of Area Structure Plans.
- 4.2 Take a leadership position in Alberta on working with our urban partners to support their community goals in providing healthy and sustainable communities.
- 4.7 Ensure that services provided by Greenview recognize the needs of the increasing older adult population.
- 4.8 Continue to support community organizations, fire departments, and volunteers as an essential part of providing healthy and sustainable communities.
- 4.10 Implement a Greenview Road Master Plan supported by a road rating system, road criteria, and pre-designed safety and construction standards, which is regularly updated with current traffic counts.
- 4.12 Continue to place a high priority on the protection and enhancement of our natural environment.

Tourism and Recreation

- 5.1 Continued support for increased recreation and leisure opportunities through the development and enhancement of community and regional facilities.
- 5.4 Develop a Community Facilities Plan, encompassing all communities, on the ongoing support of Greenview community halls, recreation, and leisure facilities, the development of new hiking trails, outdoor facilities and wilderness access locations, etc.

1.3 GOALS OF THE PLAN

1.3.1 It is intended that this MDP achieve the following goals:

- (a) To provide a framework for the future growth and development of the Municipal District in a sustainable fashion and that is consistent with its strategic priorities;

- (b) Maintain the long term viability of Greenview's agricultural land base;
- (c) Allowing for population growth by increasing densities without negatively impacting on agricultural land through measures which:
 - (i) conserve agricultural land by limiting the acreage removed for other uses,
 - (ii) provide for development and employment opportunities in the rural area,
 - (iii) allow for higher densities of residential development when they can be located in nodes or in areas of limited agricultural capacity, and
 - (iv) provide the opportunity for families to care for the aging or disabled members of the community in a home setting;
- (d) Minimize the possibility of conflicts between potentially incompatible land uses;
- (e) Ensure that services and infrastructure are provided to meet the demand created by growth;
- (f) Facilitate inter-municipal and inter-jurisdictional cooperation in matters affecting development in the region; and
- (g) Ensure that the natural environment is protected and that significant environmental features are preserved.

1.4 GROWTH STRATEGY

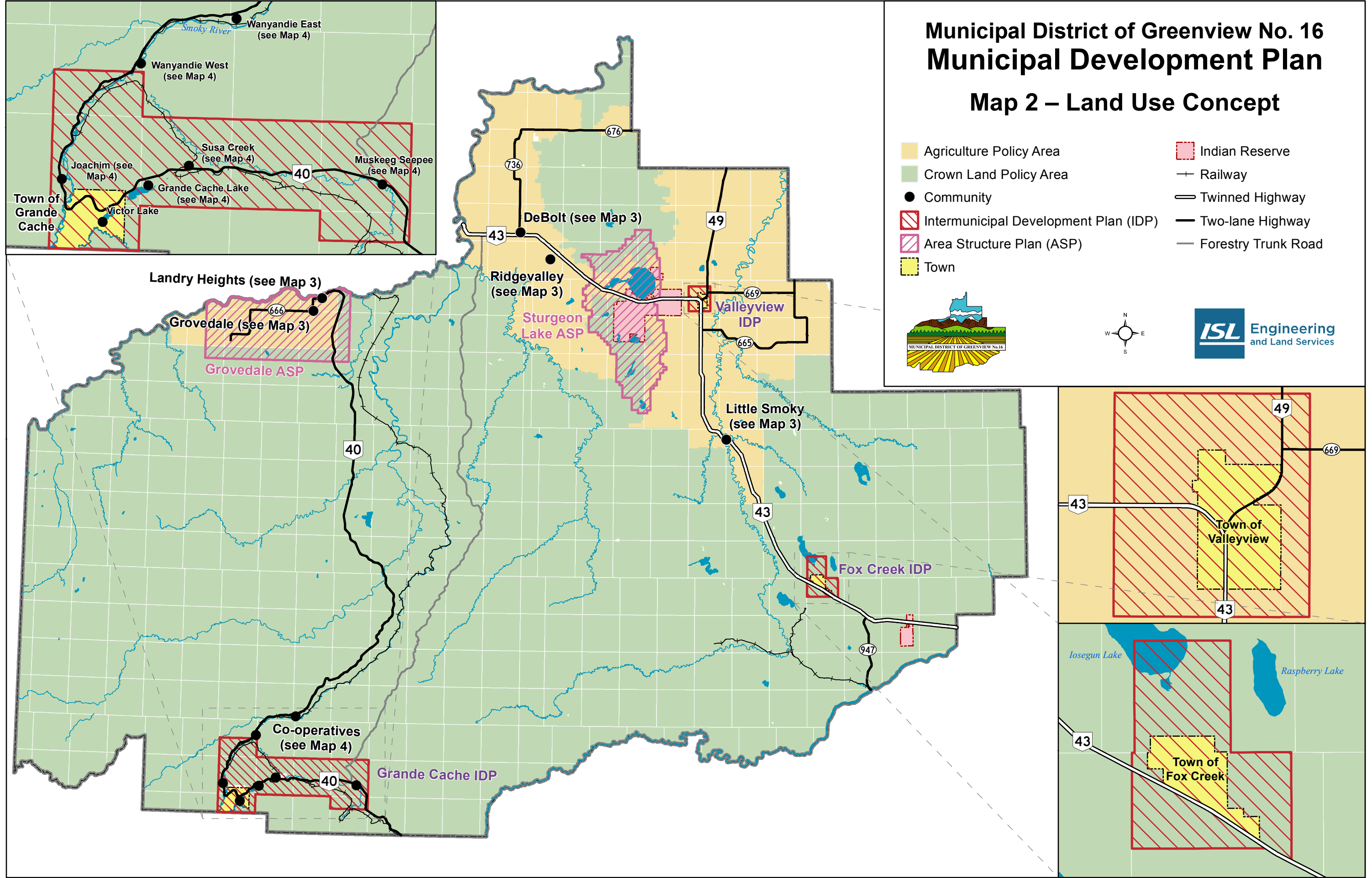
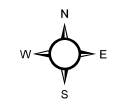
1.4.1 The growth strategy for Greenview is based upon the desire to promote and accommodate growth that will preserve and strengthen the positive attributes of Greenview.

- (a) The future use of land within Greenview is to be consistent with the general policy areas as illustrated on Map 2, the Future Land Use Concept. This MDP contains policies respecting each type of land use which are presented in subsequent sections of this MDP.
- (b) Greenview shall accommodate growth:
 - (i) By supporting agricultural production through the opening of new agricultural lands;
 - (ii) Through the development of uses which support and benefit agriculture;
 - (iii) By supporting the exploration and responsible extraction of natural resources;
 - (iv) By promoting and accommodating developments which contribute to a diversification of the area's economy including tourism;
 - (v) By supporting the expansion of the rural population base in appropriate locations;
 - (vi) By supporting the improvement of transportation and utility infrastructure;
 - (vii) By promoting and supporting the long term viability of its hamlets and other settlements, and the Urban Municipalities; and
 - (viii) By establishing policies and guidelines to direct the development of non-agricultural uses.

Municipal District of Greenview No. 16 Municipal Development Plan

Map 2 – Land Use Concept

- Agriculture Policy Area
- Crown Land Policy Area
- Community
- Indian Reserve
- Intermunicipal Development Plan (IDP)
- Area Structure Plan (ASP)
- Town
- Railway
- Twinned Highway
- Two-lane Highway
- Forestry Trunk Road



1.5 DEFINITIONS

1.5.1 For the purpose of interpreting this MDP, the following definitions shall apply:

Access	Means the provision of legal and/or physical road access to a proposed development to the satisfaction of the Municipal District. A site has legal access if it abuts a municipal road, undeveloped road allowance, or service road, or is subject to a joint access easement agreement. Physical access refers to the construction of an approach to a developed municipal road or service road.
Act	Means the Municipal Government Act, Chapter M-26, RSA 2000.
Better Agricultural Land	Means cultivated or improved land which has a Rural Farmland Assessment (RFA) Rating of 28% or higher, or Canada Land Inventory (CLI) Class 4 for unimproved land. This rating is subject to confirmation by more current assessment ratings conducted by Greenview's Assessment Department, independent soils analysis, site inspections or a combination thereof. The definition may exclude any land which by reason of physical features, slope, configuration, surrounding land use, size, physical severance, or lands that are identified for development in an approved Area Structure Plan may impair the ability of the land to be economically farmed.
Concept Plan	Means a non-statutory land use plan that is prepared in accordance with Greenview's Area Structure Plan and Concept Plan Policy 6001.
Environmentally Sensitive Area	Means an area that is identified by the Province as an Environmentally Significant Area, or is generally recognized to consist of unique topographical features, sensitive ecological habitat, or important wildlife habitat and corridors.
Fragmented Parcel	Means a portion of a parcel of land that is physically severed from the balance by a road, railway, water body, watercourse, ravine or similar feature that limits the agricultural productivity or viability of the severed portion.
Hazard Land	Means land which may be prone to flooding, shoreline erosion or slope instability, or other natural hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation. Hazards may include surface and subsurface features such as active and abandoned gas/oil wells, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.
Intensive Livestock Operation	Means an agricultural operation that involves the rearing, confinement, and feeding of livestock, but does not meet the minimum threshold numbers requiring provincial approval as a Confined Feeding Operation under the Agriculture Operations Practices Act.
Multi-Lot Subdivision	Means a subdivision that results in the creation of two (2) or more parcels for residential, commercial or industrial use.
Rural Municipality(ies)	Means Birch Hills County, the County of Grande Prairie No. 1, Big

Lakes County, Municipal District of Smoky River No. 130,
Woodlands County, and Yellowhead County.

Statutory Plan

Means a Municipal Development Plan (“MDP”), Intermunicipal Development Plan (“IDP”), or Area Structure Plan (“ASP”) prepared and adopted in accordance with the Act.

Urban Municipality(ies)

Means the Towns of Fox Creek, Grande Cache, and Valleyview.

- 1.5.2 All other words or expressions contained in this MDP shall have the meanings respectively assigned to them in the Act, the Subdivision and Development Regulation, and the Land Use Bylaw (“LUB”).

SECTION 2 NATURAL ENVIRONMENT

2.1 INTRODUCTION

An important resource to Greenview is its natural environment. The Eastern Slopes, Waskahigan River Natural Area, and Kakwa Falls are examples of the wealth of recreational and environmental resources in Greenview. Greenview's wetlands, riparian areas, lakes, water courses, forests, and ground water resources are invaluable and are strong contributors to the quality of life enjoyed by MD residents. In addition, the protection of ecological systems is necessary to support the long term health of the land, flora and fauna. Responsible stewardship of these ecological features is essential to retain their integrity and value.

