BYLAW 22-2014

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, TO ESTABLISH LICENSING AND REGULATION OF CONCERTS AND SPECIAL EVENTS

WHEREAS the *Municipal Government Act,* R.S.A 2000, c. M-26, as amended provides that a Council of a municipality may pass bylaws respecting the safety, health and welfare of people and the protection of people and property;

AND WHEREAS the Council of Strathcona County deems it advisable and in the public interest to regulate concerts and other special events within the boundaries of Strathcona County;

NOW THEREFORE the Council of Strathcona County in the Province of Alberta, duly assembled, hereby enacts as follows:

TITLE

1.1 This Bylaw may be cited as the "Concert and Special Events Bylaw."

DEFINITIONS

2.1 In this Bylaw,

(a) "Chief Commissioner'' means the Chief Administrative Officer of Strathcona County or their delegate;

(b) "Concert or Special Event" means any public or private event, gathering, celebration, festival, competition, contest, exposition or similar type of activity, held indoors, outdoors or a combination of both, which has an expected attendance of more than 300 people, including promoters, staff personnel and entertainers, and includes but is not limited to the following events:

i. Music festivals or concerts, including live and/or pre-recorded music with professional and/or amateur performers;
ii. Dances and dance parties, including live and/or pre-recorded music with professional and/or amateur performers;
iii. Rodeos;
iv. Circuses;
v. Trade shows;
vi. Expositions;
vii. Exhibitions;
viii. Athletic or sports events, meets, shows, contests, trials and other competitive events.

Does not include:

i. Any event on lands owned or controlled by Strathcona County that is either hosted by Strathcona County or has been authorized by Strathcona County pursuant to the terms of a lease, license or facility rental agreement;
ii. Any event on lands owned or controlled by a local school board;
iii. Any event for which a development permit has been issued under Strathcona County's Land Use Bylaw, as amended, to allow for incidental gatherings or events as contemplated in the permit.

(c) Council" means the Council of Strathcona County;

(d) "Licence" means a licence issued by the Chief Commissioner authorizing a Concert or Special Event to take place within the Municipality;

(e) "Licensee" means a person named on a Licence issued pursuant to this Bylaw;

(f) "Municipality" means Strathcona County;

(g) "Peace Officer" means any Community Peace Officer or Bylaw Enforcement Officer employed by Strathcona County, or member of the Royal Canadian Mounted Police;

(h) "Person" includes a corporation and the heirs, executors, administrators or other legal representatives of a person;

(i) "Security Officer" means a person who is licensed in the Province of Alberta to patrol, guard or provide security for another person or for the property of another person, or detect loss of or damage to the property of another person.

GENERAL PROHIBITION

3.1 A person shall not operate, maintain, conduct or advertise a Concert or Special Event in the Municipality unless they hold a valid and subsisting Licence for that Concert or Special Event and then only in accordance with the terms and conditions of the Licence issued.

LICENCE APPLICATION

4.1 (a) Application for a Licence to conduct a Concert or Special Event shall be made to the Chief Commissioner, in writing, at least ninety (90) days prior to the proposed date of the Concert or Special Event and shall be accompanied by a non- refundable application fee and shall contain the following information:

i. The name, email address, residence and mailing address with the phone number or numbers of the person making such application as well as proof, in a form satisfactory to the Chief Commissioner, that the applicant is at least 18 years of age. If the application is made by a partnership the name and addresses of the partners shall appear. Where the applicant is an incorporated company the application shall be signed by at least two directors of the incorporated company and shall contain the address of such corporate directors and shall have attached a certified copy of the Certificate of Incorporation;

ii. A written statement outlining the specific nature, kind, character, and type of Concert or Special Event which the applicant is seeking a Licence;

iii. The municipal address and legal description of the property where the proposed Concert or Special Event is to be held. The applicant shall submit proof of ownership of the place where the Concert or Special Event is to be held or a written document signed by the owner of the property indicating their consent that the property be used for the proposed Concert or Special Event;

iv. The date or dates and the hours during which the proposed Concert or Special Event is to be held;

v. An estimate of the number of customers, spectators, participants, and other persons expected to attend the Concert or Special Event for each day it is proposed to be held;

vi. Proof, in a form satisfactory to the Chief Commissioner, that the applicant has adequate financial means to carry out the Concert or Special Event, including any conditions that may be imposed on the License being applied for. The Chief Commissioner may, in their discretion, require the applicant to provide a letter of credit, in an amount deemed appropriate given the nature of the proposed event, as security;

vii. A detailed written explanation of the applicant's plans to provide security and fire protection, water supplies and facilities, sewage and drainage facilities, food supplies and facilities, sanitation facilities, first aid facilities and services, vehicle parking spaces, vehicle access, policing and on site traffic control and if it is proposed or expected that spectators or participants will remain at night or overnight, the arrangements for illuminating the property and for camping or similar facilities. The applicant's plans shall include what provisions will be made for numbers of spectators in excess of the estimate, provisions for the clean-up of the property and provisions for the removal of garbage after the Concert or Special Event has concluded. The applicant shall include a site plan that clearly indicates the arrangement of the all facilities associated with the proposed concert or special event, including but not limited to those for parking and event ingress and egress;

viii. A written statement outlining the details of any licensing request that the applicant has made or intends to make to the Alberta Liquor and Gaming Commission where the applicant is planning to have alcohol at the proposed Concert or Special Event;

ix. Proof, in a form satisfactory to the Chief Commissioner, that the application has general and host liquor liability insurance for the proposed Concert or Special Event in an amount of not less than five million dollars ($5,000,000), covering public liability for all personal injury and property damage that may occur by reason of the operation of the Concert or Special Event, and naming the Municipality as an additional insured;

x. Anything else reasonably required by the Chief Commissioner to process the application.

(b) A Concert or Special Event shall be deemed to have an expected attendance of more than 300 people when:

i. The event is to be held in a venue with an occupancy of more than 300 people;
ii. The event involves the printing or sale of more than 300 tickets or invitations; or
iii. Any advertising for the event implies that attendance at the event will be more than 300 people.

5.1 Subject to section 6.1, the Chief Commissioner shall not issue a Licence pursuant to this Bylaw unless the Chief Commissioner is satisfied that the applicant meets all of the conditions and requirements set out in this Bylaw.

6.1 (a) The Chief Commissioner may, in his discretion, modify or waive any requirement of Section 4.1(a) that certain information be provided on an application for a Licence or exempt a specific Concert or Special Event from the requirement to obtain a Licence where, in the opinion of the Chief Commissioner, to do so would be in the public interest.

(b) Functions or events the Chief Commissioner may exempt from the requirement to obtain a Licence include but are not limited to private social functions such as family reunions and weddings, non-profit private parties/events and community hall or public facility based events and celebrations that are non-commercial in nature.

7.1 Prior to issuing a Licence the Chief Commissioner may consult with and obtain relevant and material information from the Royal Canadian Mounted Police, Alberta Health Services, the Alberta Liquor and Gaming Commission, any department of the Municipality or any other agency which, in the opinion of the Chief Commissioner, may assist the Chief Commissioner in determining whether or not issuing a Licence for a particular Concert or Special Event is appropriate in the circumstances.

8.1 If a Concert or Special Event to which a Licence has been issued is of a recurring nature, the Chief Commissioner may, in his discretion, renew the Licence for that Concert or Special Event on any terms or conditions the Chief Commissioner deems appropriate.

9.1 The Chief Commissioner may refuse to issue or renew a Licence and may suspend or cancel a Licence for the following reasons:

(a) the applicant or Licensee does not or no longer meets the requirements of this Bylaw with respect to the Licence applied for or held;

(b) the applicant or Licensee or any of its officers or employees:

(i) furnishes false information or misrepresents any fact or circumstance to a Peace Officer or the Chief Commissioner;

(ii) has, in the opinion of the Chief Commissioner based on reasonable grounds, contravened this Bylaw whether or not the contravention has been prosecuted; or

(c) in, the opinion of the Chief Commissioner based on reasonable grounds, it is in the public interest to do so.

LICENCE CONDITIONS

10.1 A License is not transferrable.

11.1 It is a deemed condition of every Licence that the Licensee shall, at their sole expense and to the satisfaction of the Municipality:

(a) provide security for the approved Concert or Special Event, which shall include at least one Security Officer for every 100 persons expected to be in attendance, and comply with any security plan approved by the Chief Commissioner;

(b) provide ample supply of potable water for drinking and sanitation purposes and adequate drinking water and sanitation facilities for the Concert or Special Event;

(c) provide adequate garbage receptacles and remove all garbage from the location of the Concert or Special Event;

(d) provide first aid services and comply with any medical plan approved by the Chief Commissioner;

(e) ensure that the liability insurance associated with the Concert or Special Event remains in full force and effect;

(f) only hold the Concert or Special Event on the dates and times specified on the Licence;

(g) comply with all terms and conditions specified on the Licence; and

(h) comply with all relevant Federal, Provincial and Municipal laws in effect.

GENERAL PENALTY PROVISION

12.1 Any person who:

(a) operates, maintains, conducts or advertises a Concert or Special Event in the Municipality without having a valid and subsisting Licence for the Concert or Special Event; or

(b) having obtained a Licence, fails to comply with any term or condition set out in this Bylaw or specified on the Licence; or

(c) who obstructs or hinders any other person in the exercise or performance of that person's powers or duties pursuant to this Bylaw;

is guilty of an offence and is liable on summary conviction to a fine in an amount not less than that established in section 13 and not exceeding $10,000 and to imprisonment for not more than six months for non-payment of a fine.

13.1 Without restricting the generality of section 12, the following fine amounts are established for use on violation tickets if a voluntary payment option is offered:

(a) five thousand dollars ($5,000) for a first offence; and

(b) seven thousand five hundred dollars ($7,500) for any subsequent offence.

ENFORCEMENT

14.1 Where a Peace Officer has reasonable grounds to believe that a person has violated any provision of this Bylaw, the Peace Officer may commence Court proceedings against such person by:

(a) issuing the person a violation ticket pursuant to the provisions of Part 2 of the *Provincial Offences Procedure Act,* RS.A. 2000, c. P-34; or

(b) swearing an information and complaint against the person.

15.1 Where a Peace Officer issues a person a violation ticket in accordance with Section 14, the Peace Officer may either:

(a) allow the person to make a voluntary payment of the minimum specified penalty as provided for the offence in this Bylaw by indicating such specified penalty on the violation ticket; or

(b) require the person to appear in court without the alternative of making a voluntary payment where the Peace Officer believes that such court appearance is in the public interest, pursuant to the provisions of Part 2 of the *Provincial Offences Procedure Act.*

16.1 No provision of this Bylaw or any action taken pursuant to any provision of this Bylaw shall in any way restrict, limit, prevent, or preclude the Municipality from pursuing any other remedy the Municipality may have at common law or by operation of statute.

SEVERABILITY

17.1 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a Court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

STRICT LIABILITY OFFENCE

18.1 It is the intention of Council that all offences created by this Bylaw be interpreted to be strict liability offences.

PROOF OF LICENCE OR EXEMPTION

19.1 The onus of proving that a person has a valid and subsisting Licence is on the person alleging the existence of the Licence on a balance of probabilities.

20.1 The onus of proving that a person is exempt from the provisions of this Bylaw requiring a Licence is on the person alleging the exemption on a balance of probabilities.

DELEGATION OF POWERS

21.1 Without restricting any other power, duty or function granted by this Bylaw, the Chief Commissioner may:

(a) carry out whatever inspections are reasonably required to determine compliance with this Bylaw;

(b) take any steps or carry out any actions required to enforce this Bylaw;

(c) take any steps or carry out any actions required to remedy a contravention of this Bylaw;

(d) establish forms for the purposes of this Bylaw;

(e) refuse to issue a Licence or issue a Licence, with or without terms and conditions as the Chief Commissioner deems appropriate, acting reasonably; and

(f) delegate any powers, duties or functions under this Bylaw to an employee of the Municipality.

OTHER PERMITS AND APPROVALS

22.1 Nothing in this Bylaw relieves any person from any requirement to obtain any license, permit or approval under any other Bylaw of the Municipality or any provincial or federal statute or regulation.

EFFECTIVE DATE

23.1 This Bylaw shall come into force and effect upon the date of its third reading.

Read a first time this 22nd day of April, 2014.

Read a second time this 6th day of May, 2014.

Read a third time and finally passed this 6th day of May, 2014.

Roxanne Carr_____
Mayor

Jacqueline Roblin_____
Acting Director, Legislative and Legal Services

Date Signed: _May 23, 2014____

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STRATHCONA COUNTY

Concert and Special Events Application – Part A

Concert and Special Events Bylaw 22-2014

Not valid without Part B (Page 1 of 2)

911 Bison Way, Sherwood Park, AB T8H 1S9 **Phone** 780-449-0170 **Fax** 780-449-1265

Date _____ Licence no. _____

Civic address of event _____ Subdivision/hamlet _____

Legal description Lot _____ Block _____ Plan _____

Quarter _____ Section _____ Township _____ Range _____ Meridian 4

Number of acres per hectare _____

Name _____ Date _____

Address _____ _____ _____ _____
Street and number City/town Province Postal code

Contact phone number _____ Email address _____

Name _____ Date _____

Address _____ _____ _____ _____
Street and number City/town Province Postal code

Contact phone number _____ Email address _____

Land use district _____

Existing buildings and land use

Description of proposed concert or special event

Event duration _____ _____
Proposed start date & time Proposed end date & time

Event hours _____ _____
Proposed start time of event (each day) Proposed end hours of event (each day)

Number of attendees _____ _____
Minimum number of expected attendees Maximum number of expected attendees

Collection and use of personal information

Personal information is being collected under the authority of s. 33 (c) of the *Freedom of Information and Protection of Privacy Act* (FOIP) and will be used to process the application and enforce the bylaw. If you have any questions about the collection, use or disclosure of your personal information, contact the Supervisor, Strathcona County Enforcement Services at 780-449-0170.

Applicant (Please print) _____ Signature _____

☐ Proof applicant is 18 years of age or older

Landowner (Please print) _____ Signature _____

Event company authorized officer (Please print) _____ Signature _____

Event company authorized officer (Please print) _____ Signature _____

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STRATHCONA COUNTY

Concert and Special Events Application Checklist – Part B

Concert and Special Events Bylaw 22-2014

911 Bison Way, Sherwood Park, AB T8H 1S9 **Phone** 780-449-0170 **Fax** 780-449-1265

Date _____ Licence no. _____

Description and location of proposed event

	If no is answered below, please provide explanation in available space. Please use additional space on reverse if required.	
Completed and signed application form	☐ yes ☐ no ☐ n/a	_____
Application made at least 90 days prior to proposed event	☐ yes ☐ no ☐ n/a	_____
Licensing fee of $300 submitted	☐ yes ☐ no ☐ n/a	_____
Current Land Title Certificate ($10 per Title search)	☐ yes ☐ no ☐ n/a	_____
Written statement outlining the specific nature and character of proposed event	☐ yes ☐ no ☐ n/a	_____
Proof of ownership or consent from landowner to operate event from subject lands	☐ yes ☐ no ☐ n/a	_____
Proposed dates and operational hours of the event	☐ yes ☐ no ☐ n/a	_____
Expected number of participants/ spectators/customers at the event	☐ yes ☐ no ☐ n/a	_____
Proof of adequate financial means to undertake the event	☐ yes ☐ no ☐ n/a	_____
Site plan clearly indicating the arrangement of all facilities and development associated with the proposed event (including parking and emergency access)	☐ yes ☐ no ☐ n/a	_____

Concert and Special Events Application Checklist – Part B

Elevation plans/drawings of any proposed development associated with the event (stages/tents/structures etc.)	☐ yes ☐ no ☐ n/a	_____
Details of any licensing request to Alberta Gaming & Liquor Commission	☐ yes ☐ no ☐ n/a	_____
Proof of liability insurance for proposed event	☐ yes ☐ no ☐ n/a	_____

Written plan(s) for the provision of:		Related Resources:
• Security	☐ yes ☐ no ☐ n/a	RCMP and Emergency Services
• Fire protection	☐ yes ☐ no ☐ n/a	Strathcona County Emergency Services
• Potable water supplies & facilities	☐ yes ☐ no ☐ n/a	AHS – Environmental Public Health
• Food supplies & facilities	☐ yes ☐ no ☐ n/a	AHS – Environmental Public Health
• Sanitation facilities	☐ yes ☐ no ☐ n/a	AHS – Environmental Public Health
• First aid/medical services	☐ yes ☐ no ☐ n/a	Strathcona County Emergency Services
• Vehicle parking, access & traffic control	☐ yes ☐ no ☐ n/a	Strathcona County Transportation & Agriculture Services (TAS)
• Overnight illumination (camping/night events, etc.)	☐ yes ☐ no ☐ n/a	Strathcona County Transportation & Agriculture Services (TAS)
• Plan for excessive attendees (over expected numbers)	☐ yes ☐ no ☐ n/a	RCMP and Emergency Services
• Provisions for clean-up of property after event	☐ yes ☐ no ☐ n/a	AHS – Environmental Public Health
• Emergencies & emergency contingency plan	☐ yes ☐ no ☐ n/a	RCMP and Emergency Services
Required safety codes & building permits (where applicable)	☐ yes ☐ no ☐ n/a	Strathcona County Planning & Development Services
Any additional supporting information	☐ yes ☐ no ☐ n/a	RCMP and Emergency Services

Collection and use of personal information
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Concert and Specials Events Application Checklist – Part B

Applicant (Please print) _____ Signature _____

Event company authorized officer (Please print) _____ Signature _____

Information about related resources at Strathcona County such as Emergency Services, Planning & Development, RCMP and Enforcement Services, Transit and Transportation & Agriculture Services is available online at www.strathcona.ca/eventbylaw.

Information about permits required by Alberta Health Services for considerations such as food service, sanitary requirements, potable water and waste disposal is available at:

Strathcona County Health Centre – Environmental Public Health Unit
2 Brower Drive, Sherwood Park, AB T8H 1V4
Telephone 780-342-4661 www.albertahealthservices.ca

Additional information or comments

Toma & Bouma
MANAGEMENT CONSULTANTS

Stantec



Strathcona County

Agriculture Master Plan

A Time to Choose



Toma & Bouma
MANAGEMENT CONSULTANTS

May 8, 2015

Ms. Diana Laviolette Brown
Supervisor, Agriculture Services
370 Streambank Avenue, Strathcona County
Sherwood Park, AB T8A 3W7

Re: Agriculture Master Plan – Final Report

Dear Diana,

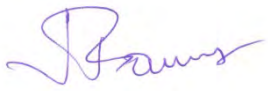
We are pleased to submit the final report – Agriculture Master Plan for Strathcona County. We trust that the plan will provide the required framework for Strathcona County to assess and develop the agriculture opportunities for which it is most suited.

The Plan is the result of much consultation and could not have been completed without the direction, guidance, and assistance of the Agricultural Services Board and the Transportation and Agriculture Services Department. We wish to extend our sincere thanks.

We appreciate your commitment to agriculture in Strathcona County and wish you every success in determining and developing the detailed tactics necessary for success in the coming years.

In closing, thank you for the opportunity to work with you and your team. It has been a very rewarding experience.

Sincerely yours,



Jerry Bouma, Project Manager
Toma & Bouma Management Consultants

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1 Executive Summary

Introduction

Strathcona County is a specialized municipality within the Capital Region, and one of the fastest growing metropolitan areas in North America. Within it, agriculture has historically been a major economic activity. However, in recent years as Strathcona County experienced rapid residential, commercial and industrial growth, agriculture is perceived by most residents as having a lower priority. Nevertheless, agriculture continues to be the largest land user within Strathcona County. Although relatively small in terms of area in comparison to other agricultural counties in Alberta, Strathcona County continues to be a highly productive agricultural municipality ranking 6th (out of 69 municipalities) in terms of revenues generated per acre.

More than just an economic entity, agriculture offers a degree of local food security; it provides an alternative lifestyle for those who desire this; it helps establish the community character of Strathcona County; and it contributes a set of environmental goods and services such as cleaner air, water, as well as fostering a diversity of wildlife habitat.

The purpose of the Agriculture Master Plan is to address two key questions: **(1)** what is the future of agriculture in Strathcona County? And: **(2)** what strategies and policies are required to enable this future to be realized?

Setting the Stage

The development of the Agriculture Master Plan followed a process of extensive consultation with stakeholders as well as the analysis of trends, statistics and a review of comparable municipalities. The conclusions are threefold:

1. Numerous opportunities specific to agriculture do indeed exist for Strathcona County.
2. While opportunities and good agricultural land exist, the agriculture industry in Strathcona County faces an array of challenges that are inherent to its location within a fast growing metropolitan region.
3. The most critical factor facing the future of agriculture within Strathcona County lies with the commitment of Strathcona County itself – with its current and future Councils, Administration as well as the supporting stakeholders and residents. Without this strong commitment, agriculture will certainly diminish.

