



M

D

P

MUNICIPAL DEVELOPMENT PLAN



Municipal District of
GREENVIEW

Greenview Municipal Development Plan

WHAT WE HEARD REPORT

Phase 1 Engagement

September 2026

Table of Contents

Background	3
What is an MDP?	3
Engagement Timeline	4
Greenview Municipal Development Plan (MDP) Steering Committee	5
Methodology and Limitations	5
MDP Scope	5
What Happens Next?	6
How You Participated	9
What We Heard: Key Themes	10
Competing Objectives	12
What We Heard: By Question	14
Use of the Municipal Development Plan	14
News Headline	15
Vision	15
Goals	19
Growth Priorities	23
Community Specific Feedback	38
Grande Cache	46
DeBolt	49
Little Smoky	50
Ridgevalley	50
Sunset House / Sweathouse	51
Landry Heights	52
Sturgeon Heights	52
New Fish Creek	52
Other	53
Demographics	54
Verbatim Comments	58

BACKGROUND

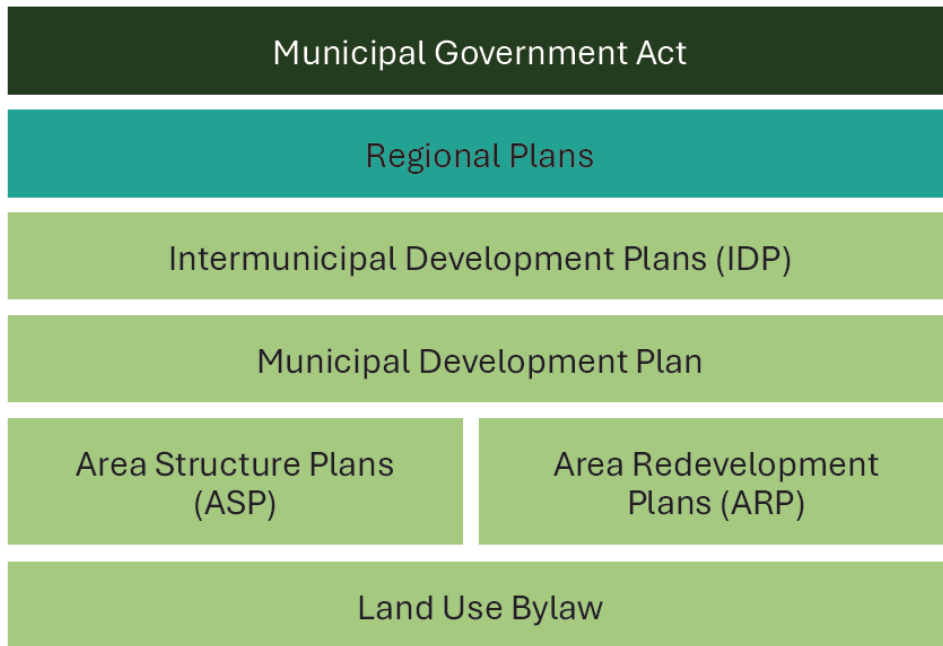
What is an MDP?

Greenview is updating its Municipal Development Plan (MDP). A Municipal Development Plan is a municipality-wide planning document that operates within the planning framework outlined below. It must consider other planning policy and legislation such as existing regional plans and intermunicipal development plans. A MDP establishes a roadmap for:

- Where and how communities grow
- Future residential, commercial, and industrial development
- Transportation networks and infrastructure investment
- Environmental protection and land stewardship
- Economic development and job creation
- Coordination between different areas of the municipality

The MDP guides future bylaws, policies, and decision-making—helping ensure that development happens in a coordinated way that benefits residents, businesses, and the region as a whole. All municipalities are required to have an MDP under the *Municipal Government Act*.

Planning Framework



Engagement Timeline

The MDP process involves two phases of public engagement where residents, businesses, and other interested parties will have opportunities to share their ideas, priorities, and vision for the future of Greenview. This Report presents the results from Phase 1 Engagement, which took place from **June 29 to August 15, 2026**.

Phase 2 Engagement is anticipated to take place in February / March 2027, when the updated draft MDP will be released publicly. The public hearing, where Council decides on the Plan's approval, is anticipated to occur in July, 2027.

For the most up to date information on the project, visit www.engagegreenview/greenview-mdp.ca. The webpage also includes a subscription option – those who subscribe will be notified by email when project updates are available.



Greenview Municipal Development Plan (MDP) Steering Committee

In May 2026, a Municipal Development Plan Steering Committee was formed to inform engagement strategies, discuss potential MDP policy changes, and deliberate on how we can balance the diverse options heard during engagement. The Committee contains both Council and public members selected from across the diverse areas of Greenview to ensure our broad interests and values are considered when establishing the overall growth and development strategy for the MD. The Committee meets monthly on the project.

Methodology and Limitations

Engagement for this project is not considered statistically significant or statistically representative of the MD of Greenview's overall population. Participation in engagement was voluntary and those who participated chose to how provide feedback. Efforts were made to advertise the overall engagement and related events and opportunities for both in-person and online feedback were available. In-person events were held at locations across the MD. This What We Heard Report outlines the various ways that engagement opportunities were advertised as well as the number of participants for each engagement event.

MDP Scope

Municipal Development Plans include policies that outline future land use and growth patterns at a municipality-wide scale. The *Municipal Government Act* also requires that they outline:

- Transportation systems
- Infrastructure and its coordination with adjacent municipalities
- Municipal services and facilities

- Development around sour gas facilities
- Municipal reserve and school reserve dedication (i.e. park space)
- The protection of agricultural operations

They may also include policy on:

- The financing and programming of infrastructure
- Coordination of municipal programs as related to physical, social, and economic development
- Environmental matters
- Financial resources
- Economic development
- Conservation reserve policies (i.e. lands protected for conservation reasons)

Phase 1 Engagement feedback included some comments on items that are considered out of scope for an MDP. Examples include comments on operational items (e.g. snowplowing, road maintenance), detailed feedback on a specific park or public space, items that are the jurisdiction of the provincial government (e.g. the Upper Smoky Sub-regional Plan), health care, policing/bylaw enforcement, and Crown Land disposition. These comments have been left in the report to accurately reflect engagement feedback. Actioning feedback that is outside of the MDP scope may require collaboration with other municipalities or levels of government, consideration for other departments at the MD, or updates to other planning documents.

What Happens Next?

Feedback received from Phase 1 Engagement will be used to inform the draft MDP, including its Vision and Objectives and policy direction. Engagement feedback will be considered alongside other planning considerations such as technical analysis, review of infrastructure capacity and requirements, other legislation and policy, financial considerations, and other Council direction.

A draft MDP is planned to be released in early 2027. A second phase of engagement will be completed once the draft is released publicly, with engagement focused on gathering feedback to guide revisions to the document. The final public hearing, where Council will decide on the approval of the Plan, is anticipated to occur in July, 2027. Information on the project can be found on its webpage: www.engagegreenview/greenview-mdp.ca.

Greenview is updating our Municipal Development Plan (MDP).

The MDP is a long-term, strategic plan that will guide how our communities grow and evolve over the next 20 years - from where different types of development go to how our natural areas are protected.

Community input will play an important role in shaping the new MDP. We want to hear from you on your long term priorities for the future of Greenview.

Have your say!

Phase 1 Engagement on the Municipal Development Plan is open from **June 29th to July 26th 2026**.



To learn more, fill out our survey, or learn about one of our in-person open houses scan the QR code or visit:

engagegreenview.ca/greenview-mdp

Image: Postcard for Phase 1 Engagement

HOW WE COMMUNICATED

How We Communicated	Description	Interactions
Project Website 	The project website was available for the duration of the engagement period at www.engagegreenview/greenview-mdp.ca	906 page visits - 724 Aware - 208 Informed - 66 Engaged
Postcard Mailouts 	Postcards were sent by mail to all residents on June 23, 2026.	2,868 postcards
Newsletters 	Ad in July 2 Mountains to Meadows Newsletter. Ad in August 1 Glitz'd Newsletter in Valleyview.	Approximately 1,300 Mountains to Meadows subscribers Approximately 1,000 Glitz'd subscribers
Posters 	Posters with the website and information about upcoming open house dates and locations were distributed at the Ratepayer BBQs and to the Steering Committee.	
Road & Digital Signs 	An ad was hosted on the Valleyview and Grovedale digital signs and magnetic road signs were posted in Grovedale, New Fish Creek, Sunset House, and Little Smoky about the in-person open house events.	2 digital signs 4 magnetic road signs
Social Media 	Greenview and Grande Cache Facebook Pages. 17 Posts between June 29 and August 15, 2026.	Greenview Facebook Page 18,238 impressions, 1,765 engagements, 4 comments Grande Cache Facebook Page 7,704 impressions, 344 engagements, 16 comments
Direct Interest Party Invites 	Emails were sent to identified community groups and industry representatives on July 2 and 16, with the option to participate in a workshop or interview.	16 emails

HOW YOU PARTICIPATED

How You Participated	Description	Interactions
Online Survey 	The survey was available online at www.engagegreenview/greenview-mdp.ca from June 29 to August 15, 2026.	66 surveys
Idea and Map Tools 	Both tools were available on the website from June 29 to August 15, 2026. The idea tool allowed participants to add a headline. The map tool allowed participants to leave a comment on the map.	1 idea 0 map comments
In-person Open Houses 	Greenview hosted 8 open houses for the MDP in Phase 1. July 14, 6:00-8:00 PM: - Grovedale Community Hall - Little Smoky Community Centre - New Fish Creek Community Hall July 15 6:00-8:00 PM: - DeBolt Center - Sunset House Community Hall - Burnside Performing Arts Centre (Valleyview) Jul 16 6-8PM: - Eagles Nest Hall (Grande Cache) - Ridgevalley Arena	48 Total participants 15 Grovedale 2 Little Smoky 4 New Fish Creek 2 DeBolt 1 Sunset House 5 Valleyview 9 Grande Cache 10 Ridgevalley
Interested Party Interviews 	Community groups and industry stakeholders were invited to participate in a workshop or 30 minute interview with the project team.	1 interview

WHAT WE HEARD: KEY THEMES

The following key themes were heard across the different methods of engagement. The themes represent those identified as consistent topics by the project team through engagement.

Detailed feedback and verbatim comments can be found in subsequent sections of the report.



Protecting the Environment

We heard that residents care about the environment and that access to natural and wilderness areas is a big reason why many people choose to live in Greenview. People want to see water, air, and habitat protected, both for wildlife and for future generations to enjoy these landscapes.



Protecting Agriculture

We heard desire to protect high-value agricultural lands and expand existing agricultural activities. Comments were also received from people wanting to see more MD support for smaller agricultural producers and more flexible subdivision rules to enable easier succession of small family farms. However, allowing more subdivision can reduce the amount of high-value agricultural lands, so the two sub-themes need to be considered against each other.



Maintaining Rural Lifestyles

We heard that residents value the quiet rural lifestyle that Greenview provides and the strong sense of community. There is desire to continue to maintain these qualities in the future. At the same time, many residents wanted to see additional services, particularly for recreation in hamlets and communities.



Balancing Growth

We heard support for growth in the right locations in Greenview, balanced with the protection of the environment, agricultural lands, and rural lifestyles. There were concerns about there not being enough areas for new housing and acreages, as well as depopulation or lack of succession in some communities.



Government Transparency

We heard a desire for more transparency in development decisions from all levels of government. Some of the particular concerns were about environmental requirements for major data centre developments, renewable energy projects, and other industrial activities.

Competing Objectives

While the above summary highlights key themes from Phase 1 Engagement, some of the themes conflict with each other. Below is a conversation that outlines some of the points of tension we heard through engagement and how they will be contemplated as the project progresses. This should not be considered a comprehensive list of competing objectives across the project as more may be identified through technical analysis and subsequent work. As the MDP is developed, determinations will need to be made on how to resolve these points of tension.

Protecting Agricultural Land and Enabling More Subdivision

Engagement participants highlighted a desire to see high-value agricultural land maintained, which is also an objective of the current MDP (see questions 9 and 12). However, comments were also received around adding more flexibility in agricultural areas to support subdivision of land to allow more homesteads and to better enable value-added agricultural operations, such as greenhouses. While both sets of commentary are aimed at supporting agricultural operations in general, supporting more subdivision of agricultural land could act to fragment high-value agricultural lands and, in turn, reduce the amount of farmable land.

Allowing More Housing Types and Maintaining Existing Way of Life

Participants generally supported providing more housing choices in the MD. In the online survey, 67% supported secondary or granny suites throughout the MD (see Question 18). At the same time, 79% said preserving the rural way of life was very important, making it their top housing priority (see Question 10). The MDP will need to balance these views. The MDP must also consider infrastructure and transportation capacity, protection of agricultural land and natural areas, and how local businesses can be supported.

Environmental Protection and Economic Development

Much of the MD is made up of Crown land and natural areas. These lands also support resource development, recreation, and tourism. Survey results show support for both economic growth and environmental protection. In Question 12, 63% of online respondents supported expanding tourism and hospitality, while 51% supported expanding oil and gas. In Question 8, 72% said protecting environmentally sensitive areas is ‘very important’.

Feedback on the Upper Smoky Sub-regional Plan shows the same tension. Some people see all-season resorts as an important tourism and economic opportunity. Others are concerned about their effects on wilderness and natural areas. The Sub-regional Plan is outside the scope of the MDP, but it provides an example of how balancing these competing priorities can play out in policy decisions.

Fiscal Responsibility and Increased Municipal Services

One point of tension is balancing fiscal responsibility with desires to increase services provided by the MD. On one side is the desire to keep taxes low, while the other seeks more services, such as parks and recreation, from the MD. Select feedback on question 3 identifies a desire from participants to see taxes kept low, while other pieces of feedback, including in question 7, seek more services. Both sides of this debate are considering quality of life. The MDP can set high-level direction on these issues through policies on topics that include, but are not limited to, growth, infrastructure, municipal services, and transportation.

Hamlet Growth and Infrastructure Capacity/Lifecycle Considerations

A significant component of an MDP is the identification of where future growth is supported. Contemplating this includes understanding where people want to live (economic opportunities, proximity to schools, lifestyle choices, etc.) alongside infrastructure considerations that include the existing capacity of infrastructure and what upgrades may be required in the future. Deciding where to grow and where to invest in infrastructure needs to be strategic and coordinated to support infrastructure investments that are well timed, right sized, and financially prudent.