2.2 OBJECTIVES

- (a) To protect and preserve sensitive environmental features such as water bodies and their shores and banks, as well as other features such as flood plains, steep slopes or special habitat features.
- (b) To ensure the patterns of human settlement and activity can take place safely while limiting the impact to the natural environment.

2.3 GENERAL

Resource Activity	2.3.1	Greenview recognizes forestry, mining, oil and gas exploration, tourism, and recreation as acceptable uses within Greenview subject to the necessary government permits, which in turn would address environmental matters.
Environmentally Sensitive Lands	2.3.2	Features such as, but not limited to river valleys, lakes, drainage areas, wildlife areas, and historic sites may be considered to be individually, or in combination thereof to be environmentally sensitive recreational areas and/or hazard lands. The actual sensitivity of each feature and its development constraints shall be confirmed with the applicable government department at the time that development or subdivision applications are considered.
Compatible Uses	2.3.3	<p>The type of development that may be considered compatible within or adjacent to areas that are deemed to be environmentally sensitive are those that</p> <ul style="list-style-type: none">(a) Promote the area to remain in its natural state;(b) Shall not lead to overuse or deterioration of the feature;(c) Will be associated with appropriate environmental impact assessments or reviews as may be required by Greenview;(d) Provide for the adequate rehabilitation of a site; and(e) Provide sufficient setbacks as may be recommended by the

applicable government department.

Wetland Assessment	2.3.4	Further to Policy 2.3.3(c) ("Compatible Uses"), a wetland assessment, prepared by a qualified professional, shall be prepared for any development or subdivision proposal that is deemed to affect or potentially affect a wetland in accordance with the Alberta Wetland Policy .
Intensive Agricultural Uses	2.3.5	With the exception of confined feeding operations, the development of intensive agricultural uses such as market gardens may be permitted within environmentally sensitive areas such as river valleys.
Preparation of Plans	2.3.6	Greenview supports the preparation of ASPs, integrated resource management plans, or land reservations depending upon the jurisdiction for the management of recreational and/or environmental features such as Kakwa Falls, Highway No. 40 corridor, Sturgeon Lake-Puskwaskau East Area, Fox Creek-Knight Area, and the Grande Cache Area.
Watershed Management	2.3.6	All MD policies shall be consistent with modern watershed management policies, processes and science. Greenview shall work with landowners, government agencies, neighbouring municipalities and other stakeholders to protect and enhance wetlands, riparian areas, forests, native range lands, groundwater and surface water bodies, in order to minimize negative impacts on watersheds in Greenview.

2.4 HAZARD LANDS

Development Setbacks Required	2.4.1	Greenview shall require that developers provide development setbacks from water bodies, water courses, slopes, and other hazard lands to protect against erosion, flooding, loss of fish and wildlife habitat, and damage to natural features. Such setbacks shall be provided in accordance with the requirements of the LUB.
Flood-Prone Lands	2.4.2	New development or the expansion of existing development shall not be permitted on lands that are contained within the flood plains of the Wapiti, Smoky, Little Smoky or Simonette Rivers, or other lands known to be flood-prone, unless sufficient flood protection measures designed by a professional engineer registered to practice in Alberta are provided by the developer.
Slopes	2.4.3	Permanent development shall not be permitted on slopes exceeding 15% or on land that is subject to erosion. Development on such lands may only be considered after sufficient geo-technical investigation has demonstrated that the site in question is suitable for development.

Environmental Reserve Dedication	2.4.4	As a condition of subdivision approval, lands that are subject to flood hazard, contain sensitive habitat, or are subject to potential erosion due to steep or unstable slopes, shall be dedicated as Environmental Reserve ("ER"). Greenview may require that ER be dedicated either in parcel or easement form as provided in the Act.
Determination of Environmental Reserve	2.4.5	Further to Policy 2.4.4 ("Environmental Reserve Dedication"), an ER setback or easement shall be provided from the top of the bank of a river or stream and/or the high water mark of a wetland or lake. The specific setback requirement may, at the discretion of Greenview, be determined by a qualified professional including geotechnical and hydrogeological studies to establish a site specific setback requirement.
Confirmation of Environmental Reserve	2.4.6	Where the need for ER requires confirmation, or situations arise where the amount of ER proposed to be dedicated exceeds the allocations identified in the Act, Greenview shall require that a geotechnical report, biophysical assessment, and/or hydrogeological study be prepared by a qualified professional to support the proposed dedication.
Conservation Easements	2.4.7	<p>Greenview shall encourage and promote the use of Conservation Easements as a voluntary means of protecting environmentally sensitive features on private lands that</p> <ul style="list-style-type: none"> (a) Are not subject to subdivision and therefore eligible for dedication under Policy 2.4.4 ("Environmental Reserve Dedication"); or (b) Do not meet the requirements of Policies 2.4.4 ("Environmental Reserve Dedication") or 2.4.5 ("Determination of Environmental Reserve"), but have environmental or ecological value to the owner.

2.5 GROUNDWATER EVALUATION AND PROTECTION

Groundwater Evaluation	2.5.1	To protect the quality and quantity of surface water bodies and groundwater, at a minimum, Alberta Environment's Interim Guidelines for Evaluation of Groundwater Supply for Unserved Residential Subdivisions , and any subsequent amendments, as well as the groundwater evaluation and licensing requirements of the Water Act shall be applied to all applications for unserved subdivisions.
Protection of Water	2.5.2	<p>Greenview shall not approve development that will negatively affect surface water bodies and groundwater quality and quantity. In order to ensure the protection of surface water, groundwater and alluvial aquifers, the following provisions shall apply:</p> <ul style="list-style-type: none"> (a) Sand and gravel operations shall be required to submit, prior to an application being considered for approval, a hydrogeological

assessment prepared by a qualified engineer to confirm the depth of the aquifer and identify mitigative measures that will be undertaken to ensure that the integrity of the alluvial aquifer will not be compromised by pit activities;

- (b) Industrial development that has the potential to impact surface water quality or groundwater quality or supply shall not be allowed unless a hydrogeological assessment prepared by a qualified engineer demonstrates that surface water bodies and groundwater will not be negatively affected.

Proof of Water Supply

2.5.3

Greenview shall require that developers submit with their subdivision and/or development applications proof of water supply if accessing groundwater, or identify the proposed method of water servicing, for all residential, industrial, and commercial developments.

2.6 FIRESMART

Design Principles

2.6.1

Greenview shall encourage developers to recognize FireSmart: Protecting Your Community from Wildfire design principles when preparing Area Structure Plans and multi-lot subdivision proposals in order to mitigate the potential for forest and grassland fire damage.

Damage Mitigation

2.6.2

Subdivision and development proposals shall be designed so as to mitigate the potential for forest and grassland wildfire damage through:

- (a) The provision of Municipal Reserve along the outer perimeter of the development so that the developed portions may be separated from natural areas;
- (b) The provision of a fire guard which will serve as a buffer between development and the surrounding natural areas; and,
- (c) The development of roads and trails between developments and surrounding forested areas and grasslands which may be used in an emergency for fire prevention purposes.

Multi-Lot Residential Development

2.6.3

Greenview shall encourage developers to adhere to the practices as outlined below for multi-lot residential development which may be determined to be too remote to be adequately protected by existing firefighting services:

- (a) The provision of adequate on-site water supplies for firefighting purposes;
- (b) The use of fire resistant building methods;
- (c) The installation of spark arresters on all chimneys; and
- (d) The provision of an emergency access to developments to help prevent property damage and the potential for loss of life.

2.7 RECREATION AND HISTORIC SITES

Recreation Master Plan	2.7.1	Greenview may prepare a Recreation and Open Space Master Plan, which shall be used as the basis for recreation and tourist planning in Greenview. The Plan may include, but not be limited to, the identification of recreation sites and the identification of all-terrain vehicle and snowmobile trail systems.
Community Associations	2.7.2	Greenview strongly encourages the involvement of community associations in the provision, financing and maintenance of recreation facilities.
Private Recreation Facilities	2.7.3	The establishment of privately owned commercial recreation and tourism facilities is encouraged.
Eco- and Agri-Tourism	2.7.4	Greenview supports eco-tourism and agri-tourism as a means to create employment opportunities and diversify the municipality's economy.
Passive Recreation	2.7.5	Greenview supports the use of lake shores, river corridors and other environmentally sensitive areas for passive recreational purposes. All recreational activities occurring in these areas shall be undertaken in an environmentally responsible fashion.
Public Access	2.7.6	Through the subdivision process, public access to shoreline areas shall be accommodated through the dedication of Environmental and/or Municipal Reserve.
Historical Resources	2.7.7	In the preservation and promotion of historical resources, Greenview may refer proposed development applications that may affect historical resources to Alberta Culture for its comments and recommendations respecting the preparation of a Historic Resources Impact Assessment.

SECTION 3 AGRICULTURE

3.1 INTRODUCTION

The preservation and promotion of the agricultural land base are major goals of this MDP. This involves limiting the types of non-agricultural activities allowed on better agricultural land.

3.2 OBJECTIVES

- (a) To minimize the loss of better agricultural land to non-agricultural uses.
- (b) To encourage development of the agricultural community and promote the rights of farmers to continue normal agricultural operations.
- (c) Promote the construction of agriculture operations in a sustainable manner.

3.3 GENERAL

<i>Agriculture as Priority Use</i>	3.3.1	On lands shown as "Agriculture Policy Area" on the Future Land Use Concept, agricultural uses shall have priority over all other uses except as provided for in this MDP.
<i>Non-Agricultural Uses</i>	3.3.2	The development of non-agricultural uses in the rural area shall not negatively impact existing agricultural operations. As new development occurs in the rural area, notice to developers respecting the presence of agricultural operations shall be made in accordance with the provisions of the LUB.

