



BYLAW 26-1036

of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to amend Bylaw 25-1000 "Municipal District of Greenview No.16 Land Use."

WHEREAS, pursuant to the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as amended, authorizes the Council of the Municipal District of Greenview No.16 to establish and amend the Municipal District of Greenview No.16. Land Use Bylaw 25-1000;

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

AND WHEREAS, the Council of the Municipal District of Greenview No.16 deems it desirable to textually amend the Land Use Bylaw 25-1000 to change the setback regulations of Solar Collector, Major Developments;

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

1. TITLE

1.1. This Bylaw may be cited as "Municipal District of Greenview No.16 Land Use Amendment."

2. DEFINITIONS

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

3. AMENDMENTS

3.1. Bylaw 25-1000, the Land Use Bylaw, is amended by replacing Section 6.44 "Solar Collector, Major" with the following:

6.44 Solar Collector, Major

1) All Solar Collection, Major installations must obtain a Development Permit from the Municipality prior to construction.

2) Projects must comply with Alberta Utilities Commission (AUC) Rule 007 and Rule 012 regarding power plant approval and noise regulations, and the applicant must submit a copy of the final approval from the Alberta Utilities Commission (AUC) to Greenview as part of a complete application.

3) A Public Consultation Process must be undertaken, with notice provided to adjacent landowners [within 1000m and all residents of dwellings within 3000m](#).



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Results of this notification and consultation should be submitted as part of a complete application and contain:

- a. A copy of all information that was provided to landowners;
- b. Names of whom was contacted and method of contact;
- c. Names of whom attended the meetings and the location of the properties they represent;
- d. A short description of their questions and the answer provided;
- e. A list of commitments, if any, agreed to by the proponent; and
- f. Inclusion of any waivers from dwelling located within setback distances.

4) Development on high value agricultural lands within Greenview are prohibited unless agrivoltaics practices are implemented as part of an agricultural impact assessment evaluating the anticipated effects of a solar power plant on agricultural productivity, including measures to achieve coexistence with agricultural operations.

High value agricultural lands include privately title parcels with an Agricultural Land Use Designation and meet the following characteristics:

- a. Primarily Fertile soil, being lands which are shown to have a 50% or greater Classification as Class 1, 2, or 3 soils under the Land Suitability Rating System (LSRS) as shown on the AGRASID 4.1 soils information database; and
- b. Agricultural production is a recent historical use of the property, meaning the land was predominantly used for cultivated crop production, forage production, or livestock grazing within the preceding 10 years, as demonstrated by aerial imagery, agricultural production records, or other evidence satisfactory to the Development Authority.

5) In addition to the setback regulations for the Land Use Districts and Provincial Regulations, all Solar Collector, Major development must be located in accordance with additional setbacks:

- a. Existing Dwellings - a setback of 1000 meters between any residential dwelling and the nearest dominant sound-emitting source. This distance may be reduced to any specific home if a written waiver of this setback is provided as part of a complete application.
- b. Road Setbacks – The following setbacks apply to any road right or way:



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- i) A minimum clearance of 100 meters between any public road or highway right of way and any associated Battery Electrification Storage System (BESS) or similar energy storage component whether stand alone or associated with the Solar Collector, Major.
 - ii) A minimum clearance of 100 meters between any paved roadway or highway right of way and any development improvements or perimeter fencing containing the Solar Collector, Major other than fire suppression infrastructure or uses associated with an Agricultural Agrivoltaics activity
 - iii) A minimum clearance of 40 meters between any developed public road or highway right of way and perimeter fencing containing the Solar Collector, Major.
 - iv) Variance to the minimum setback to an undeveloped road right of way may be considered provided it is not the exterior boundary of the Solar Collector, Major and here is no future municipal road construction identified by the municipality along the alignment of the undeveloped road right of way.
 - c. Environmentally Sensitive Areas - Solar Collector, Major projects are expected to adhere to the standards and best practices of the Wildlife Directive for Alberta Solar Energy Projects. At minimum, within Greenview, Solar Collector, Major projects:
 - i) Are prohibited in these Wildlife Zones:
 - (1) Trumpeter Swan Waterbodies and Watercourses (inclusive of an 800m setback from waterbody and watercourse)
 - (2) Caribou Zones
 - (3) Mountain Goat and Sheep Zones
 - ii) Must avoid or minimize their occurrence within the following Wildlife Zones:
 - (1) Special Access Zones
 - (2) Key Wildlife Corridors and/or Biodiversity Zones
 - (3) Grizzly Bear Zones
 - iii) If operating within a Key Wildlife and Biodiversity Zone, solar energy project construction and maintenance activities must not occur during the period from January 15th to April 30th.
 - iv) Must not occur within 100m from the top of a valley break (including coulees).
 - v) Must not occur within 100m of any wetland class (bog, fen, marsh, shallow open water, swamp) identified in Table I in the Alberta Wetland Classification System.
 - vi) Must not occur within:



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- (1) 45 meters from the top of the break of intermittent watercourses or springs
 - (2) 45 meters from the top of the break of small permanent watercourses
 - (3) 100 meters from the top of the break of large permanent watercourses
 - vii) Will adhere to the setbacks and timing restrictions identified under Appendix “C” of the *Wildlife directive for Alberta solar energy projects* published by the Government of Alberta, including the identified setback of 100m from any active house, nest or den for all species not specified in the Appendix.
 - d. Fire risk related setbacks - Solar Collector, Major developments must maintain a minimum 100 m wildfire interface buffer/ fuel break between the development and any contiguous forest unless a qualified wildfire hazard assessment acceptable to the Development Authority demonstrates that a lesser setback will achieve an equivalent level of protection.
- 6) All Solar Collector, Major Development Permit applications must include and adhere to these specific requirements:
- a. The Applicant must prepare and adhere to an Emergency Response Plan for both pre-construction and post-construction phases that is acceptable to the Development Authority.
 - b. The Applicant shall submit evidence of their investigation into Agrivoltaics options [through submission of the agricultural impact assessment](#)) as part of the [application package if located on high value agricultural lands within Greenview](#), even if this is not a previous requirement of the Alberta Utilities Commission.
 - c. The Applicant must provide a copy of the Reclamation Plan submitted and approved by [the Alberta Utilities Commission](#), including any updates which are [required during the life of the Solar Collector, Major project](#). [Securities associated with the Reclamation Plan should be held by the Government of Alberta rather than a local body or landowner where applicable](#). Upon completing the project decommissioning, the Applicant must submit a copy of the Reclamation Certificate Application to Greenview.



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d. The Applicant must provide a copy of the detailed decommissioning plan submitted and approved by the Alberta Utilities Commission, including any updates which are required during the life of the Solar Collector, Major project.

e. The Applicant must develop and adhere to a Soil Conservation Plan minimizing compaction and loss of topsoil and a Weed Management Plan meeting the *Alberta Weed Control Act*. These plan must be submitted to and approved by Greenview prior to construction. Weed control and revegetation strategies must be implemented to prevent the spread of invasive species and include annual monitoring and inspections which will be provided to Greenview's Agricultural Services Department.

f. If new municipal infrastructure is to be created or is to be upgraded a development agreement will be required as part of a permit. Where new infrastructure is not being permanently developed, developers must enter into a Road Use Agreement with the Municipality outlining:

- i) Haul routes for heavy equipment approved by the Municipality prior to construction commencement;
- ii) Maintenance and repair of roads used during construction, decommissioning, and operation; and
- iii) Damage deposits for protection of municipal infrastructure.

g. The Development Authority may request any additional information necessary to evaluate the suitability of any proposed development. This may include, but shall not limited to, grading and drainage plans, public safety and security measures, emergency management plans, environmental assessments, studies and approvals related to historical resources, assessments of visual impacts and estimated reflections, erosion control measures, weed management plans, and decommissioning plans.

h. Landscaping measures may be required at the discretion of the Development Authority along any portion of a Solar Collector, Major which fronts along a paved municipal or provincial roadway to screen the development from public view. Landscaping may also be required along the sight lines from any existing dwellings within 1000m. Shelterbelts will be an acceptable form of screening. Landscaping/screening may be placed within setbacks established for the development.



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I. Water containment infrastructure of firefighting purposes, such as dug outs and/or associated dry hydrants should be located at regular, accessible intervals outside the perimeter of any Solar Collector, Major sufficient to allow for the containment of any wildfire which may occur. These may be placed within setbacks established for the development and may also be used for agricultural purposes by the landowner or associated Agrivoltaics.

8) Any approved solar energy installation (including major infrastructure or associated support facilities) that ceases meaningful operations for a continuous period of two (2) years shall be considered inactive under this bylaw.

a. A project shall be deemed inactive if:

i. The facility ceases to generate or export electricity to the grid or a private off-taker for twenty-four (24) consecutive months or more; and

ii. There is no new Development Permit approved within the same twenty-four (24) month period.

b. Any repowering of existing systems or infill development within an established solar collector site shall require the issuance of a new Development Permit, subject to review and approval by the Development Authority.

c. Upon reaching the 2-year threshold of inactivity, the project shall be required to initiate decommissioning procedures within 90 days.

4. COMING INTO FORCE

4.1. This Bylaw shall come into force and effect upon the day of third and final reading.

Read a first time this 13 day of October 2026.

Read a second time this 0 day of Choose an item. Choose an item..

Read a third time this 0 day of Choose an item. Choose an item..

REEVE



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CHIEF ADMINISTRATIVE OFFICER

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