Image: Poster advertising Phase 1 Engagement

WHAT WE HEARD: BY QUESTION

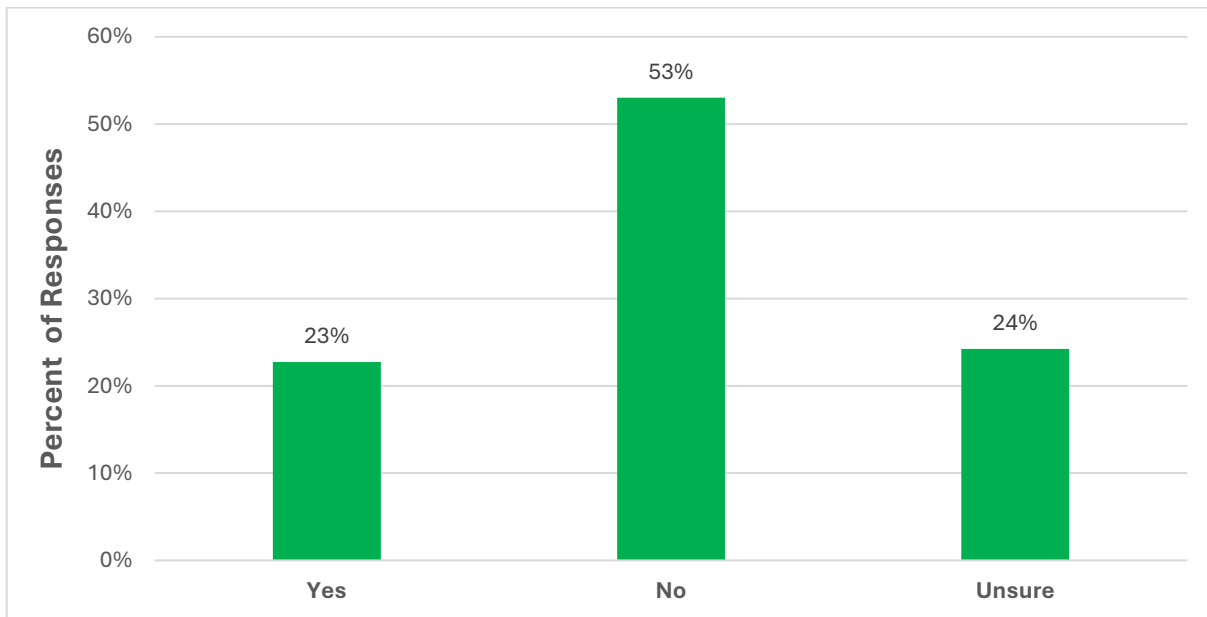
The following section provides more detailed summaries of each question asked and the combined feedback from both the survey and at the in-person open houses.

Use of the Municipal Development Plan

This question was only asked in the online survey. Most participants had not used either of the MDPs before.

Question 1A:

Have you ever read or used the Greenview or Grande Cache Municipal Development Plan?
(66 completed, 0 skipped)



News Headline

This question was asked in the Idea tab on the website and on a card form at the Open House.

Question 1B:

Imagine Greenview in the next 20 years. Write a news Headline Below about how you hope Greenview has grown as a community.

(1 online and 3 open house comments)

From Rural Roots to Global
Recognition: Greenview Leads
the Way

More entertainment and improve
our hospital and healthcare
system

Slow down development

Providing services leading the
way to the future

Vision

Participants were asked about what they value most about living or working in Greenview and what the biggest challenges are in the next 20 years.

Question 2:

What do you value most about living or working in Greenview today that should be preserved in the future?

(59 survey and 4 open house comments)

The main themes from the comments were about the beauty of the natural environment, peaceful rural life, and sense of community. Additional themes are summarized below. Verbatim comments for this question can be found at the end of the report.

Sense of Community

- Friendly neighbours
- Farming community
- Small-town feeling / not busy
- Family-friendly

Housing / Growth

- Opportunity to grow in Hamlets
- Economic opportunities and job market
- Affordable housing
- Rural lifestyle

Environment

- Protect the environment and wildlife for future generations
- Protect openness / wilderness / natural beauty / views
- Clean air and water

Recreation

- Access to nature and public lands
- Need more activities for families in Valleyview
- Fishing / hunting opportunities
- ATV access
- Trails (hiking, biking, and horses)
- Gathering spaces

Transportation and Servicing

- Snow clearing, weed spraying, and fire fighters
- Good road maintenance
- Highway connectivity

Governance

- Getting the community more involved
- Low cost of living
- Support for local museums and organizations

Question 3:

What are the biggest challenges facing Greenview over the next 20 years?

(55 survey and 6 open house comments)

The main challenges identified were growth pressures or lack of growth, economic opportunities, maintaining or improving infrastructure and services, and data centres. Other themes are summarized below. Verbatim comments for this question can be found at the end of the report.

Growth / Housing

- Balancing responsible growth while protecting environment, agricultural land, and rural character
- Too much development
- Lack of space for new population
- Growth causing a change in culture of the area
- Need a district to enable 10 – 20 acre agricultural parcels or estates (this currently doesn't exist in the Land Use Bylaw)
- Need more seniors housing

Transportation and Servicing

- Inadequate infrastructure to support growth
- Highway 40 needs improvement
- Maintaining affordable services / keeping costs low
- Need to reduce speeding on Jail Hill
- MD needs to be more cost effective in delivering services and avoid duplication
- Maintaining existing servicing, infrastructure, and roads
- Pave roads near Hamlets or provide dust suppression

Economic Opportunities

- Lack of jobs / jobs being outsourced
- Youth not staying in community
- Need more support for small local businesses and agricultural producers
- Balancing tourism with local resident needs
- Maintaining resource sector / oil and gas jobs
- Larger agricultural producers taking over / less small farms (harder to get into farming because of land costs and consolidation)

Environment

- Concerns about environmental impacts of industry, resource extraction, renewable energy projects, and data centres
- Protecting air and water quality and wildlife habitat
- Concerns that proper environmental studies are not being conducted
- Loss of agricultural lands
- Climate change / wildfires

Governance

- Need transparent and proactive decision making and communication (Provincial and Municipal)
- More enforcement of bylaws
- Require development permits from MD for development (use revenue to reduce costs / taxes)
- Increase fees / taxes for major industry development

Recreation and Amenities

- Need more to do
- Need more childcare

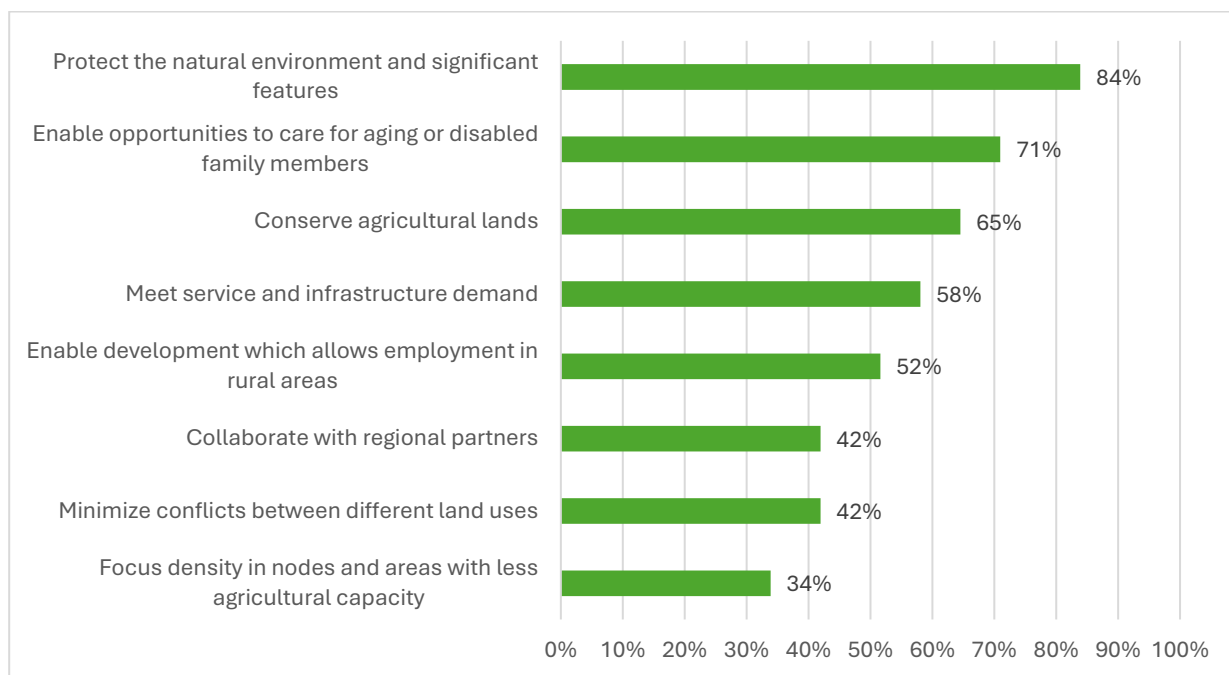
Goals

We asked about whether to keep the existing goals in the Greenview and Grande Cache Municipal Development Plans. The following section provides a summary of these questions from both the survey and open houses.

Question 4:

Greenview's existing MDP sets the following goals. Which of these goals should be kept in the updated MDP? Select all that apply.

(Survey multiple choice question, 62 responses, 4 skipped)



‘Protect the natural environment and significant features’ was the number one selected goal in the survey to keep from Greenview’s MDP (84% selected), followed by ‘enable opportunities to care for aging or disabled family members’ (71% selected). At the open houses, protecting agricultural and natural lands were considered important.

Open House Verbatim Comments (7):

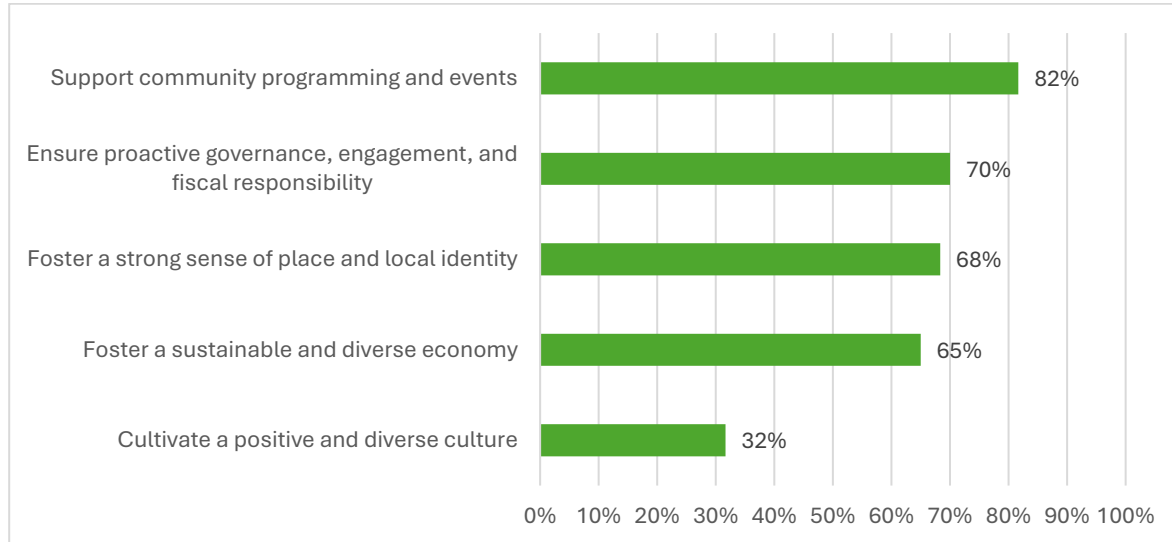
- Protect Ag Lands
- Need to balance \$ vs why people choose to live here
- "protecting natural areas" is not being implemented. MR is not being upheld, cash is taken and land is lost

- Agriculture needs to be main land use on the best land
- All goals
- Growth strategies should be contextual. Tourism - Grande Cache. Industrial dev in Ridgevalley - what are we gaining? Locate industrial closer to where people live (Valleyview). So much more needs to be done before we industrialize.
- Growing a small hamlet will take decades. Cost vs reward doesn't make sense.

Question 5:

The former Town of Grande Cache MDP included additional goals that are not currently part of the Greenview MDP. Which of the following goals should be included in the final Municipal Development Plan? Select all that apply.

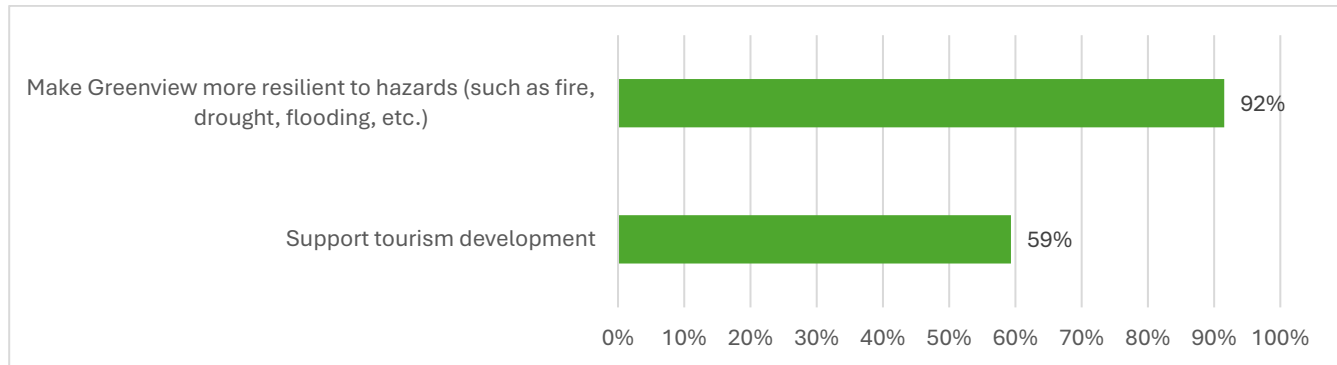
(Survey only question, 60 responses and 6 skipped)



All of the goals from the Grande Cache MDP were selected by over 60% of participants, except for 'cultivate a positive and diverse culture'.

Question 6:**Do you agree with adding any of the following new goals to the MDP?****Select all that apply.**

(Survey only question, 59 responses and 7 skipped)



‘Make Greenview more resilient to hazards’ received significant support at 92%.

Question 7:**Are there any additional goals you would like to see included or changed in the MDP?**

(39 survey comments)

The main suggestions from the survey comments were about wanting to see the MD provide additional recreation services and facilities, such as pools, recreation centres, rinks, riding arenas, sports facilities, and libraries. Additional themes are summarized below. Verbatim comments for this question can be found at the end of the report.