A Definition of Agriculture

The Agriculture Master Plan begins with the provision of a definition for agriculture that is fitting for Strathcona County:

> ***The growing, raising, managing and/or sale of livestock, crops, foods, horticulture and agri-food related value added enterprises including education, motivated either by profit or lifestyle.***

Vision

> ***Strathcona County as 'Canada's most livable community' is distinguished by its agricultural heritage that builds on history and responds to opportunities as a leader in the Capital Region in the provision of a broad range of agricultural and food opportunities as well as services to one of Canada's fastest growing metropolitan regions.***

Planning Principles

The Agriculture Master Plan will be guided by the following broad principle:

> **Agriculture will continue to be an integral part of Strathcona County's historical, cultural, economic and environmental heritage.**

Additionally, the Plan will be supported by the following operating principles:

1. **The long term success of agriculture in a metropolitan context can only be assured with strong supporting and integrated land use, food and agriculture sector development and infrastructure policies.**
2. **The conversion or fragmentation of large tracks, primary or unique agricultural lands to non-agricultural uses to accommodate growth (residential, commercial, industrial) will only be done as a last resort.**
3. **The advancement of agriculture requires *shared leadership* including the municipality, residents and stakeholders within Strathcona County, and the Capital Region.**
4. **Changes in agriculture are both continuous and considerable, requiring monitoring and a dynamic and proactive response to emerging trends and opportunities both urban and rural.**

Priority Areas

The opportunities for agriculture in Strathcona County and hence the priorities areas identified within the Agriculture Master Plan include the following:

1. The continuation of field cropping for the long term—particularly on Class 1 and 2 soils in the northern part of Strathcona County.
2. A strong presence of acreages comprising a mix of specialty production operations such as greenhouses, horticulture, vegetables, fruits, specialized livestock (sheep, goats, bees, llamas, poultry, etc.).
3. A thriving equine sector with related activities such as stables, training, trail riding, community engagement and emerging opportunities in the field of recreation and therapy in the field of autism and post-traumatic stress. Strathcona County has the opportunity to be the "Horse Capital' for the Capital Region and potentially the province.
4. The base for numerous value added operations including primary and secondary processing; related techical and professional services; agricultural research; and the development of unique local markets and market channels for Strathcona County based food, agricultural products and services.
5. Urban agriculture including both individual undertakings (gardens, roof tops, bees, etc.) and community initiatives such as community gardens or related projects.
6. Destination/experience and agri-tourism opportunities such as food festivals; major equine events; trail riding; one day or multi-day outings.
7. Taking a leadership role in the Capital Region specific to the conservation of agricultural land, the development of local food initiatives and related promotional activities.

Proposed Actions Specific to Governance (Key Points)

Detailed recommendations are presented in Section 7. However, several key recommendations specific to governance are summarized as follows:

1. That current and future Councils and Senior Administration strongly support (and be seen to strongly support) agriculture and the acceptance of the Agriculture Master Plan.
2. That Strathcona County establish a senior leader within the administration that is tasked with and committed to the implementation of this Plan as a high priority.
3. That Strathcona County facilitate and/or establish a Strathcona County Food and Agriculture Institute comprised of interested and motivated stakeholders committed to advancing food and agriculture within Strathcona County.

Proposed Actions Specific to Food & Agriculture Sector Development (Key Points)

1. Develop an equine strategy with a detailed business plan that identifies priorities, objectives, key initiatives, facility requirements, staffing, resource requirements and timelines.
2. Develop a local food strategy with a detailed business plan that identifies priorities, objectives, key initiatives, facility requirements, staffing, resource requirements and timelines. The feasibility of a greenhouse industry utilizing waste heat that may be available from industry should also be considered.
3. Establish the agri-food value added sector as a business development and attraction priority to be led by an experienced agri-food development officer.



Proposed Actions Specific to Land Use and other By-Laws (Key Points)

1. That all further development for the purposes of industrial, commercial or residential be considered in a manner whereby the impact on agriculture and lands used for agriculture is minimized or enhanced.
2. That any application to re-zone lands currently zoned agriculture will require the undertaking of an Agricultural Impact Assessment (AIA) and that the results will be a key consideration in the final zoning decision.
3. That Strathcona County establish an agricultural easement and development credit transfer strategy.

Proposed Actions Specific to Urban Agriculture (Key Points)

1. Review bylaws etc. related to the establishment of agri-business/opportunities (e.g. food processing, urban/acreage agriculture) and make them more supportive to this type of development/initiative.
2. Develop a strategy and policies to foster urban agriculture.

Proposed Actions Specific to Agri-Tourism (Key Points)

1. Develop strong marketing and communications programs for each priority area, both individually and in concert with Strathcona County's communication objectives. These will be necessary to create awareness among Strathcona County's residents and attract them to local markets, local food opportunities and events.
2. Encourage rural stakeholders to develop a Strathcona County Agri-Tour – a multiple 'stop' route with a range of experiences and offerings.

Proposed Actions Specific to Infrastructure (Key Points)

1. Identify the specific requirements of the priority areas identified above in capital plans for future infrastructure. We are aware that Strathcona County is currently evaluating the feasibility of a Multi-Purpose Agricultural Facility that could serve as a centre for the equine sector.
2. Ensure that Strathcona County transportation, roads planning, capital projects and maintenance in rural areas provide the ability to easily access agricultural land, move large agricultural equipment, and ship products to market.

Proposed Actions Specific to Monitoring Evaluation and Adjustment (Key Points)

1. Be vigilant in monitoring trends and new development in agriculture with specific attention to local food initiatives.
2. Develop a set of indicators and report annually on the success of the implementation of the Agriculture Master Plan. This would include addressing a range of planning measures (land conversions, etc.), business measures (market development achievements, etc.), and progress specific to a Capital Region Agriculture and Food Strategy.

In summary, agriculture does indeed have a future in Strathcona County. However its future is not an extension of the past but a future that is shaped and responsive to the opportunities due in large part to Strathcona County's location in the Capital Region. It is also a future that requires strong leadership and the support of an integrated set of policies.





2 Introduction

2.1 The Value of Agriculture

Essential to the Agriculture Master Plan for Strathcona County are two questions: **(1)** what is the value of agriculture? and **(2)** how can agriculture contribute to Strathcona County as a municipality and perhaps more importantly, as a community?

There is a multiplicity of contributions to consider when considering these questions. To be sure, agriculture is the major user of land in Strathcona County; it creates jobs and economic wealth for farmers and businesses; it offers a degree of local food security; it provides an alternative lifestyle for those who desire this; it helps establish the community character of Strathcona County; and it contributes a set of environmental goods and services such as cleaner air, water, as well as fostering a diversity of wildlife habitat.

This Agricultural Master Plan aims to integrate these dimensions and benefits into the diverse and complex community that Strathcona County is in a way that is aligned with its strategic plan and sustainability pillars. It attempts to find the right balance in the context of multiple comprehensive planning goals—all competing for the same land and resources in a rapidly growing metropolitan region.

2.2 Strathcona County as a Specialized Municipality

Strathcona County holds a unique place in Alberta. As a specialized municipality, the leadership—both Council and Administration, is responsible to balance an increasingly complex array of urban and rural interests unlike most of its municipal counterparts who typically have either a distinctly urban or rural orientation, not both.

To this end, Strathcona County is guided by numerous statutory and functional policies and plans including an over-arching Municipal Development Plan (MDP) supported by residential, industrial, transportation or environment policies to name some. However, no plan is currently in place to specifically guide agriculture—which is by far Strathcona County's largest land user and has been historically one of Strathcona County County's major economic sectors.

In response to growing concerns about the role and future of agriculture, Strathcona County commissioned a study in 2002 entitled *The Future of Agriculture*. At that time, two central questions stood before Strathcona County Council:

- What is the future potential of the agriculture and food industry in Canada, in Alberta, and specifically in Strathcona County?
- What strategies and land use policies would allow agriculture to flourish and fit in Strathcona County as well as protect the environment and conserve its unique agricultural heritage?

That study addressed a number of elements including the changes in agriculture both nationally and within Strathcona County itself; an assessment of the best opportunities for agriculture within Strathcona County; and the identification of a set of planning policies and tools that could be implemented to support and promote agriculture. The study was received for information and did not result in any commitments or new policy directions by Council.

Since then, the pressures continue and the questions facing agriculture in Strathcona County have only increased. Consequently in mid-2014, Strathcona County issued a *Request for Proposals* calling for the development of an Agriculture Master Plan. The call for such a plan is a response to the growing recognition by Council that agriculture requires a clear plan with distinct goals and supporting policies if it is to remain an integral part of Strathcona County County's fast growing metropolitan economic, social and cultural life.

2.3 Background

Strathcona County faces an array of opportunities and growth pressures like few other municipalities in North America. Within its 1,265 km^2, it is subject to a multiplicity of forces including:

- A large and growing energy and industrial sector;
- A steadily growing population and the location for two designated Priority Growth Areas for residential development within a major and fast growing metropolitan area known as the Capital Region;
- Growing pressures for the protection of agricultural land and sensitive environmental areas; and
- A desire to maintain rural character and aesthetics;

all the while being situated within one of the fast growing metropolitan regions in North America.

Not surprisingly, the forces of both actual as well as prospective growth are leading to considerable pressure on the agricultural sector and the large land base it currently occupies. These forces, their complexity and the ambiguity of how agriculture will evolve pose a particular challenge for Strathcona County with respect to how to plan for this important sector.

Overall, the central questions remain the same:

- What types of agriculture truly have a future in Strathcona County, can actually work, and why?
- What is the vision for agriculture within Strathcona County? In other words, what does Council, with the support of citizens and landowners, want to accomplish with respect to the presence, look and 'feel' of agriculture in Strathcona County and at the same time protect the environment and conserve Strathcona County County's unique agricultural heritage?
- What planning policies and tools facilitate, or at the very least support, those types of agriculture that have the best fit and future in Strathcona County?

In summary, the fundamental purpose of the Agriculture Master Plan is to provide long term clarity for Strathcona County as well as its residents, land owners, and the agricultural sector. Furthermore, the Plan should both enable and facilitate the increasing and evolving diversity of agriculture into the future.

2.4 Objectives

The Agriculture Master Plan is developed in response to the following objectives:

1. Determine the types of agriculture and/or related agricultural activities that have realistic potential for success in Strathcona County over the long term.
2. Develop a vision that defines the role of agriculture and associated resources required for Strathcona County. This vision must have broad community support and be approvable by Council.
3. Develop an Agriculture Master Plan that outlines the vision for agriculture, details the policies, and has the implementation and governance tools required to:
    a. direct the continued conservation, growth, and development of agriculture within the Strathcona County's diverse land use and development context.
    b. raise the public profile of agriculture in order to promote the importance of agricultural stewardship and the protection of heritage farmland.

In addition the Agriculture Master Planning process abides by the following information and process objectives that are outlined in the Request for Proposals:

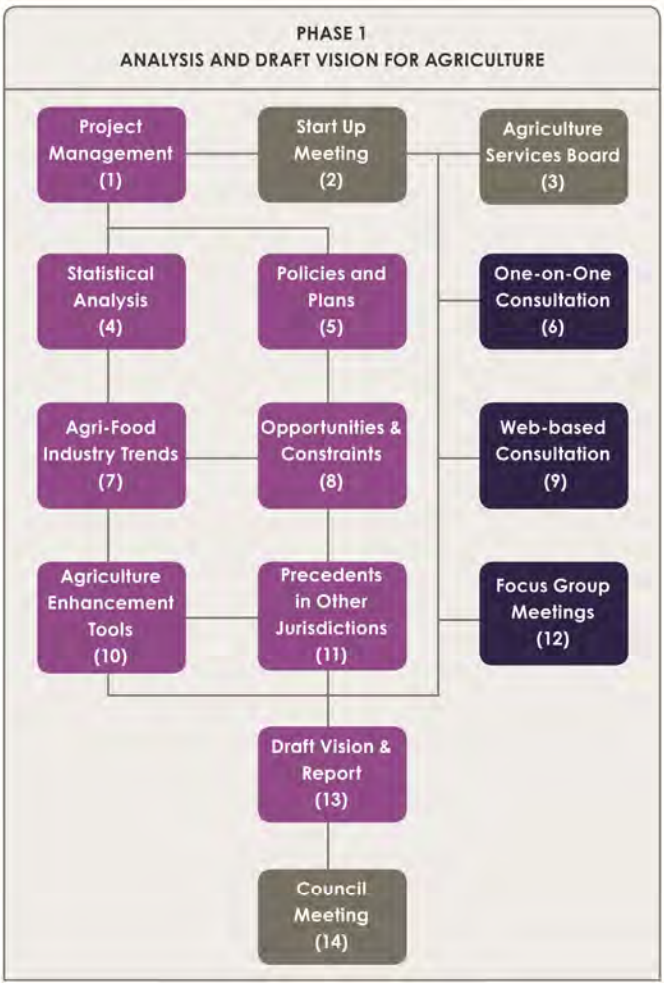
1. To develop a detailed understanding of Strathcona County's current and historical agricultural capacity, its constraints and opportunities.
2. To identify emerging and future trends in the agriculture and food industry with potential opportunity in Strathcona County.
3. To provide agriculture policy that fits within the context and is consistent with Strathcona County's strategic plan and sustainability pillars.
4. To comprehensively consult with the community at all stages of the process—one that includes the general public and the diversity of other interests that have a stake in agriculture.
5. To identify and develop realistic and measurable strategies and governance that will lead to the implementation of the Agriculture Master Plan's vision.



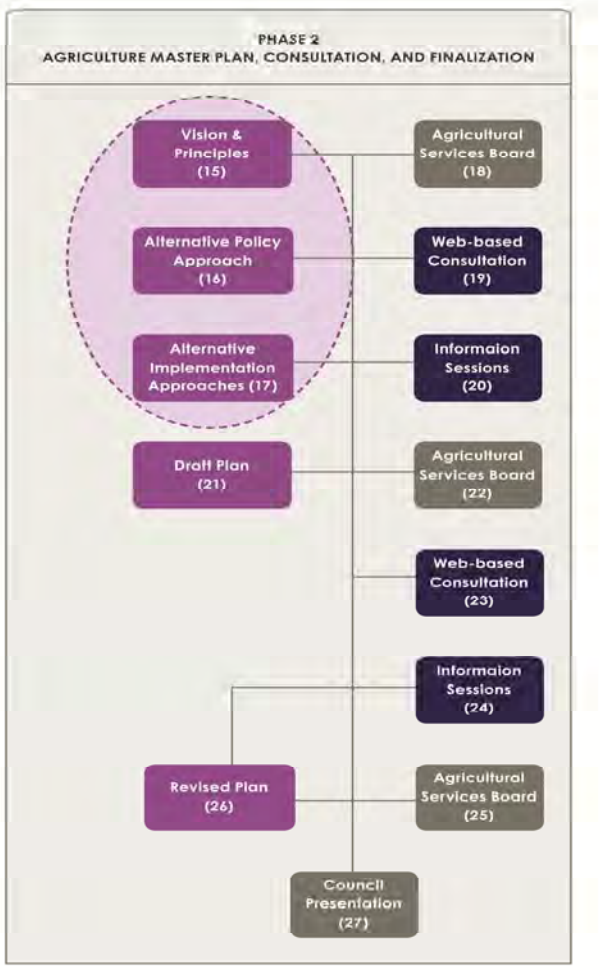
2.5 Work Plan

The work plan comprised two phases:

Phase 1 built on previous work by updating information and analysis; reviewing current plans; consulting with the administration and key stakeholders; developing alternatives and reviewing their applicability to Strathcona County, and developing a draft vision. This phase also involved extensive consultation with stakeholders and leaders within Strathcona County including one-on-one interviews (22 in total) and a series of focus group discussions with defined sectors within the agri-food community. The focus interviews were held with four defined groups: commercial farmers, acreage owners, the equine sector, and a representative sample of urban residents. In addition, personal interviews were conducted with eight value-added businesses.



Phase 2 focused on developing the draft plan which builds on the vision, a set of principles, and the selection of strategic priorities as well as governance and implementation details. This phase involved two iterations of public meetings: first, to gain input and direction to the draft vision and principles (held in early February 2015); and second to gather input and direction to the final draft plan (April 2015). Stakeholders also participated in web-based consultation.



In summary, the process of developing the Agriculture Master Plan included considerable consultation, input, and analysis. Phase 1 consultation was designed largely to obtain input, perspective and direction specific to the array of opportunities and issues facing agriculture. Phase 2 consultation was more iterative in nature: initially an overview of findings was presented complete with a definition for agriculture, a vision and a set of principles for planning purposes (completed in early February 2015); this was followed by the preparation and presentation of the Draft Agriculture Master Plan when input and direction was again sought.

Details of the consultation process are outlined in ***Appendix 1***.



3 Strathcona County in Context

3.1 Introduction

The development of an agricultural plan for any municipality requires a solid understanding of the context in which the plan is to be formulated and ultimately implemented. To this end, we provide a contextual background comprising several levels including:

- An overview of the major trends within the agri-food sector at large.
- A review of the agricultural trends within Strathcona County itself.
- A comparison of agriculture in Strathcona County to Alberta and other selected counties.
- Recommendations and implications for the development of an Agriculture Master Plan for Strathcona County.

3.2 Agricultural Land Potential

Strathcona County covers land on the west flank of a glacial upland called the Cooking Lake Moraine. The agricultural capability of the land in Strathcona County is a result of a combination of climate and land conditions (soil, form, elevation, etc.). There are five general areas in Strathcona County with respect to land capability, as shown on ***Figure1: Strathcona County Land Capability Areas***.

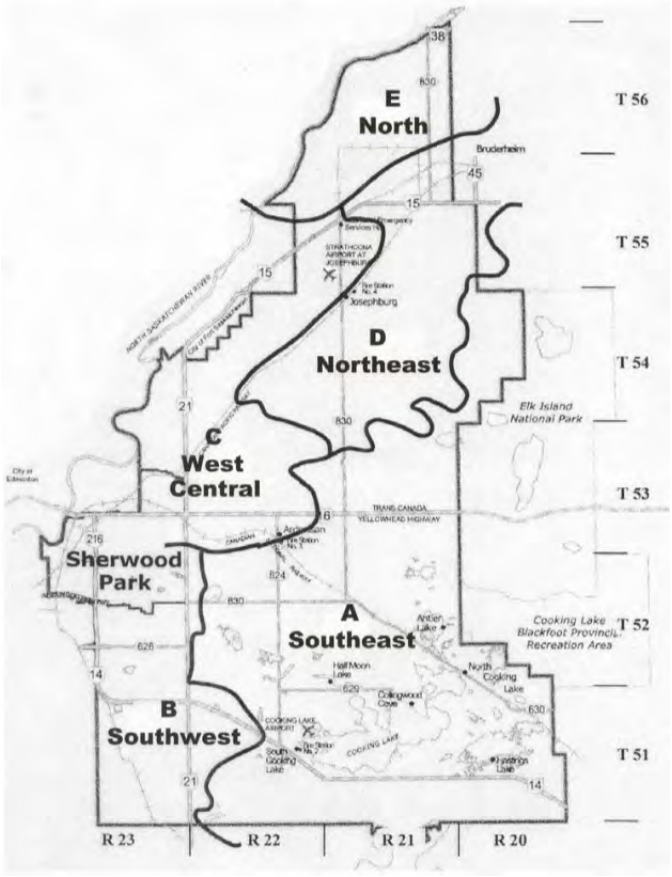


Figure1: Strathcona County Land Capability Areas

Southeast
The southeast portion of Strathcona County, mostly south of Highway 16 (but including a small area north of the highway to the eastern boundary of Strathcona County), are mostly lower CLI Classes[1], generally Classes 3-6. It has Mixed-wood Forests at higher elevations, grading to Parkland vegetation to the southwest. Land quality generally improves to the west.

The terrain is hummocky with some slightly hilly upland areas, many wet depressions, and the higher elevations here have a shorter and cooler growing season. With a frost free period often less than 90 days, this area is restricted to forages and coarse grains. The hilly area and wet depressions make it more difficult to manage annual cropping, but it does support hay and pasture land suitable for beef cattle and other grazing livestock. The area is also suitable for horticultural uses and small livestock holdings.

Southwest
This area is similar to the southeast except that it has a slightly better climate and topography. Soils are generally CLI Classes 3, 4, and 5. This area is better suited for arable agriculture than the southeast, but it still has some limitations. Pasture, hay and grain production are commonly grown to support beef and dairy operations.