3.4 BETTER AGRICULTURAL LAND

<i>Land Use on Better Agricultural Land</i>	3.4.1	<p>The development of non-agricultural uses on better agricultural lands will not be permitted, except where Greenview determines that:</p> <ul style="list-style-type: none">(a) the proposed use has no suitable alternative location;(b) the proposed development will utilize a limited amount of agricultural land;(c) the proposed use will not interfere with or negatively affect existing nearby agricultural uses or adjacent residential uses;(d) the proposed development represents a logical extension to existing land use patterns; or(e) the proposed development promotes the efficiency of local servicing and transportation networks.
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The types of non-agricultural uses that may be considered acceptable on better agricultural lands include:

- (a) Agricultural industry which directly benefit and serve the rural community;
- (b) Natural resource extractive industries;
- (c) Temporary storage of oilfield related equipment and pipe;
- (d) Recreational and tourism uses;
- (e) Public uses and public utility systems; and
- (f) Home-based business.

**Subdivision of Better
Agricultural Land** 3.4.2

Greenview may support the subdivision of better agricultural land where the proposed subdivision is for:

- (a) A farmstead separation;
- (b) A first parcel out for residential purposes in accordance with Policy 3.4.3;
- (c) A fragmented parcel;
- (d) An agricultural industry;
- (e) An intensive agricultural parcel in accordance with Policy 3.4.7;
- (f) A natural resource extractive industry;
- (g) A public use or public utility;
- (h) A confined feeding operation or other intensive agricultural use;
- (i) A lot contained within an approved ASP or Concept Plan; or
- (j) Hamlet expansion.

**Vacant First Parcel
Out** 3.4.3

Pursuant to Policy 3.4.2(b) ("Subdivision of Better Agricultural Land"), the subdivision of one vacant parcel out of a previously unsubdivided quarter section for a residential use shall only be allowed if the following criteria are met to the satisfaction of Greenview:

- (a) The proposed subdivision boundary and building site adheres to Provincial Regulations regarding setback distances between property lines, buildings, water sources and private sewage disposal systems;
- (b) Legal and physical access to a developed Municipal District road is provided;
- (c) The proposed use of the parcel does not negatively impact adjacent agricultural uses,

- (d) The proposed parcel is not located within the required Minimum Distance Separation of an established confined feeding operation ("CFO"), and will not be located so as to interfere with the future expansion of existing CFOs;
- (e) In the sole discretion of Greenview, the parcel is in a location that minimizes to the greatest extent possible disturbance to and loss of environmentally significant areas, or other environmentally sensitive features such as wetlands, riparian vegetation, natural drainage courses and tree stands; and
- (f) Any other considerations as may be determined by Greenview.

Parcel Location 3.4.4 Where possible, subdivisions identified in 3.4.2 ("Subdivision of Better Agricultural Land") will be encouraged to locate on portions of a quarter section that are:

- (a) Physically severed or are of lower agricultural capability; and/or
- (b) Adjacent to or near quarter section boundaries to minimize the fragmentation of agricultural land and without constraining or otherwise impacting agricultural operations on the quarter section.

Fragmented Parcels 3.4.5 The subdivision of a fragmented parcel may be approved if:

- (a) The proposed parcel(s) can be adequately serviced;
- (b) It does not conflict with adjacent uses;
- (c) A suitable building site is present; and
- (d) There is legal and physical access to the proposed parcel.

Consolidation of Fragmented Parcels 3.4.6 Where possible, the consolidation of fragmented agricultural parcels with adjacent lands should be encouraged.

Intensive Agriculture 3.4.7 Greenview may allow the subdivision of an intensive agriculture parcel if:

- (a) The use proposed for the parcel is an intensive agricultural operation and represents a more intensive use of the land than typical extensive agricultural uses;
- (b) The applicant demonstrates to the satisfaction of Greenview that the proposed operation will result in the lands being used intensively for commercial agricultural pursuits; and
- (c) The applicant demonstrates to the satisfaction of Greenview that the proposed agricultural operation is viable and the amount of land required is appropriate to the character of the operation.

**Parcel Size
Requirements**

- 3.4.8
- (a) The size of a farmstead separation shall be at the discretion of Greenview based on the location of the existing buildings, fences, shelter belts and required setback distances for the existing private sewage system.
 - (b) The size of a subdivided lot approved under Policy 3.4.3 ("Vacant First Parcel Out") shall be in accordance with LUB requirements.
 - (c) The size of a Fragmented Parcel approved under Policy 3.4.5 ("Fragmented Parcels") shall be determined by the size of the fragment itself which must contain the entire fragmented portion of the quarter section.
 - (d) The size of a parcel approved under Policy 3.4.7 ("Intensive Agriculture") shall not exceed 32.4 ha (80 ac). The resubdivision of a small holding parcel into smaller lots for non-agricultural purposes shall not be supported.

3.5 OTHER AGRICULTURAL LANDS

**Subdivision of
Agricultural Land**

- 3.5.1
- On those lands that are not defined as better agricultural lands, or that are considered exceptions by Greenview to the definition of better agricultural land by virtue of slope, configuration, surrounding land use or size, Greenview may allow the subdivision and/or development of non-agricultural uses.

**Non-Agricultural
Uses**

- 3.5.2
- Proposals for non-agricultural uses may be supported depending upon the merits of the proposal as determined under Section 10.3 ("Subdivision and Development Requirements"), and its effect on the farming area.

3.6 CONFINED FEEDING OPERATIONS

**Support for Confined
Feeding Operations**

- 3.6.1
- Applications to the Natural Resources Conservation Board (NRCB) for the establishment or expansion of CFOs shall not be supported by Greenview unless they are compatible with adjacent land uses and do not generate adverse health or environmental effects.

**Establishment and
Expansion of CFOs**

- 3.6.2
- The expansion or establishment of CFOs will not be supported by Greenview:
- (a) Unless the proposed CFO conforms to the required Minimum Distance Separation determined by the NRCB in accordance with the Agricultural Operations and Practices Act; or
 - (b) If the proposed CFO is proposed in an area in which intensive agriculture is precluded by the provisions of an approved ASP, other Statutory Plan, or Concept Plan.

<i>Contamination of Runoff</i>	3.6.3	CFOs should not be established or expanded where there is any risk that runoff will contaminate ground or surface water supplies.
<i>Protection of Existing CFOs</i>	3.6.4	Greenview shall protect existing CFOs by refusing development permits for new residences proposed to be located within the Minimum Distance Separation of these operations as defined by Agricultural Operations and Practices Act.
<i>Intensive Livestock Operations</i>	3.6.5	<p>(a) Greenview shall approve intensive livestock operations that meet the requirements of the LUB.</p> <p>(b) Policy 3.6.3 ("Contamination of Runoff") shall apply in the consideration of an application for an intensive livestock operation.</p>

SECTION 4 COUNTRY RESIDENTIAL

4.1 INTRODUCTION

Multi-lot country residential subdivisions are an important component of Greenview's residential land use pattern. Due to the proximity of employment opportunities in Grande Prairie, Valleyview and Fox Creek, it is anticipated that country residential demand within commuting distance of these centres will continue to grow, or in the case of Fox Creek, present future country residential development opportunities.

4.2 OBJECTIVES

- (a) To ensure that multi-lot country residential developments are properly serviced and situated in appropriate locations.
- (b) To meet the need and demand for properly serviced country residential lots throughout Greenview.
- (c) To ensure that country residential development does not negatively impact surrounding land uses or local infrastructure.

4.3 POLICIES

Better Agricultural Land	4.3.1	Except where exempted under Policy 3.4.3 ("Vacant First Parcel Out") country residential subdivision shall not occur on Better Agricultural Land.
Parcel Size	4.3.2	Proposed country residential parcels shall be in accordance with the requirements of the LUB. Country residential parcels of a size in excess of that permitted under the LUB shall only be considered if, in the opinion of Greenview the additional lands are warranted by site-specific topographic or geographic constraints, or the location of existing buildings, shelterbelts and other improvements.
Proximity to Intensive Agriculture	4.3.3	Proposals for country residential subdivisions shall not be supported in proximity to existing CFOs and other intensive agricultural uses.
Cluster Development	4.3.4	In order to protect environmentally sensitive areas and to preserve agricultural land for agricultural use, Greenview shall encourage applicants for subdivision to incorporate cluster design as a means of minimizing potential impacts and promoting efficiency of development.
Restrictions on Location	4.3.5	Greenview shall direct the development of multi-lot country residential subdivisions away from: <ul style="list-style-type: none">(a) Urban fringe areas except where allowed in an IDP;(b) Waste transfer stations and active, abandoned or un-reclaimed

sanitary landfills;

- (c) Environmentally sensitive lands;
- (d) Existing confined feeding operations;
- (e) Highways, unless accommodated in an approved ASP;
- (f) Existing sand and gravel extraction sites;
- (e) Sour gas facilities or other potentially hazardous industrial operations; and
- (f) Gun ranges.

**Evaluation of
Residential
Subdivision
Proposals**

- 4.3.6 Multi-lot country residential subdivisions shall only be supported if the following conditions are met:
- (a) The proposal complies with Policy 4.3.1 (“Better Agricultural Land”);
 - (b) The proposed subdivision is contiguous to other country residential development to encourage cluster development unless it cannot be supported due to environmental constraints;
 - (c) The land has a demonstrated ability to accommodate on-site water services, unless the proposed subdivision is to be served by a municipal water supply. For any proposal that proposes to utilize wells or groundwater-fed dugouts for water supply, the applicant shall submit to Greenview a hydrogeological assessment prepared by a qualified professional engineer that determines the availability of an onsite water supply that does not negatively impact neighbouring licensed wells and is adequate for domestic purposes in accordance with guidelines from Alberta Environment and Parks (“AEP”);
 - (d) The land has a demonstrated ability to accommodate on-site sewer services, unless the proposed subdivision is to be served by a municipal sewer system. For any proposal that proposes to utilize on-site sewage disposal systems, the applicant shall submit to Greenview soils tests prepared by a qualified professional engineer that demonstrates the presence of suitable soil conditions in accordance with the requirements of Alberta Municipal Affairs;
 - (e) The proposal does not conflict with existing surrounding agricultural uses;
 - (f) The subject lots contain a suitable building site;
 - (g) Significant recreational or environmental areas are not be negatively impacted;
 - (h) The site has legal and physical access to the satisfaction of Greenview; and

- (i) The proposed development does not unduly hinder the future extraction of known natural resources.

***Resubdivision of
Lots***

4.3.7

The resubdivision of a country residential parcel will not be allowed unless the applicant can demonstrate to Greenview that the proposal will meet the criteria under Policy 4.3.5 ("Evaluation of Development Proposals").