Recreation & Tourism

- More recreation facilities and libraries, particularly indoor
- Need more dance spots
- More fishing opportunities
- Promote a scenic motorcycle route to Alaska
- Concerns about making Crown Lands parks / removing ATV access
- Update the Grande Cache welcome sign
- More community programs in Grovedale

Growth

- Need more acreages
- Preserve rural character

- More childcare
- Pursue northern living allowance
- More supports for youth

Environment

- Strengthen environmental goals
- Protect wildlife and nature for future generations

Industry

- More rules for energy companies
- Concerns about data centres

Transportation

- Remove industrial traffic from the highway
- Upgrade Highway 40

Government

- More consultation
- Less waste / reduce cost overruns

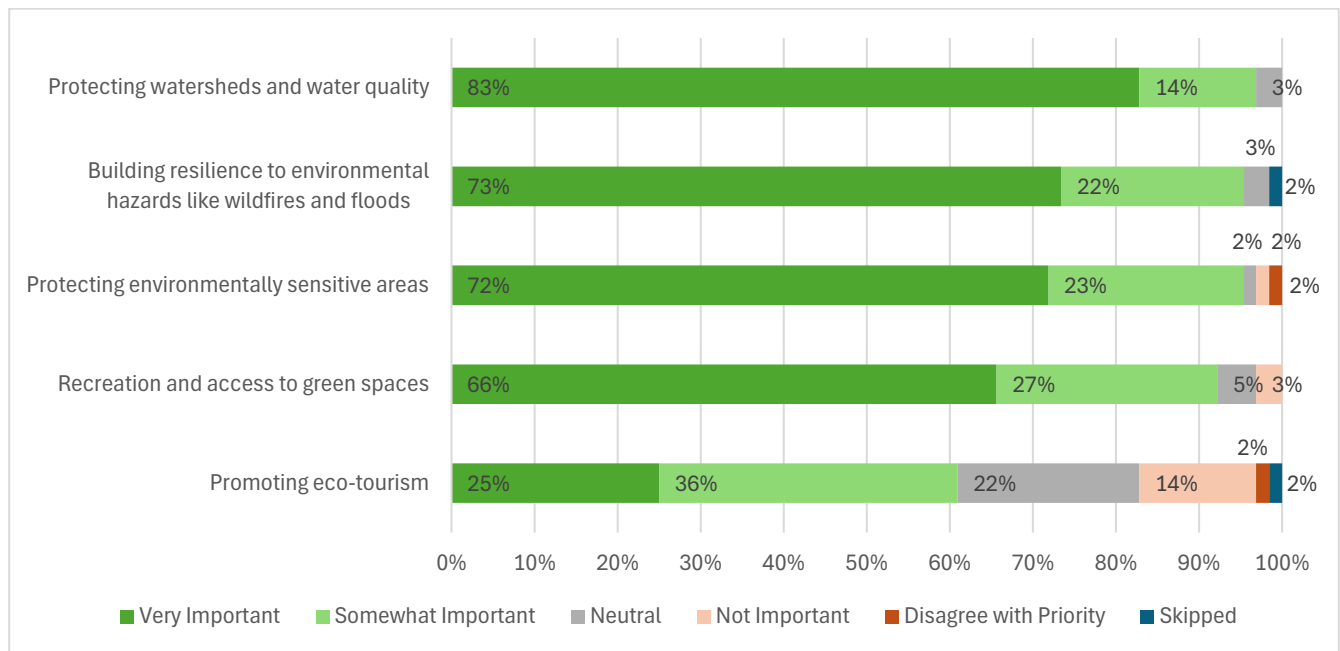
Growth Priorities

We asked about priorities for several different topics covered by the Municipal Development Plan. The following section provides the results from these multiple-choice questions in the survey and on the open house panels.

Question 8: Natural Areas

Which priorities are most important to you?

(64 survey responses, 2 skipped)



Open House Dots (18)

Choice	Dots
<i>Protecting environmentally sensitive areas</i>	3
<i>Protecting watersheds and water quality</i>	7
<i>Recreation and access to green spaces</i>	3
<i>Promoting eco-tourism</i>	0
<i>Building resilience to environmental hazards like wildfires and floods</i>	5

In the online survey and open houses, the top selected growth priority was “protecting Watersheds and water quality”, followed by “building resilience to environmental hazards like wildfires and floods”.

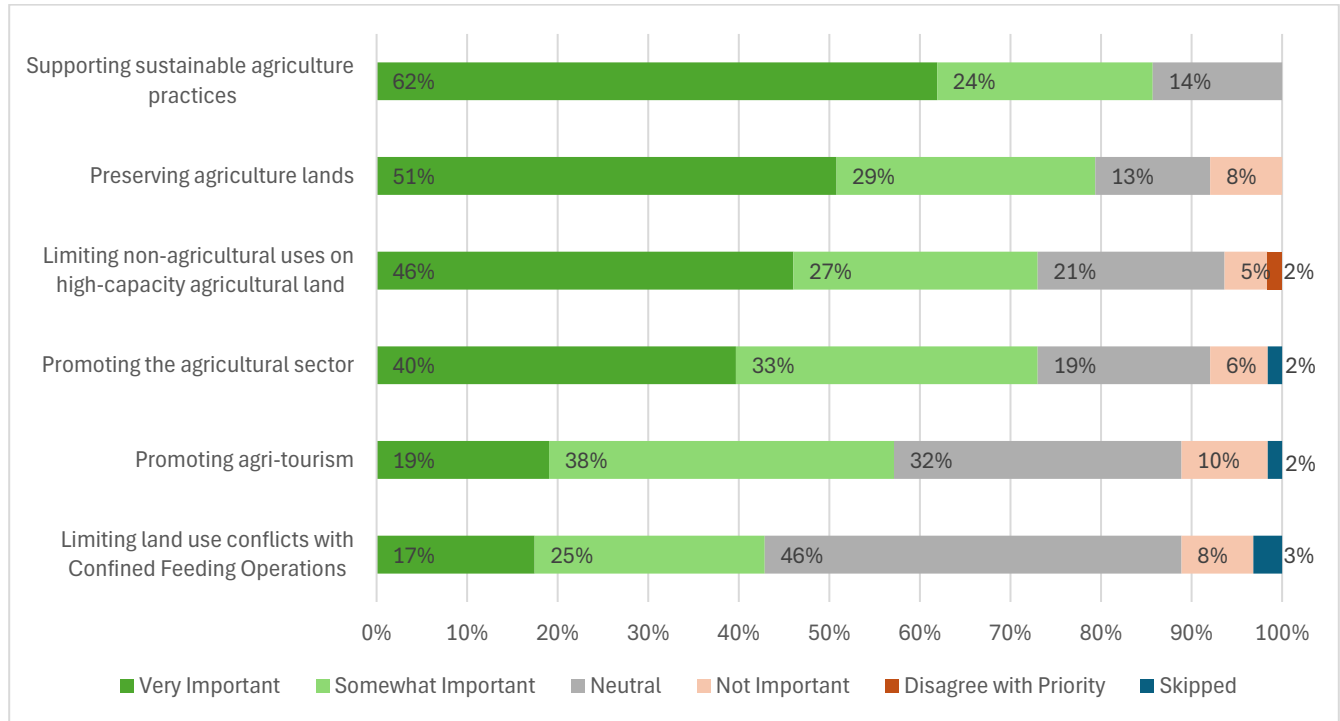
Open House Comments (7):

- Great day use area by the MD
- Need wildlife crossings of highways
- How are wildlife corridor and water quality being considered with data centre?
- As an outfitter, rely on the natural areas and experience
- Slow down wind and water by preserving trees and natural landscapes
- Balance enviro considerations (trees, on-site water management on new land developments where trees are removed or land is levelled)
- Protected watersheds needs to be defined. Need to balance active and passive uses (ie. Protecting agricultural land -> is the land being used for Ag?)

Question 9: Agriculture

Which priorities are most important to you?

(63 survey responses, 3 skipped)



Open House Dots (20)

Choice	Dots
Preserving agricultural lands	5
Limiting non-agricultural uses on high-capacity agricultural land	5
Limiting land use conflicts with Confined Feeding Operations	2
Promoting the agricultural sector	3
Supporting sustainable agricultural practices	4
Promoting agri-tourism	1

In the online survey, the top Agricultural priority selected was ‘supporting sustainable agricultural practices’, followed by ‘preserving agricultural lands’. At the open houses, the top two results were ‘preserving agricultural lands’ and ‘limiting non-agricultural uses on high-capacity agricultural land’.

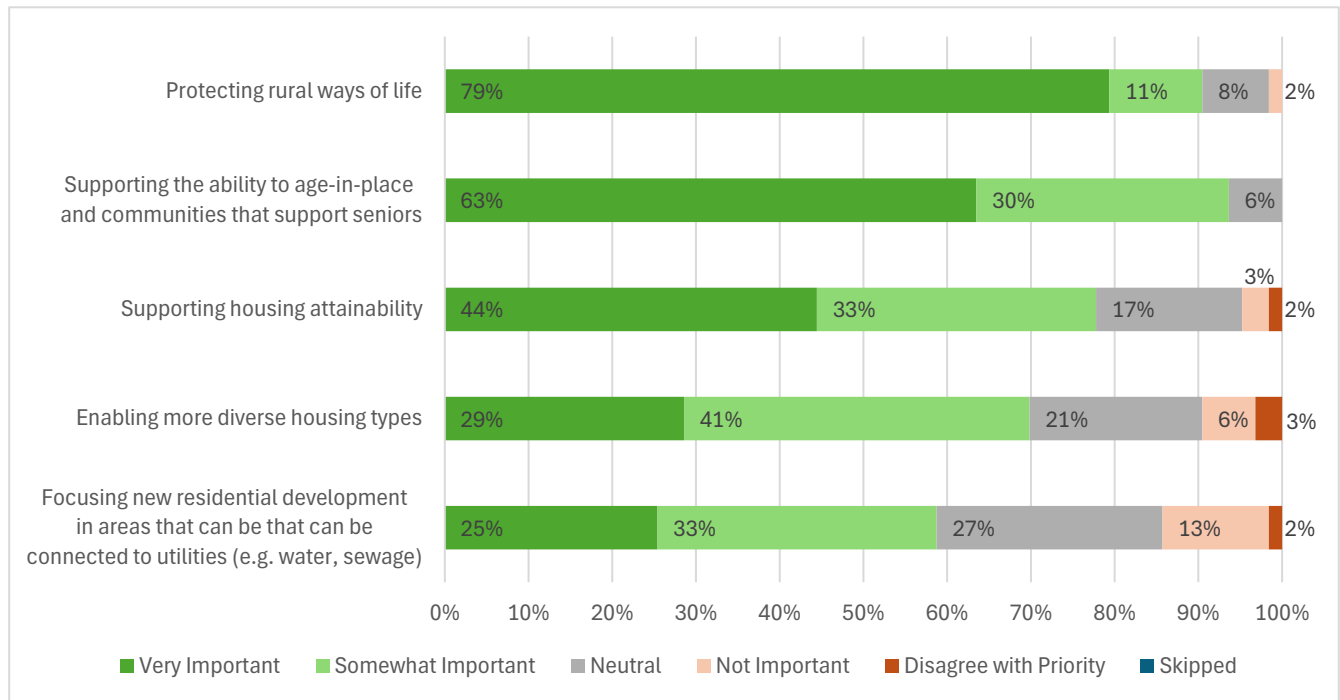
Open House Comments (12)

- Have a rated system. Identify growth zones -> need policies specific to their context (Grovedale vs. NFC)
- Agri-tourism needs people around - works great in places like Calgary or Edmonton
- Wind and solar no place - they are heavily subsidized and not sustainable
- So much potential here - preservation now is key to future development
- Supporting housing that enables multigenerational farming
- Community growth - large farms take land, areas lose population
- Rural subdivisions with defined levels of service would hold agricultural land. Getting ag land out of green is impossible.
- There has to be ways of protecting what was here first.
- Love to see value-add farm uses (community benefits) Promote.
- Wording of "confined feeding operations" need clarity - all operations do this in the winter - remove "confined" add "and ranching"
- Agricultural sense of place in Ridgevalley
- Do not want to see renewables on Ag lands

Question 10: Housing

Which priorities are most important to you?

(63 survey responses, 3 skipped)



Open House Dots (18)

Choice	Dots
<i>Enabling more diverse housing types</i>	1
<i>Supporting housing attainability</i>	2
<i>Supporting the ability to age-in-place and communities that support seniors</i>	6
<i>Protecting rural ways of life</i>	8
<i>Focusing new residential development in areas that can be connected to utilities (e.g. water, sewage)</i>	1

The top selected housing priority both online and in-person was 'protecting rural ways of life'.

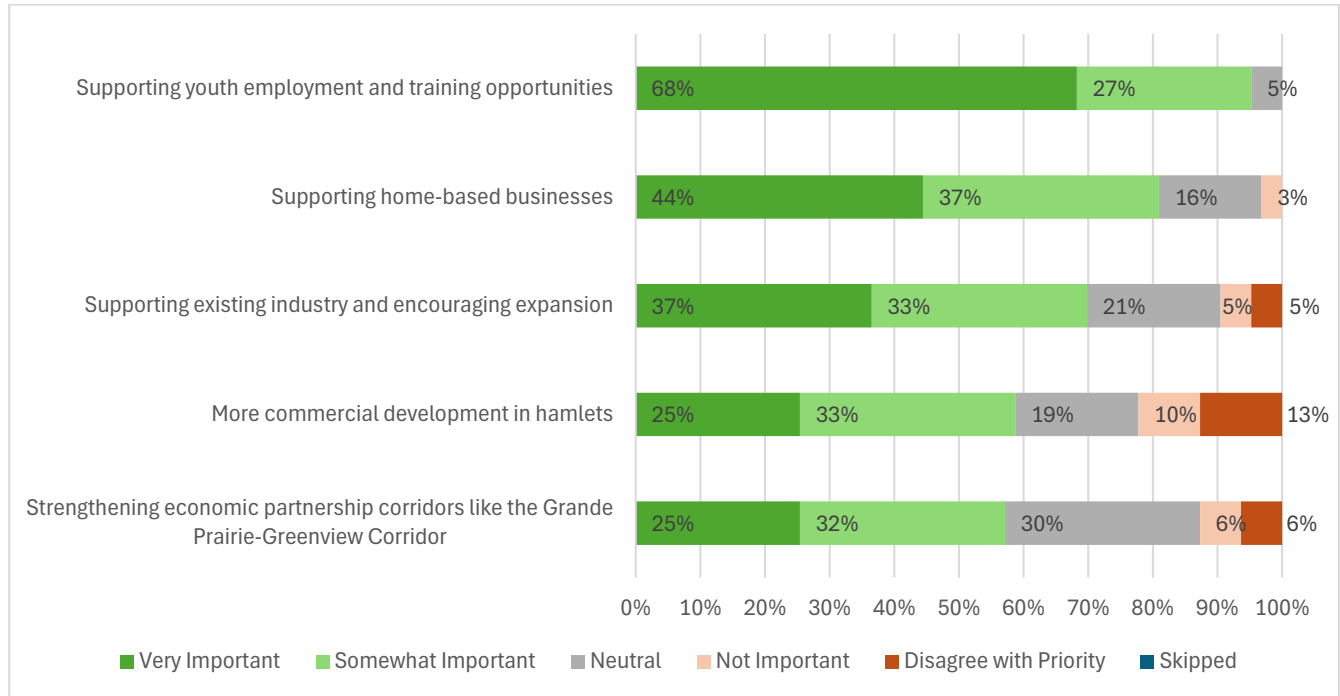
Open House Comments (2):

- 10-15 rural subdivision needed (help w. growth)
- Pop declining - Need more rural living opportunities - people moving off the farm

Question 11: Industry and Commerce

Which priorities are most important to you?

(63 survey responses, 3 skipped)



Open House Dots (7)

Choice	Dots
Supporting existing industry and encouraging expansion	1
More commercial development in hamlets	0
Supporting home-based businesses	2
Supporting youth employment and training opportunities	4
Strengthening economic partnership corridors like the Grande Prairie-Greenview Corridor	0

The top selected priority in both the online and in-person results was ‘supporting youth employment and training opportunities’.