West-central
West-central Strathcona County, from just south of Highway 16 to just north of Highway 15, is an undulating landscape between the North Saskatchewan River and the upland area to the east. This area has excellent organic soils with good moisture retention: primarily CLI Class 2, but with large areas of Class 1. It has silty and clayey lake deposits originally under Parkland vegetation. They are mostly under cultivation.

With moderate heat, moisture, and a relatively consistent climate, this area contains some of the best soil landscapes in Alberta, some ranking in the top 5% in the province[2]. The area is capable of supporting a wide range of field crops such as barley, wheat and canola as well as a wide range of specialty crops such as peas, lentils and vegetables.

Northeast
This area, generally of fine-loamy glacial deposits, shares many of the very good characteristics of the west-central area. Most of the lands are CLI Class 1, with only minor areas of Classes 2 and 3. It is good to excellent land for common grains and oilseeds.

North
The smallest sub-area, the northern sector of Strathcona County, from just north of Highway 15 to the North Saskatchewan River, is generally comprised of CLI Classes 4 to 6 formed under grassy Parkland vegetation. If not too sandy, these lands are good for some common grain crops. They are particularly well suited for growing potatoes and other hardy root crops, though supplemental irrigation is sometimes needed. However, some of the soils in this area, often with a duned surface expression, are very sandy, droughty, and subject to wind erosion if exposed.

[1] CLI (Canadian Land Inventory) classes are one measure of measuring soil capability, but they have been designated on a fairly broad-brush basis. Farmland assessment practices may provide a more site-specific indicator.

[2] *The Future of Agriculture*, 2003

3.3 Prime and Unique Farmlands

Prime farmland is land that has the best combination of physical and compositional characteristics for producing food, fibre forage, oilseed and other agricultural crops with minimum inputs of fertilizer, pesticides, and labour. The assessment of climate and consideration of 'prime' depends on the context. Considering Canada as a whole, the climate of the Edmonton area must be considered a slight limitation to agriculture production. For example, Strathcona County farmers cannot grow high heat requiring crops like soybeans, corn, tobacco, or peanuts.

However, considering the Alberta context, the local climate and soils can produce all the provincially and locally important crops like wheat, barley, oats, canola, and peas. Prime in this context, based on CLI ratings, would indicate about 28,000 ha (Class 1) as prime, with another 19,000 ha (Class 2) and 19,000 ha (Class 3)[3].

Unique farmlands are those, apart from prime farmlands, that can be used for the production of specific high-value food and fibre crops because of particular characteristics. There are about 2,500 ha of unique sandy soil well suited for the production of vegetables and other specialty crops.

In this context, Strathcona County has about 47,000 ha (116,000 acres) of prime and unique soil landscapes (Class 1 & 2) with another 19,000 ha (47,000 acres) of land suitable for cropping. In total, about 25% of Strathcona County lands would fit in the categories of 'prime' or 'unique.' All these lands are found in the northern third of Strathcona County at elevations below 675 m where the heat units are higher.

3.4 Major Trends within the Agri-food Sector

Numerous strategic reviews[4] have been undertaken by the authors of this plan which involve the identification of major trends and forces that are impacting the nature and direction of agriculture. Based on these, six major trends are identified that are at play within the agri-food industry and have relevance to Strathcona County. These are listed and described as follows:

TREND 1: Consolidation is taking place on all fronts.

The changes in the numbers and scale of operations within the agri-food sector are profound. At the farm level, there is a clear trend to fewer but larger farms (***see Table 1: Changes in Agriculture in Alberta: 1981 to 2011***). For example, for the period from 1981 to 2011, farm numbers have declined by more than 25% while average farm size has increased by almost 44% and average revenue by 370%.

Table 1: Changes in Agriculture in Alberta: 1981 to 2011

	1981	2011	Change (%)
Number of Farms	58,056	43,234	- 25.5%
Average Size of Farm (acres)	813	1,168	+ 43.7%
Average Revenue per Farm	$56,236	$264,518	+ 370.4%

[3] Canada Land Inventory (CLI). Source: *The Future of Agriculture*, 2003.

[4] Major reviews include *Changing Course, A Value Added Strategy for Alberta Agriculture* (1996); *The Pursuit of Quality – Priorities for Agriculture in Alberta* (1998); and *The Way Forward – A Strategic Plan for the Alberta Pork Industry (2008); Business Template for a Value Based Beef Enterprise* (2010).

These aggregate changes, while significant, understate the full measure of consolidation that is actually taking place. Nowhere is this more evident than in the livestock sector where Alberta now has a handful of specialized operations that include 553 dairy farms, 380 hog farms, 240 poultry farms and an estimated 30 beef feedlots that represent the largest proportion of cattle that are marketed for processing each year.

A similar degree of consolidation is also occurring within the cropping sector. Twenty years ago, a 3,000 acre operation would have been considered large. Now a small but very skilled group of farm operators have emerged who typically oversee farm businesses that are between 10,000 to 15,000 acres.

The level of consolidation within the processing sector is even more concentrated. For example, in Alberta there are two large beef processors; one large pork processor and two major dairy processors. The grains and oilseed sector are equally concentrated with three to five major buyers in both cases.

> ***Implications for Strathcona County:*** Intensive livestock operations in particular will continue to consolidate and have a diminishing presence. Cropping and grazing operations will continue.

TREND 2: There is strong and growing interest in local food and local food production across the USA and Canada.

Local food, food security, 'healthier' food including where food comes from and who produces it, is driving considerable interest on the part of consumers and citizens on the subjects of 'local food,' sustainability strategies and urban agriculture. Many jurisdictions are examining the issue to assess their current situations and are in the process of considering what actions should be taken.

Many cities including Edmonton (in 2013) have responded by forming Food Policy Councils. Within Canada, Toronto led this process more than 20 years ago; Vancouver established its Council in 1995. While objectives among councils vary, the primary focus is to draw attention to the local food system, address issues of food security and access to healthy foods, and to enhance opportunities for local food suppliers.

Retailers and restaurants have responded by building major campaigns featuring local food. Indeed sourcing locally has become a central strategy for most major retailers and wholesalers.[5]

To this end, all are seeking to differentiate their product offerings–Safeway USA, for example, now posts signs in each aisle which actually lists the number of local items that can be found in each aisle. We recently tracked the number of articles appearing in publications across Canada and the USA specific to local food. Over a 5-month period, we identified more than 400 articles of interest.

> ***Implications for Strathcona County*:** Strong and growing interest in local food represents an opportunity for Strathcona County in view of its high quality land base and proximity to a large urban market.

[5] These intentions were confirmed by a recent project conducted by Toma & Bouma Management Consultants who interviewed all the major retailers and food service companies operating in Alberta. Their major complaint was a lack of local supplies when it comes to fresh produce.

TREND 3: The demand for food continues to grow.

The growing demand for food globally is perhaps self-evident. Nevertheless it is a significant trend that should not be overlooked and will have profound implications on food systems and international trade. The increase in demand is being driven by two key factors:

- A growing population—world population is forecast to reach 9 billion by 2050 (a 30% increase over current levels).
- A rapidly expanding middle class—most notably in countries such as China, India and Indonesia who in turn are demanding higher quality protein rich foods such as red meats and dairy products.

Significantly, the ability to supply this demand is exacerbated by two main factors:

- A diminishing supply base and number of suppliers. Firstly, the available land on which to produce food is in decline—the result of expanding urban populations as well as erosion; as well only a handful of countries in the world are forecasted as net food exporters (one of whom is Canada).
- Increased volatility in weather conditions—whatever the cause, extremes in weather are increasingly common. The most notable recent occurrences include the extended droughts in California and Australia. Flooding and excessive amounts of rain are common in China, Indonesia and India.

  Implications for Strathcona County: Land conservation is an important issue in some jurisdictions (such as the Provinces of Ontario and British Columbia) and is becoming a major public concern in Alberta as well. Concerns are driven by the overall growing global demand for food combined with a declining land base, food security and the irreversibility of development.

TREND 4: Cost management is the critical factor for competitiveness in the commodity markets.

Much of agriculture production trades on the basis of world prices for commodities. In Canada, for example, all the major grains, oilseeds and red meats function in markets and prices that are set beyond our borders[6]. Thus as exporters in all these commodities, Alberta producers are subject to a host of risk factors including exchange rate risks; trade policy risks; and the risk of over-supply on the part of competing countries leading to lower prices. In almost all cases, Canada is not the low cost producer and competes against suppliers who have lower labour, utility and construction costs.

Consequently producers of these commodities have no control over price. However, the one area over which they do have some control is cost. Indeed today's successful commodity producer has become a superior cost manager. Most producers in Alberta have been severely tested by very challenging markets—for example, the cropping sector endured a long period of low prices from 1998 to 2009 and while prices increased dramatically in recent years, they have softened considerably in 2014 and 2015. Hog producers have only recently experienced favourable prices after nearly a decade of break-even or below cost of production prices. Beef producers are currently enjoying the strongest prices in history, but the 2003 Mad Cow Disease (technically known as Bovine Spongiform Encephalopathy or BSE) crisis devastated this sector for years.

[6] Canada's supply managed sectors (dairy, chickens, turkeys and eggs) operate in quite a different situation. These sectors area able to establish a 'made in Canada' price for their products since the borders for imports (excepting a small allowable import quota) are effectively closed.

Producers manage costs in two ways: **(1)** extremely detailed cost accounting practices—effectively knowing the exact cost of production; and **(2)** scale—increasing the size of their operations to achieve their net income objectives as well as spread their fixed costs. Simply, as margins narrow as they inevitably do, the only way to achieve a target income is by increasing the volume of production. This is the primary driver behind the growth toward larger farms.

> ***Implications for Strathcona County:*** Managing costs and narrow margins are major factors driving the trend to larger farms. Expect more lands to be leased to large scale cropping operations and a shift by some farmers to seek out more intensive higher value and higher margin enterprises to offset costs and/or generate greater revenues.

TREND 5: Technology and innovation abounds.

Major ongoing technological advances in production agriculture in the areas of bio-technology; precision farming; GPS and related satellite technologies; surveillance; and most recently the use of drones for measuring and monitoring crop performance that can in turn direct such practices as herbicide and pesticide applications to precise locations and levels. The technologies, combined with advanced business management practices on the part of a highly skilled business class of farmers, are also contributing factors to increased farm size.

A recent presentation in Saskatoon entitled *No Molecule is Wasted*[7] outlined how today's producers are driven by economics but enabled by technology. This approach, known as *Precision Agriculture*, is being taken to a new level. In short order, most fields will be moving to zone management whereby each zone will have its own profile based on yield potential, soil properties, nutrient data, risk tolerance and economics. All of these measures are data driven using satellite imagery; drone surveillance; yields maps; imagery; monitoring; and bottom up based on data on soils, field conditions and topography.

It is not only common for today's farmer to utilize sophisticated technologies but to also employ a highly sophisticated set of professional services including agronomic, financial, and marketing which comprises both hedging and contracting. All of these have become vital to the management of the successful farming operation.

> ***Implications for Strathcona County*:** Technology is an enabling factor to introduce new crops, manage costs, and expand the scale of operations. Expect the emergence of higher valued field crops such as corn and soybeans. Also expect more farm properties to be leased to large scale cropping operations.

TREND 6: Land use and the commitment to conserve agricultural lands is a 'hot' issue in Alberta lacking political will to change.

The agricultural community and rural municipalities at large have long awaited provincial direction specific to the protection or conservation of agricultural lands. This was expected to be forthcoming in the 2008 *Provincial Land Use Framework*.

However this direction has not been provided even though there was a commitment to do so in the *Framework*. Furthermore the recent South Saskatchewan Regional Plan affirms this lack of provincial direction with respect to the conservation of agricultural land. Rather, each municipality has been left to devise its own policies.

Consequently, there is no provincial legislative framework to conserve agricultural land solely on the basis of soil quality or agricultural use alone,

> **Implications for Strathcona County:** The lack of a provincial policy with respect to agricultural land conservation will require the Capital Region and/or Strathcona County to forge its own set of policies and land use planning tools. There is the opportunity for Strathcona County to provide a key leadership role.

[7] Farm Forum – presented by Agritrend and attended by J. Bouma.

3.5 Agricultural Trends in Strathcona County

A review of statistics and trends in ***Table 2.1: Strathcona County Agricultural Profile*** (refer to ***Appendix 2***) illustrate the following:

1. There has been a precipitous drop in livestock numbers. For example:
    - Pigs and dairy cows have almost disappeared in Strathcona County. Only one hog operation and 5 dairy operations remain.[8]
    - A total of 6 poultry operations continue to operate. This is a marked decline from the 17 operations that were recorded in the 2006 census. Beef cow numbers have also dropped drastically from a high of 10,590 head in 2001, to 5,127 head in 2011 – a decline of more than 50%. Accordingly total cattle numbers have dropped from 32,879 head in 2001 to 14,780 head in 2011 – a decline of 55%.
    - By comparison, horse numbers have remained relatively stable but have dropped from 3,746 head in 2001 to 2,859 head in 2011.
    - Other livestock such as sheep and goats remain limited. Interesting, there has been a sharp decline in the goat population which stood at 1,909 head in 2001. Currently there are approximately 150 animals.
2. The number of farms is decreasing (1,053 in 1981; 658 in 2011). This is no surprise given the broader trends in agriculture although the rate of decline is slightly larger than the provincial average (see ***Appendix 2: Table 2.9***).
3. The average age of farmers is on the increase. This is consistent with the provincial trend (see ***Appendix 2: Table 2.14***).
4. Significantly overall field crop acreages are relatively stable (159,741 in 2001; 150,138[9])–a decline of 9.4% or approximately 1% per year. By comparison the total area of crops and pasture stood at 256,270 acres vs. 220,184 acres in 2011–a total decline of 16%.
5. Modest increases in the number of fruit and vegetable operations are noted, but this sector remains very small (7 vegetable growers; 16 fruit, berry and nut growers).
6. The greenhouse sector measured in terms of 'area under glass' is declining (loss of 27,000 square feet from 2006 to 2011). It is our understanding, subsequent to the 2011 census, an additional two or three greenhouse operations may have closed.
7. Processing/value added enterprises remain a small economic sector. For example, Strathcona County is the home of a major poultry processing facility. In addition, there are 15 to 20 smaller food processing operations located in Sherwood Park and throughout Strathcona County. This number has not changed much over the past 10 years.
8. Overall, agriculture represents $90.9 million in annual farm revenues (as per the 2011 Census); it provides employment to 990 farm operators and 692 employees for a total of 15,569 hours of work (average of 22 hours per employee).
9. The majority of farms (37% or 246 farms) are small with gross revenues of $10,000 or less; another 227 farms (34%) generate annual gross revenues between $10,000 and $50,000 and are also quite small; 115 farms (17%) generate between $50,000 and $250,000; a total of 70 farms (11%) generate over $250,000 in revenues each year.

[8] Based on personal conversations, there may be only 3 dairy operations left as of 2015.

[9] The 2011 crop acreage statistic may be inflated. Several large crop producers, who are headquartered in Strathcona County, farm large acreages outside in other counties. These may be attributed to Strathcona County– the Census of Canada input form does not require the farmer to identify the location of the lands that are being farmed.

10. Strathcona County is a quintessential example of what is termed as the 'vanishing middle.' This refers to a phenomenon where growth occurs at both ends of the spectrum while a middle group or tier diminishes in size. For example, the number of smaller farms (under $10,000 in gross sales has remained relatively stable from 325 producers in 2001 to 246 producers in 2011. During the same time, the large grower group (over $250,000 in annual sales) has also been stable—68 farmers in 2001 to 70 in 2011. Meanwhile, the middle group ($50,000 to $250,000) has dropped from 189 to 115 farmers in 2011.

    This phenomenon has been in motion within Canadian agriculture sector for the past 30 years. It is a reflection of the increased specialization of a smaller number of larger business-focused farmers while the mid-sized less specialized sector slowly retires or disappears. At the same time, there is a growing interest in agriculture expressed by a new generation of producers who begin with small holdings usually on a part-time or hobby basis.

3.6 Strathcona County Compared to Alberta and Selected Counties

In addition to the analysis of the trends within Strathcona County, the scale and characteristics of agriculture were examined relative to three comparatives: the province of Alberta as a whole; Lethbridge County which is Alberta's largest 'agricultural' county in terms of annual farm sales and livestock enterprises; and Rocky View County—a municipality that surrounds the City of Calgary on three sides and is subject to a similar range of urban growth pressures.

Table 2.2 Strathcona County Compared to Alberta, in ***Appendix 2***, is summarized below.

1. Overall Strathcona County represents approximately 0.8% of the overall annual farm sales generated by Alberta farms. Furthermore, it represents 0.7% of the Alberta crop acreage and 1.5% of the number of farms.
2. In relative terms, Strathcona County has strengths (or has a relatively high proportion) in the following areas:
    - A relatively high proportion of fruit, vegetable and nursery farms (2.2%, 2.5% and 4.2% respectively). This is not surprising in view of its location.
    - A relatively high proportion of smaller operators (farms sales of less than $10,000 per year – 3.2%; $50,000 or less – 1.6%).
    - A high proportion of all farms with less than 10 acres (3.9%).
    - A relatively high proportion of poultry and horses (4.2% and 2.1% respectively).
3. In relative terms, Strathcona County is under represented (or has a relatively low proportion in comparison to the overall province) in the following areas:
    - Farms over 1,120 acres (0.3%)
    - Livestock–particularly beef and dairy cows, as well as pigs (all less than 0.5%).
    - Barley acreage (0.4%).
4. Perhaps most interesting is the relative intensity of agriculture in Strathcona County in comparison to other municipalities in Alberta. This index, which is a relative measure of the quality and/or the density of agricultural activity on a per unit basis, is calculated by dividing the total annual gross farms sales by the acres farmed (see ***Table 2.3: Ag Intensity Index*** in ***Appendix 2***). Strathcona County ranks 6th in the province which is led by Edmonton (while very small in terms of acreage, leads all municipalities due to its market gardening activities located in the northeast) followed by the major agricultural counties of Lethbridge, Taber, Lacombe and Wheatland. This measure illustrates that, while Strathcona County is smaller in terms of area, it does not take a back seat to other counties in terms of the quality of its agricultural enterprises.

Table 2.4: Strathcona County Compared to Rocky View, Lethbridge, and Alberta (in ***Appendix 2***) *is* discussed below.

Compared to Lethbridge County

Lethbridge County is Alberta's leading agricultural county. The most striking difference to Strathcona County is the presence and intensity of livestock enterprises. While Lethbridge County is only 3.4 times larger than Strathcona County in terms of overall crop acreage, it generates more than $1 billion in annual farm revenues or 11.6 times the agricultural revenue than Strathcona County does. In addition, the average gross revenue per farm in Lethbridge County is 8.2 times larger than the average farm in Strathcona County.

Overall, it can be concluded that Lethbridge County exceeds Strathcona County by an intensity factor of 3.6—meaning that each acre farmed generates 3.6 times the revenue than what is being generated in Strathcona County.

Much of this difference can be attributed to intensive livestock production. For example, Lethbridge County has a beef cattle population of 427,602 head (more than 29 times the cattle population of Strathcona County); 8,840 dairy cows (15 times that of Strathcona County) and a hog population exceeding 65,000 head (a direct comparison cannot be made since Statistics Canada does not report numbers if there are fewer than 5 producers). Not surprisingly, a large proportion of Lethbridge County farms generate annual sales in excess of $250,000 (350 out of 933 farms or 35.5%). This compares to 70 farmers in Strathcona County or 10.6%.

In summary, Lethbridge County has a decidedly different set of agricultural characteristics to those of Strathcona County. Most significant, is the size of the livestock sector—not surprisingly given the proximity of Strathcona County to a large urban population. Nevertheless, Strathcona County continues to have a sizeable crop land base and a large number of smaller farmers operating on smaller acreages that continue to generate farm revenues.

Compared to Rocky View County

Rocky View County's proximity to Calgary has both similarities and some distinct differences from Strathcona County.

First, the similarities: in terms of annual farms sales, farms in Rocky View on average generate $212,000 per year or approximately 1.5 times that of Strathcona County. Also, it is observed that Rocky View has very few dairy cows, hogs or poultry not unlike Strathcona County. It also has a significant horse population with over 6,000 head, or more than double that of Strathcona County. Finally, Rocky View is also home to a large number of small operators: there are 306 farms with less than $10,000 in annual sales and another 444 will annual sales between $10,000 and $25,000.