SECTION 5 HAMLETS AND SETTLEMENTS

5.1 INTRODUCTION

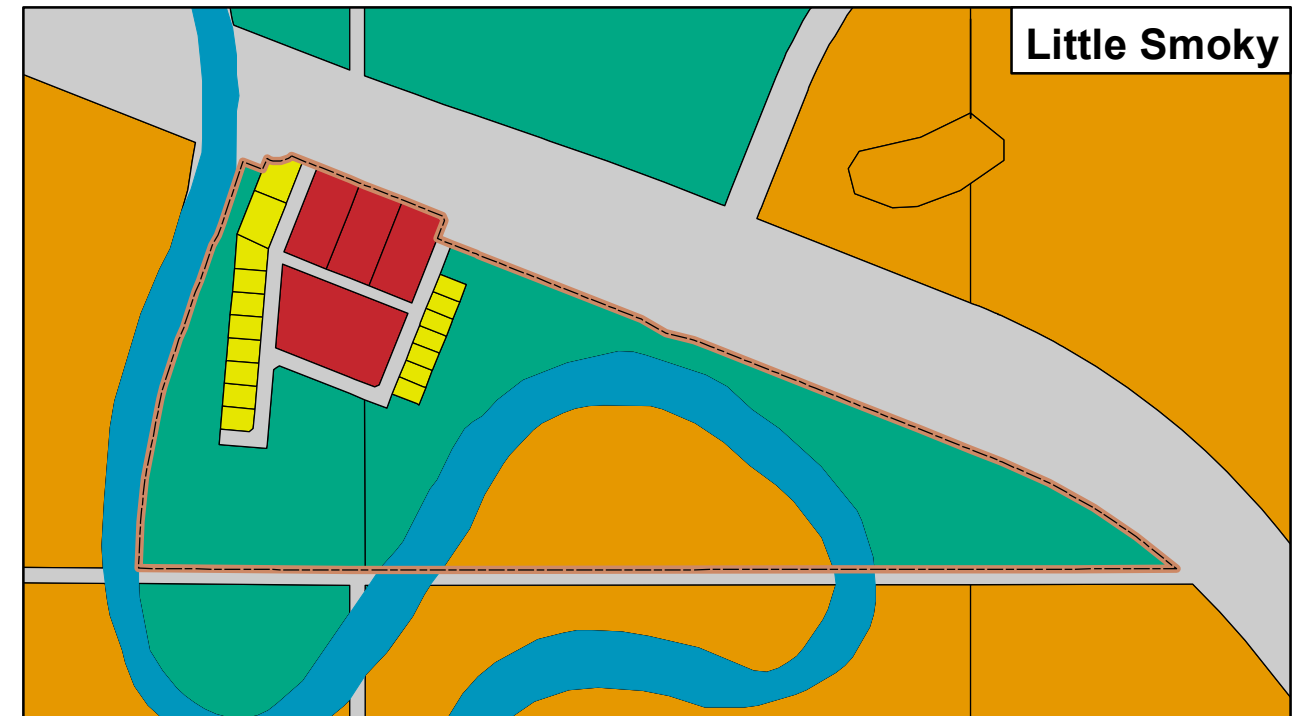
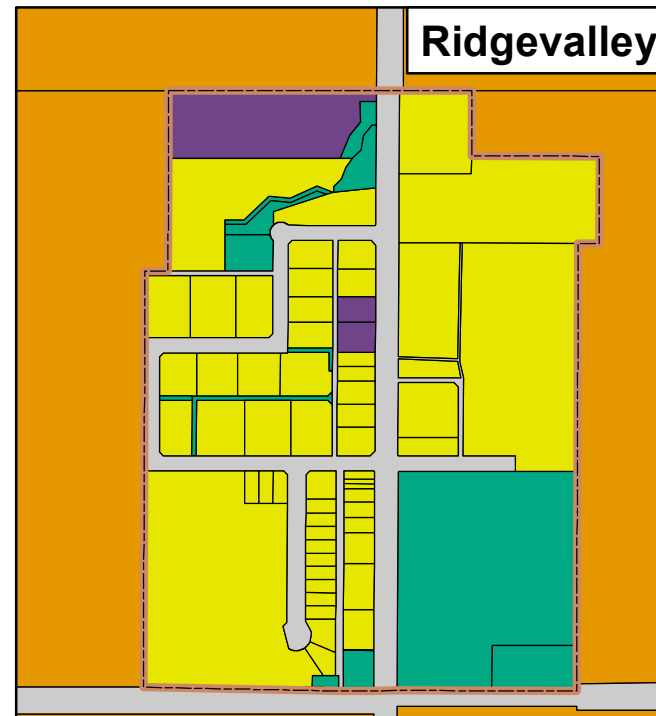
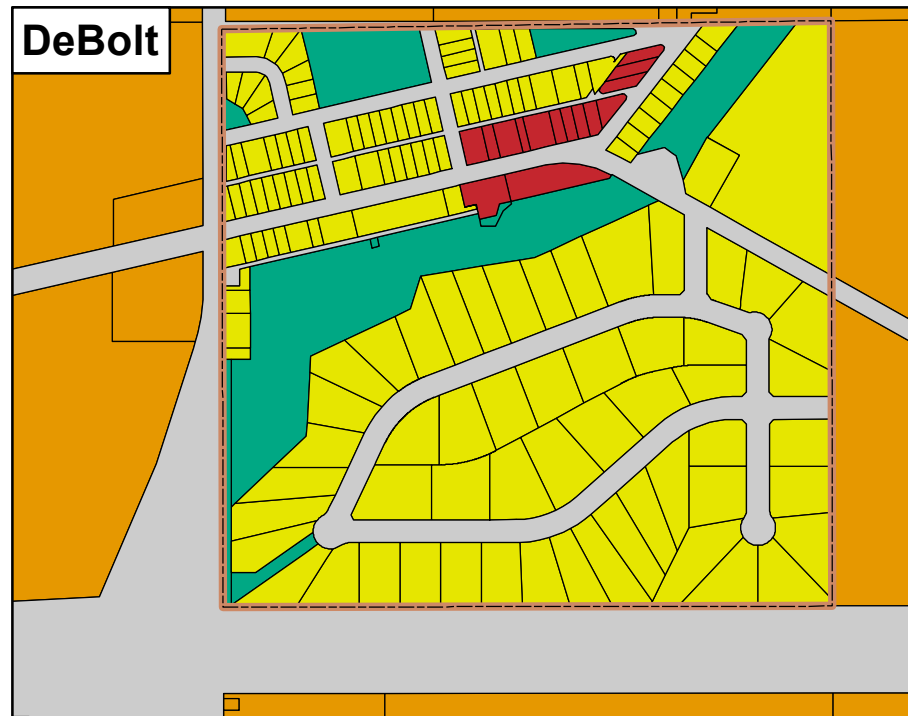
Hamlets play an important role in Greenview as they provide services, minor commercial uses, schools and recreation activities to rural residents. Although they contain only a small portion of Greenview's population, they are the focus for much of the extensively developed farming areas. In many cases hamlets also serve as retirement centres for the aging farming population of the area. As such, hamlets need to be well planned and serviced to meet the needs of the local population. In addition, there are several settlements in Greenview, namely Nose Creek, Aspen Grove and the Grande Cache Co-ops that are home to native communities.

5.2 OBJECTIVES

- (a) To support and strengthen the role of hamlets and other settlements as the primary locations for community services and facilities.
- (b) To allow for the continued, orderly growth of hamlets in Greenview.