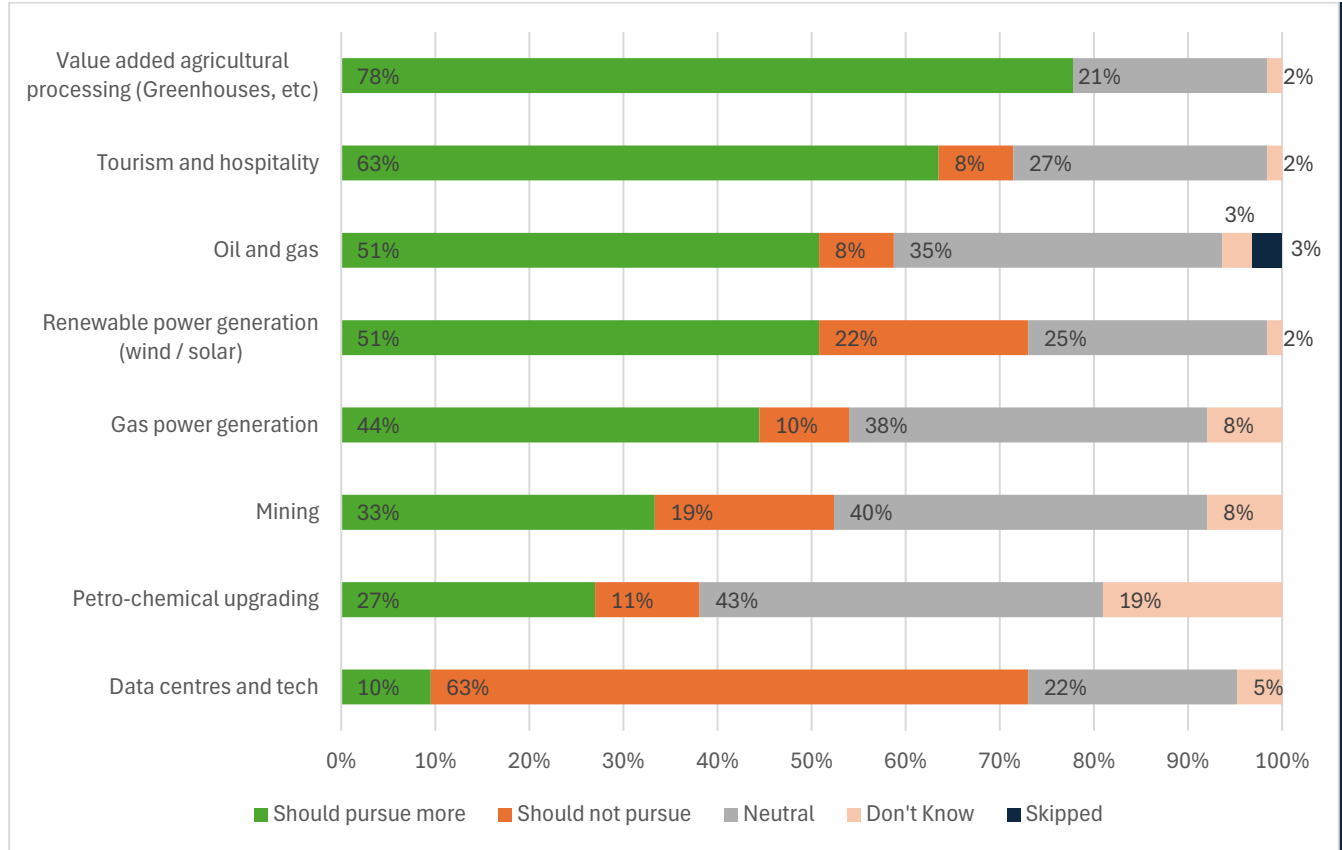
Open House Comments (11):

- Music festivals, other arts + culture events
- How can the MD make GC attractive to promoters, easy to plan events in, etc
- Rec + Tourism - not the same, but go hand in hand -> more realistic in MD than oil and gas
- How do we attract / convert rotational staff to full-time? Hospital, teachers, etc
- Need to mitigate impacts on surrounding residents
- Are proposed renewables connected to AI data centres?
- AI Centres - not convinced there will be a lot of job creation for MD pop (or City of GP)
- Losing people with jobs in Fox Creek to Whitecourt
- Concentrate on non-productive land - preserve good Ag land
- CLI #1-3 lands should be protected
- If you want people to build things, you have to attract people to the areas (ie. Internet access can be a challenge in rural Alberta)

Question 12: Industry and Commerce

What economic opportunities should Greenview pursue or continue to support in the future?

(63 survey responses, 2 skipped)



The top selected economic opportunities to pursue were ‘value added agricultural processing’ and ‘tourism and hospitality’ in the online survey. Over 60% of participants selected ‘should not pursue’ for ‘data centres and tech’, which aligned with several of the open house comments received. In-person, ‘oil and gas’ was the top selected choice that participants would like to see pursued more.

Open House Dots (24)

Choice	Dots
<i>Renewable power generation (wind / solar)</i>	1
<i>Gas power generation</i>	4
<i>Data centres and tech</i>	4
<i>Petro-chemical upgrading</i>	3
<i>Oil and gas</i>	6
<i>Mining</i>	0
<i>Tourism and hospitality</i>	4
<i>Value added agricultural processing (Greenhouses, etc)</i>	2

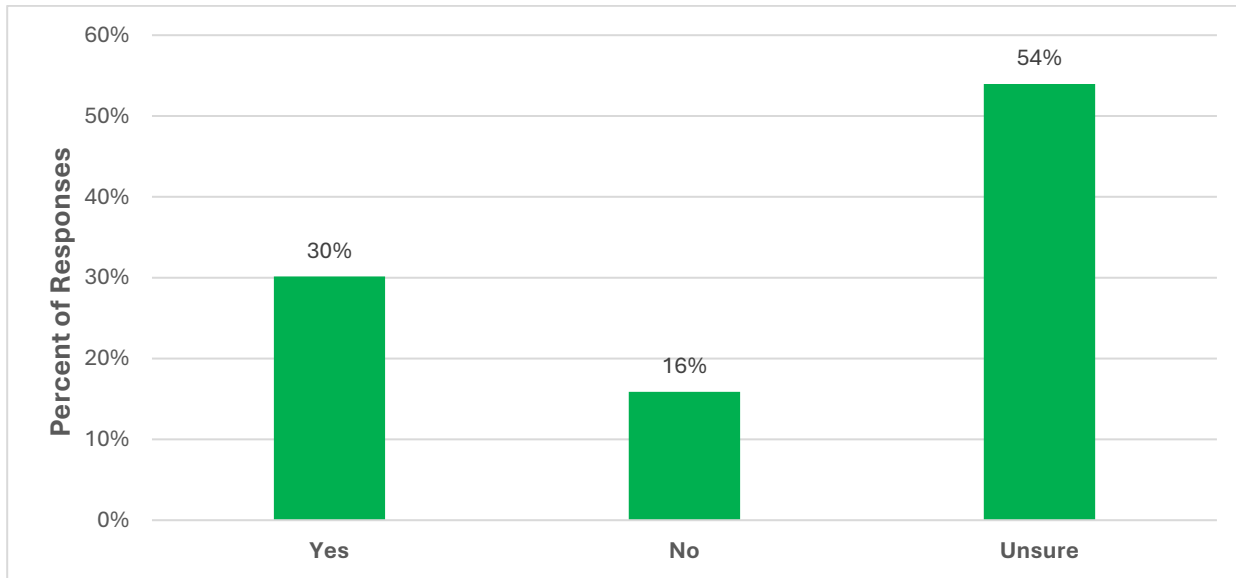
Open House Comments (13):

- No AI Data Centre!! It's going to kill our animals (wild and domestic)
- Concerns about noise, lights, etc living in proximity to AI Data Centre
- Is it possible with enough pushback to shrink the proposed data centre?
- Tourism opportunities - dark sky, wildlife viewing
- Hard to get people from Valleyview to Smoky Lake
- Enable more innovative tourism uses - like retreats. Connect to Ec Dev
- Feels like small business are not supported (some grants, not a lot of Comms) Hamlet + community level
- Signage is a roadblock / barrier for businesses (highway, provincial)
- MD needs to better promote amenities in the MD + promote businesses (passport idea, experiences)
- Enable more agri-tourism and value add service (County of GP doing a marketplace)
- Need to be careful with crime from tourism
- Data centres are something that should not be wanted. The damage to environment and the people in the surrounding areas has been monumental. They provide no positive benefit to any proposed area. There is a reason they are being banned everywhere.
- Like to use AI, but don't want data centres here - water usage - energy usage

Question 13: Transportation and Servicing

Should Greenview have offsite development levies on new land subdivision to pay for infrastructure?

(63 survey responses, 3 skipped)



Open House Dots: (10)

Choice	Dots
Yes	4
No	4
Unsure	2

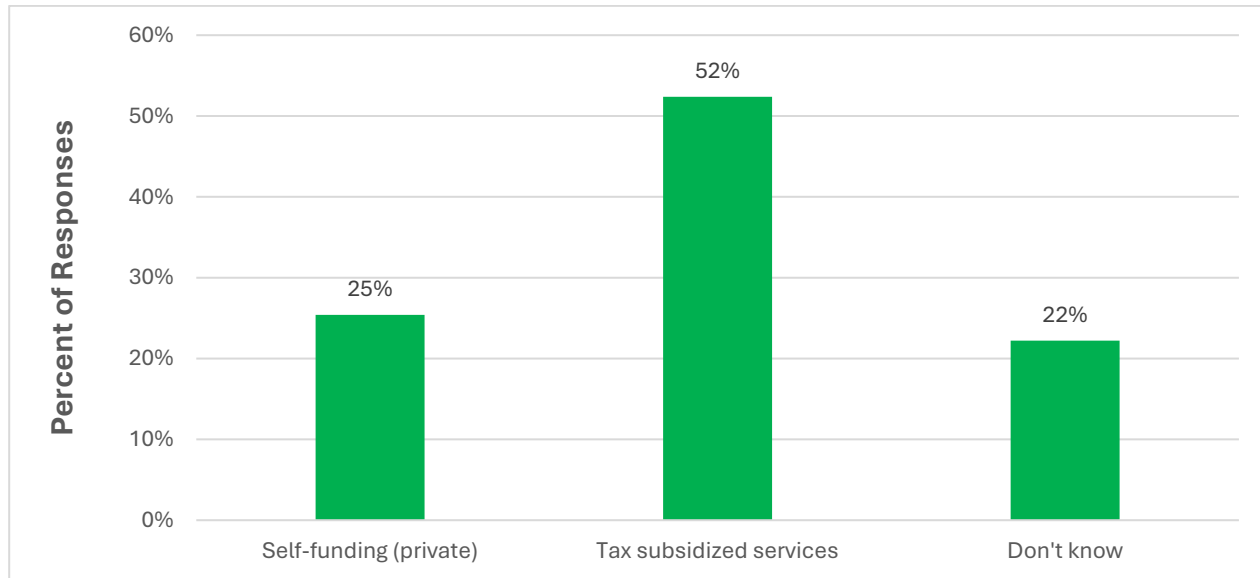
There was an even split of yes and no responses at the open houses, and more yes than no responses in the online survey. However; over 50% of participants in the online survey were unsure of how to answer the question.

Note: Off-site levies are separate from Municipal Development Plans, as per the Municipal Government Act. The establishment of any levies would require a separate process, infrastructure assessment, and Council approval.

Question 14: Transportation and Servicing

Should utilities, such as water points and lagoons, be self-funding (private) or tax subsidized services?

(63 survey responses, 3 skipped)



Open House Dots (8)

Choice	Dots
Self-funding (private)	0
Tax subsidized services	8
Don't know	0

Open House Comments (3):

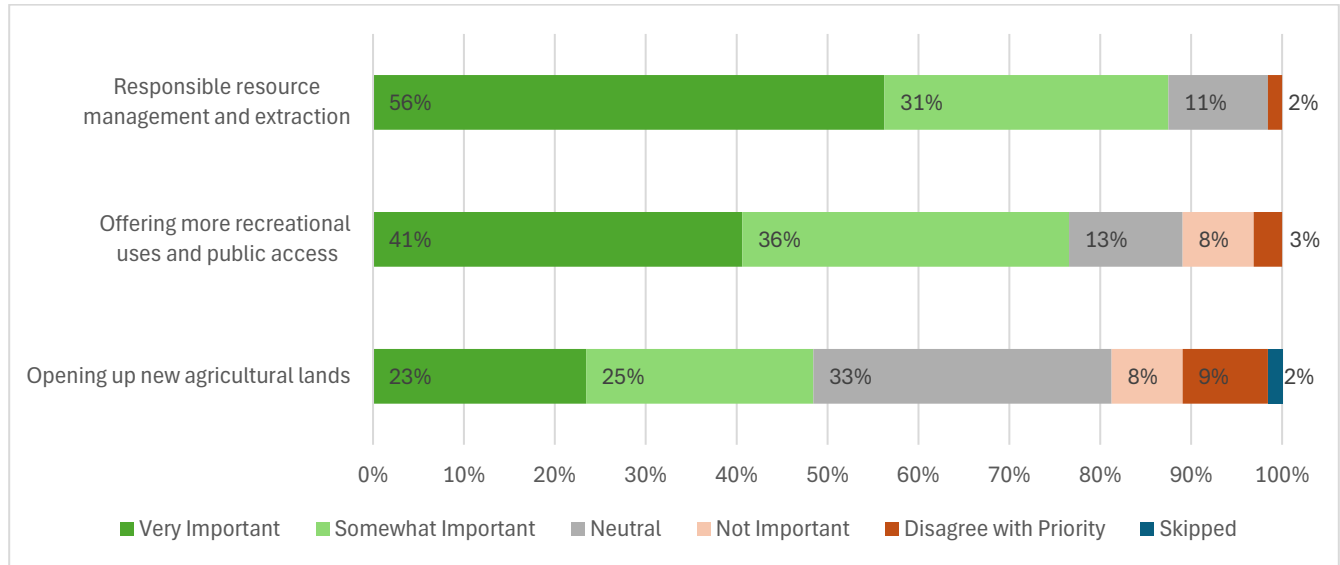
- Public Transpo from GC to GP / Edson / Hinton (daily)
- Need ways to get seniors to Doctor's appointments
- We all benefit

In both the online survey and open houses feedback, most participants selected 'tax subsidized services'.

Question 15: Crown Land

Which priorities are most important to you?

(62 survey responses, 4 skipped)



Open House Dots (7)

Choice	Dots
Responsible resource management and extraction	0
Offering more recreational uses and public access	2
Opening up new agricultural lands	5

The online and in-person results were opposites for this question, with 'responsible resource management and extraction' the highest Crown Land priority online and the lowest priority in-person.