The differences are largely a matter of scale: Rocky View is more than 4.5 times the size of Strathcona County. Additionally, average farm size is 761 acres which is double the average farm size in Strathcona County. The most significant difference is the large area of pasture land (over 423,000 acres) and the large cattle population of approximately 135,000—almost 10 times the number in Strathcona County.

Interestingly, the intensity factor for Strathcona County exceeds that of Rocky View. Total annual revenue for Rocky View is $269.5 million. However it is 4.6 times larger than Strathcona County—thus if one were to extrapolate Strathcona County annual revenues by this factor, this would result in $416 million. Rocky View, by comparison, has an intensity factor of 0.65, meaning that for every acre of production Rocky View generates two-thirds as much as Strathcona County in terms of dollar value.

3.7 Stakeholders Perspectives

The consultation process included input from the several groups and stakeholders. A detailed summary of the discussions including the dates on which these meetings were held is presented in ***Appendix 1***. The highlights are as follows:

- **Agriculture Service Board**: very concerned about the future of agriculture in Strathcona County and the lack of a plan or strategy. This group is strongly committed to overseeing the continued presence of agriculture comprising a mix of enterprises supported by a clear policy and decision making framework to guide Council and Administration.
- **Non-agricultural Residents**: value Strathcona County as a great place to raise families. This group expressed a desire to see the clear and continued presence of green spaces to which agriculture contributes significantly; a balance between urban development and rural areas; and the presence of more locally produced food and local markets.
- **The Equine Sector:** regard the equine sector as an under-realized opportunity. The opportunity is seen as both economic as well as activity based. With respect to the latter point, a wide range of activities were identified including training, trial riding, other forms of recreation, therapeutic purposes with the overall objective of building a unique Strathcona County community defined by a strong thriving equine presence. There is a strong sense that Strathcona County has overlooked this sector and has shown little if any commitment to support events. Part of this commitment is the need for specialized show facilities that can serve as a platform to feature horse related events.
- **The Acreage Sector:** a strong sense that Strathcona County shows little if any interest in agriculturally based acreages and related businesses. This group cited numerous challenges specific to obtaining permits and the ability to operate. Overall, there is a sense that much can be done to develop local food opportunities but there are many market and business challenges to be overcome,
- **The Commercial Farm Sector (full time farmers):** regard Strathcona County Council and Administration as placing no priority on agriculture. Many see the 'writing' on the wall regarding the long term future for agriculture and that Strathcona County as a location will be difficult to farm in the future both financially and operationally. The major concerns are the price of land and the ability to move large equipment safely on narrow roads which are increasingly busy. Several large farms are currently expanding their acreage base in other counties. Others are uncertain about their future, seeking either the opportunity to sell at the best possible price and retire.
- **Food processing/Value Added Sector:** not aware of a vision for or support by Strathcona County for food processing or value-added businesses. Several businesses appreciate the ready access to good transportation corridors and the availability of labour given the proximity to Edmonton. In the case of smaller operations, permits are seen as difficult to obtain. In other cases, small independents are struggling with several issues including modest returns, difficulty in finding labour, considerable competition in the market place (particularly in the horticulture sector) and succession planning.
- **Others:** several stakeholders/leaders voiced concern about the future of agriculture in Strathcona County and see no plans to support it or any vision to maintain it into the future. There is a high level of awareness of the 2002/2003 *Future of Agriculture* study and expressed disappointment that nothing was done subsequently. Overall there is a sense of resignation and many hold the view that agriculture has been forgotten in Strathcona County and by Strathcona County Council in particular. Consequently, they have real difficulty envisioning how the current planning process will result in a different outcome.

Further Discussion

The views of farmers regarding the future of agriculture in Strathcona County warrant further reflection. The major discussion points within the farming community revolve around two areas:

1. The economics of agriculture; and
2. The conservation of agricultural land.

Concerns regarding the economics of agriculture relate to the issue of financial sustainability. One producer put it this way:

> *Agriculture has to be sustainable to be carried on. Profitability is an important factor and nothing will change that number one priority. Agriculture has to be self-sustaining to be worth the effort as a farming operation.*

Implicit in this issue are inherent costs associated with farming in an urban area. Several added costs were identified including the time and hazards associated with moving large equipment; the loss of efficiency in farming smaller fields or areas; and the cost of land itself. Thus, there is the perspective that the economics of traditional farming in Strathcona County is increasingly problematic. For all intents and purpose, intensive livestock has already largely exited Strathcona County and many feel that crop production may be soon to follow.

Furthermore, there are concerns that the economics of 'value added' enterprises such as market gardens or horticulture are equally challenging in view of labour cost issues and competition from big box retailers. Thus the assumption that a local food industry will readily emerge is viewed with considerable skepticism.

The issue of agricultural land conservation generates two diametrically opposing points of view:

1. Those who feel very strongly that land should move to the highest bidder. There are indeed farmers who own and farm land in Strathcona County who are vigorously opposed to any restriction preventing them from selling their land for non-agricultural use.
2. Those who feel very strongly that prime agricultural land should be conserved no matter what using such expressions as farmland must be "unequivocally protected."

Accordingly, the former group of producers are looking for an Agriculture Master Plan that acknowledges the inevitable 'end' of agriculture in Strathcona County, whereas the latter group are looking to the Agriculture Master Plan to lay out a new and revitalized future for agriculture. For example, any consideration to conserve land is regarded by one contributor as a "dictatorial communistic tactic requiring citizens to relinquish their civic rights and freedoms." In a contrasting view, another farmer voiced this opinion: "it is unacceptable to convert any more agriculture lands into any more non-ag uses!"

Clearly the farming community is sharply divided on this issue—an issue that will need to be balanced through the Agriculture Master Plan.



3.8 Learning from Other Jurisdictions

The experience from several jurisdictions provides a number of relevant insights:

- **Rocky View County**: recently developed an Agriculture Master Plan which identifies the need for flexibility specific to land use, the development of agricultural or rural related business as well as opportunities in local food/value added and the equine sector given the proximity of Calgary which effectively lies in the centre of Rocky View.
- **British Columbia Agriculture Land Reserve:** enacted by provincial legislation, 4.7 million ha of were designated starting in 1976. Since then and despite boundary changes, the Reserve remains approximately the same size (5% of the province, but most of the remaining agricultural lands). It is controlled by a provincially appointed commission to **(1)** to preserve agricultural land; **(2)** to encourage farming in collaboration with other communities of interest; and **(3)** to encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies. It allows farmers to operate businesses with a minimal amount of interference as compensation for the land freeze.
- **Ontario Greenbelt:** enacted by provincial legislation in 2005 like the action taken in BC thirty years earlier. It is significant to note that this legislation was strongly resisted by the farming community. While development within the greenbelt has slowed considerably, there are signs of a 'leapfrog effect' – namely increased development both to the north and to the west of the defined area.
- **Lancaster County, Pennsylvania:** located less than 50 miles west of Philadelphia, Lancaster is a leader in the purchasing of development rights for the conservation of agriculture and just recently exceeded protecting 100,000 acres under this program. The program is funded in part by state tobacco taxes. It should also be noted that Lancaster is the heart of Amish country with a very strong cultural and historical heritage for which there is strong public support to preserve and protect agricultural land.
- **California:** California established the first agricultural lands trust in the US–the Marin Agricultural Land Trust in 1980. By 2002, there were 34 easement programs with a farmland focus. Despite tax incentives to easement donors, land trusts with funding that enables them to purchase easements from farmers have been most successful. Farmers may be receptive to selling easements that reduce market value in return for a lump sum that may be used to pay off debt or allow retirement. Many land trusts get public funding especially from county level agencies. The most successful local land trusts represent the principal vehicle for organizing local conservation. A county supporting a farmland conservation program would tend to be prosperous with an active local food movement, and experiencing growth pressures.
- **Washington County, Maryland:** efforts to preserve valuable farmland began in 1978 with the Maryland Agricultural Land Conservation Program (MALPP). Since that time, the land conservation effort has expanded to a total of 8 programs. To date, more than 25,000 acres have been permanently protected, with another 18,000 acres under temporary protection in 10-year Agricultural Districts. As a goal, Washington County intends to permanently preserve 50,000 acres of agricultural land and open space through its various easement programs.

- **Whatcom County, Washington**: Whatcom County has recognized the unintended consequences of prioritizing multiple comprehensive planning goals when these compete with one another during the implementation process. The County's stated goal is to maintain an agricultural base of at least 100,000 acres as the minimum needed to sustain agriculture's supporting infrastructure of supplies, equipment, services, and expertise. Further, the County recognizes that it is also necessary to maintain large contiguous areas to efficiently produce and process commercial agricultural products. It has programs for both transfer and purchase of development rights. It is pursuing performance indicators to measure plan implementation.
- **Southern Alberta Land Trust Society**: This is a charitable non-profit society, incorporated in 1998, with a mandate to protect environmental, productive, scenic and cultural values of southern Alberta's grasslands, woodlands, and wetlands. In total the Society has approximately 30 conservation easements protecting about 12,000 acres of native rangeland.
- **MD of Bighorn, Alberta**: There are no comprehensive Transfer of Development Credits programs in Canada designed to conserve rural, agricultural or environmentally significant landscapes.[10]. The MD of Bighorn has been working on a potential TDC initiative since about 2007. A developer that owned both the sending and receiving lands was promoting it and they've been amending plans over time to facilitate it. However, it has not proceeded because of two issues: **(1)** a need for provincial regulations/policy and **(2)** Council is uncertain whether it wants to be involved by taking over the responsibility to enforce the agricultural conservation easement as they have had issues in the past over some environmental protection easements.

3.9 Strathcona County in Perspective

Strathcona County is a relatively small agricultural county as measured by the size of farming area and annual gross farm revenues. Within Alberta, which has a total of 69 municipalities in which agricultural activity is measured—Strathcona County ranks 64th in terms of the land area farmed (total land base of 220,184 acres); however it ranks 44th in terms of annual farm revenues ($90.8 million or 0.8% of the provincial total). Thus, in relative terms, Strathcona County is not an insignificant player but it has a relatively high degree of intensity in terms of economic activity per acre farmed.

Overall, Strathcona County has several key characteristics that are germane to its agricultural potential:

1. Strathcona County is located in close proximity to a major metropolitan region that is home to over 1.3 million people and growing rapidly.
2. Strathcona County contains a major industrial base. However, the area in which major industry is currently located, is well demarcated and has considerable capacity for expansion without further impacting the remaining agricultural areas within Strathcona County.
3. As a member of the Capital Region, Strathcona County has been earmarked for a population growth of approximately 70,000 residents over the next 50 years. This represents an 80% increase over current levels. Without question, Strathcona County faces the planning challenge of where this growth will take place and how large a footprint will be required. Whatever the choice for this urban growth area, the vast proportion of the current agricultural land base will remain and continue to be available for agricultural uses for the foreseeable future.

[10] Miistakis Institute, *Canadian Experience with Transfer of Development Credits*, 2008, p.2.

3.10 Implications

Clearly intensive livestock operations (dairy, beef, poultry and swine) are no longer a predominant form of agriculture in Strathcona County. The declining numbers are largely due to two major factors: **(1)** continued consolidation in the form of fewer but large farming operations —the case in all of these sectors; and **(2)** a preference to be situated in municipalities that are predominately agricultural—livestock operations require large blocks of land to produce feed and for the spreading of manure. Thus, the desire to be at a distance from non-farm residents. This is likely to continue. However several intensive livestock operations remain—most of these are located in the northeast or the southern extremes of Strathcona County. These operations should be encouraged to continue as long as they are committed to good agricultural practices and the meeting of environmental requirements. Strathcona County needs to be cautious of approving residential developments near these operations as nuisance complaints will likely result, potentially causing concerns for both the agriculture operators and the nearby residents.

The production of major field crops is Strathcona County's most significant agricultural enterprise. There are no reasons why large scale field crop production cannot continue, subject to field access and safety. A major concern is road access–-both width in view of the ability to move large equipment, and safety (traffic commuting through to industrial areas). These issues will need to be addressed. Concerns with high land prices and ownership, thus making the economics of farming more challenging, are separate issues from what can actually be done on the land. To be sure, some of the land will be owned by farmers themselves; other lands will be owned by non-farming interests. Also, Strathcona County needs to consider the potential nuisance complaints that result from locating residents close to these operations (e.g. dust, herbicides, and pesticides from field operations). Nevertheless, as long as the lands are available for agricultural purposes, they can and will be cropped either by owners or large crop producers who typically rent large proportions of their production base.

Strathcona County has a significant horse population and an active equine sector which train, trail ride, compete and/or show horses in locations and events around the province and elsewhere. Yet Strathcona County has no major events or public facilities that can serve as a platform to showcase this sector and develop both economic and social opportunities.

Within the Capital Region, as with all major population centers in Canada and the USA, there are strong and growing interests in local food and the development of local food suppliers, processors, markets and events. By virtue of its location, Strathcona County is well positioned to be a significant player in the actualization of this opportunity. In this regard, Strathcona County has significant capacity—a productive land base and a large number of small to medium sized farming operations. However, location and capacity alone are not sufficient to stimulate the emergence of a local food economy. The relative lack of progress over the past number of years suggests that other barriers exist and that a focused strategy with supporting promotions and market infrastructure will be required.

Strathcona County's location, ready access to transportation infrastructure and a workforce presents an opportunity to develop/attract food processors and other value added businesses. To date, this sector has not been a priority for Strathcona County. It remains, nevertheless, an opportunity but will require a long term commitment, a development plan and sector expertise to achieve success.

Perhaps the biggest obstacle facing agriculture in Strathcona County is attitudinal. For many years, Strathcona County has focused on the growth of its industrial, residential and commercial base. Against these priorities, agriculture received and appeared to receive, little attention. Many members of the agricultural community voice strong views that agriculture has been forgotten and see little future for it no matter how well formulated the Agriculture Master Plan might be. Thus, the revival and prioritization of agriculture will require a very clear, consistent message of commitment from Council and senior Administration.

3.11 Opportunities

It is clear that there is strong support among most stakeholders for the continuation and the vibrant presence of agriculture in Strathcona County. Our analysis suggests that the following areas of agriculture are the best fit for Strathcona County: large field scale agriculture, acreages, equine enterprises, value added operations, urban agriculture and experience or destination opportunities. These are discussed further in the following sub-sections.

Large Scale Field Agriculture

- **Premise:** Large cropping areas remain. Large scale cropping operations are already the predominant form of agriculture in the north eastern areas of Strathcona County. Thus large scale crop agriculture can continue for the foreseeable future.
- **Requires:** Long term (stable) agricultural land use policy–critical not only to minimize speculative land holdings but also to provide the necessary conditions for farmers themselves to invest in their farm businesses as well as the long term care of land; new tools - transfer of development credits including the designation of defined sending and receiving areas–this mechanism would reduce development pressure on agricultural lands (focused on primary and unique) and mitigate the loss of 'opportunity' to current agricultural land owners; attention to roads (width and height)–consideration to designating specific rural roads to accommodate large scale slow moving farm equipment--safety is a primary concern both to farmers and users; ensure field access and minimum nuisance measures (buffers and right to farm)--farmers need to be assured that they can easily enter fields that they own or rent with large equipment as well as perform necessary operations (cultivation, seeding, herbicide and pesticide applications as well as harvesting) without fear of nuisance complaints from nearby residents. Strathcona County needs to be cautious about locating residences near these operations and potentially creating nuisance issues.

Acreages – Speciality Operations

- **Premise:** Acreages are the basis for a variety of specialty production operations including greenhouses, bedding plants, horticulture, vegetable and fruit production as well as small livestock enterprises (sheep, goats, poultry, bees, llamas, alpaca etc.). Development remains at an early stage, but these types of operations represent opportunity. There is considerable interest in local food, food related businesses and food experiences (agri-tourism). Strathcona County is well positioned to explore and facilitate opportunities within this sector as market signals strengthen and successful business models emerge.
- **Requires:** Emphasis by Strathcona County that local food and related enterprises are an area of priority. To this end, Strathcona County will need to take a leadership role in local food initiatives within Strathcona County and the Capital Region. This emerging sector will require economic and market development support; advocacy and expertise within administration to work with interested parties to facilitate opportunities and overcome perceived barriers such as regulatory requirements. Continual, ongoing promotions and communications as well as education support will also be required.

Equine Sector

- **Premise:** This includes stables, event centres, training facilities, riding, trail riding as well as emerging opportunities in the field of autism and post-traumatic stress therapy. The equine sector represents a major under-realized opportunity. Strathcona County has a significant horse population and is home to several horse organizations and associations. It is noted that many current horse owners are currently attending events in other areas of the province.
- **Requires**: Commitment to assert Strathcona County as a 'horse' capital and a municipality that is dedicated to developing opportunities within the equine sector. Advancing the equine sector will require a well-developed integrated strategy that encompasses multiple breeds and interests. Also, a public facility to produce and/or host a wide range of equine centered events is essential. This is important to establish a 'centre' or stage for the Strathcona County equine community. Clarity with respect to tax implications and permit requirements is essential. Currently it does not appear clear that horses are considered an agricultural enterprise. This may be acting as a disincentive and even be cause for some owners to relocate or not report their equine interests.

Value Added Businesses

- **Premise**: Strathcona County is well located to attract and support new business growth. Further, they may be opportunities to attract and/or develop new businesses targeted to supply interest in local food. This includes primary, secondary, services and research.
- **Requires**: Emphasis by Strathcona County that food production, processing, and value-added enterprises are a priority area. Strathcona County will need to take a leadership role in local food initiatives within Strathcona County and the Capital Region. This emerging sector will require economic and market development support; advocacy and expertise within administration to work with interested parties to facilitate opportunities and overcome unnecessary regulatory requirements. Continual, ongoing substantive promotions and communications as well as education will also be required.

Urban Agriculture

- **Premise:** Sherwood Park is expanding and intensifying the density of its residential development. Many residents have a growing interest in local food production.
- **Requires:** Amendment of bylaws allowing specific/limited livestock to be raised under the same public nuisance, and safety bylaws, etc., governing pets. Identification, development, and security of municipal and other lands (short, medium, long term) for community gardens, etc. would also encourage urban/local food production.

Destination Opportunities

- **Premise**: The market for 'agricultural and/or rural experience' on the part of a nearby large urban population is growing. Strathcona County lies within 30 minutes of 1 million people.
- **Requires**: Clear focus, strategy and execution. Possibilities in two key areas are: a) equine (events in a dedicated facility; a trail system that could attract multi-day rides); and b) food (Savour Strathcona County as a feature festival attracting a full array of local products, services and entertainment).

3.12 Implementation Issues

The identified areas of opportunity (best fit) will require a clear resolve on the part of Council to actualize and implement. Currently, there appears a strongly held public perception that agriculture is not a priority area for Strathcona County and receives little attention or consideration.

First and foremost, Strathcona County will need to strongly assert its commitment to agriculture and that agriculture will continue to be an integral part of Strathcona County—both economically as well as continuing as a major land use. This will require a clear political strategy supported by strong food and agriculture sector development, communications and land use plans. For example, a business case for the support of the equine sector and the positioning of Strathcona County as a 'Horse Capital' would facilitate support for this area of focus.

Another key area revolves around the interest in local food and the nurturing of local food businesses and related services. Currently there is no clear blueprint for success in this emerging sector. Nevertheless, Strathcona County is well positioned both spatially and in terms of potential resources to take a leadership role in the Capital Region.

Finally, another key challenge will be the need to deal with owners of agricultural land who are expecting these lands to be used for non-agricultural purposes at some time in the future. Accordingly, their expectations with respect to the value of these lands vastly exceed their agricultural value. Thus, any measures or policies that are seen to limit or delay this expectation of value will be vigorously opposed by some.

Specific to this issue of value (or lost opportunity), a key tool that could be considered is the transfer of development rights. This requires the clear designation by Strathcona County of the *Sending Area* (agricultural land to be protected) and a *Receiving Area* (land to be developed). Such a program would require that development credits be purchased and transferred from the sending area to the receiving area. In effect, an owner of agricultural land would be able to sell their development rights as defined by the number credits Strathcona County allocated to the property. In turn, a developer who has purchased land for development but without the required zoning would be required to purchase the zoning rights in the form of development credits.

This tool has been enabled by the *Alberta Land Stewardship Act* and is being considered by two municipalities in Alberta: Wheatland County and the MD of Bighorn. At the broader level, this tool has been used extensively in other rural municipalities in the United States, as well in urban municipalities within Canada to deal with 'density' re-allocations. For example, Vancouver has a program to transfer density to preserve heritage buildings.





4 Existing Policy

4.1 Introduction

To understand the current planning framework, it is important to consider the factors that influenced its evolution. Following decades of regional planning, the Edmonton Metropolitan Regional Planning Commission's Metropolitan Regional Plan was approved in 1984. The plan reflected a snapshot of conditions, history, policy, and municipal intentions up to that time.