5.3 POLICIES

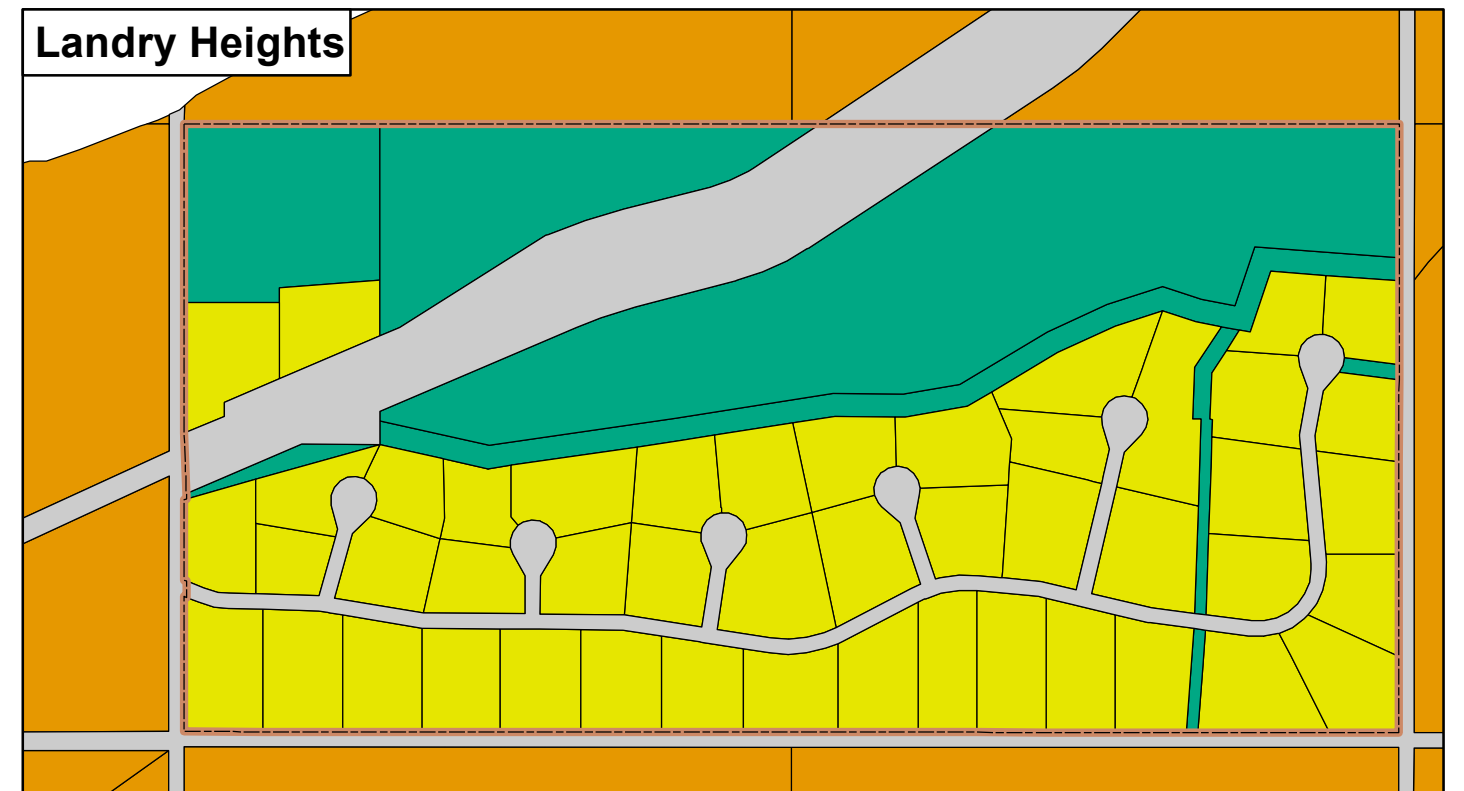
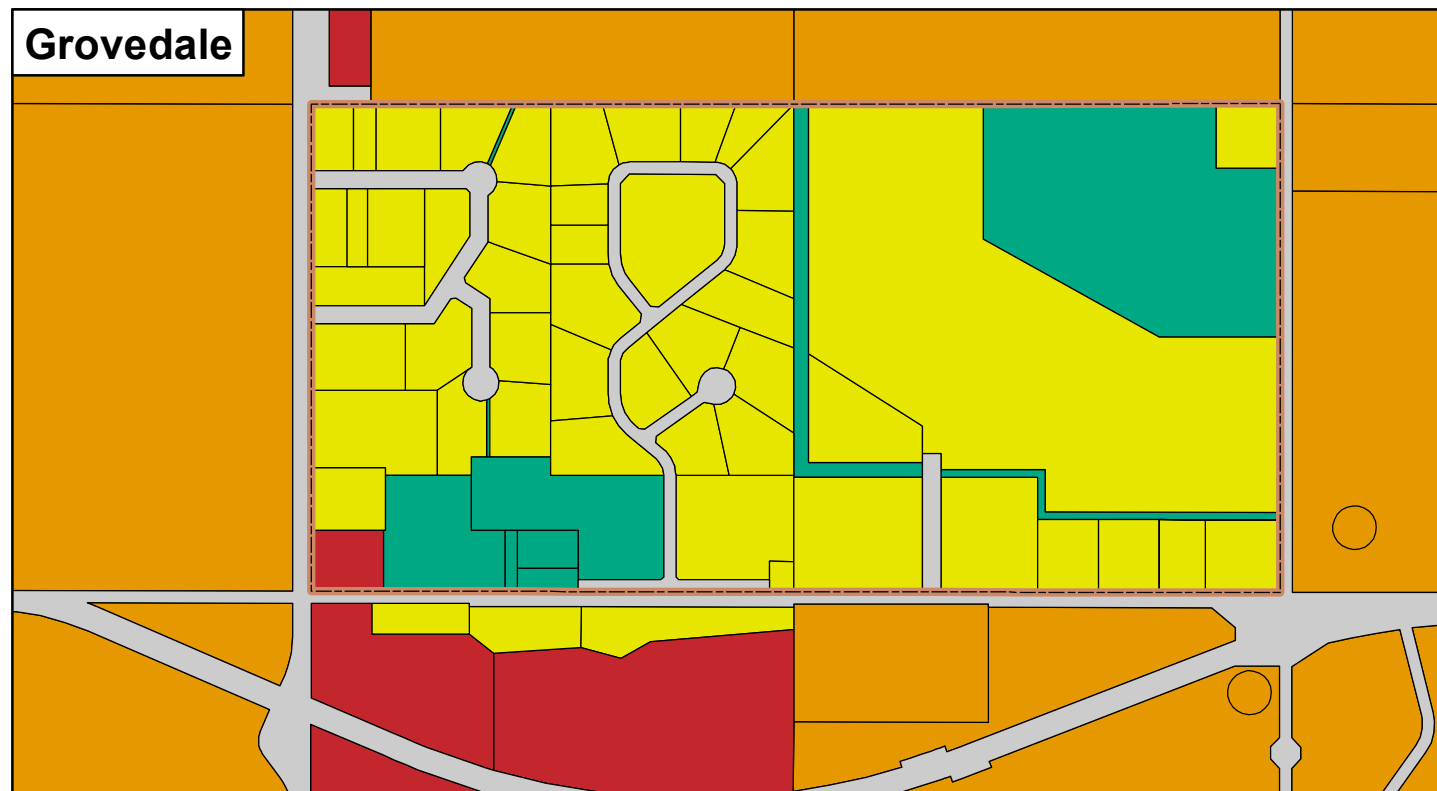
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| Designated Hamlets | 5.3.1 | Grovedale, Landry Heights, Ridgevalley, Little Smoky and DeBolt are designated as hamlets as shown on Map 2, the Future Land Use Concept, and the boundaries and existing land uses for the subject hamlets are noted on Map 3, Future Land Use Concept - Hamlets. The locations of all other settlements are also illustrated on Maps 2 and 4 (Future Land Use Concept – Grande Cache Area). |
| Hamlet Development | 5.3.2 | Hamlet development may occur as infilling of vacant sites, rehabilitation of deteriorating buildings, relocation and redevelopment of inappropriate uses, or a hamlet expansion. Each of the above hamlet growth options will be considered on its own merits. |
| Land Uses | 5.3.3 | Greenview shall encourage commercial, industrial and institutional uses that intend to serve the rural area to locate in or in proximity to hamlets where possible. |
| Preferred Development | 5.3.4 | <p>Within hamlets the following types of development shall be encouraged by Greenview:</p> <ul style="list-style-type: none">(a) Residential uses, including single and multi-family dwellings and manufactured homes;(b) Convenience commercial uses;(c) Institutional uses such as churches, seniors housing, residential care facilities, community halls, and schools; |



Municipal District of Greenview No. 16
Municipal Development Plan
Map 3 – Land Use Concept (Hamlets)

- | | | |
|-----------------|------------|-------------|
| Hamlet Boundary | Commercial | Public Use* |
| Residential | Industrial | Agriculture |

* "Public Use" includes institutional, utility, park and open space land uses.



Municipal District of Greenview No. 16
Municipal Development Plan

Map 4 – Land Use Concept
(Grande Cache Area)

- Crown Land Policy Area

Intermunicipal Development Plan

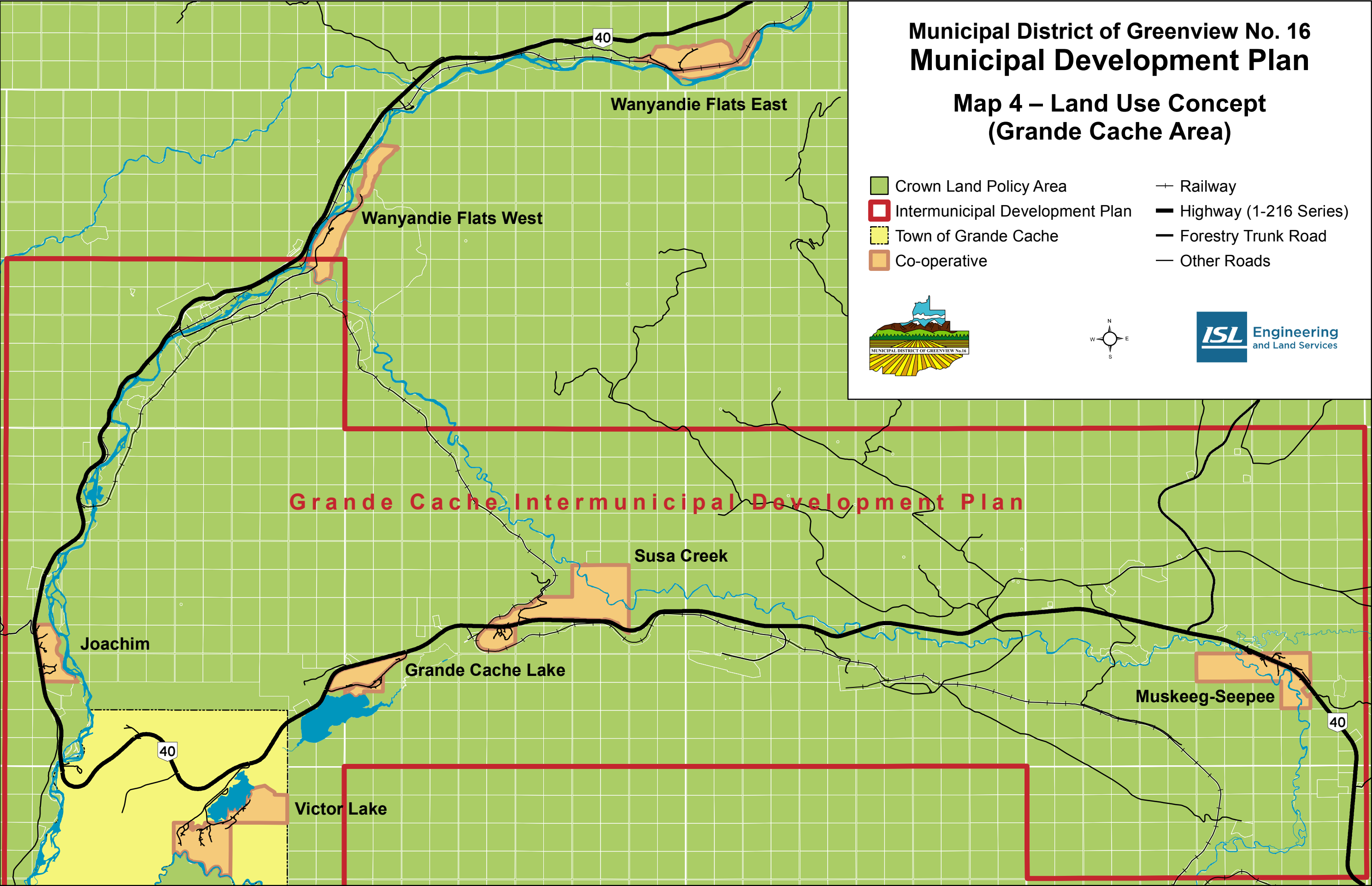
Town of Grande Cache

Co-operative
- Railway

Highway (1-216 Series)

Forestry Trunk Road

Other Roads



- (d) Industrial uses developed in accordance with Policy 5.3.6 (“Industrial Development”); and
- (e) Recreational uses.