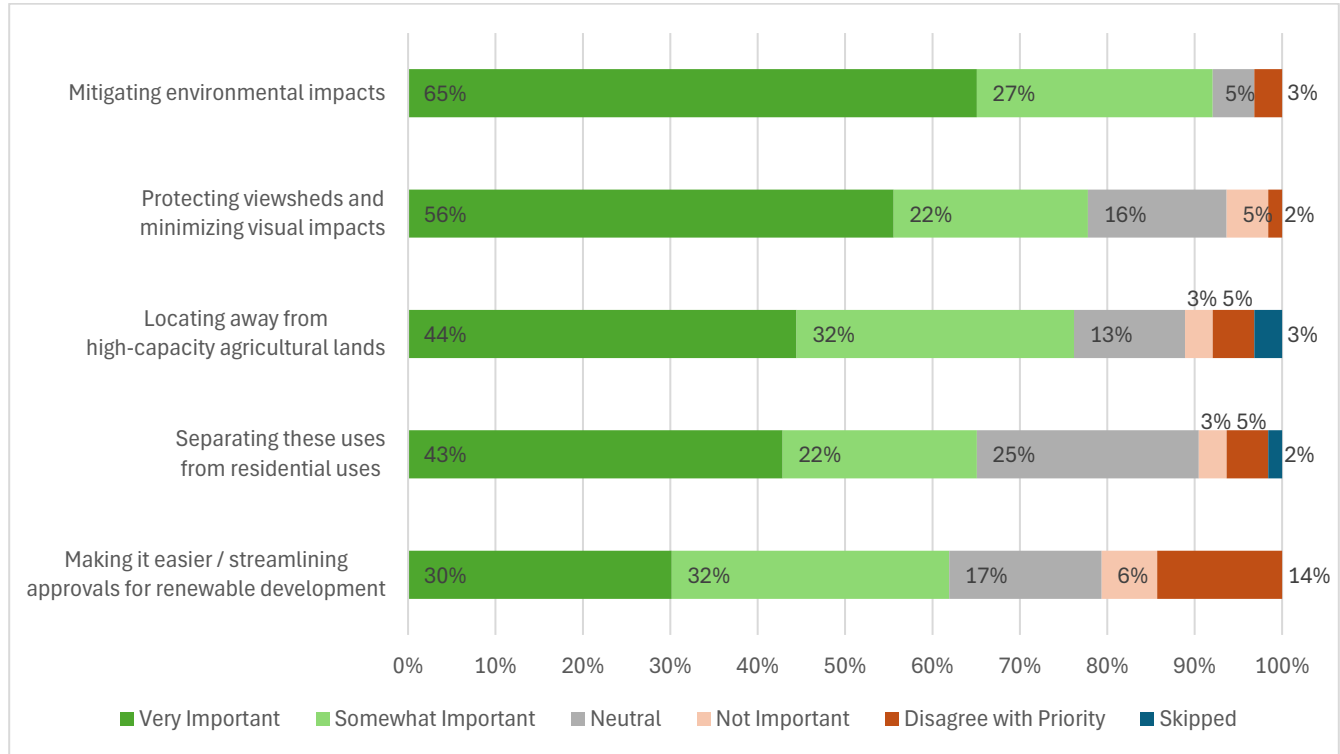
Open House Comments (4):

- Crown Land is a challenge - extra layer that makes things harder to do
- Enable more things like suspension bridges, trail infrast, etc
- MD pushes the community down to grow Greenview, instead of working with the community. Want to see growth on crown lands.
- Opening up new agricultural lands -> priority should be smaller operators, otherwise can not compete with large farms bidding on new land.

Question 16: Renewable Energy Development

Greenview is considering updated guidance in the MDP for renewable energy production, including wind and solar generation. Which of the following are the most important considerations for renewable energy development?

(63 survey responses, 3 skipped)



Open House Dots (15)

Choice	Dots
Locating away from high-capacity agricultural lands	8
Mitigating environmental impacts	4
Making it easier / streamlining approvals for renewable development	0
Protecting viewsheds and minimizing visual impacts	3
Separating these uses from residential uses	0

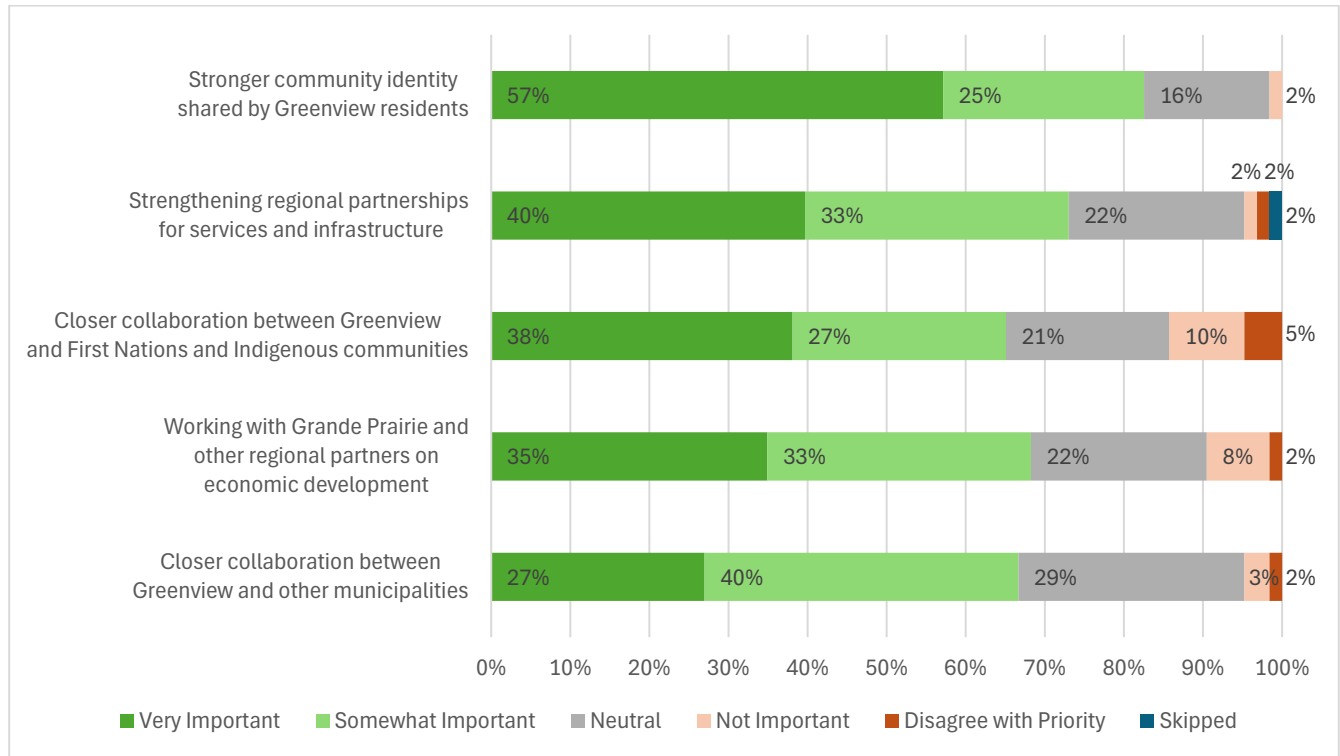
For renewable energy, locating away from high-value agriculture lands was the highest priority at the open houses, while mitigating environmental impacts was the highest priority online.

Open House Comments (6):

- Did the Province follow requirements to sell Crown Lands? Want transparency
- Renewables - Provincial Government is subsidizing (eventually won't be, so cost of power will go up)
- Concerns with transparency for renewable open houses (all questions should be available to the public)
- Renewables required to be Agrovoltaic (Ag use)
- Concerns about the waste from solar (when end of life)
- Concerns about renewables taking over Ag lands (\$)

Question 17: Intermunicipal and Intergovernmental Relationships

Which priorities are most important to you? (63 survey responses, 3 skipped)



Open House Dots (10)

Choice	Dots
<i>Stronger community identity shared by Greenview residents</i>	1
<i>Closer collaboration between Greenview and other municipalities</i>	2
<i>Closer collaboration between Greenview and First Nations and Indigenous communities</i>	0
<i>Strengthening regional partnerships for services and infrastructure</i>	2
<i>Working with Grande Prairie and other regional partners on economic development</i>	5

At the open houses, 'working with Grande Prairie and other regional partners on economic development' was the highest priority, while 'stronger community identity shared by Greenview residents' was the highest priority online.

Open House Comments (2):

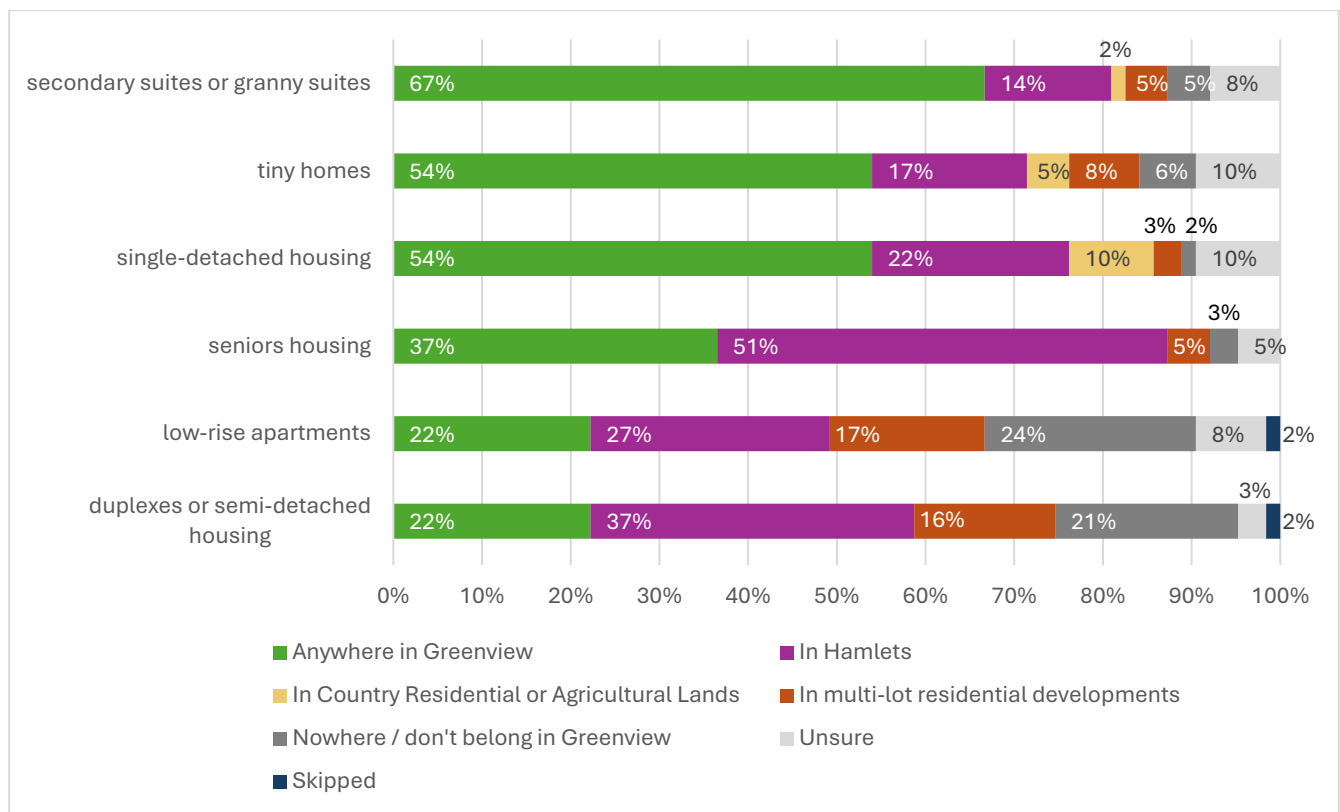
- Collaboration is key - too much duplication of service between MD and member towns
- Concern that we just did the ASP - didn't want to see big changes to the area. Concern about the annexation policy in the MDP (make clearer)

Community Specific Feedback

In the survey, we asked about which communities participants were from. At the open houses, maps of each community were also available to comment on. For each community, we asked what participants value about their community and what they think the biggest challenges will be in the next 10 years. In the survey, we also asked what different types of housing and economic opportunities participants want to see in their communities. These results are summarized by community in the following sections.

Question 18:

Where would you like to see more of the following housing types encouraged in Greenview?
(63 survey responses, 3 skipped)



In the online survey, over 50% of participants selected 'anywhere in Greenview' is appropriate locations for 'secondary or granny suites', 'tiny homes' and 'single-detached housing'. Looking at other feedback, 'seniors housing' had slightly more participants select 'in hamlets'. For both 'low-rise apartments' and 'duplexes or semi-detached', there was a more even split among choices, with slightly more choosing 'in hamlets' than other options.

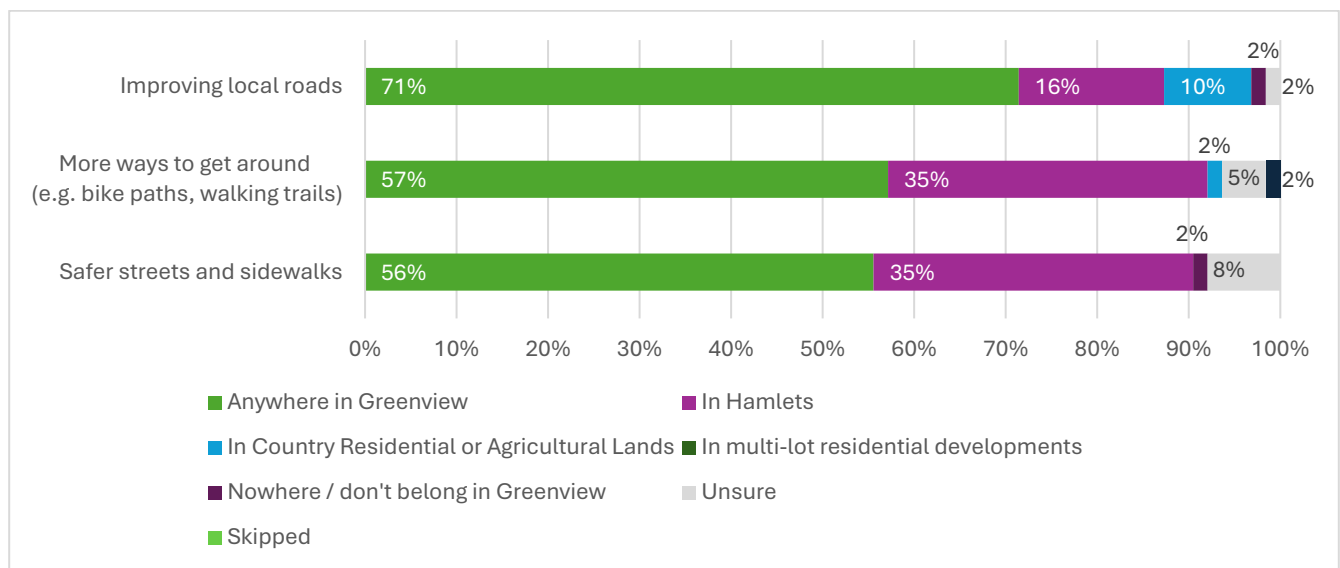
It should be noted that this does not imply that the entirety of Greenview is appropriate for residential development; suitability for new development is subject to a comprehensive planning

analysis that considers criteria such as infrastructure availability and capacity, transportation access, environmental considerations, compatibility with surrounding development, and protection of high-value agricultural lands. The MDP will include a map that identifies locations where residential development is considered appropriate while other planning documents, such as area structure plans, provide further detail on what types of development are appropriate in a given location.