The land use pattern and policies in the 1984 plan were driven by three main factors: **(1)** Provincial policies in favour of the conservation of 'better' agricultural land and other policies such as the first parcel out; **(2)** development patterns and their potential future expansion based on logical servicing and planning expectations fostered the continued growth of Sherwood Park, Fort Saskatchewan, and the industrial areas nearby regardless of soil conditions; and **(3)** soil quality and the dividing line between Classes 1 & 2 and Class 3 in 'rural areas' was a major determinate. Land use policies were to minimize land use conflicts.

Since this time, new initiatives have influenced the planning regime in Alberta, the Edmonton Capital Region, and Strathcona County. This section outlines relevant provincial and municipal policy.

4.2 Provincial Land Use Policies

In 1996, the Provincial Government adopted Provincial Land Use Policies (PLUPs) pursuant to the Municipal Government Act. These policies outline provincial interests and the role of municipalities in implementing them—by ensuring municipal statutory plans, land use bylaws, and planning decisions and actions are consistent with the PLUPs.

With respect to land use patterns, PLUPs generally call for an appropriate mix of agricultural and other land uses in an orderly, efficient, and compatible manner; embody sustainable development, and provide for a wide range of food and agricultural sector development opportunities.

With a goal to contribute to the maintenance and diversification of Alberta's agricultural industry, four policies were adopted:

- Municipalities 'are encouraged' to identify areas where extensive and intensive agriculture and associated activities should be a primary land use.
- Municipalities 'are encouraged' to limit the fragmentation of agriculture lands and their premature conversion to other uses.
- Municipalities 'are encouraged' to direct non-agricultural development to areas where they will not constrain agriculture.
- Municipalities 'are encouraged' to minimize conflicts arising from intensive agricultural operations through the use of setbacks and other mitigative measures.

The policies address the issues of identifying and designating agricultural lands, discouraging their fragmentation and premature conversion, and avoiding conflicts between uses. However, they are not regulatory in these regards. These policies are to be incorporated into Regional Plans as they are developed under the Land Use Framework with or without changes/additions.

4.3 Provincial Land Use Framework and ALSA

The Land Use Framework (LUF), released in 2008, outlined a new Provincial approach to managing land and resources. The LUF established seven planning regions, and called for the development of a regional plan for each.

The Alberta Land Stewardship Act (ALSA), proclaimed in 2009, established the legal basis for the development of the regional plans. The regional plans are applicable to both private and Crown lands, and contain portions that are enforceable by law, as well as sections that are intended as statements of policy to guide the Crown, decision makers, and local governments.

ALSA enables, not only regional planning, but it also provides tools for the implementation of those plans. These tools include conservation directives by the province, and potential programs for conservation easements and transfers of development credits. These schemes may be aimed at the protection, conservation, and enhancement of agricultural lands and lands for agricultural purposes.

4.4 North Saskatchewan Regional Plan

The Lower Athabasca Regional Plan, the first provincially approved regional plan, merely repeats the PLUPs as its agricultural policies. The second regional plan, that for the South Saskatchewan, includes general policy objectives for agriculture: **(1)** maintaining an agricultural base by identifying contiguous blocks and smaller areas of agricultural lands and limit their fragmentation and conversion—including the use of conservation easements; **(2)** supporting a diverse and innovative irrigated agriculture and agri-food sector; **(3)** maximizing opportunities for value added agriculture; **(4)** recognizing the local market; **(5)** supporting the transition to the next generation of agriculture and food producers; and **(6)** encouraging the use of voluntary market-based instruments for ecosystem (natural capital) services.

Strathcona County is in the area to be covered by the North Saskatchewan Regional Plan. This plan area is large, 13% of Alberta, stretching from British Columbia to Saskatchewan. This plan is currently under preparation, but the Terms of Reference for the planning process state the plan is to 'provide advice on maintaining a viable agricultural land base to support growth and diversification of the agricultural industry.' In its discussion of biodiversity, the ToR notes that 'The trade-off discussion related to the settled area revolves around the value of the land in terms of its agricultural productivity and the ecosystem services that the private land base provides versus the value of the land if used for other purposes (e.g. residential development).' The plan is required to address the use of the various conservation tools.

In summary, the language of these Regional Plans to date have moved from the term "encouraged" to "expected" to limit fragmentation and the premature conversion of agricultural lands. Although there is no requirement per se in these first two plans, the North Saskatchewan Regional Plan may be more directive in the conservation of agricultural lands if desired by stakeholders and municipalities. The hierarchical nature of Alberta's system requires the Regional Planning directions, as they are finally adopted, to be considered in the preparation of plans by both the Edmonton Capital Region Board and Strathcona County.

4.5 Capital Region Board Growth Plan

The primary purpose of the Capital Region Land Use Plan is to manage sustainable growth in a manner that protects the region's environment and resources, minimizes the regional development footprint, strengthens communities, increases transportation choice and supports food and agricultural sector development. The Capital Region Growth Plan: Growing Forward was approved by the Government of Alberta on March 11, 2010. The plan had the following acknowledgement:

> *Agricultural land is a limited, non-renewable resource which is competing with other forms of development. If the land is not protected in the long-term for food production, the land will be converted to another use and lost forever. Agricultural land has significant value, both at the local and regional levels, beyond its pure economic capacity, including green space, aesthetics, community character, lifestyle, air quality, wildlife habitat, as well as a risk management measure in the event of future food shortages. In order to ensure agriculture lands are complementary with policies to reduce the regional footprint, further collaboration on implementing agricultural land policies is required.*

Specific to agriculture, the Plan does little else other than to identify those areas that have been designated for agricultural purposes by municipalities. This is not to say it lacked complete support for agricultural conservation as it did have policies that, to a degree, sought to direct growth to priority areas and minimize the regional development footprint. However, the Capital Region Board, as a result of the potential controversy, took the position that they would wait until the Province took further policy decisions relative to issues such as agricultural land fragmentation and management strategy.

Since that time, the Alberta Government wrote the Capital Region Board in August 2014, stating that "they determined that the economic, environmental and social evidence did not currently support the need for a provincial-level policy on agricultural fragmentation and conversion, though we recognize the issue as a growing concern throughout Alberta, particularly within the Edmonton-Calgary corridor." Most commentators noted that this probably reflected the will of the ruling party's political constituency. The letter goes on to state that "municipalities are now expected, rather than encouraged, to follow the direction provided through the PLUP on this important issue."

The plan is now undergoing a review and update. As a result, it is opportune for Strathcona County to ensure that its agriculture policies are incorporated across the Capital Region so there is a level playing field.

4.6 Strathcona County Strategic Plan

The introduction to the Strathcona County Strategic Plan, 2014 contains very clear language with respect to agriculture and the priority areas. To quote:

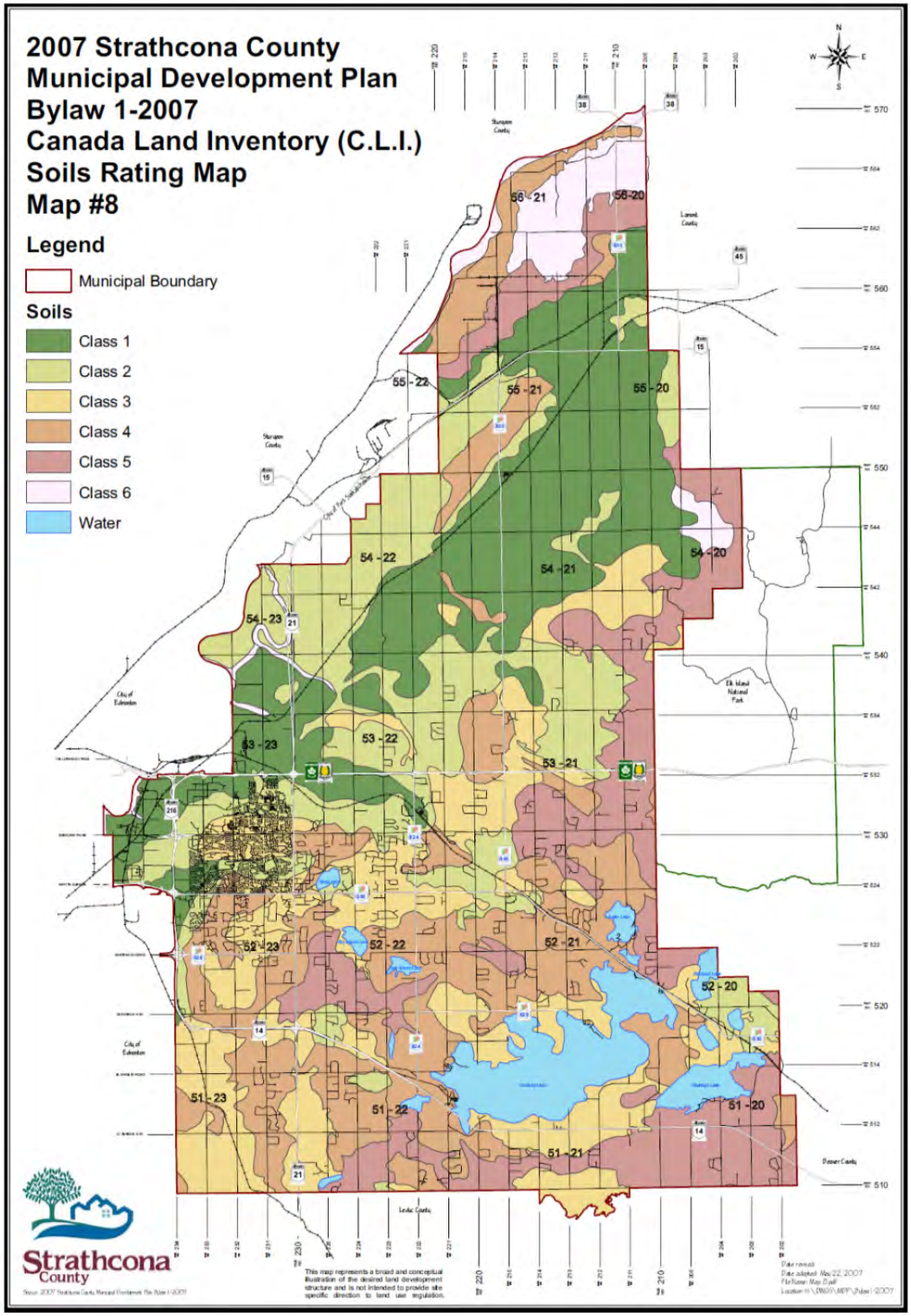
> *Strathcona County is an energetic and thriving community… and a champion for advancing diverse agricultural business. We strive to be a model of ecological integrity, protecting our environment and preserving our agricultural heritage… We are Canada's most livable community.*

Clearly the strategic plan recognizes Strathcona County's "strong agricultural roots" as part of community culture.

As part of its initiatives for a diverse economy, Strathcona County has a strategic goal to "increase and diversify agricultural business." It also includes three indicators on which it is to track performance towards this goal: **(1)** number of new agri-businesses established; **(2)** % increase of diversified agricultural activity; and **(3)** % of tax base derived from agricultural business.

4.7 Strathcona County Municipal Development Plan

An earlier section had a general description of soil quality for agriculture throughout Strathcona County. The Municipal Development Plan (MDP) includes ***Figure 2: MDP Soils Rating Map: Map #8***. It is reproduced here as it is important to illustrate how the soil quality has, or hasn't, shaped the land use pattern in Strathcona County.



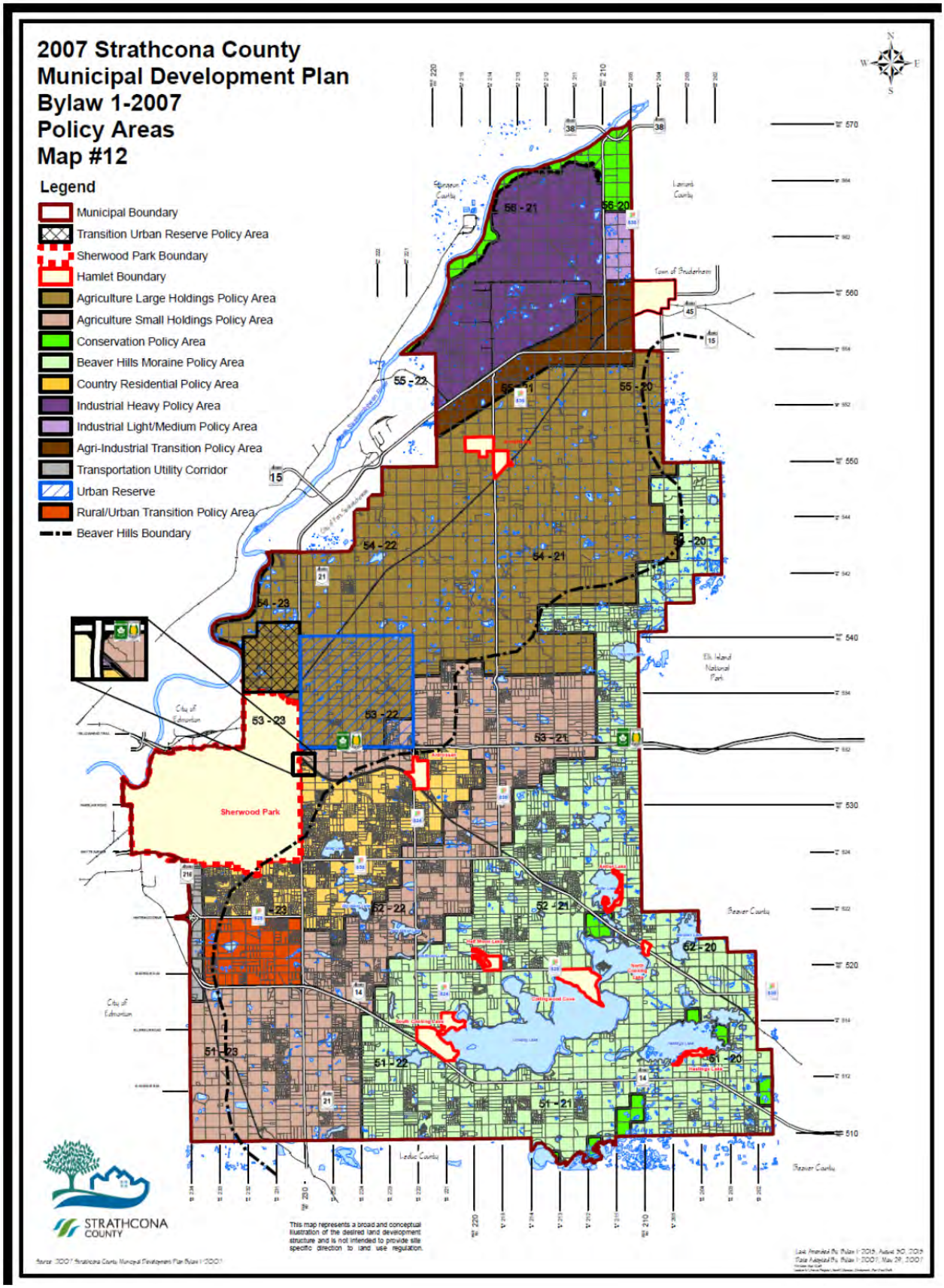
The MDP has an objective to promote the rural/urban character of the Strathcona County and to support a mixture of tourism, agricultural, residential, commercial, and industrial uses.

General Agricultural Objectives

1. Maintain and enhance the viability of the existing agricultural community and agricultural industry;
2. Protect, wherever possible, agricultural land which has a Canada Land Inventory (C.L.I.) soil class ranking of 1 or 2;
3. Minimize non-agricultural development within areas where the focus is on promoting agricultural development;
4. Reduce the fragmentation of agricultural land within the Agriculture – Large Holdings Policy Area;
5. Accommodate the diversification and intensification of agricultural activities, such as intensive horticulture, in suitable areas;
6. Minimize potential conflicts between agricultural and non-agricultural land uses;
7. Encourage the practice of agriculture in an environmentally responsible manner;
8. Limit the potential for conflict between confined feeding operations and other land uses within the County;
9. Identify criteria for consideration in the development or expansion of confined feeding operations; and
10. Pursue the protection of High and Medium Priority Environment Management Areas, as development of smaller sized, specialty agricultural initiatives occurs. Development must be in accordance with the principles contained within this document as well as the requirements of the appropriate Land Use Bylaws designations.

General policies related to agriculture include the promotion of value added agricultural and industrial agricultural uses, encouraging facilities or agricultural operations that utilize waste streams from industry or confined feeding operations, the promotion of agricultural practices that are sustainable and environmentally responsible, and discouraging non-agricultural development in areas where agriculture is the predominant land use. The MDP has, as an objective, to "reduce the consumption of agricultural land for non-agricultural (i.e. residential) purposes". This is achieved chiefly though limiting subdivision in agricultural areas and promoting higher density development in designated urban expansion areas.

The general pattern of land use designated in Strathcona County's MDP is shown by ***Figure 3: MDP Policy Areas: Map #12.***


2007 Strathcona County
Municipal Development Plan
Bylaw 1-2007
Policy Areas
Map #12
Legend
Municipal Boundary
Transition Urban Reserve Policy Area
Sherwood Park Boundary
Hamlet Boundary
Agriculture Large Holdings Policy Area
Agriculture Small Holdings Policy Area
Conservation Policy Area
Beaver Hills Moraine Policy Area
Country Residential Policy Area
Industrial Heavy Policy Area
Industrial Light/Medium Policy Area
Agri-Industrial Transition Policy Area
Transportation Utility Corridor
Urban Reserve
Rural/Urban Transition Policy Area
Beaver Hills Boundary
Sherwood Park
City of Edmonton
Strathcona County
Leduc County
Beaver County
Lamont County
Town of Bruderheim
Elk Island National Park
STRATHCONA COUNTY
This map represents a broad and conceptual illustration of the desired land development structure and is not intended to provide site specific direction to land use regulation.

Strathcona County has three main policy areas that relate specifically to agricultural land: **(1)** a large holdings area; **(2)** small holdings area; **(3)** and an agri-industrial transition area. Other areas do have some implication for agriculture. These areas are discussed below.

Agriculture: Large Holdings Policy Area

The purpose of this policy area is to promote the development of extensive/large traditional agricultural operations, and to minimize the fragmentation of agricultural land by limiting subdivision. This area includes most of the area of better soils (Classes 1 and 2) north of Highway 16.

Subdivision for residential purposes is generally limited to the first parcel out of an unsubdivided quarter section for an existing or new residence; or to split an unsubdivided quarter section into two equal parts. There are other policies covering unique geographical situations.

A secondary residence is permitted to support an agricultural operation, and collective communal residences are a discretionary use.

Agriculture: Small Holdings Policy Area

The purpose of this policy area is to promote agriculture, conserve environmentally sensitive areas, and allow the development of large rural residential land uses. These lands form a band generally surrounding Sherwood Park and its adjoining country residential area.

New residential developments within this policy area are to conform to conservation design-based principles, whereby environmentally important areas are to be preserved wherever possible, and residential development is directed to areas of lesser environmental significance.

Subdivision of agricultural land for the development of small agricultural operations is permitted where compatible with adjacent uses. The MDP sets out a number of criteria dealing principally with access, servicing, and environmental preservation. The maximum parcel density is generally limited to eight parcels per quarter section, but may be increased to ten under certain circumstances.

Agri-Industrial Transition Policy Area

The Agri-Industrial Transition Policy Area, a strip along Highways 21 and 15, is intended as a transition between the Heartland heavy industrial complex in the north of Strathcona County and the agricultural lands to the south. Agricultural production is permitted, providing a buffer between industrial land uses and other, more sensitive land uses. Agri-business uses (e.g. primary and secondary agricultural production and processing) are encouraged within this area. Examples of agri-businesses include seed cleaning plants, greenhouses, and food processing plants. It has primarily better soils.



Beaver Hills Moraine Policy Area

Agriculture is also permitted in the Beaver Hills Moraine policy area, although ecological preservation is the main objective in that area. It covers the east and southeast portions of Strathcona County and has primarily Class 4 and 5 soils.

Within the Beaver Hills Moraine Policy Area, agricultural uses are permitted on lands that are not identified as High Priority Environment Management Areas. The subdivision of land within this policy area is restricted in order to help conserve and enhance natural areas. Strathcona County has proposed a transfer of development credit (TDC) program for this area.