Buffers	5.3.5	In order to ensure that future hamlet development is compatible with existing uses, Greenview shall ensure that adequate distance separations or landscaped buffers and fencing are provided between residential and non-residential uses.
Industrial Development	5.3.6	The types of industrial uses permitted in or in close proximity to hamlets shall be limited to light industrial development and small scale industries which are compatible with residential development.
Lot Sizes	5.3.7	Residential lot sizes in hamlets shall be urban in nature and be serviced with municipal water and sewer services where available.
Hamlet Plans	5.3.8	Greenview may prepare new Area Redevelopment Plans or ASPs, or review existing Plans as required, for its hamlets.
Development in Proximity to Hamlets	5.3.9	In order to help maintain the long term sustainability of its hamlets, Greenview may allow country residential subdivisions and industrial and commercial uses that are compatible with residential development to be located adjacent to these communities.
Aboriginal Communities	5.3.10	Greenview supports the continuing development of the Grande Cache co-operatives as indicated in Map 4 (Future Land Use Concept – Grande Cache Area), provided such development does not negatively impact surrounding uses.

SECTION 6 INDUSTRY AND COMMERCE

6.1 INTRODUCTION

Industrial and commercial development in Greenview ranges in scope from major industries to home-based businesses. Local industrial development has grown and diversified to serve several resource sectors, including agriculture, forestry, mining, and oil and gas. The majority of this activity, including recreation and tourism, is based on provincial Crown Lands.

Commercial development in Greenview is more limited, with some located adjacent to primary highways, as well as in hamlets. Home-based businesses, of both an industrial and commercial nature, are commonplace throughout Greenview.

6.2 OBJECTIVES

- (a) To promote and accommodate the development of industrial and commercial uses at appropriate locations.
- (b) To accommodate the growth and development of home-based business.

6.3 INDUSTRIAL DEVELOPMENT

Industrial Uses Supported

- 6.3.1 The types of industry which may be supported in Greenview include those that:
- (a) Cater to the needs of agriculture, forestry, or natural resource extraction;
 - (b) Have comparatively large land requirements;
 - (c) Are not suited to an urban area;
 - (d) Do not conflict with adjacent land uses in terms of appearance, emissions, noise, or traffic generation, unless suitable buffers are provided;
 - (e) Are located on sites that are suitable for the proposed development in terms of soil stability, groundwater level, and drainage; and
 - (f) Have minimal servicing requirements.

Location of Development

- 6.3.2
- (a) With the exception of farm-based industries or major home occupations, industrial development proposals should wherever possible locate in an industrial park setting, or in proximity to other industrial uses where feasible to minimize impacts on potentially incompatible uses such as agricultural operations and country residential development.
 - (b) Greenview may permit the establishment of industrial uses in agricultural areas if the proposed development:

- (i) is a small scale industrial pursuit as defined in the LUB; or
- (ii) is associated with an existing or planned agricultural operation; or
- (iii) is not located on Better Agricultural Land unless the development is dependent on a specific site for its operations;
- (iv) is compatible with existing or planned land uses on adjacent lands;
- (v) does not impact a wetland or other environmentally sensitive feature;
- (vi) is located on a high grade road and does not negatively impact the integrity of Greenview's road network;
- (vii) does not negatively impact the quantity of flow and quality of water to adjacent lands; and
- (viii) is located on a site on which private water and sewer services can be provided in accordance with provincial standards and guidelines.

***Evaluation of
Industrial
Development
Proposals***

- 6.3.3 All industrial development proposals will be evaluated according to the following:
- (a) Potential impact on quality and quantity of water supplies and water courses and conformity with guidelines, policies and conditions as required by the applicable provincial departments or agencies;
 - (b) Proximity to residential, recreational, and public uses, and environmentally sensitive areas;
 - (c) The proposal does not interfere with agricultural operations;
 - (d) Impacts on the local road network;
 - (e) Provision for stormwater management and control of surface runoff;
 - (f) Sufficiency of on-site water storage for fire protection purposes in accordance with National Fire Protection Association guidelines (NFPA 1142 or successor documents) and Alberta Safety Code requirements; and
 - (g) Conformity with relevant Statutory Plans and the LUB.

Oil and Gas Facilities

- 6.3.4 When reviewing subdivision and/or development applications, Greenview shall apply setback regulations and guidelines provided by the Alberta Energy Regulator to all applications in close proximity to sour gas and other oil and gas facilities, including pipelines.

Dangerous Goods

- 6.3.5 Greenview may support the storage and processing of dangerous goods subject to the following:
- (a) The proposed location is isolated in nature and located away from residential, institutional or recreational development;

- (b) Public access to the site is restricted;
- (c) That the facility receives approval from the applicable licensing agency; and
- (d) Preparation of an emergency response plan.

6.4 COMMERCIAL DEVELOPMENT

<i>Commercial Development Supported</i>	6.4.1	Greenview supports the development of highway commercial and local commercial developments at appropriate locations.
<i>Location of Development</i>	6.4.2	The location of local commercial uses should be limited to existing commercial areas in hamlets and rural settlements, or in close proximity to existing highway commercial sites.
<i>Better Agricultural Land</i>	6.4.3	With the exception of homed-based businesses, commercial development shall not be permitted to locate on better agricultural land, unless no suitable alternative location is available.
<i>Evaluation of Commercial Development Proposals</i>	6.4.4	<p>Highway commercial development proposals will be evaluated according to the following:</p> <ul style="list-style-type: none"> (a) Proximity to urban centres; (b) The type of commercial use proposed; (c) Suitability of the site in terms of soil stability, groundwater level, and drainage; (d) Provisions for access and impacts on the transportation network; and (f) Conformity with relevant Statutory Plans and the LUB.
<i>Hamlet Commercial</i>	6.4.5	<p>All commercial development proposals in hamlets will be evaluated according to the following:</p> <ul style="list-style-type: none"> (a) Proposed location as such developments should be situated on the main street, and not dispersed throughout residential areas; (b) Compatibility with surrounding land uses; (c) Suitability of access and impacts on the local road network; (d) Adequate provision for parking; and (e) Provision for landscaping, fencing and buffering.

6.5 HOME-BASED BUSINESS

- Home-Based Business Supported** 6.5.1 Greenview supports and encourages the continued development of home-based businesses provided that:
- (a) The scale of the proposed business is appropriate for the character of the neighbourhood;
 - (b) It is compatible with the uses in the area where it is located;
 - (c) There is, in the opinion of Greenview, negligible impact on the environment, water, municipal infrastructure or neighbouring properties;
 - (d) It is clearly secondary in nature to the residential or agricultural use of the property; and
 - (e) In the case of small scale industrial pursuits as defined in the LUB and other similar industrial uses, that the proposed development site is rezoned to the applicable land use district.
- Scale of Use** 6.5.2 The establishment of home-based businesses shall only be supported if they do not negatively impact adjacent land uses. If Greenview determines that, in its opinion a home-based business has exceeded the capacity of the site and/or is determined to have a detrimental impact on the neighbourhood or adjacent properties, measures shall be undertaken to direct the home business use to relocate on appropriately zoned commercial or industrial lands.
- Bed and Breakfast** 6.5.3 Bed and breakfast establishments and guest ranches shall be encouraged by allowing such uses in accordance with the LUB.

6.6 RESOURCE EXTRACTION ON PRIVATE LANDS

- Location Criteria** 6.6.1 Resource extraction activities that are proposed to be located on private lands and subject to municipal approval shall not be allowed:
- (a) In close proximity to hamlets and Urban Municipalities; and
 - (b) In areas which are known to possess unique historical and/or environmental features that would be disturbed or destroyed by resource extraction, or in areas that are deemed to be environmentally sensitive.
- In addition, support for resource extraction operations shall be contingent on the mitigation or minimization of the cumulative adverse impacts upon adjacent land uses, soil, water, and agricultural operations.
- Proximity to New Development** 6.6.2 New subdivision and development, particularly residential, may be directed away from active and potential nonrenewable surface

resource extraction areas to minimize the potential for conflict between incompatible land uses.

***Permitting and
Licensing***

- 6.6.3 The permitting and licensing process for sand and gravel operations will be coordinated between Greenview and AEP.

***Sand and Gravel
Operations***

- 6.6.4 The development of sand and gravel extraction operations is subject to reclamation in accordance with the Code of Practice for Pits as set out by AEP.

SECTION 7 INTERMUNICIPAL AND INTERGOVERNMENTAL RELATIONS

7.1 INTRODUCTION

- 7.1.1 The facilitation and implementation of inter-municipal planning and cooperation is a significant thrust of the Act. Although Greenview has entered into IDPs with the Towns of Valleyview, Fox Creek and Grande Cache, it is important that the spirit and intent of these documents be incorporated into the MDP. In addition, Greenview believes that strong, reciprocal inter-municipal relationships are critical to the long term sustainability of all of the communities, and that the MDP needs to reflect this. It is also necessary for Greenview to recognize its relationships with its rural neighbours.
- 7.1.2 Greenview also recognizes that the planning requirements of the Alberta Land-use Framework and Alberta Land Stewardship Act need to be complied with through participation in the development of the Upper Peace Regional Plan.

7.2 OBJECTIVES

- (a) To support and implement the IDPs which are in place with its Urban Municipalities.
- (b) To foster a cooperative approach to inter-municipal community development, and to continue to support administrative and funding agreements with the Urban Municipalities.
- (c) To support and encourage intergovernmental cooperation and partnership with the Urban and Rural Municipalities and other levels of government regarding regional development issues.
- (d) To establish protocols for planning referrals with the Rural Municipalities.
- (e) To cooperate with the Province in future regional planning initiatives.

7.3 POLICIES

- | | | |
|--|-------|--|
| <i>Intermunicipal Development Plans</i> | 7.3.1 | Greenview shall continue to support its IDPs with the Urban Municipalities. Greenview agrees to participate in the monitoring and review of these Plans to ensure they remain current and reflect the needs of the respective municipalities and area residents. |
| <i>IDP Compliance</i> | 7.3.2 | Greenview shall not approve any development proposal in contravention of an IDP. If such a development is proposed and deemed to have merit, then an amendment to the IDP may be pursued in accordance with the provisions of the IDP. |
| <i>Rural Fringe</i> | 7.3.3 | <p>Greenview shall establish a 3.2 km (2 mile) fringe zone adjacent to its boundaries with neighbouring Rural Municipalities. In this zone, Greenview shall circulate the following to the affected municipality for review and comment:</p> <ul style="list-style-type: none">(a) Subdivision applications, with the exception of applications for farmstead separations, boundary adjustments and public uses; |

- (b) Development permit applications for discretionary uses under the LUB;
- (c) Transportation and utility master plans; and
- (d) Statutory Plan and LUB amendments.