Question 19:

Where would you like to see the following transportation improvements?

(63 survey responses, 3 skipped)

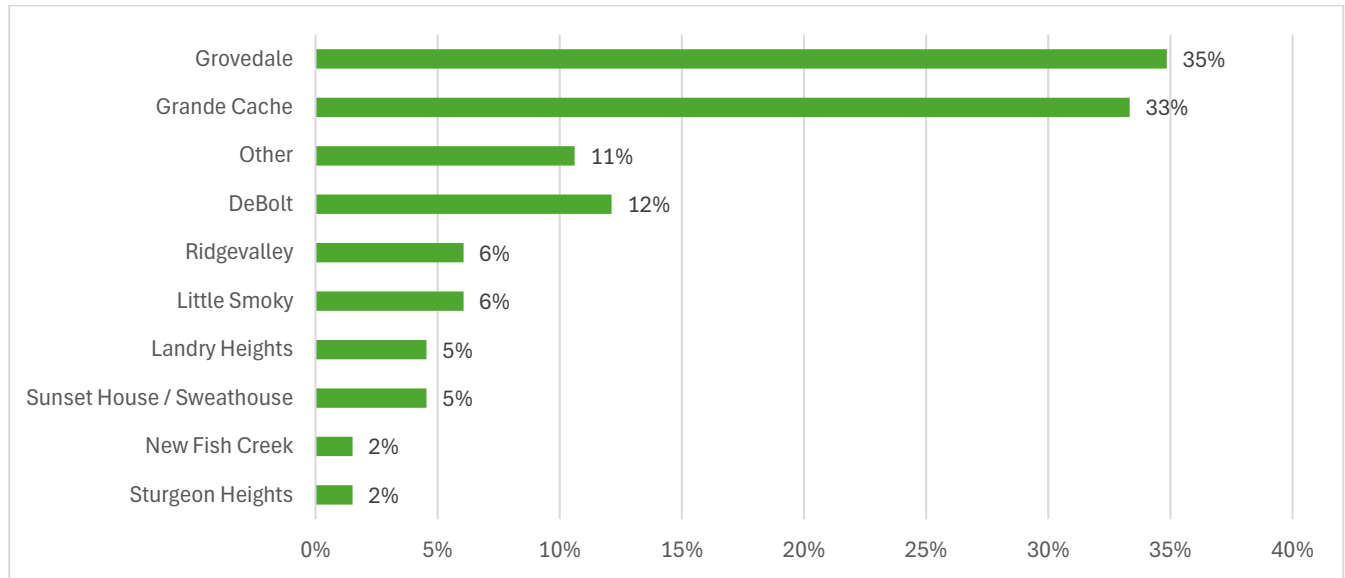


Over half of participants felt that all three transportation improvements should be completed anywhere in Greenview.

Question 20:

Which communities do you live in or associate with the most?

(66 survey responses)



From the survey, the largest proportion of participants were from Grovedale (35% of participants) and Grande Cache (33% of participants). ‘Other’ selections included: Valleyview, Narrows subdivision, and Edmonton.

Question 21:**How would you like to see industry or commercial opportunities in your community grow?****Select all that apply.**

(58 survey responses, 8 skipped)



Participants in most communities wanted to see more local commercial opportunities and home based businesses. Tourism was selected more in Grande Cache, DeBolt, Grovedale, and Other. Grovedale participants specifically did not want to see further industrial or commercial opportunities.

Note: verbatim comments have been captured exactly as written. They have not been fact checked or edited.

Grovedale

Overall, key themes for Grovedale were protecting rural lifestyles and sense of community, opposition to proposed AI data centres, a desire to see improvements to local infrastructure and roads, as well as new recreational facilities.

Survey and Open House Comments (91)

Values (21 comments)	Challenges (22 comments)
- Wilderness, wildlife, peaceful and quiet place to live - The strong community and rural aspect. The grovedale needs to be well maintained and preserved for the commute into grande prairie - The rural way of life - The quiet, peaceful rural lifestyle, wildlife, and natural beauty. A close-knit community where neighbours help neighbours. Our school, arena, post office, museum, fair, and community events make Greenview the best place to raise a family. - The quiet ,,, - The kindness and friendliness of the community - the agriculture and land use - Small town feeling, local comments, not to busy, the trees and environment. - Small town and community and farms. - Small hobby farms, the ability to have animals on CR lots - Sense of community, rural agricultural area - Rural life, slow pace, community friendships - Quiet, low traffic low noise, minimal light pollution	- We Require seniors housing with medical facility, more housing developments. - The possibility of the data center and the environmental issues associated. It should not be built. - the influx of people - The grovedale hill!! It's awful and dangerous. It needs to properly be fixed. - The Grovedale area needs a senior home to keep the seniors in the community they lived and worked in - The data center - The AI data centre - Seniors having to leave their homes and no housing for them - Population growth, acreages from farm land, ai center and the problems that come with it - Keeping harmful unwanted teddy industry out of our community. - Keeping data centers out of greenview - Infrastructure boom wanting to take away rural lifestyle - Infrastructure - Industry expansion - Incoming residents, recreational users, sledders

• Our rural way of life. We live out here because we don't want a city way of life or overcrowded neighborhoods. • Leisure development • Keeping the community support • I love nature. We should protect it for our future generations. • How the community members help one another • Farming, small school, quiet for the most part • Country living • Clean pollution free air and water	• I am in support of economic development - but we need to create a sustainable world for future generations and this starts by being responsible and sustainable in the Greenview region. no AI data center. • Expansion • Data centres • Climate change • Balancing responsible growth while protecting our rural character, farmland, forests, wildlife, water, and air quality. Maintaining affordable services, strong local infrastructure, transparent decision-making, and ensuring development reflects the wishes • Allowing for growth, large farmers in Hamlet zone don't seem to want to sell or develop to allow for growth • AI Data Centres we need to prevent these.
---	---

Additional Suggested Improvements (15 comments)

- Would like to see sports courts in the area
- Splash park or wading pool for kids
- Road maintenance (gravel) has fallen way behind
- Regulation hockey rink, splash park, indoor mini swimming pool, library, seniors supports, nursing station Services similar to Valleyview, Fox Creek, GC. Subsidized rates for locals with Grovedale residency, enhanced cost for GP/non MD Greenview residents
- Preserve our community and families from EMF, noise pollution, environmental impacts of the proposed data center. Data centres belong in outer space....that's responsible development for humanity.
- Pave the roads all the way to the dumps.
- Outdoor sports court and toboggan hill in Grovedale. Continued maintenance of the Grovedale Fishpond with additional docks installed. The fishpond is such a well used, accessible facility.
- More facilities that can be used by local residents
- Indoor riding arena at old lagoon site, water splash park behind day care. Independent seniors housing on property near hall and school
- I would love to see more community use spaces. A pool would be nice

- I would love to see a splash park built behind the daycare and a riding arena built in the old lagoon site. I would also love to see a farmers market in the old store, seniors housing and small grocery store IGA or Co-op Greenhouse as well all in the town
- Decent grocery store, fuel station
- A swimming pool, library
- A community centre in Grovedale with a pool for local residents
- A bike path down the grovedale hill to the bridge

Other Open House Comments (33)

- Do not allow AI Data Centre to takeover so much land. Stand up for our citizens.
- Cell service
- Extended use of stream from AI to promote greenhouses
- Tech learning centres
- No AI please!
- Concerns about zoning changing without knowing about it
- Lack of communication is a problem -> things aren't making it to planning
- Lack of communication on rezonings
- Communication w MD staff is not happening well
- Snow clearing is not happening well
- Subdivision was not supposed to happen at all - it was a clause in the sale
- Companies don't stay, don't care
- What are ways to improve application notification in hamlets
- Requirements for pre-engagement / outreach on subdivision
- Why are the MD enforcing RC's selectively?
- Wetland being development not okay
- 2018 update had communication problems
- Cell outside of Grovedale is not good enough - Needs to be better especially to the golf course road
- Road maintenance / fix quality is poor (need to not cheap out)
- is retrofit viable? Establish this early - triage out early
- The community would like a pool / multiplex - what are options for a rec centre? Something you can easily split up into smaller sizes - next to the sports court. Even just a splash pad
- Getting more youth programming. Things to do etc.
- No jobs, stores, etc. to keep kids in town - older kids specifically are challenged to stay. Summer jobs don't exist - could the MD get a person here?
- What's the MD's plan for Green Land? Feels like some people get access and some people can't.
- Concerns around riverview development
- Walking trails idea - did this come from the Province? Ski hills
- What's up with fibre internet? Grovedale doesn't have it
- Gym expansion -- its working well, need more space. Gar and water line restriction.

- Senior's home across from the school someday
- Grande Cache - needs a walmart or a costco
- What's the next development plan?
- General communication of what's going on feels lacking
- What's wrong with the highway bridge turn-off to Grovedale? Way too tight

Grande Cache

Key themes in Grande Cache included maintaining small town feeling and values and recreational opportunities while supporting balanced growth in housing, tourism, and industry. Suggested improvements to the Hamlet included adding more housing (including Senior's housing), improving the aesthetics of the community, and providing more recreational opportunities. There were also specific concerns regarding the Upper Smoky Sub-regional Plan and the potential of limiting recreation in certain areas within the Plan.

Survey and Open House Comments (77)

Values (19 comments)	Challenges (18 comments)
• The home town feeling. We are in our own little bubble away from the crazy. • The green spaces • Strong sense of community, caring for each other. • Small, quiet, low crime, natural environment • small town values, big industry is OUTSIDE of hamlet (reduced noise, pollution, traffic) • safe street, don't like people driving down my street looking at the newer houses • Recreational opportunities • Our sense of community. • Nature but still being able to have access • Nature • Natural surroundings, mountain views, outdoor recreation • It's quiet, non commercialized. The natural beauty • I would like to preserve the small town close community feeling • I like that Grande cache is small and quiet and not overflowing with tourists like Jasper. Although there is room for tourists, none of us want to see the place turn into a park. This is	• Promoting tourism. Supporting Industry. • Grocery items and other health care facilities • Need Seniors housing. Apartment style living with elevator. Food security is a challenge. Local greenhouse? • Lack of growth, industry, cost of living • lots of seniors that would like to stay in community but housing / medical services / transportation / highway travel is horrific • places to live, food supply, professional medical services, child care, economic stability • Roads, doctors • Wild fires. Big turn over in the community, long time residents moving away. • Population decline • Community growth, lack of land to grow and build, people leave because lack of diverse services or they want acreages, dismal shopping area, lessen cost for construction here • Foreigners coming in and taking over the hamlets and MD properties. Jobs for young people.

especially concerning with the upper Smoky Regional management plan. • Hiking trails and our recreation centre, jobs • Development • ATV access up Beaverdam, CAW Ridge, 9Mine, Hamel • Access to the wild nature. More trail and hiking improvement. • Ability to buy a house, beautiful views	• Housing is always an issue and maintaining small family run business businesses • The upper Smokey Regional management plan. It seems like its going to cut off access to Caw Ridge & turn the area around Grande cache into a park. We dont want it. We dont want be forced into conflict with authorities because were still riding there. • Water supply, fires and our water and sewage pipes • Housing • The proposed SSRP limiting ATV access to outdoors • Housing • Forest management and wildfire fighter training. Aging water infrastructure
--	---

Additional Suggested Improvements (17)

- We need to dress up the highway through town. There's nothing appealing that makes a person driving through to stop and see what we have to offer. Develop some of the view points around town. Gazebos, benches. Garbage cans. Picnic areas.
- We need signs to show our population when we enter the community of Grande Cache
- We need acreages and possibly small farms lots. So many people move away or don't move to Grande cache because there's no acreages available. Opening up acreages would open up houses as people from the houses in town move out to acreages.
- Walking paths around town. Properties that are subsidized for "acreages". Old unused buildings used for businesses without high taxes.
- Twin or put in more passing lanes between Grande prairie and Hinton.
- Trail improvement. Local Brewery. Motorcycle lodging. Encourage renovations to existing restaurants.
- Tiny home - secure gated community for seniors- with Central Senior's Community Center - this would free up housing for families and be more affordable for seniors the economy is draining their fixed incomes
- Tim Hortons, McDonalds or other fast food options
- Recreational opportunities such as a upgrade from 9 hole to 18 hole golf course, mountain biking trails and a ski/snowboarding park on the edge of town (toboggan hill) this will help keep local people active and promote more tourism
- Pickleball courts outdoor and indoor, walking track indoor and indoor soccer

- Our industrial area really needs to be cleaned up. Huge eyesore
- Open land for acreages, business area improvement, its utilitarian and ugly, fight for northern allowance for your community
- I think every place needs an overall cleanup
- Fix the roads properly stop wasting money on patchwork
- Development of a park on the greenspace on 105 Avenue. More access points to Grande Cache lake. Kayak launch on victor lake
- Consult with all stakeholders in trails, not just hikers/mtn bikers.
- Abandoned air strip used for recreational services such as racetrack, expo events

Other Open House Comments (23)

- <- New Industrial?
- School population is declining
- Need to help support growth that keeps these open (schools)
- Look into the Wood Buff MDP for green and blue networks and the work camp policies as well for keeping pristine (?)
- Cost of food - Hwy 40 widening - cell tower hwy 40
- More Housing and different housing - apt condos, affordable (?)
- Youth hangout
- Hiking / camping infra would be huge
- Supporting ways to bridge Sulphur
- All season opens up lots of opportunities for improving these things
- What are the connection opportunities for Jasper?
- Need a catalyst to convince growth to come
- Transportation service provides value
- Make sure tourism group gets included in stakeholder meetings
- large community garden + greenhouses
- Should take back our trail lands
- Absentee out of town landlords + their lack of development + care
- Hab (kids)
- More mixed "downtown" development
- New trailer park homes quality of life
- opportunity for reimagining
- dog park?
- lack of alternative options for larger comm / ind

DeBolt

In DeBolt, participants valued the many services and amenities in the Hamlet, as well as the strong sense of community. Some of the challenges raised were around infrastructure maintenance and maintaining community services.

Survey and Open House Comments (18)

Values (6 comments)	Challenges (6 comments)
- What I value most about DeBolt is its close-knit community, peaceful rural lifestyle, and strong agricultural roots. These qualities, along with local services, safety, and the surrounding natural environment, should be preserved as the community grows. - the library, the museum, the park, the Simonette river recreation area - The DeBolt Museum and the green spaces - Ball diamonds - Access to programs, courses, events and community spaces for gatherings and recreation. - Services such as recycling, good roads, ambulance, seniors housing, public health access, library, post office, gas station, store	- Sloughing into creek - Infrastructure and maintaining existing facilities and community spaces, housing for residents - hostile provincial government, climate change/climate disasters - expansion - DeBolt's biggest challenges will be maintaining essential services, improving infrastructure, attracting new families and businesses, creating local job opportunities, and supporting sustainable growth while preserving its rural character. - Quality of education available, job opportunities, crime and needing more police services, keeping an ambulance and fire station and post office
Additional Suggested Improvements (6)	
- more campgrounds - It would be nice to have a grader that grades the roads instead of slowly driving around with his blade up, a bit more community beautification, central location for receiving courier packages - many couriers won't deliver and local store won't accept - I'd like to see improved roads and infrastructure, expanded recreation facilities, better internet connectivity, more housing options, and more opportunities, programs, and spaces for youth to stay active and engaged in the comm - garbage and recycling bins at the Simonette river - Fast permit approval, strict bylaw enforcement, focus spending on basic infrastructure maintenance - Childcare in our existing facility, Preschool options, more outdoor camping opportunities in DeBolt.	