With approximately 50% of its land base located within the Beaver Hills/Cooking Lake Moraine, Strathcona County, in partnership with the Beaver Hills Initiative (BHI) has launched a pilot project to test TDC program options within the Beaver Hills area. The Project is being developed by Alberta Innovates Technology Futures, Miistakis Institute, the Land Stewardship Centre of Canada, Agriculture and Agri-food Canada, and Alberta Tourism, Parks, and Recreation. It is to establish a market-based model for TDC's that allow preservation of the area's natural capital by expanding and creating sustainable business opportunities. The vision is that market based instruments will help balance economic development with the conservation of valuable natural assets of the Beaver Hills/Cooking Lake Moraine.

Country Residential Policy Area

The Country Residential Policy Area south and east of Sherwood Park is already highly fragmented on generally Class 3 and 4 soils. Existing agricultural operations are permitted to continue and new country residential developments are required to address potential conflicts with existing agricultural operations.

Rural/Urban Transition Policy Area

Existing agricultural operations are permitted to continue within this policy area—approximately nine square miles located to the south of Sherwood Park. A Rural/Urban Transition Policy Area Growth Management Strategy is meant to address potential conflicts with existing agricultural operations within the Rural/Urban Transition Policy Area and adjacent Agricultural Small Holdings Policy Area. However, the area is now being studied as a possible urban expansion area, called Colchester, as Sherwood Park reaches capacity. It includes primarily Class 3 and 4 soils.

Transition Urban Reserve Policy Area

This area, primarily Class 1 soils north of Sherwood Park, was recently approved for urban development.

Urban Reserve Policy Area

This area, generally known as the Bremner area, is primarily Class 1 and 2 soils northeast of Sherwood Park across Highway 16. Strathcona County has recently completed a planning study of this area for potential urban development. Focusing on the area south of Point-aux-Pins Creek, it is now in abeyance until the Colchester area is studied to see which of the two might be a preferred site for the 'new Sherwood Park.'

4.8 Strathcona County Land Use Bylaw

While the Land Use Bylaw is one of the major tools used to implement the MDP, it generally reflects existing detailed plan approvals and existing land use conditions. There are several land use districts and provisions that are relevant to agriculture in Strathcona County.

AG Agriculture - General

This district now covers the vast majority of the rural area of Strathcona County. Its general purpose is "to foster agriculture and conserve agricultural land... by providing a compatible range of agricultural uses with regulations that maintain large parcel sizes". It is generally consistent with the parcel sizes in the MDP (80 acres), with smaller parcels for intensive agriculture, first parcels out, natural severances, etc.

Permitted uses are agriculture (general, intensive horticulture, minor intensive agriculture, minor equestrian centres) and dwellings (single, secondary, and minor uses like minor home businesses).

Discretionary uses (which may be permitted depending on specific site circumstances) include some agriculture (garden stands, major intensive agriculture, greenhouses and plant nurseries, major equestrian centres), some associated agricultural uses (veterinarians), and other uses such as agricultural dwellings, collective communal dwellings, religious assemblies, and private airports.

This district will be replaced by other districts in large parts of Strathcona County where use or density will eventually change according to approved MDP policies. For those areas, the agricultural use is considered temporary—more of a holding zone for other future uses. This can be seen by comparing areas now designated for agriculture in the Land Use Bylaw with the future uses shown in the Municipal Development Plan. Substantial areas now zoned for agriculture will be eventually rezoned for non-agricultural uses in the long run according to the MDP.

AD Agriculture - Future Development

This is an 'interim' or 'holding' district for agricultural areas in Sherwood Park, the hamlets, and country residential policy areas that are slated for future development. It could be used to protect a future urban growth area if and when one is designated.

It allows only general agriculture as a permitted use and has only a restricted range of other compatible uses

RA Rural Residential/Agriculture

Its general purpose is “to foster agriculture and a rural lifestyle of properties larger than 20 acres. This includes a range of more intensive agriculture and agriculture related uses that would be compatible in the area in certain situations.” The RA district is generally consistent with the parcel sizes in the MDP- 20 acres for new parcels (existing 10 acre parcels are not uncommon).

This district is currently interspersed with AG (Agriculture - General) and RC (Country Residential) in the areas generally east of Sherwood Park beyond the country residential area.

Permitted uses are agriculture (general, intensive horticulture) and dwellings (single detached dwellings and minor uses like minor home businesses). Discretionary uses include some agriculture (garden stands, minor intensive agriculture, animal breeding and boarding, greenhouses and plant nurseries, equestrian centres), some associated agricultural uses (veterinarians), and bed and breakfasts.



AG-HI Agri-Industrial

This district is applied to a band of land south of the Industrial Heavy Policy Area, and is to provide a buffer between heavy industry and populated areas. The purpose of this district is to "foster the development of primary and secondary agricultural processing with uses compatible with adjacent heavy industrial land uses in Strathcona County's Heartland Industrial area."

Permitted uses include agricultural and garden stands, agricultural product processing, agriculture (general, intensive horticulture), agri-industrial support service, greenhouse and plant nursery and minor utility service. Discretionary uses include aggregate extraction, agriculture (major and minor intensive livestock), emergency service, government service, and recreational vehicle storage.

Other Districts

There are other districts, such as the industrial and commercial districts, that may be used for agricultural processing and support uses (either in hamlets, Sherwood Park, or other appropriate areas).

Use Definitions

There are definitions that seem to cover the wide range of agricultural uses: abattoirs, agricultural and garden stands, agricultural support service, general agriculture, intensive horticultural, agriculture, major intensive livestock agriculture, minor intensive livestock agriculture, animal breeding and boarding, agricultural dwelling, collective communal dwelling, secondary dwelling, major and minor equestrian centre, greenhouse and plant nursery.

Permitting & Regulations

There are regulations that affect agricultural uses: yards, heights, setbacks, etc. There are other regulations, such as setbacks from watercourses, which affect all property in Strathcona County, including agriculture.

Permits are not generally required for agricultural and accessory agricultural uses (except dwellings, barns, large greenhouses, intensive agriculture, etc.), but are required for agricultural and garden stands (i.e., retailing). Site grading and tree clearing is not as stringently regulated in agricultural areas.

The Land Use Bylaw has specific regulations for intensive agriculture and for setbacks from it, etc., but this has been replaced by provincial regulation of CFOs.

Right to Farm

The Land Use Bylaw contains a provision that applicants for permits or certificates of compliance for non-agricultural uses in or within 50 m of agricultural areas be notified about potential adverse impacts on their proposed development from existing or future agriculture in the vicinity.

Recent Changes to the Land Use Bylaw

An update to the Land Use Bylaw (LUB) has been ongoing since 2012. A Bylaw was approved by Council, which will come into effect in May 2015. It included the following changes relative to agriculture.

- **Equestrian Centres**: after consultation with Agriculture Service Board, the definition of equestrian centres was simplified to a facility on a lot equal to or greater than 8.0 ha used for the training of riders or horses or for the boarding of horses, not owned by the property owner. There is one class of use proposed, generally as a permitted use, but will be a discretionary use where proposed adjacent to an existing country residential subdivision, within the Country Residential Policy Area of the MDP; or to include a new accessory building greater than 20,000 ft^2.
- **Agriculture**: one proposed change was to replace Agricultural and Garden Stand with Agricultural Product Stand as a use. This would be a permitted use within AG, AG-HI, AR, RA, and RS Zoning Districts. Also, Agriculture, Minor Intensive Livestock is proposed to change from a discretionary use to permitted use within the AG-HI and RA Zoning Districts; and be introduced as a discretionary use within the RS Zoning District. Agriculture, General definition was clarified to include the rearing of livestock and raising of crops. Lastly, the Agriculture, Major Intensive Livestock use has been discontinued as Confined Feeding Operations are now a provincial responsibility.

For the most part, the Strathcona County LUB reasonably addresses issues about agricultural use and subdivision. The concerns raised in the stakeholder consultation process appears to be more related to a lack of understanding (and patience) with the process around permitting as well as such issues as building code requirements.



4.9 Strathcona County Agricultural Governance

Strathcona County Council appoints an Agricultural Service Board. Its mission is to act as an advisory body to Council on agricultural matters, while promoting and developing agricultural polices to meet the needs of the municipality.

Duties and Responsibilities of the Agricultural Service Board Act are:

- To act as an advisory body, and to assist Council and the Minister of Agriculture in matters of mutual concern.
- To advise on and to help organize and direct weed and pest control and soil and water conservation programs under Provincial legislation.
- To assist in the control of livestock disease under the Animal Health Act.
- To promote, enhance and protect viable and sustainable agriculture with a view to improving the economic viability of the agricultural producer.

There are three agricultural societies in Strathcona County. These are:

1. Josephburg Agricultural Society
2. Ardrossan Recreation and Agricultural Society
3. Colchester & District Agricultural Society.

Each society has its own Board of Directors and offers a range of events and programs to service the community within which it operates. These range from 4-H beef shows, horse related events and clinics, fundraising dinners, picnics and parades. Funding for each society is provided by the Province of Alberta in the form of a grant program administered by the Alberta Association of Agricultural Societies.

In some cases, societies take the responsibility for the booking or the operating of facilities. For example the Colchester & District Society is responsible for bookings at the Fultonvale Outdoor Arena; the Ardrossan Recreation Agricultural Society operates the Ardrossan Memorial Hall; the Josephburg Agricultural Society originally formed to expand the community hall operates the Josephburg Community Hall - it also uses facilities such as the Moyer Recreation Centre that are now operated by Strathcona County.

An analysis of the extent and scope of the three agricultural societies was not done. However, it would appear that each society is largely focused on developing activities of interest within their own communities and do not collaborate to undertake what could be termed as larger cross-county events that typically do not meet their local community mandate. Each society finds the attraction of members and volunteers to be a challenge.

Interestingly, over the course of our interviews and focus group meetings, there was no mention of these agricultural societies as leaders or a voice for agricultural concerns or issues within Strathcona County. Thus, it might be concluded that no definitive voice for agriculture is currently recognized within Strathcona County.



5 Setting the Stage

5.1 A Definition for Agriculture

Agriculture is far broader and far more complex than the traditional ideal of a farm family, once common to rural Canada that managed a mix of livestock and cropping enterprises. Indeed, modern agriculture is multifaceted and very diverse. For example, some agricultural enterprises require large tracts of high quality land for the production of crops. Other enterprises require only a location and no soils at all for production within a controlled environmental facility.

For the purposes of this study, agriculture should be viewed in its broadest sense. Thus, a wide range of enterprises must be considered, including large acreage field cropping operations growing wheat, barley, canola and field peas to small plots of specialty herbs, spices or organic vegetables. The range also extends from the large-scale livestock production of poultry, dairy, hogs or beef cattle to bee-keeping or small acreage hobby farms and the equine and agri-tourism sectors. It should include value-added enterprises and the services and support facilities for agriculture.

We propose the following definition of agriculture for Strathcona County to guide the planning process:

> ***The growing, raising, managing and/or sale of livestock, crops, foods, horticulture and agri-food related value added enterprises including education, motivated either by profit or lifestyle.***

Our intent is to define agriculture as broadly as possible to be inclusive and maximize opportunities as agriculture continues to evolve over time. While the objective of many agricultural activities is to produce food for human consumption and to do so profitably over the long term, agriculture should not be limited to these activities alone. It should be broad enough to include activities that are motivated by personal interests (hobby) or recreational purposes. It can occur in both and urban and rural settings. This definition has been supported by stakeholders through the community consultation program.

5.2 A Vision for Agriculture

Agriculture will be an integral part of Strathcona County's strategic vision to build Canada's most livable community. Essential to the Strathcona County's unique character, agriculture will continue to contribute to Strathcona County's economic and social life, as well as to the environment and natural capital. The vision is as follows:

> ***Strathcona County as Canada's most livable community is distinguished by its agricultural heritage that builds on history and responds to opportunities as a leader in the Capital Region in the provision of a broad range of agricultural and food opportunities as well as agri-food related services to one of Canada's fastest growing metropolitan regions.***

The Vision for Agriculture in Strathcona County builds on "Our Vision" articulated in *Strathcona County County 2030 Powering our New Tomorrow*. It affirms that agriculture is and will be central to Strathcona County's character and economic life. Further, it recognizes that Strathcona County is unquely located within a dynamic metropolitian region. As such, agriculture in the 'shadow' of a large urban area will be quite different than agriculture in a more traditional rural county that is not home to a major and rapidly growing population centre.

Strathcona County's location presents both opportunity and challenge. The opportunity pertains to its proximity to a ready market and to supply a range of agricultural and food products and/or services that are in demand as well as being economically sustainable. The challenge also pertains to the proximity factor and the competition for land for non-agricultural purposes whether these are for residential, commercial or industrial growth. Given this inherent tension, the Vision must not only strive to provide direction for realistic opportunities but also commit to a regular review process to assess the continued viability of agriculture in the light of continuous change.

This vision has been supported by stakeholders through the community consultation program.

Elements of the Vision

- The continuation of significant large scale field cropping areas for the long term.
- A strong presence of acreages comprising a mix of specialty production operations such as greenhouses, horticulture, vegetables, fruits, specialized livestock (sheep, goats, bees, llamas, alpacas, poultry, etc.).
- A thriving equine sector with related activities such as stables, training, trail riding, community engagement and emerging opportunities in the field of recreation and therapy.
- Home to numerous value added operations including primary and secondary processing; related services; research and the development of unique local markets and market channels for Strathcona County based food and agricultural products and services.
- Urban agriculture—both individual and collective undertakings (gardens, roof tops, bees, etc.) and community gardens.
- Destination/experience and agri-tourism opportunities such as food festivals; major equine events; trail riding; one day or multi-day outings.
- Leader in the Capital Region specific to agriculture and food related promotional activities.

5.3 Principles for Planning

The Phase 1 findings outlined the multitude of pressures in which agriculture currently operates. In the interim report, the following conclusion was presented:

> ***Agriculture (and related enterprises) in Strathcona County is under extreme pressure and will require strong County support to persist and thrive.***

Within this context, five principles are relevant: one overriding or guiding principle that is far reaching in both commitment and intent; supported by four operating principles that provide a framework for specific polices, plans and implementation strategies.

The Overriding Principle

- **Agriculture will continue to be an integral part of Strathcona County's historical, cultural, economic and environmental heritage.**

The Operating Principles

- **The long term success of agriculture in a metropolitan context can only be assured with strong supporting and integrated land use, food and agriculture sector development and infrastructure policies.**
- **The conversion or fragmentation of large tracks, primary or unique agricultural lands to non-agricultural uses to accommodate growth (residential, commericial, industrial) will only be done as a last resort.**
- **The advancement of agriculture requires *shared leadership* including the municipality, residents and stakeholders within Strathcona County, and the Capital Region.**
- **Changes in agriculture are both continuous and considerable, requiring a dynamic and proactive approach in response to emerging trends and opportunities both urban and rural.**





6 The Agricultural Strategy

6.1 Introduction

This section is intended as a bridge between the principles outlined in Section 4 and the recommendations in Section 7. As such, it provides a general summary of the major policy and implementation thrusts for each of the key areas.

In the process of preparing the Agriculture Master Plan, it became obvious that a degree of skepticism exists within Strathcona County towards agriculture. Indeed, there are those who say: why bother—agriculture no longer has a place in Strathcona County! This skepticism has multiple sources: those who see that the agriculture has had little or no priority and have lost hope; those who see the inevitable urbanization of the entire area in view of its location within the Capital Region; those who are cynical about market opportunities and the economics of production; and those who are motivated by the potential sale of agricultural land for development purposes.

Nevertheless, there are a number of realities: **(1)** agriculture has been and continues to be a major economic enterprise within Strathcona County; **(2)** new opportunities are emerging particularly in a metropolitan market where consumer interests and demands continue to gravitate toward local suppliers; **(3)** Strathcona County continues to have a large land base—it is able to accommodate considerable development with careful planning and without disrupting the major proportion of lands being used for agriculture; and finally **(4)** there is the benefit of time. Strathcona County is in a position of having the time in addition to its location and resources to explore new opportunities for its agricultural base. Should some of the initiatives proposed by this strategy not prove successful, there will time to evaluate and adjust with little or no downside risk to Strathcona County's growth potential. Thus, we present an agricultural strategy that is built on history, future trends, and the uniqueness of Strathcona County and driven by opportunities.

6.2 The Overriding Principle

Agriculture will continue to be an integral part of Strathcona County's historical, cultural, economic and environmental heritage.

Policy Approaches

- Council must be seen as fully and strongly committed to this principle. Therefore, the MDP should make a strong statement of commitment to adopt the Agriculture Master Plan and implement its policies.

Implementation Approaches

- Strathcona County should lead the way. Success depends on an integrated multi-pronged approach to implementation led by Strathcona County but involving other stakeholders as well. The implementation strategy needs to be broad, including a wide range of activities from building broad community support for agriculture to the dedication of municipal effort and resources.

6.3 Operating Principle 1

The long term success of agriculture in a metropolitan context can only be assured with strong supporting and integrated land use, food and agriculture sector development and infrastructure polices.

Land Use

Land Use Policy Approaches

- The main thrust of agricultural-supportive land use policy and regulation should be to include the broad range of agricultural opportunities (including large scale field crops, more intensive and specialized operations on smaller parcels, the equine sector, value added enterprises, urban agriculture, agri-tourism, etc.) into Strathcona County's overall land use pattern. This includes the long term protection of a large contiguous agricultural area, as well as prime and unique agricultural lands that can support highly productive agriculture.
- Land use policies should minimize land use conflicts, support good agricultural development and maximize the diversity of agricultural opportunities.
- Long term support for agriculture should be provided through policies that minimize the urban development footprint, direct growth to areas less desirable for or with less impact on agriculture, and reduce the fragmentation of large tracks or primary and unique agricultural lands.

Land Use Implementation

- Strathcona County should use its MDP and zoning to reduce conflict between agricultural and non-agricultural land.
- Strathcona County should ensure that the assessment of impact on agriculture be a significant on-going requirement in its ongoing decision making processes.
- Strathcona County should help shape Capital Region Board policies to provide a regionally-consistent approach to providing long term support and certainty for agricultural uses.

Food & Agriculture sector Development

Food and Agriculture Sector Development Policy Approaches

- Food and agricultural activities should be elevated as priority areas for economic development.
- Policies that allow for and encourage a wide range of commercial agricultural activities on agricultural land to allow for on-farm sales and other activities that draw people (services, events) should be pursued by Strathcona County—particularly for sectors such as equine where there seems to be considerable promise.

Food and Agriculture Sector Development Implementation

- Strathcona County needs to invest resources (staff, infrastructure, facilities, and money) to lead and assist in a focused agriculture investment attraction strategy. This would require the hiring of an experienced agri-food economic development officer(s) charged to encourage and develop priority areas.
- Strathcona County should identify and support infrastructure and facility requirements for the production and marketing of local foods and products (such as a permanent year round market or an agri-food commons which can be the base where emerging and small agri-food businesses can locate and develop).

Infrastructure

Infrastructure Policy Approaches

- Decisions about capital and operating budgets should specifically support agriculture as a priority area.

Infrastructure Implementation

- Infrastructure (for example, suitable accesses, multi-purpose agricultural facility, enhanced farmers markets, etc.) required for a thriving agricultural sector should be provided.

6.4 Operating Principle 2

The conversion or fragmentation of large tracks, primary or unique agricultural lands to non-agricultural uses to accommodate growth (residential, commercial, industrial) will only be done as a last resort.

Policy Approaches

- A permanent long term agricultural land base should be identified, followed by strengthening the protection of agricultural lands within this area.
- All things being equal (ceteris paribus), growth should be directed to areas that have less negative impact on agriculture and primary/unique agricultural lands.

Implementation Approaches

- Strathcona County should go beyond just zoning controls for agricultural land conservation and provide a framework for the purchase of agricultural easements and/or transfer of development rights associated with agricultural lands. This may include both market-driven and public funded components. The MDP should address this in a manner that is predictable, fair and cost effective.
- Strathcona County should play a leadership role to facilitate Capital Region Board policies for a harmonized regional approach to protecting land for agricultural uses.

6.5 Operating Principle 3

The advancement of agriculture requires shared leadership including the municipality, residents and stakeholders within Strathcona County, and the Capital Region.

Policy Approaches

- Support of agriculture should be raised to a higher ongoing priority within Strathcona County's administration.
- Strathcona County should encourage the Edmonton Capital Region Board to specifically address agricultural issues like land conservation and food strategy that will be applied regionally.