<i>Annexation</i>	7.3.4	Greenview will support the annexation of lands into neighbouring Urban Municipalities provided that the following criteria are met: <ul style="list-style-type: none">(a) The proposal conforms to the relevant IDP;(b) The lands in question represent a logical extension to existing urban land use patterns and servicing networks, and are identified as suitable areas for long term expansion in the MDP of the Urban Municipality or an approved area structure plan; and(c) There is agreement to the proposed annexation from a majority of the affected landowners.
<i>Inter-Municipal Agreements</i>	7.3.5	Greenview supports the continuing use of inter-municipal agreements as means of delivering services in a co-operative manner and maximizing available resources.
<i>Joint Development Areas</i>	7.3.6	Greenview shall explore, with the Urban Municipalities, the establishment of joint development areas to assist with the funding of community facilities and programs in accordance with the Act.
<i>Upper Peace Regional Plan</i>	7.3.7	Greenview shall cooperate with the Province and other municipalities in the region in the preparation of the Upper Peace Regional Plan.

SECTION 8 CROWN LAND

8.1 INTRODUCTION

The use, disposition and protection of provincially controlled Crown lands is a significant issue in Greenview, as these areas constitute approximately 85 percent of its land base. These lands are also significant as they accommodate a diversity of major economic activities, including oil and gas, forestry, sand and gravel extraction, and agriculture. They also contain Greenview's major environmental features including rivers and lake shores. As a result, the development of Crown lands is an important land use issue, but Greenview's role is limited due to Provincial control of these lands.

8.2 OBJECTIVE

- (a) To cooperate with provincial government departments in the planning and development processes affecting Crown lands.

8.3 POLICIES

- | | | |
|---|-------|--|
| <i>Land Uses on Crown Land</i> | 8.3.1 | Lands within the Crown Land Policy Area are primarily reserved for resource management, grazing, recreation, environmental protection, recreation and tourism, and associated activities. |
| <i>Review of Development Proposals</i> | 8.3.2 | <p>When reviewing proposals for development on Crown land, consideration shall be given to the following:</p> <ul style="list-style-type: none">(a) Adjacent land uses;(b) Provision of water, sewer, and emergency and community services;(c) Access; and(d) Environmental impacts. |
| <i>New Agricultural Lands</i> | 8.3.3 | <p>Greenview shall consider the following factors when reviewing and commenting on proposals to open up new agricultural lands:</p> <ul style="list-style-type: none">(a) The impact on the existing road system and the cost of constructing roads, if any, into the new areas; and(b) The potential loss of alternative resource development, recreational opportunities, or environmentally sensitive lands. |
| <i>Involvement in Approval Processes</i> | 8.3.4 | <p>As a means of ensuring that the interests of Greenview are recognized and reflected in the development of Crown lands, the following measures are supported and encouraged by Greenview:</p> <ul style="list-style-type: none">(a) Participation in the province's Integrated Resource Plan process; and |

- (b) Involvement and cooperation in provincial approval processes for proposed leases and other dispositions, serving as a means for conveying the concerns of residents to the appropriate provincial agencies, and active participation in the review processes utilized by the Alberta Energy Regulator and the Natural Resources Conservation Board.

SECTION 9 TRANSPORTATION AND SERVICING

9.1 INTRODUCTION

The residents of Greenview are served by an extensive network of highways and local roads, and maintaining the integrity, safety and quality of the road network is a high priority. With the exception of the provincial highway system, the road network is the responsibility of Greenview. As a result of increased residential and industrial development activity in the rural area, clearly defined transportation policies are required. In addition, policies respecting other forms of infrastructure (water, sewer, waste disposal) are required to ensure that all new developments are adequately serviced and the needs of residents are met.

Map 5 illustrates Greenview's overall transportation network.

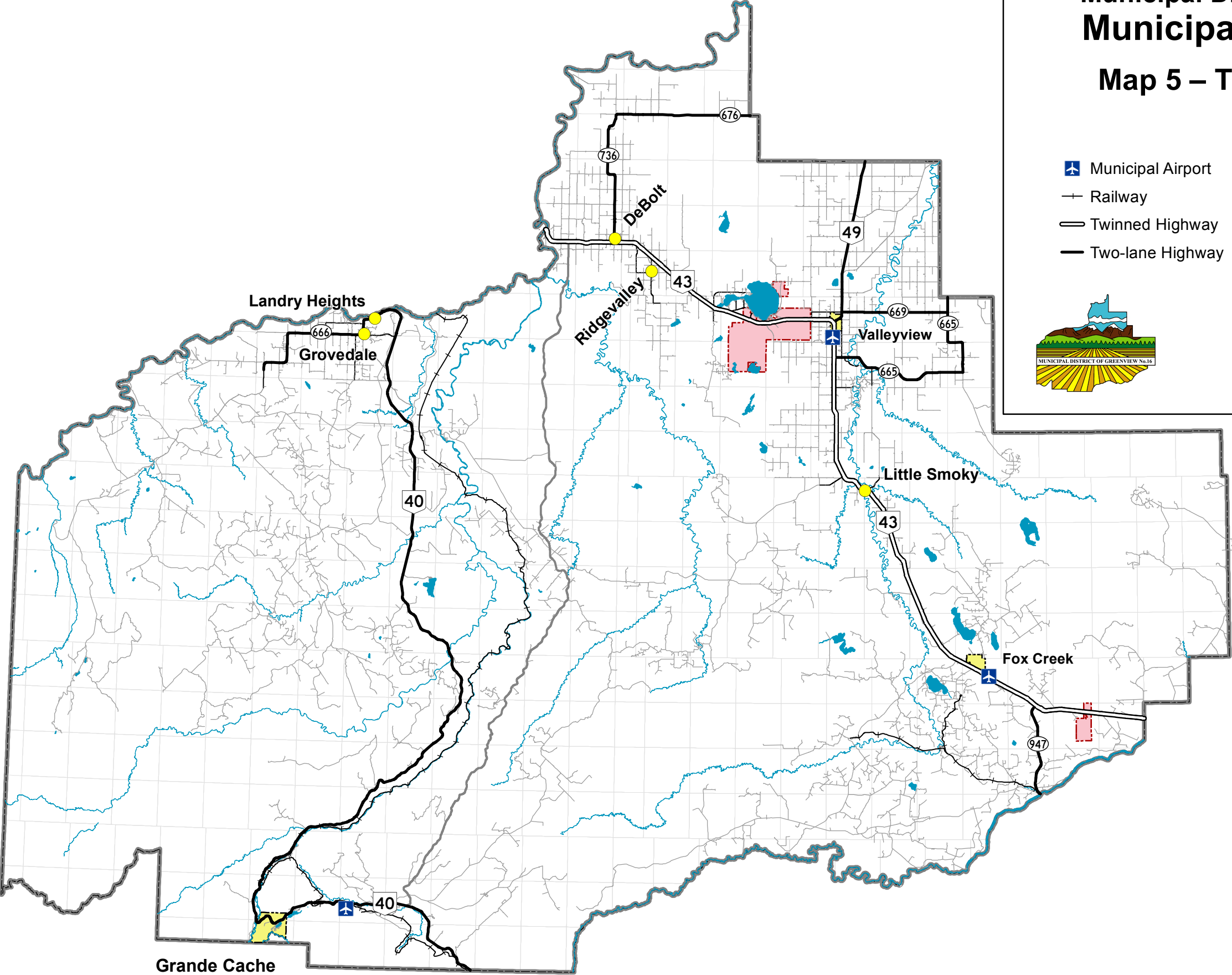
9.2 OBJECTIVES

- (a) To ensure that Greenview maintains a safe and efficient transportation network.
- (b) To ensure that all development is serviced to the satisfaction of Greenview.

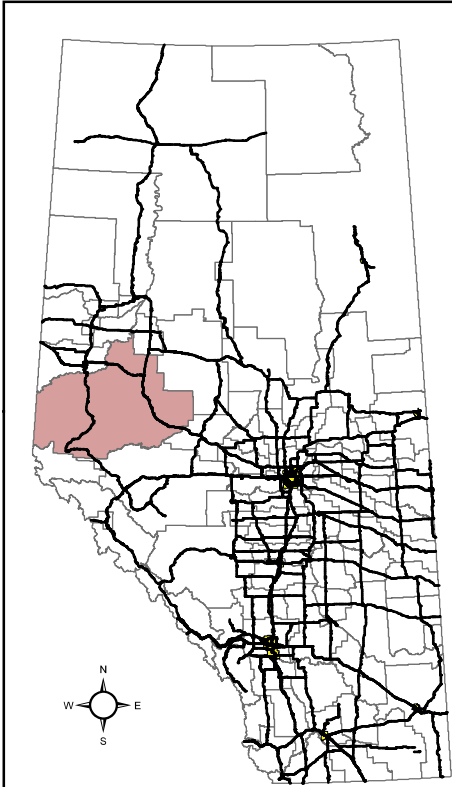
9.3 TRANSPORTATION

Capital Plan	9.3.1	Greenview shall regularly review and update its 10-Year Capital Plan as a means of budgeting and prioritizing future road construction and maintenance requirements.
Road Access	9.3.2	All subdivision and development proposals shall have access to developed roads. The construction of roads within a proposed subdivision and approaches to individual developments are the sole responsibility of the developer. In addition, all road improvements that are required as a result of proposed subdivision or development shall be constructed in accordance with MD standards.
Alberta Transportation Requirements	9.3.3	All development proposals located in proximity to a highway shall meet the requirements of Alberta Transportation. Greenview shall refer all subdivision, development permit, and LUB amendment applications located within 0.8 km (0.5 mi) of a highway to Alberta Transportation for review and advice prior to making a decision.
Proximity to Highways	9.3.4	Developments that are expected to generate relatively large traffic volumes will be encouraged to locate near highways in accordance with Alberta Transportation requirements.