Little Smoky

Participants from Little Smoky appreciated the existing recreational opportunities and sense of community. The main concerns were about the shrinking of the Hamlet / lack of succession.

Survey and Open House Comments (7)

Values (2 comments)	Challenges (3 comments)
- Trees, recreational opportunities (hunting, fishing, hiking); good neighbours - The sense of community, the pride in our home, how we always all come together	- Loss of windrows, shelterbelts, wetlands; challenges accepting new technology (eg. solar) - Loss of community "Green" energy companies and solar projects. Aging community with little to no succession planning
Additional Improvement Suggestions (2)	
- Grant opportunities for small businesses/start ups - Access to the rivers for kayaking. It is very hard to find easy spot to haul a kayak up and down the river banks	

Ridgevalley

Engagement participants in Ridgevalley value it as a small, rural, and agriculturally focused hamlet. Some key challenges identified were crime and concerns about growth impacting agricultural lands and farming succession.

Survey and Open House Comments (21)

Values (4 comments)	Challenges (3 comments)
- The rural lifestyle. - That it is a small - Neat, beautiful hamlet - Access to education and transportation for all ages	- The criminal activity that is rampant. The biggest challenge would be to try and prevent it from becoming the next failed town. - Taxes and the cost of living. Government overreach. - Agricultural resilience, Infrastructure that is safe and reliable
Additional Suggested Improvements (3)	
- More accessibility and homes for the elderly - Fast permit approval, strict bylaw enforcement, focus spending on basic infrastructure maintenance - Road paved to swan lake. Bring more people to the lake.	
Other Open House Comments (11)	

- Growth makes sense in Grande Cache
- \$ of connecting to power is factor for growth and services existing
- Unlock more crown land for Ag
- Concerns about MD expropriating private land for the sewage lagoon (esp farmland) without due process
- Hard to separate / subdivide Ag Parcels. Make easier (1st parcel 10-25 acres)
- More difficult to get crown land for ag land vs MD getting land for development
- Protection of Ag lands is critical
- Why are we having these during haying season? Farm community
- Need to put Steering Committee names on the website
- Need more info about development in the area. Especially the impacted landowners
- Mailouts are a great way to notify people

Sunset House / Sweathouse

Comments about Sunset House / Sweathouse reflected appreciation for existing services and rural lifestyle and concerns about depopulation of the community.

Survey and Open House Comments (7)

Values (2 comments)	Challenges (3 comments)
• The water points are amazing. Roads are maintained well • Rural lifestyle and neighbours,	• Land availability, lack of community • Depopulation over time, a focus on developing the area around the hall could possibly bring life back to the community. Land consolidation is limiting the small farm families • Crime
Additional Suggested Improvements (2 comments)	
• Childcare faculties • I would love to see a new baseball diamond complex built, 4 diamonds to allow 9U to 18U competitive play in the Valleyview area. Tournaments bring hundreds of people to the area multiple times a year, Baseball is growing!!	

Landry Heights

There were few comments for Landry Heights, which are listed below.

Survey and Open House Comments (4)

Values (1 comment)	Challenges (2 comments)
The small community feel	- The Grovedale hill and the condition of the gravel. - Ai center, road through it is heaving
Additional Suggested Improvements (1 comment)	
I would love to see more community use spaces. A pool would be nice	

Sturgeon Heights

There were few comments for Sturgeon Heights, which are listed below.

Survey and Open House Comments (3)

Values (1 comment)	Challenges (1 comment)
Keeping things safe	Industry expay
Additional Suggested Improvements (1 comment)	
More facilities that can be used by local residents	

New Fish Creek

There was only one comment for New Fish Creek, which is listed below.

Survey and Open House Comments (1)

Values (1 comment)	Challenges (0 comments)
Nothing I own my land I keep myself	

Other

Most of the “other” comments were about Valleyview. While Valleyview is a separate municipality from the MD, many people from the MD access goods and services in Valleyview. The MDP will also need to consider connections between Valleyview and the MD, such as infrastructure, transportation, and growth planning.

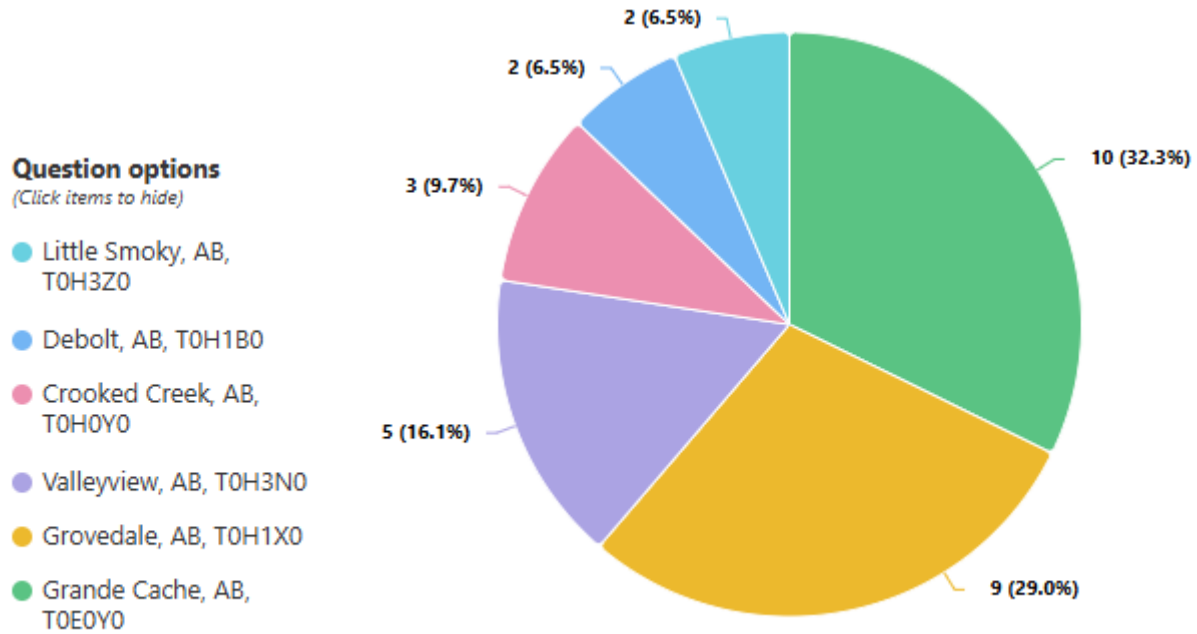
Survey and Open House Comments (18)

Values (5 comments)	Challenges (6 comments)
- Valleyview failing, lack of competitive commercial development and housing growth in this area, no 'Acreage' options for sale. - The cost of service's is skyrocketing - Defunding important programs that assist people of all ages and encourage learning and growth. Risking natural resources by wasting it on data centers. - Childcare, bringing in more people, housing - Cell service/safety in case of emergency currently the area is mostly blacked out which is scary during emergencies without connectivity.	- The library - Quiet Forested areas, space, waterways, nature - Local feel, options to grow, Access to services, water points, greenspace/outdoor rec/camping, - Infrastructure - Country Living - Community spirit
Additional Suggested Improvements (4 comments)	
- Walking/hiking trails. Bigger, more funded library. - Paved roads, water and sewer to the subdivision Narrows - more services located in greenview surrounding Valleyview, providing commercial uses, things to do, developments along the highway corridors such as truck stops, gas stations, retail stores for services to residents etc - Childcare faculties	
Other Open House Comments (3 comments):	
- Better and more skate / bike skills parks in Valleyview - Beautiful Parks! (Along Little Smoky River) - Population Housing Growth Need for Rural Dev't	

DEMOGRAPHICS

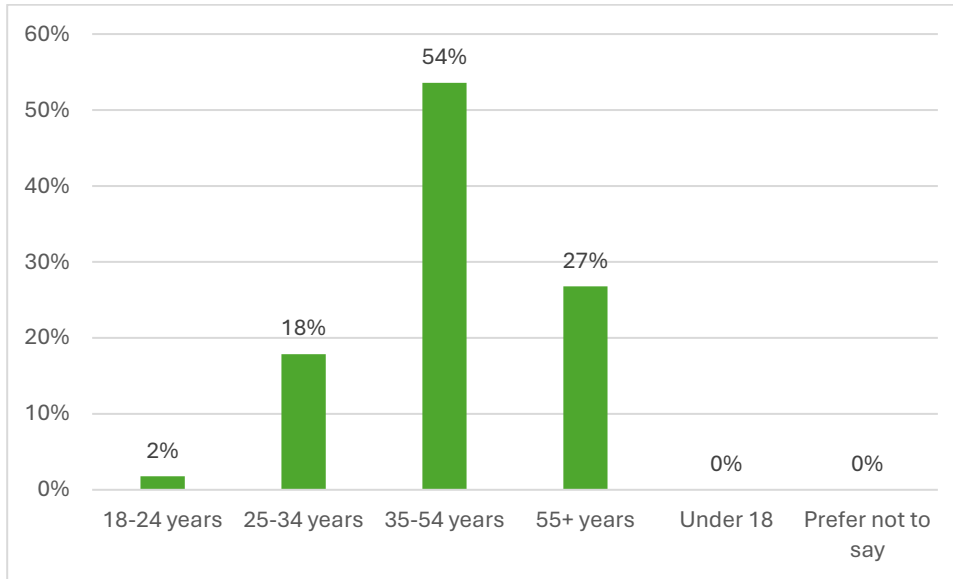
The demographic information was only collected for the online survey.

What is your postal code? (31 responses, 35 skipped)



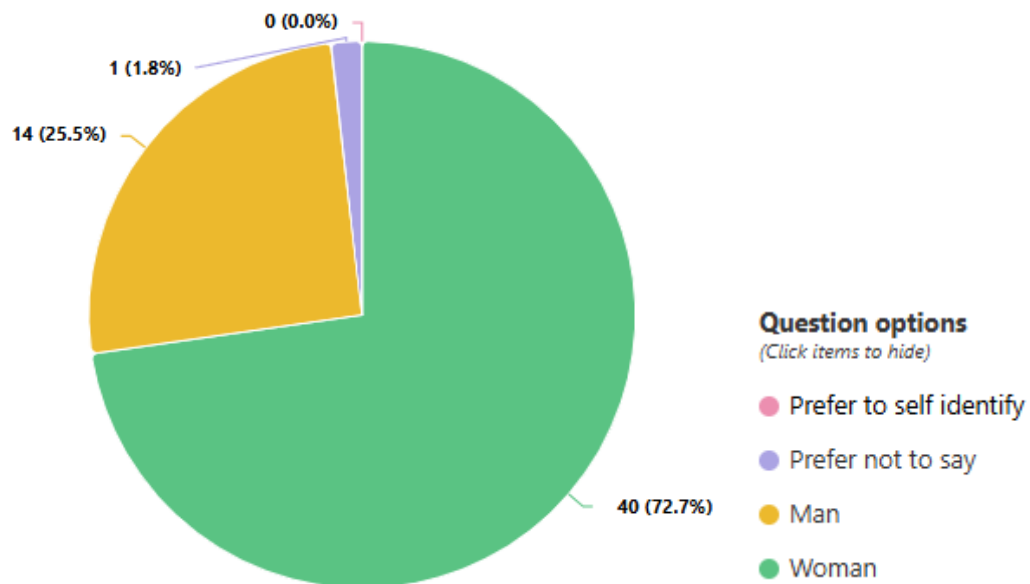
The greatest number of participants were from Grande Cache and Grovedale.

What is your age bracket? (56 responses, 10 skipped)



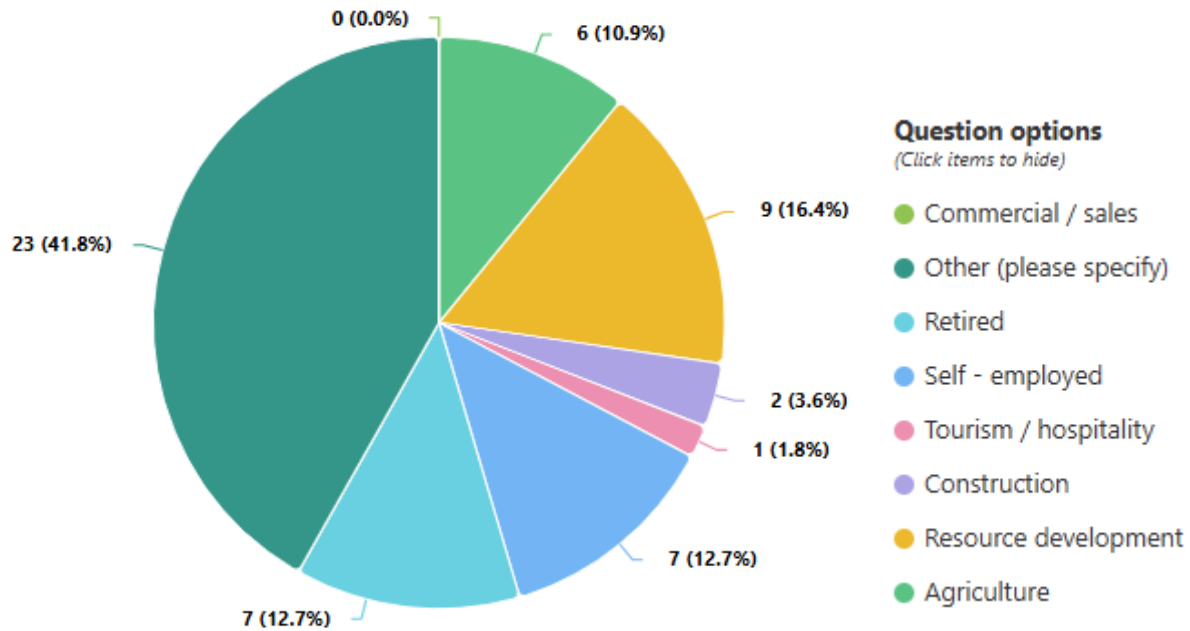
More than half of the survey participants were in the 35-54 year age group. There were no participants under the age of 18 years old.

What is your gender? (55 responses, 11 skipped)



Almost three quarters of survey participants identified as women.