Implementation Approaches

- Strathcona County should establish a senior position within Strathcona County's Administration to lead the agriculture and food priority. To advance agriculture and be a leader in the Capital Region requires a high level commitment such as an Associate Commissioner for Food and Agriculture.
- Strathcona County should facilitate the establishment of the Strathcona County Food and Agriculture Institute, by bringing together a representative from each of the three agricultural societies as well as representatives from crop; equine; horticulture; and processing and local food sectors. This Institute will be established as a leading voice for food and agriculture in Strathcona County.
- Strathcona County should take a leadership role in developing an Agriculture and Food Strategy for the Capital Region that outlines a vision for a sustainable food system for the region and create an action plan that looks at the food system as a whole and that:
    - builds awareness of the value of a sustainable food system
    - includes production, processing, distribution, access, consumption and food waste recovery and specific coordinated actions for each.

6.6 Operating Principle 4

Changes in agriculture are both continuous and considerable, requiring a dynamic and proactive approach to planning in response to emerging trends and opportunities.

Policy Approaches

- The Agriculture Master Plan should be updated regularly to ensure it continues to be relevant.
- Progress with respect to implementation of the Agriculture Master Plan related to outcomes for the agricultural sector should be monitored regularly.

Implementation Approaches

- Strathcona County should be vigilant in monitoring trends and new development in agriculture with specific attention to local food initiatives.
- Strathcona County should develop a set of indicators and report annually on the success of the implementation of the Agriculture Master Plan. This would include addressing a range of planning measures (land conversions, etc.), business measures (market development achievements, etc.), and progress specific to a Capital Region Agriculture and Food Strategy. What gets measured gets done.
- Strathcona County should hold an annual forum for stakeholders on agriculture and food in Strathcona County to comment on the progress of the Plan and suggest changes if needed.

6.7 The Need to Act

The *Future of Agriculture*, completed in 2003, noted that Strathcona County residents take pride in being part of a diverse, multi-faceted, and 'specialized' community. There were two key components to this that are important to agriculture: **(1)** the agricultural landscape is a major contributor to the environment, character, and cultural ambience of Strathcona County; and **(2)** agriculture is an important part of the vitality of Strathcona County's economy. That study suggested that, following from a commitment to these two key components, Strathcona County should then develop a long term policy including implementation strategies that recognizes the opportunities as well as the reality of the situation. These directions included a commitment to character and agriculture; an agricultural institute; advocacy in the administration; agriculture supportive planning; agricultural easements & taxation; agricultural education; and the development of the food and agriculture sector.

Those directions from 2003 are really not much different than the components of the policies and strategies noted above, except that over a decade has passed and the metropolitan pressures have only magnified. This may be the last chance for Strathcona County to address these challenges and opportunities. The resolve of Council and the senior administration will be the key to the path forward. But, now it is a time to choose. The following section provides the potential actions necessary for agriculture to be a successful part of Strathcona County's future.

Strathcona County has little to lose, and much to gain, by trying to shape and direct a new future. There is little down side risk in the short and medium term other than the expenditure of effort. Effectively, Strathcona County can still accommodate significant industry and residential growth without having to negatively impact agriculture in a significant way. Strathcona County can make further assessment of the successes and challenges after 5, 10 or 15 years and set new directions if needed.





7 Implementation Strategy

7.1 Introduction

There are three fundamental principles that underlie the current set of planning practices: **(1)** planning is conceptually simple, **(2)** planning [regions] is complex, and **(3)** planning implementation is difficult.[11] *The Future of Agriculture*, prepared in 2003, was a study. While it discussed possible directions, there was no follow-up over the last decade to develop a fully articulated implementation strategy. To be successful, this time, there is a need to clearly determine and define realistic and measurable tactics for governance, communication, land use planning, food and agriculture sector development, infrastructure and a program for future monitoring, evaluation and adjustment.

Some of the proposed actions listed in this section will be straightforward and easy to implement at little cost, but others will be more complex, involve a variety of stakeholders, take longer to implement, and will require more resources. With this in mind, Strathcona County must approach each potential action uniquely – exploring and evaluating them in more detail to develop appropriate tactics for future Council consideration.

7.2 Governance

Strathcona County Council must send a strong message so everyone clearly understands its commitment to agriculture, the value of agriculture and the role of agriculture as important part of Strathcona County's character, economy, and environment—past, present and future. As a specialized municipality, Strathcona County has the responsibility to balance both urban and rural interests. This is not an easy task particularly when the agricultural population and indeed the agricultural voice is small. After all, agriculture is the largest user of land in Strathcona County. Thus these agricultural interests and the advancement of the Agriculture Master Plan require focused leadership and follow through.

To accomplish this, Strathcona County needs to address several governance issues as well some program initiatives.

Potential Actions:

1. That Council adopt the Agriculture Master Plan to clearly demonstrate its commitment to a broad base of agriculture in Strathcona County.
2. That Council include a commitment to these recommendations in the next update to its *Strategic Plan: Strathcona County 2030—Powering our New Tomorrow*.
3. That Council direct the Administration to include appropriate recommendations from the Agriculture Master Plan in the new MDP, for which a planning process is now just initiated.
4. That Strathcona County Administration review and revise its organizational structure to ensure that implementation of the Master Agriculture Plan will be led by a senior leader (with a supportive team) with the responsibility and authority to implement the Plan.
5. That Strathcona County consider the impact on agriculture as a central element in the scope of work for all plans to be developed for or on its behalf.
6. That Council direct the Administration to update its evaluation and reporting processes to ensure that 'Agricultural Impact Assessment' (AIA) is specifically considered at all levels of Strathcona County's decision making processes.
7. That Strathcona County facilitate the formation of an Agriculture and Food Leadership Institute that is representative of the range of agricultural interests within Strathcona County and to provide ongoing leadership, advocacy, and direction both to the Council and to Strathcona County at large.

[11] Lisle Mitchell, "Characteristics of Recreational Planning."

7.3 Communications

It is important to communicate the important role of agriculture, and the steps being taken to support it, to the broader community to build an informed base of support for the long term.

Potential Actions:

1. That Strathcona County develop a strong, and ongoing, communications and public relations program that outlines Strathcona County's commitment and vision for agriculture. In addition, the supporting communications plan should address the key initiatives recommended by the Agriculture Master Plan.
2. That Strathcona County commit to a long term program of education specific to the meaning, opportunities and the diversity of agriculture and food. This program will be designed for citizens at large but with a specific focus on Strathcona County youth via the education system.
3. That Strathcona County, as a municipality with a blend of both urban and rural lands, take a leadership role in the emerging opportunities for agriculture in the urban shadow and commit to a regular forum or conference, with the Agriculture and Food Leadership Institute, that brings subject matter experts to Strathcona County.

Agricultural Forum: An Example

Halton Region Agricultural Forum

This annual Agricultural Forum provides the Region with a great opportunity to connect directly with the local farming community and engage in open dialogue about important and emerging issues. Close to 50 farmers, food processors, agri-product processors and elected officials attended the free 2014 event, which was held at Country Heritage Park. The 2014 Forum focused on innovation and was designed to provide information on some of the latest trends in agriculture, including new research, funding opportunities and the advantages of developing niche products.

In addition to providing networking opportunities, the 2015 Halton Region Agricultural Forum addressed such topics as:

- What's Growin' On at the Vineland Research and Innovation Centre: Michael Browinbridge, Research Directory, Vineland Research and Innovation Centre
- Developing Niche Markets (Part 1): Mark Hayhoe, Owner, k2 Milling
- Developing Niche Markets (Part 2): Stemmler Meats and Cheese: Kevin Stemmler, Co-owner, Stemmler Meats and Cheese
- Government Funding: Cash Flow Planning Options to Innovation & Accelerate Growth: Alex Barlow, Business Development Executive, Mentor Works

7.4 Land Use and Development Planning

While the strategy for enhancing agriculture must be multi-faceted, land use and development aspects are an integral part of a multi-pronged effort to support agriculture. This strategy must be based on informed decisions in a manner that provides equity and certainty. Planning tools, of course, are limited to those allowed by the enabling legislation.

Potential Actions:

1. That any application to re-zone or re-designate lands currently zoned or designated agricultural will require an Agricultural Impact Assessment (AIA) and that the results will be a key consideration in the final planning decision.

Agricultural Impact Assessment: An Example

- The Regional Municipality of Halton is in the southwest part of the Greater Toronto Area. The Town of Oakville and the City of Burlington are largely urban, while the Towns of Milton and Halton Hills to the north are significantly more rural. In 1985, they adopted Agricultural Assessment Guidelines.
- The purpose of the agricultural impact assessment process is to determine if a development proposal will adversely affect existing and future agricultural activities on-site and in the surrounding area. This process supports the view Halton's farm lands are a natural resource of major importance to the economic viability of agriculture.
- The assessment describes the proposed development, the on-site and surrounding land uses, and the physical and socio-economic components of the agricultural resource base; identifies the direct and indirect impacts of the proposed development on existing agricultural operations and on the flexibility of the area to support different types of agriculture; considers methods of reducing any adverse impacts; and makes recommendations in that regard.
- The completion of the agricultural impact assessment does not assure the approval of a development proposal, but rather, is one source of information considered in evaluating the merits of the proposal.

2. That all further development for the purposes of industrial, commercial or residential be considered in a manner whereby the impact on agriculture and lands used for agriculture is minimized or enhanced.

3. That lands be appropriately reclaimed and revert to agricultural function and zoning after resource extraction is complete.

4. That the MDP and land use bylaw allow the discretionary use of community food growing programs on community shared lands, MRs and common properties.

5. That Strathcona County develop processes for educating its rural and/or agricultural land owners regarding permit and regulatory requirements specific to agricultural related initiatives that are either new or an expansion of a current enterprise.

6. That Strathcona County review its current approach to rural land owners with the view to develop a more customer-focused permitting process for agricultural uses.

7. That future community plans include provisions for farmers markets in public or private space areas in new or existing communities. Strathcona County will also identify potential public and private lands within urban centres and support their development as temporary or permanent community gardens, etc.

8. That Strathcona County allow for 'Agriculture Commercial' in selected areas to accommodate 'agricultural businesses.' A specific example would be the proposed Multi-purpose Agricultural Facility that would allow for adjacent uses such as an agricultural supply business and/or an equestrian supply business; as well as allow for trailers/campers for overnight stays.

9. That Strathcona County review its bylaws etc. related to the establishment of agri-business/opportunities (e.g. food processing, urban/acreage agriculture) and make them more supportive to equine and local food development/initiatives.

10. That Strathcona County take an active role, working with its municipal partners, to shape Capital Region Board land use and development policies to provide a regionally-consistent approach that provides long term support and certainty for agricultural uses. As the CRB is currently reviewing its plan, it is important to engage in this process as soon as possible.

11. That Strathcona County establish a mechanism for the purchase of agricultural protection easements through different sources. This could be in conjunction with the system for administering environmental credits envisaged for the Beaver Hills Moraine. There are options for funding, such as a special levy, a land conversion fee, or donations, etc.

Agricultural Easements: American Farmland Trust

Among advocates of farmland protection efforts, agricultural easements are now regarded as the most promising tool for dealing with urban conversion trends. Largely because of their non-regulatory and landowner compensation features, easements have become a widely popular technique for the express purpose of protecting farmland over the past quarter of a century—and it is estimated that about 1,100,000 acres of farmland across the US have been put under easements at an approximate cost of $2.3 billion.

Most local programs are found in the suburban and semi-rural parts of major metropolitan areas, with county populations of more than 100,000 and rapid population growth. The direct cost of purchasing easements—generally the difference between market and farming values—averages to about $2,000 an acre. But in many cases the development rights are worth more, with the added value contributed as full or partial donations by landowners for tax benefits. State governments provide most easement funds, with lesser amounts coming from local taxes, federal funds and nonprofit sources.

In order to protect large contiguous blocks of farmland, no one specific model or combination can be applied across the board given the great differences in agricultural landscapes, commodity requirements, the rate and pattern of urbanization, and program resources. Rather, easement programs are best advised to customize their acquisition practices to local needs and circumstances based upon a clear set of conservation goals and priorities.

Suggestions for effective acquisition strategies include setting clear purposes and goals for the program based upon thorough knowledge of local needs and considerations. There is a need to create a transparent, defensible process for selecting parcels based upon factors such as funding sources and availability, the nature of the local landscape, the type of agriculture in the area and associated parcel sizes and the type and extent of urban threat in the area.

12. That Strathcona County establish a development credit transfer strategy. This could be a program that requires developers in a designated receiving area (i.e., an area to be developed or redeveloped) to purchase development rights from a designated sending area (the agricultural area to be protected).

Transferring Development Credits – How they work

The Alberta government, through the Alberta Land Stewardship Act (ALSA) has provided the enabling legislation for this type of scheme. The Province's report "Efficient Use of Land Implementation Tools Compendium" describes this tool as follows:

Transfer of development credits (TDCs) works by directing development away from areas of environmental, aesthetic or agricultural value and redirecting it into higher density clusters. To achieve this, two types of areas are identified: Sending Areas and Receiving Areas. The Sending Area is the area that the municipality wishes to protect from development, such as an agricultural area or natural area. The Receiving Area is a location where additional density could be accommodated. The goal of the TDC program is to "send" development form the Sending Area to the Receiving Area. To do this, development credits are sold or transferred by landowners in the Sending Area while increasing it in the Receiving Area. The credits that are gained from the Sending Area can be used in the form of development bonuses in the Receiving Area. The owner of agricultural land in the sending area would be compensated for not having the ability to convert their land (e.g. to residential) by having the opportunity to sell their development rights (credits) by a land developer in the receiving area.

A TDC program can be used as a standalone tool for achieving more efficient use of land, but it can also be used in conjunction with other tools… greenbelts or Agricultural Reserves can be identified as Sending Areas in order to direct development away from them… TDCs are also typically used in conjunction with conservation easements to permanently protect lands in the Sending Areas.

In order to have an effective TDC program, there needs to be a program administrator and system in place to track where credits are coming from and where they are being applied on a property-by-property basis… typically a conservation easement would need to be registered on title with the TDC program administrator as a concerned party.

Although the number of development credits assigned to each agricultural parcel in the sending area and the number of credits required for a developer to zone to a higher density in the receiving area would be determined by Strathcona County, the actual cost of purchasing the credits would normally be established by the market place. If the developer was able to purchase the required number of credits specified by Strathcona County, Strathcona County would approve the new zoning for the development or redevelopment.

Transferring Development Credits: An Example

Transfer of Development Rights (TDR) Program; King County, Washington

The TDR program is a voluntary, incentive-based, and market-driven approach to preserve land and steer development growth away from rural and resource lands into King County's Urban Area. The Program is based on free-market principles and prices that would motivate landowner and developer participation. Rural landowners realize economic return through the sale of development rights to private developers who are able to build more compactly in designated unincorporated urban areas and partner cities. To date the Program has protected 141,500 acres of rural/resource land.

This market in development rights allows rural landowners to receive financial compensation without having to sell or fully develop their land. Developers are financially motivated to purchase development rights from the TDR market as they are able to put additional dwelling units in their projects.

You can also buy and sell TDRs on the TDR Exchange using information provided in the TDR market information section on the website.



7.5 Food & Agriculture Sector Development

The commitment to agriculture as a priority for Strathcona County will be greatly strengthened with the support of focused food & agriculture sector development initiatives. Furthermore, these initiatives require clear business strategies that identify achievable objectives, leadership and the necessary resources for implementation.

Potential Actions:

1. That Strathcona County make resources available to conduct detailed economic development and business plans for two priority areas: **(1)** the development of local food opportunities; and **(2)** the equine sector (see text boxes below). The plans will need to identify key priorities, objectives, key initiatives and/or events, facility requirements, staffing, financials and milestones to measure progress.
2. That the two priority business plans be guided respectively by a group of knowledgeable and committed stakeholders who are representative of the sector. This would require the establishment of two Steering Groups:
    1. Strathcona County Food and Agriculture Steering Group;
    2. Strathcona County Equine Industry Steering Group.
3. That the local food initiative include a feasibility assessment of establishing large scale greenhouses that access waste heat and CO_2 from the Heartland; the development of market channels for local produce in Strathcona County as well as the Capital Region; and the building of unique Strathcona County events or festivals that feature and celebrate food and agriculture within Strathcona County;
4. That Strathcona County identify and support the expansion and/or attraction of the food and agriculture value added/processing sector. One example would be seed research. Strong marketing and communications programs shall be developed for each priority area both individually but also in concert with Strathcona County's communication objectives. These will be necessary to create awareness among Strathcona County residents and attract them to local markets, local food opportunities and events.

What does an Equine Strategy Look Like?

One of the more interesting overviews of the equine sector is entitled: Rural Ontario's 'Hidden' Sector': The Economic Importance of the Horse Industry – 2009. The study conducted by Dr. Wayne Caldwell, University of Guelph, emphasizes the considerable level of activity generated by the equine sector and as the title suggests, a contribution that is often overlooked. Three significant findings are noted: (1) the number of horses reported by the Census of Agriculture has a high level of inaccuracy and is perhaps 3 to 4 times higher than 'official' numbers; (2) annual spending per horse for supplies and services is on the order of $6,900; and (3) on average, an equine property owner spends $30,000 in annual capital improvements.

Two equine strategies (one from Australia; one from the United Kingdom) address similar elements including the central purpose which is to foster a robust and sustainable horse industry, increase its economic impact, and to develop the sector's contribution to the cultural, social, educational, health and sporting life of its community. To this end, the plans typically comprise the following elements:

- to bring the horse industry together – it is observed that the many differing interests within the equine sector seldom have much contact with each other
- to boost the economic contribution of equine businesses
- to address barriers to investment in the equine sector–often bylaws and regulations are designed for traditional agricultural purposes and are not suited for equine
- to address infrastructure requirements such as indoor equestrian centers, training facilities and trails
- to increase participation in equestrianism and the social contribution of the equine sector including events
- to create awareness of the equine sector through communications, education, as well as raising equestrian skills, training and standards
- to increase access to off-road riding, trail riding and in some cases carriage driving
- to achieve equine excellence with plans such as aspiring to be the "Equine Capital" of the region, state or province in question.

Key to the success of each plan is the stakeholder engagement and a complete understanding of the local opportunities, strengths and weaknesses.

7.6 Urban Agriculture

Public interest in urban agriculture is growing rapidly. This is driven by personal interest of individuals who are motivated by the opportunity to grow some of their own food. There is also interest on the part of distinct communities to develop projects such as community gardens. These groups may be either cultural, a neighbourhood or an organization brought together by a common interest.

Potential Actions:

1. That Strathcona County review bylaws etc. related to the establishment of agri-business/opportunities (e.g. food processing, urban/acreage agriculture) and make them more supportive to this type of development/initiative.
2. That bylaws be amended to allow appropriate specific/limited livestock to be raised under the same public nuisance, and safety bylaws governing pets.
3. That Strathcona County develop a strategy and policies to foster urban agriculture.

Urban Agriculture: An Example

Based on a desire to provide better access to fresh and healthy food, to increase food security, and to leverage underutilized urban spaces for food production with a goal of increasing community well-being, Hamilton, ON completed a report "Urban Agriculture Policy, and Practice" in 2013.

The Hamilton strategy defined 'urban agriculture' as the practice of cultivating, processing, and distributing food and other products in and around cities; it can be accompanied by a variety of complementary activities in its pre- and post-production phases; and it serves a variety of social, environmental, economic, nutritional, and recreational needs.

What makes a best practice in urban agriculture, according to this report, is suitability to context—different forms and scales of urban agriculture fit and functions more effectively in particular urban contexts than others. This includes horticulture, arboriculture, and supportive practices like resource cycling, animal husbandry, aquaculture, etc. "Urban agriculture will need to function in a balance with the needs of citizens in the municipality." The report outlines best practices for promoting urban agriculture taken from numerous North American cities (including Guelph, Seattle, Portland, Vancouver, Chicago, Detroit, Toronto, etc.):

- Planning policy: urban agriculture is recognized as a key element of a city's future growth and development.
- Zoning: urban agriculture activities are formally sanctioned, legitimizing and encouraging their practice (include as a permitted use, include as a zoning category, or create a zoning overlay); defines uses by scale and whether or not sales are allowed, etc.
- Food strategy: a high level plan that expresses the City's commitment to improving the elements of the urban food system; guides decision making and recommends specific courses of action.
- Land inventory: determine which lands would be suitable for urban agricultural use.
- Supportive policies and programs: a document that outlines the framework, actors, and operational cost of a program, including any necessary staffing.
- Other bylaws: there may be a need to address other bylaws that deal with compost, pesticides, drainage, manure, animals, nuisance, food handling, business licenses, fences, site alteration, signs, etc.

7.7 Agri-tourism

Strathcona County is well situated to attract a large urban audience interested in a 'rural' or 'country' experience that an agricultural community can offer. These may be short outings or a multi-day experience.