Municipal District of Greenview No. 16
Municipal Development Plan
Map 5 – Transportation Network



- Municipal Airport
- Railway
- Twinned Highway
- Two-lane Highway
- Forestry Trunk Road
- Paved Road
- Unpaved Road
- Hamlet
- Town
- Indian Reserve



Traffic Impact Assessments	9.3.5	Applicants for major development proposals and multi-lot subdivision applications may be required to prepare traffic impact assessments ("TIA") as a means of determining road access and roadway improvement and upgrading requirements. If required, TIAs shall be submitted prior to subdivision or development permit approval.
Joint Infrastructure Planning	9.3.6	Greenview shall collaborate with other area municipalities to establish processes for joint planning of future road and other infrastructure improvements when required.
Road Widening	9.3.7	Road widening for municipal roads shall be dedicated at the time of subdivision in accordance with MD operational requirements and engineering standards. Road widening shall be provided by caveat or plan of survey at the discretion of Greenview along the frontage of both the subdivision and the balance of the quarter section.
Road Use Agreements	9.3.8	Road Use Agreements will be required with industry at the discretion of Greenview to address haul routes, maintenance and/or upgrading if necessary, dust control, and any other matters relative to the road use.

9.4 MUNICIPAL SERVICES

Private Water and Sewer Services	9.4.1	With the exception of development located within the serviced area of a hamlet or in proximity to municipal or regional water or sewer lines pursuant to Policy 9.4.6 ("Connection to Municipal Systems"), all developments in Greenview are required to provide private water and sewer services in accordance with provincial standards.
On-Site Sewage Systems	9.4.2	As part of the development permit approval process, Greenview shall require that developers submit a location plan for any proposed sewage disposal system. Greenview may require that soil percolation tests be undertaken by the developer to determine that the soils are suitable to accommodate on-site sewage disposal systems.
Communal Sewage Systems	9.4.3	Greenview may allow developments to be serviced with central (communal) sewage collection, provided that such systems are constructed and maintained by the developer in accordance with provincial standards.
Proof of Water Supply	9.4.4	Greenview shall, for all industrial, highway commercial, and multiple parcel country residential developments, require that the developer demonstrate that a sufficient and suitable groundwater supply is available to service the proposal.

Utility Master Plan	9.4.5	Greenview shall prepare a Utility Master Plan to guide future investment in water and sanitary sewer infrastructure to accommodate future growth and to protect public health and the environment.
Connection to Municipal Systems	9.4.6	<p>(a) Greenview shall require developers to connect to municipal or regional water distribution and sewage collection systems where:</p> <ul style="list-style-type: none">(i) The services about the lands that are the subject of the development; or(ii) Connection is required in accordance with an approved Area Structure Plan; or(iii) The proposed development is located within a hamlet where municipal services are present. <p>(b) Notwithstanding (a), connection to municipal water or sewer systems will not be required if the systems are determined to not have the capacity available to accommodate the development.</p>
Solid Waste	9.4.7	Greenview shall, in cooperation with other local authorities, continue to establish and encourage the use of solid waste disposal sites and transfer stations.

SECTION 10 IMPLEMENTATION

10.1 INTRODUCTION

The purpose of this Section is to outline the mechanisms to be used in the implementation of the policies contained in this MDP.

10.2 LAND USE BYLAW

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| <i>Land Use Bylaw Amendments</i> | 10.2.1 | <ul style="list-style-type: none">(a) All amendments to the LUB shall be consistent with this MDP. If a proposed amendment is contrary to this MDP, but is deemed desirable by Council, this MDP shall be amended as required to ensure that consistency is maintained.(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. |
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10.3 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

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| <i>Evaluation of Applications</i> | 10.3.1 | <p>All applications for LUB amendments, subdivisions and development permits shall be evaluated by Greenview according to the following criteria:</p> <ul style="list-style-type: none">(a) Compliance with the Act, Regulation, LUB, and any 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. |
| <i>Area Structure Plans and Concept Plans Prepared by Developer</i> | 10.3.2 | <p>Greenview shall require the adoption of an ASP, prepared in accordance with Section 633 of the Act and Area Structure Plan and Concept Plan Policy 6001, or a Concept Plan prepared in accordance with Area Structure Plan and Concept Plan Policy 6001, prior to the approval of:</p> |

- (a) An industrial or commercial subdivision exceeding one (1) lot;
- (b) A country residential subdivision resulting in a cumulative density of four (4) or more lots on the subject quarter section;
- (c) Any multi-lot country residential subdivision or recreational resort located adjacent to a lake or other watercourse; or
- (d) Any subdivision located in proximity to a highway when requested by Alberta Transportation.

A plan prepared under this policy may be referred to as a “Minor” ASP.

**Area Structure Plans
Prepared by
Municipal District**

10.3.3

- (a) Greenview may undertake the preparation of ASPs for its hamlets and other areas within Greenview that may be of strategic development interest, including but not limited to
 - i) the Hamlets of DeBolt and Little Smoky,
 - ii) Crooked Creek/Ridgevalley, and
 - iii) the Grande Cache airport.

A plan prepared under this policy may be referred to as a “Major” ASP.

- (b) Major ASPs shall address the criteria identified in Policy 10.3.4 (“Area Structure Plan Content”), and will generally exceed one quarter section in size. Such plans may be undertaken in partnership with neighbouring municipalities, developers or industry partners.
- (c) Greenview shall commit to the review and update of the Sturgeon Lake ASP and Grovedale ASP as required.

**Area Structure Plan
and Concept Plan
Content**

10.3.4

The preparation of a Minor ASP or Concept Plan required under Policy 10.3.2 (“Area Structure Plans Prepared by Developer”) shall be the responsibility of the developer, based on Terms of Reference prepared by Greenview in accordance with Area Structure Plan and Concept Plan Policy 6001, and should address the following matters to the satisfaction of Greenview:

- (a) Conformity with this MDP, other Statutory Plans, other non-statutory documents and the LUB;
- (b) Proposed land uses, population and employment projections for those land uses;
- (c) Proposed lot layout and phasing;
- (d) Impacts on adjacent uses, environmentally sensitive areas, and recreational uses, including provision for buffers and development setbacks;
- (e) Proposed methods of water supply, stormwater management and sewage disposal, supported by report requirements

contained in Policy 10.3.5 (“Supporting Technical Reports”);

- (f) Access point(s) and internal circulation network and impacts on the external existing transportation network;
- (g) Allocation of MR and ER;
- (h) Suitability of the site for development in terms of soil stability, groundwater level, and drainage;
- (i) Confirmation of the location and geographic extent of any environmentally significant areas, environmentally sensitive areas, riparian areas, surface water bodies, forests, wildlife corridors, hazard lands, and historic or archaeological sites. Any detailed scientific or engineering analysis that may be required by Greenview shall be undertaken by qualified technical Professionals with all costs borne by the developer;
- (j) Integration of natural areas into the design of developments to form part of a future linked and integrated parks and open space system, including the retention of forests, wildlife corridors, wetland areas, and the provision of stormwater ponds and parks to form continuous open spaces; and
- (k) Any other matters identified by Greenview.

***Supporting
Technical Reports***

10.3.5 All ASPs, Concept Plans, and applications for rezoning and multi-lot subdivisions shall be accompanied by the necessary professional technical reports including but not limited to Engineering Servicing Design Reports, Geotechnical Reports, Hydrogeological Reports, and Environmental Impact Assessments as determined by Greenview.

***Development
Agreements***

10.3.6 As a condition of subdivision or development permit approval, Greenview may require the developer to enter into a development agreement with respect to the provision of all infrastructure required to service the site.

***Developer
Responsibility***

10.3.7 Developers shall be responsible for all infrastructure and utility costs associated with development, including the payment of offsite levies.

10.4 MUNICIPAL RESERVE

***Municipal Reserve
Required***

10.4.1 As a condition of subdivision, Greenview shall require that ten percent (10%) of the developable lands be dedicated as MR as provided for under the Act.

***Municipal Reserve
Dedication***

10.4.2 Greenview shall require that MR be dedicated as cash-in-lieu in all cases except as follows:

- (a) Where the subdivision results in the creation of a multi-parcel

country residential development, all or a portion of MR owing may be dedicated in parcel form if required for community open space;

- (b) In industrial or other non-residential subdivisions, all or a portion of MR may be dedicated in parcel form to serve as buffers from incompatible land uses;
- (c) Where it may be dedicated in parcel form or deferred to the balance in accordance with an approved ASP or Concept Plan;
- (d) When subdivision occurs in an urban expansion area as defined in an IDP, MR shall be deferred in order to allow the affected urban municipality to optimize the available lands after annexation takes place; or
- (e) In the event that the amount of MR owing is relatively small, it may be deferred to the balance.

<i>Cash-in-Lieu Value</i>	10.4.3	If the applicant for a subdivision and Greenview cannot agree on a land value to determine the amount of cash-in-lieu of land for MR dedication, the applicant shall provide a market value appraisal certified by a qualified appraiser, pursuant to the Act. Alternatively, the rate of payment may be based on the assessed value of the subject land as determined by Greenview's assessors.
<i>Use of Municipal Reserve Funds</i>	10.4.4	Greenview shall use the funds generated through MR dedication to acquire lands for recreational purposes, for the purchase of associated equipment or facilities, or to contribute to regional recreational facilities.
<i>Land Quality</i>	10.4.5	Land dedicated as MR should be of similar quality as the land being subjected to development. Land that is deemed to be undevelopable in its natural state or is otherwise more suited as ER, will not be accepted as MR.
<i>Public Access</i>	10.4.6	For new residential subdivisions adjacent to lakeshores, rivers or stream banks, MR should be used to supplement shoreline ER parcels to enhance public access to the water body, where appropriate. The location and configuration of MR lands should recognize its potential public access function.
<i>Municipal Reserve Disposal</i>	10.4.7	MR parcels which serve no existing or potential open space or school purpose may be disposed of and sold, or allocated as Community Service Reserve. Moneys obtained from the sale of surplus MR lands shall be allocated to Greenview's MR reserve fund for the purposes outlined in Policy 10.4.4 ("Use of Municipal Reserve Funds").

10.5 MONITORING AND REVIEW

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| Five Year Reviews | 10.5.1 | To ensure that this MDP continues to be current and relevant, it should be reviewed at five year intervals unless changing conditions warrant a review prior to that time. Such reviews may reflect such factors as legislative change, changes to the local development climate, the impact of new major projects, or Council philosophy. |
| Plan Amendments | 10.5.2 | If a significant change in policy direction is desired, or if subsequent studies indicate the need for a change to this MDP, it shall be amended in accordance with the Act. |