What sector are you employed with? (55 responses, 11 skipped)



Other Responses:

- Government / Public Service
- Environmental
- Homemaker
- Disability
- Education
- Emergency Services
- Museum
- Transportation
- Oil and gas
- Admin support
- Health care
- Law enforcement
- Hobby farm
- Financial

Check the following that apply to you. (59 responses, 7 skipped)



62% Homeowners



11% Renters

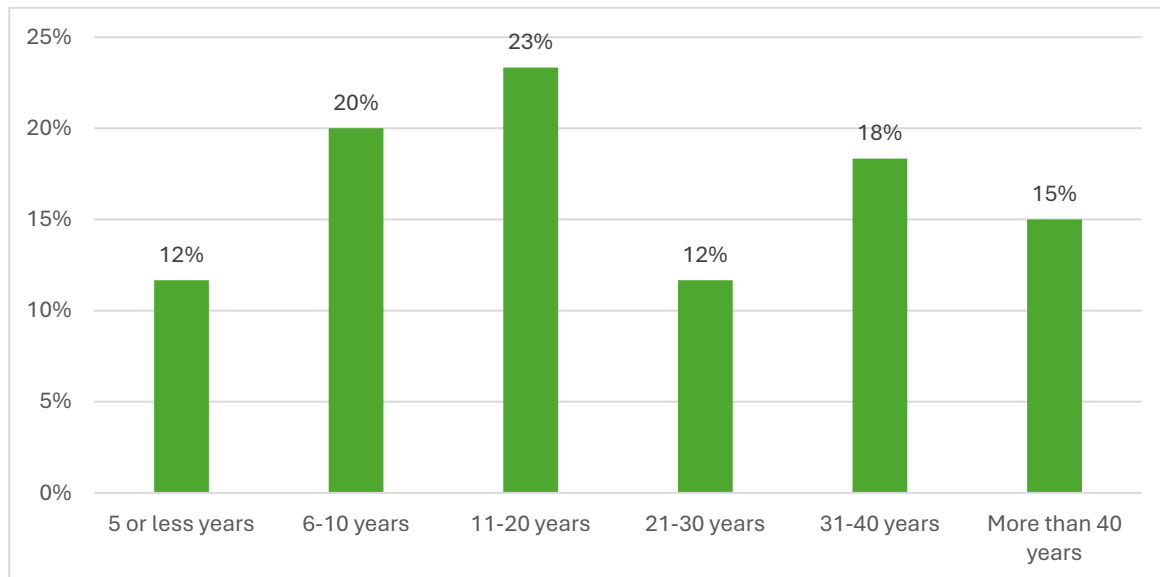


17% Agricultural landowners



10% Business owners

How long have you lived in the Greenview Area? (62 responses, 4 skipped)



VERBATIM COMMENTS

Note: verbatim comments have been captured exactly as written. They have not been fact checked or edited.

Question 2: What do you value most about living or working in Greenview today that should be preserved in the future?
The access to the natural environment, a strong employment base for economic security, the high levels of services and the commitment to agricultural values which make it a great place to own an acreage and raise a family
Ample opportunity to work, live and play in my home MD. The focus on recreational facilities and sites throughout our MD is a big reason i love living in Greenview, this helps our next generation love to live here as well!
I value Greenview's strong sense of community, beautiful natural surroundings, and balance of rural living with local opportunity. As the region grows, these qualities should be protected to preserve our quality of life for future generations.
Environmental beauty beside well paying jobs and affordable homes
Wide open space, sense of security, beauty, opportunity
Well, I grew up. I lived here for 50 years. Kind of wish that I could get a job opportunity working with the to better my future.
Farming lifestyle, riding horses in the ditch, kids riding their bikes
The rural, small community that is not busy. Raising a family in a safe place with lots of beautiful places to visit and enjoy.
That it is a sleepy, quiet community that protects nature for our future generations
Community and farming
Small town, large agricultural area
That it is a small community based around agriculture
I value the farm land and agricultural properties we have embraced. This farm land needs to be protected
Living and working in Greenview allows all community members the time and means to explore this beautiful area. I value programs, events and services for all ages, these opportunities bring communities closer together.
quietness, safety, clean air, beautiful mountain scenery, urban parks, community programs, affordable housing
ATV access to the outdoors
Access to the outdoors. Fishing / hunting opportunities.
Recreation spaces and gathering spaces
Hiking trails and recreational areas
The community we have . Keep developing one offering community sports, keep building and developing things that will keep people in our community.

The quiet, peaceful rural lifestyle, wildlife, and natural beauty. A close-knit community where neighbours help neighbours. Our school, arena, post office, museum, fair, and community events make Greenview the best place to raise a family.
Greenview's greatest strengths are its people, rural lifestyle, and natural environment. These should be protected through smart growth and thoughtful planning. Growth today can sometimes feel fragmented or uncoordinated; the future should focus on well-p
The community members, the quiet rural area
Our quiet rural living. We have a great community, but we all live in the country because we don't want city life.
Natural beauty, sense of community
Community. That i can drive for 20min any direction and not see a concrete building, solar farm, giant windmill or other generating plant
The space and sense of community
I value the friendly aspect of this community and I hope to continue to see the kindness through the years from this community. I also valued the untouched nature this community has.
Sense of community.
Rural life, low cost of living, conservative values
I like the quiet country feel.
Quality of life
The rural community
the natural beauty of the area; the lakes, rivers, streams, mountains and meadows.
Beautiful, clean environment surrounded by healthy forests
Green spaces, walkable communities, tree lined streets, bylaw enforcement of local laws(ie: property cleanup or living in trailer parked out front on streets),beautification of downtown areas
Preserve the wild nature of this area
Nature, trails,
I value the wilderness and wildlife most about living in the MD of Greenview. I chose to live there specifically because it hasn't been industrialized. The wilderness and wildlife are of upmost importance to me, it should be protected and preserved always
Clean air and water. Open spaces to raise a family.
Living surrounded by forests, mountains wildlife and the public lands and parks that make up the majority of the MD
Rivers, lakes, protected areas
Wildlife, nature
Green space
Protection of environment and resources, ie. water ,air
A mix a land uses
Low taxes, lack of significant intrusion by the MD into my daily life.
Peace and quiet
Solitude
The DeBolt museum, our history.
Everything

I love the trail system. I am outside every day all year round.
It is not Jasper or Banff. Grande Cache is a hidden treasure and needs to be kept that way
Small government less taxes. Freedom to do what we want without hurting our neighbors.
Better rural road care, culvert maintenance, better gravel on roads south of Valleyview.
Low property taxes for services provided compared to other areas
Keeping our hamlets for residential users
Upkeep of infrastructure
Snow clearing, weed spraying, fire fighters
Get more public to involve
Keep the "wildness" - last frontier close to cities - protect the environment - a lot of this land is not suitable for agriculture but great for recreation
Highway connectivity is good, smaller roads need improvement (see below). Preserve the rural feel but add amenities for residents. Valleyview area needs more activity centres for families. Grow the hamlets - more residential + more commercial amenities.
Clean water, support by the MD for local museums and organizations, good road maintenance, recreational opportunities

Question 3: What are the biggest challenges facing Greenview over the next 20 years?
Speed bumps on jail hill
Speeders on jail hill
Amenities and recreational
save money for a rainy day. - duplication of services in MD + its towns - cost savings to cooperate
Maintenance - roads washout every spring. Focus on what we have first
Encourage more development which benefits the community more residential, more businesses. Allow renewable energy projects to lower transmission costs to all residents in the area / cutting costs for MD residents. Pave all roads within proximity to Hamlets (10km) or min provide free dust suppression on residential gravel roads. 1. Missing bylaw enforcement officers and fines for violations. 2. Missing ability to obtain Building Permits from the MD a one stop shop would allow for better service to ratepayers. Use this revenue to improve the economy in the MD + provide needed amenities for the communities. Between 10 acres + 20 acres there is no Land Use which applies to this land size. There is a need for this gap to be closed to allow for 15 acre parcels - the district should be agricultural. Increase fees on Oil + Gas / data centres (industrial developments). Large company revenue could effectively reduce residents tax costs to near zero. As these companies should be able to develop but be paying to do so.
Housing development
Balancing responsible growth while protecting our rural character, farmland, forests, wildlife, water, and air quality. Maintaining affordable services, strong local infrastructure, transparent decision-making, and ensuring development reflects the wishes
Development and the issues that come with that
Over crowded
I have not been here long but I feel like some challenges in the future that people will face is the lack of space for new comers to come into the community.

Liberals, townies moving out and changing the culture
Population increases, farm land sold for acreages
Greenview's biggest challenges will be balancing growth with preserving its rural character, attracting and retaining workers, maintaining infrastructure and services, protecting the environment, and ensuring long-term economic resilience.
Maintaining our youth population in Greenview, we have to be open to new ideas and build the foundation for the next generations to grow from. Maintaining job growth diversity and reinvestment in our infrastructure, grow the small settlements.
neighbourhood encroachment
Bringing people in to live in the rural area's, childcare is unavailable, there isn't alot to do in most towns for families
Natural resource demands, wonder valley, expanding the area too much.
The cost of infrastructure/deficit created by to much to maintain. Growth is going to come like a hammer for housing, so being intentional about growth - the kind that keeps people in a rural not urban way of life (eg animals, space, local business)
In Grande Cache it's community growth, without anywhere to build and have more community members we cant have economic growth and opportunity
Lack of new development, housing and jobs. Serious lack of communication, poor fiscal planningck of foresight in spending.
Oilfield and forestry, and foreigners moving in and taking over land and housing
Poor infrastructure, growth constraints
Newcomers trying to turn our outdoors into Park.
improving hwy 40 south, raising costs, difficulty in contact md employees as lack of phone list
AI data centres, a hostile provincial government
Integrating new industries in a manner that benefits residents
Independence from the province. There seems to be a push with these Regional management plans to manage MD land from Edmonton as opposed to where it should be managed, locally.
Working Farm land being changed to acreages
Foreign companies trying to buy up land and put "green" energy plants in place that are not actually green. Trying to balance profit/taxes vs keeping greenview communities intact
If we put in a data center with no environmental impact assessment i fear for our land and water.
The data center,,,,it is not needed or wanted by residents!
Residential development
The AI plant that has been proposed
Need more housing as well as seniors facility with medical care.
They need to hire more local people stop bringing in people from other provinces to sell jobs that local people have applied for
the gross overpayments that are spent on projects. Also the outrages project timelines and messed up equipment call lists. There is clear favoritism.
Climate change
Agricultural resilience and support, Infrastructure that is safe and reliable for communities

AI data centers destroying the environment infrastructure
The greatest challenge will be moving from reactive decision-making to proactive, long-term planning. Greenview needs a clear vision that coordinates land use, transportation, infrastructure, housing, industry, agriculture, recreation, and environmental p
Maintaining and upkeep of facilities with increased costs
Stopping the AI Data Center from being built
Ai developers powering with gas and using water in the process
Creating a balance between tourism, industry and local residents.
The potential development of an AI facility. This is an unwanted potential development. We do not need to be giving up a substantial amount of land, local water, resources, etc.
Maintaining our roads, upgrading our recreational facilities
Maintaining employment in oil / gas / forestry / mining.
Fires, water shortages and our water and sewer pipes particularly under Leonard street seems concerning over the last ten years
Loosing farm land and the over taking of industry
Probably promoting tourism. If tariffs or the Government shuts down our industries our town will become a ghost town.
Forest fires, Highway 40 safety
Always have small town issues here. Lots of small businesses do not survive because of big businesses fine in bigger centres.
Raising taxes over control of what happens on people's property.
Approving bug projects without proper studies, and projects built on farm land.
Data centers
Increased dependency on government, including expectations of city-type services. Energy revenue reduction if federal policies continue to strangle energy production.
Maintaining an MD with small farms and producers with the ever increasing large producers which takes away from individual opportunities for people to learn and grow within the district. We've seen a dramatic increase in farm sizes and purchase prices
Wild fires, economics. Infrastructure.
Capital projects and upgrades to communities
Clean water, enough water for all, natural habitat and protection for wildlife, particularly the woodland caribou, balancing development with these protections

Question 7: Are there any additional goals you would like to see included or changed in the MDP?
Motorcycle promoted camping / lodging to promote scenic route to alaska. Local Brewery in Grande Cache
Start listening to the locals. We dont want Park.
Acreages. The area around Grande cache desperately needs acreages. Honestly, we should open up land for not only acreages but small farms anywhere we can around Grande cache. Specifically to the east, south of Grande mountain and around the town.

None
More hoops and hard stops for predatory energy companies
Please add more to the welcome sign in Grande Cache. The one you got rid of was better.
Ensure the MDP prioritizes protecting water, farmland, forests, wildlife, and our rural character. Require meaningful public consultation for major developments, infrastructure planning before growth, transparent decision-making, and policies that ensure
I would like to see more community programs in Grovedale
Grovedale to have services in line with Grande Cache and Fox Creek, splash park ,mini swimming pool, indoor rec centre, regulation sized hockey rink etc
The data center will be using too much valuable water (upto 100 million cubic meters) For the last 20 years we've been brainwashed into the greenhouse gas hype and paying carbon tax dearly when all of a sudden there's no environmental impact assessment d
Actual data to show how the ai center is going to affect the people, water, animals, and land etc. in the area
No AI plant development
Strengthen goals for responsible growth, infrastructure, housing, environmental stewardship, and support for local businesses. The MDP should also prioritize preserving Greenview's rural character while planning for future generations.
Be the place to work, live and play!
improved youth sports facilities. more opeertunity to keep active in winter inside. multisport domes etc.
Encourage licensed childcare
Hi, our local people
I think there should be more thought towards building acreages, using rural water point and lines, 'right sizing' our infrastructure, thinking about growth/goals not just applications
Open land for acreages, get grants to improve our dismal business area, facade unification for a village look, need a "main" steet, it creates an area of natural community gathering, draws outside tourism from just stopping in the "off highway" areas.
Wildlife and nature preservation
Invest in libraries
Fully upgraded for to remove industrial traffic from the hwy
it should include clear growth and economic priorities, measurable objectives, and defined actions that guide future Council decisions so the area can be improved for all citizens not just agricultural
Build an indoor riding arena on the old lagoon site so that the space behind the daycare could be used for a splash park or outdoor pool. We also need to have the opportunity to purchase more crown land for agriculture purposes
Attract more industry
Additional programs for youth. Dance is currently full less than 40 minutes after registration opens with large lines not getting in.
Grande Cache has several iconic views one of which is Mt Hamel. We do not have a park or designated space to observe this vista which is off of Swann Drive. The area is perfect for a grassed area with perhaps a pergola type structure. Have seen weddings

no AI data center
Improve/ upgrade roads especially between Grande Cache and Hinton (highway #40)as it is the backbone for multiple industries like forestry(log trucks, chip trucks), oil/gas(tank trucks, drilling/ completions heavy equipment) tourism (USA travellers)
I would like to see more fishing opportunities. Stocking with more diversity and different species of trout
Conserve what we have! Preserving our way of life, letting us continue to be a thriving community without massive developments ruining our enviroment. The land we love needs to be saved for our future generations
No
Northern Living Allowance, Additional upgrades to Highway 40
Youth support
Smaller government and less waist. When md runs projects service providers gouge the md and take way more than is needed for the work. Needs oversight on the real cost of the work being done.
Stop chasing Kevin O'Leary dream. Tell Danielle smith her time is over as premier. Stand up for the environment and focus your goals on cleaning out some of the very old attitudes and values in your staff.
Freedoms for economic development in the private sector, efficiency and frugality in providing public services
Put a sign on the highway to show the population of Grande Cache before you enter the town
Public consultation and thorough Environmental and Health Impact Assessments on detrimental developments such as the Wonder Valley Project AI Centre