Potential Actions:

1. That Strathcona County develop strong marketing and communications programs for each priority area, both individually and in concert with Strathcona County's communication objectives. These will be necessary to create awareness among Strathcona County County's residents and attract them to local markets, local food opportunities and events.
2. That rural stakeholders be encouraged to develop a Strathcona County Agri-Tour – a multiple 'stop' route with a range of experiences and offerings.

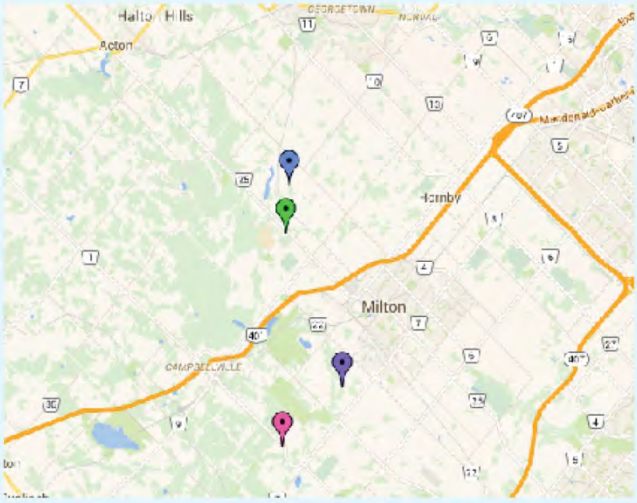
Local Farm Tours

Farm Fresh Food & Fun

Halton Region is home to an active and vibrant farming industry that includes a wide range of farming types, including livestock operations, cash crops, fruit and vegetable growers, horse farms, nurseries and more.

You can pick your own fruit or produce, drop by a farmer's market, pet a farm animal or head out to one of Halton's many farm festivals and agricultural fairs. If you're coming in the fall, enjoy the changing colours and the many planned harvest events, including the Pumpkin Trail and Harvest Halton.

Agriculture is at the heart of Halton. Visit Simply Local for a list of over 55 farms and what they offer.



Local Food Initiatives

Interest in local food, food security, and 'healthier' food is growing exponentially. Two key measures affirm this observation: the number of farmers markets in Canada and the USA have grown from 2,000 in 1994 to a current estimate of 8,000); the number of food policy councils are estimated to be over 200, starting with the first one in Knoxville, Tennessee in 1982.

Vancouver has been committed to developing local food strategies for more than 20 years. The Vancouver Food Policy Organization (VFPO) was formed in 1995. By 2002, the Lower Mainland Food Council was established and, by 2003, the commitment to create an Action Plan for forming a community-based food policy was made. Vancouver's recent food strategy (issued in 2013) has the following objectives:

- enabling all forms of urban agriculture (individual plots; community gardens; urban farms
- empowering residents—facilitating the establishment of community food networks including those populations that are isolated and/or vulnerable
- increasing the number of local food retail outlets–farmers markets; community food markets; pilot projects with retailers
- addressing gaps in food processing and distribution including infrastructure requirements such business incubators and food hubs
- addressing food waste through reduction and re-cycling, including collection for composting

Food policy councils may address any number of objectives that cross a mix of economic, social and health interests. Some councils are more focussed on economic objectives such as establishing local markets and market infrastructure; others are more focussed on social objectives such as increasing the availability of and access to locally grown fresh produce. The key is establishing priorities. This requires extensive stakeholder engagement and an iterative process of discovery, the identification of opportunities and issues, and agreement of what is to be addressed. Thus each food policy council develops a unique strategy that reflects the character, needs and priorities of its own community.

7.8 Infrastructure

Decisions about infrastructure capital planning, operations, and maintenance must be consistent with other strategies for enhancing agriculture.

Potential Actions:

1. That capital plans for future infrastructure identify the specific requirements of the priority areas identified in the previous recommendations. Strathcona County is currently evaluating the feasibility of a Multi-Purpose Agricultural Facility that could serve as a central facility capable of serving a wide range of interests including the equine sector.
2. That Strathcona County transportation and roads planning, capital projects and maintenance in rural areas ensure the ability to easily access agricultural land, move large agricultural equipment, and get products to market.
3. That Strathcona County pursue funding opportunities for agricultural community development projects. Such funds are typically available from either provincial or federal programs.

Agricultural Community Development Fund: Example

Halton Region, ON has an Agricultural Community Development Fund, the purpose of which is to support and develop the agricultural industry and community in Halton.

This program is open to agricultural organizations that have projects with a need for assistance. The projects should deliver Regional objectives and policies, as set out in the Regional Official Plan, and promote the sharing of information and expertise with other organizations.

Applicants must provide a budget for projects or initiatives. To ensure accountability, recipients applying for additional funding in subsequent years will need to provide financial details on the use of monies previously received, and explain how the project successfully delivered Official Plan objectives.

7.9 Monitoring, Evaluation and Adjustment

Agriculture, as a sector, continues to undergo changes due to technology, planning decisions and global market conditions. Therefore, it is necessary to monitor changes and respond quickly. In addition, the implementation of any plan should be monitored as to successes and the need to adapt.

Potential Actions:

1. That Strathcona County be vigilant in monitoring trends and new development in agriculture with specific attention to local food initiatives.
2. That Strathcona County develop a set of indicators and report annually on the success of the implementation of the Agriculture Master Plan. This would include addressing a range of planning measures (land conversions, etc.), business measures (market development achievements, etc.), and progress specific to a Capital Region Agriculture and Food Strategy.
3. That Strathcona County hold an annual review with stakeholders on agriculture and food in Strathcona County to comment on the progress of the Plan and suggest changes if needed.

(**Note**: See ***Appendix 3*** which presents a proposed order of implementation. All of the recommendations are grouped in terms of those that can be implemented in the short-term; medium term and long term.)

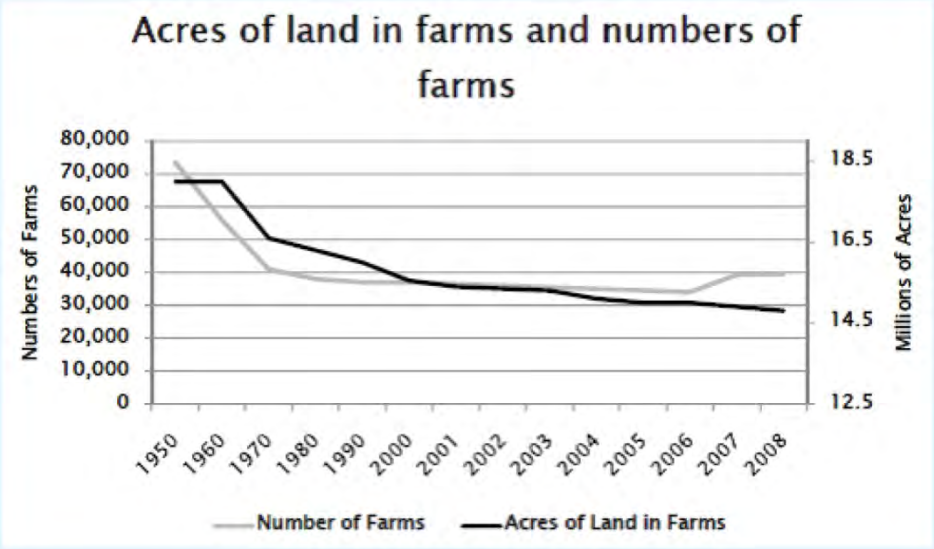


Agricultural Indicators: Example

The Washington State Land Commission was created because the legislature determined the retention of agricultural land to be desirable, not only to produce food, livestock, and other agricultural products, but also to maintain the state economy and preferable environmental conditions. Several indicators were identified to begin charting the overall condition of agriculture as it relates to farmland conservation.

An indicator is a tool that helps you know how far your project is from achieving your goals and whether you are headed in the right direction. Choosing the right indicator is essential for effectively evaluating your progress. The right indicator should be relevant to the project, be easily understandable, be easily measured, and provide reliable information. The data used for these indicators may come from a wide variety of sources, including local government agencies, state government agencies, academic institutions, trade groups, and large government databases.

These farmland indicators deal with the current state of our area's resources. They help answer the question, "Are our activities helping to improve the condition and availability of farmland in Washington?" These indicators target specific concerns that affect the viability and future of agriculture. Some of Washington's indicators are as follows: competition of land use and conversion; characteristics of principal farm owners; number of food processors; farm and farm related employment; open space enrollment; farm size diversity; farm contiguity; actual acreage in production; current or potential working land converted to non-working public land; prime agricultural soils; farm viability; value added potential; number of farmers markets; energy use on farms; consumer price index for food; working lands with easements; and agriculture related degrees.





8 Conclusions

8.1 The Value of Agriculture

Agriculture is the major user of land in Strathcona County; it creates jobs and economic wealth for farmers and businesses; it offers a degree of local food security; it provides an alternative lifestyle for those who desire it; it helps establish the community character of Strathcona County; and it contributes a set of environmental goods and services such as cleaner air, water, as well as the fostering of a diversity of wildlife habitat.

This Agricultural Master Plan aims to integrate these dimensions and benefits into the diverse and complex community that Strathcona County is in a way that is aligned with the its strategic plan and sustainability pillars. It attempts to find the right balance in the context of multiple comprehensive planning goals—all competing for the same land and resources in a rapidly growing metropolitan region.

8.2 A Commitment to Implementation

If agriculture is to continue to be an integral part of Strathcona County's historical, cultural, economic and environmental heritage, Strathcona County Council must be seen as fully and strongly committed to this principle. The MDP should make a strong statement of commitment to adopt and implement the policies and recommendations in this plan. The long term success of agriculture in Strathcona County's metropolitan context can only be assured by developing specific tactics to support and integrate land use, food and agriculture sector development, and infrastructure polices.

Simply put, without the clear and visible commitment of Strathcona County Council, the Agriculture Master Plan will not be able to effectively reverse the trends and the attitudes that are currently stacked against agriculture within Strathcona County.

Strathcona County is in a position to lead the way to demonstrate how agriculture in metropolitan setting can be not only conserved but encouraged to thrive. Success depends on an integrated multi-pronged approach to implementation led by Strathcona County but involving other stakeholders as well. The implementation strategy needs to be broad, including a wide range of activities from building broad community support for agriculture to the dedication of municipal effort and resources.

Strathcona County has little to lose, and much to gain, by trying to shape and direct a new future. There is little down side risk in the short and medium term other than some solid efforts to do something. Effectively, Strathcona County can still accommodate significant industry and residential growth without having to negatively impact agriculture in a significant way. Strathcona County can make further assessment of the successes and challenges after 5, 10 or 15 years and set new directions if needed.



9 Appendices

Appendix 1: Consultation Input

1. Consultation Process

The consultation process involved the following:

1. Input and on-going direction from the Agricultural Services Board (3 meetings).
2. Individual Interviews with 22 leaders/stakeholders.
3. Four focus groups (urban residents; acreage; equine; full time farmers) - average of 12 per group; 46 total.
4. Review of statistics, agri-food trends, regional plans, and comparative jurisdictions.
5. Interviews with 8 value added businesses.
6. Individual meetings with Strathcona County Councilors.
7. Three open houses in early February 2015 to present Draft Vision and Principles - average attendance - 35; 103 in total.
8. Meetings with Strathcona County staff including: Planning Department; Environmental Committee; and the Economic Development Committee.
9. Input from Web: 370 unique visitors; 2,227 page views
10. Three open houses in early April to present draft Agriculture Master Plan – average attendance 38; 115 in total.

2. Toward a Vision for Agriculture in Strathcona County

At each of the Focus Groups, we asked the respondents to address the following question:

> *Imagine that you have been away for 20 years and return in 2034. In the meantime, a highly successful Municipal Plan has been adopted by Strathcona County. What would you see? What would the County 'look and feel' like?*

The results of this inquiry for each group are presented in the following section.

3. Summary of Input Received

Agriculture Services Board

Vision of Agriculture in 20 years	Theme
Prime #1 and #2 soils have been preserved and utilized to the max using the most modern farming techniques on large farmland areas	Preserve Land
The public and all elected officials acknowledge the value of maintaining the best prime farm soils for agriculture	Value land agriculture and land
Strathcona County is a world class model for efficient use and presentation of prime farmland and diversified farm operations. We demonstrate to the rest of Alberta that we know how to manage agriculture	A plan to preserve and protect
Large agricultural holding untouched in the north east end of the County	Preserve Land
Good co-existing relationship between acreages and farms. Great understanding of each other	Agriculture is valued
Subdivision of lands for acreages limited to lands south of Highway 16	Clear plan
Intensive (not factory) alternative livestock – goats, rabbits	Diversity
Waste heat utilization in greenhouses	Diversity
Agri-tourism – berry patches, U-Pick gardens	Diversity
Respect by urban sector for rural land owners for land	Agriculture is valued
Harmony of citizens (urban/rural) over development	Agriculture is valued
Agriculture and its uses are profitable business ventures; sustainability of highly productive soils for the future generations of farmers	Preserve Land
Diversity in crops and livestock. Not just wheat and canola but an increase in specialty crops	Diversity
Increase in farm gate sales and size of farmers markets	Diversity – increased on farm business
Production of all sizes of land. Increased use of small holdings	Diversity
Large open fields of crops and grazing animals	Preserve Land
Any rural developments such as houses, business etc. are well shielded with trees to prevent visual disturbance	Clear Plan
Urban residents and children are well aware of agriculture and impact on them	Agriculture is valued
Very little fragmentation of large tracks of prime ag. lands	Preserve Land
Diversified agriculture operations (lots of value added and local food initiatives)	Diversity
Growth and development that takes into consideration the importance of preserving prime ag. soils	Preserve Land

Large areas of agricultural land with pockets of development	Clear Plan
Many farm markets and farm gate sales opportunities	Diversity – increased on farm businesses
Contract farming for large restaurants and hotels	Diversity – increased on farm businesses
Areas of quality soils would be alive with crops	Preserve Land
Small ag. Holdings – bee keeping; greenhouse production	Diversity
Farmers markets in every community	Diversity

Residents

Vision of Agriculture in 20 years	Theme
Green walkways, cycling paths; access to schools, healthcare, education, laughing children, people gathering at community pubs or bistros; lively and energetic; access to transportation to work and play; parks for sports and picnics, shopping, ways to engage in community activities: • Local farming businesses can supply our needs; economies of scale allow for sustainable businesses • Agriculture and the support of agriculture is considered holistic and supported by policy along with finance, social services, education and infrastructure • Greater integration of agriculture in regional planning. Also citizens are educated and engaged	Diversity Agriculture is valued
First you need a government that would set aside a pool of money to buy the best farmland. Then find the people to farm it.	Preserve Land Clear Plan and Supporting Polices
Strathcona County will look much greener – more trees and green spaces. There would be many more community gardens doted around Sherwood Park and the villages in the County. There would be larger farms in the rest of the County: • More food processing plants • More smaller stores selling produce • More larger Farmers Markets	Diversity Clear Plan
An equal balance between urban development and existing agricultural areas	Agriculture is valued

A balance of what is necessary to sustain the community. Integrated greens space, housing, industry and agriculture: • Local!! Local produce integrated in our grocery stores • Field trips with schools so kids understand	Agriculture is valued
The MDP would support the conservation and development of agriculture by protecting prime farm land in the same way that the County promoted industrial/residential development. Clearly agricultural development would be a prime concern to the County government to ensure food development and production: • A policy to protect good farmland and promote agriculture • Agricultural land seen as an asset to be preserved for posterity • Develop of a mechanism to ensure the consistent policy of agricultural land conservation (and a government body or law to oversee this)	Preserve Land Agriculture is valued
It would have many independent grocery stores, butcher blocks and markets (the Safeways, Superstores, IGA's would be less): • We would have out laying farms which are large; small and hobby farms closer to residential areas • Many lots/acreages would have production garden areas • We would become a self-sustaining area	Diversity Clear Plan Agriculture is valued
Slower residential expansion that provides for space for commercial agriculture. A connection with small landowners and their role in land management: • Preserved large tracts of land • Small scale production on residential land bases.	
Cows, factories, water, boats, houses, smaller communities, corridors for walking everywhere =”urban mix”: • Agriculture needs to become an industry – we are too busy with oil & gas • The farming sector needs to come together. Suggest input from countries that have done so	Agriculture is valued
Urban mix that provides good transportation, retail, green space, - all of the modern conveniences …. Maybe more eco-friendly, sustainable community: • Year round Farmers Market for citizens and business owners to purchase locally grown food • New housing developments that are encourage to participate in a community garden • More land dedicated to growing new fuel generating plants i.e.) bio-fuel production	Agriculture is valued Diversity

Equine Sector

Vision of Agriculture in 20 years	Theme
Balanced mix of urban, industry, agriculture and green spaces – facilities to host events such as conventions, sports events, agriculture events (cattle shows, horse shows etc.) arts and entertainment. Seniors housing and related facilities. • Facility dedicated to year round events (horse shows, cattle penning, rodeo, etc.) • Reasonable bylaws for keeping livestock i.e. manure handling, animal density etc. • Open door to anyone who wants to build facilities	Diversity Equine as an important contributor Need for a specialized facility
Going to the rural areas would have staging areas with cafes, small hotels and multi-use trails connecting them. They would be separated – snowmobiles and quads/bikes could use one side; a few meters over would horse and walking dirt trails. Look into Sask. Manitoba, Quebec, Northern Ontario with self-sustaining trail systems • We would have about 3 large dual barn facilities for shows, competition etc. • Trails between major staging areas • Eco-tourism would prevail • Costa Rico has many horse trails for tourism where ride one day/sleep then move to the next place – repeat for a week	Diversity Equine as an important contributor Need for a specialized facility

Every weekend there would be an event of sorts at the local 'facility'	Diversity
User groups would have their fair time booked for use of the 'facility'. Would be called the nicest facility in western Canada. Sherwood Park would itself remain with a small home feel	Equine as an important contributor
Indoor arenas -2; outdoor – 2; a quarter section with parking, concession, trails – a Spruce Meadows • Busy, rich continuing to grow. Facility built that attractions competitors year round for its use and attract the viewing public • Population from Edmonton would board and ride their horses and stables located in the county as it is so horse friendly	Need for a specialized facility
I would see an agriplex which would service both urban and agricultural purposes. Outside sand areas/indoor covered complex, covered stabling, RV Parking, wash bays for livestock and recreational vehicles (including quads); cross country courses and trails • Many small 20-40 acre hobby farms • Manure recycle facility	Diversity Equine as an important contributor Need for a specialized facility
I see the County has expanded. There will be smaller communities surrounded by small land holdings. Farmland as we know it would be basically extinct and farther away from the urban centers	Loss of commercial large scale agriculture
• There will be an "agriculture building." It will be busy with horses, cattle and other livestock • 4-H and pony clubs will thrive with a facility that can be used year round. • Teaching urban children about the agriculture component • A sense of "community" – Green Hectares.	Diversity Need for a specialized facility

Restrict urban growth area – no sprawl. A large multi-purpose agricultural facility – that is hugely successful with local, regional and provincial competitions, meeting rooms, clinics, workshops, education, 4-H, pony club all can use the facility A system of bridle paths connecting rural areas to Blackfoot and Elk Island Park. Development of rural equine centered subdivisions with arenas and bridle paths. Conservation of natural areas for recreational use including riding • Successful agricultural facility development with arenas, stabling, parking presenting shows, clinics, meetings. Clubs, education • Development of rural equine centered sub-divisions with arenas, bridle paths, preserving natural areas, trails etc. – connected to the Blackfoot or the Ag. Facility.	Clear Plan Equine as an important contributor Need for a specialized facility
A quarter section of land developed into a horse showing facility. Two large indoor arenas with outdoor warm up areas. Barns (heated) with 200 permanent stalls, wash racks. Administrative offices. Landscaped with riding paths and a campsite • Breeding farms and riding schools • A School of Veterinary Medicine or a Livestock Research Facility	Clear Plan Equine as an important contributor Need for a specialized facility
Bigger – population wise. Still has its own identity – **not** amalgamated with Edmonton. Looks like a small city. Huge horse/agriculture facility. Indoor arenas, barns • Has a show facility – a place for people to hold horse shows, rodeos etc. • The County would be more "on-board" with horses as part of agriculture as they now see the financial benefit to businesses as a spin-off – hotels, trucks, horse trailer sales, people shop when they are in town so stores and restaurants benefit from it. New hotels may have to be built	Diversity Equine as an important contributor Need for a specialized facility

Many small unique farms – greenhouses, specialized growing facilities supporting the restaurant/Farmers Markets in the Edmonton Region • Miles of white fences – horse farms • Large multi-purpose ag facilities accommodating major competitions and events • Research facilities adjoining this facility – veterinary science, research related care training and crop service facilities operating under the Strathcona County Agriculture umbrella – side by side	Diversity Equine as an important contributor Need for a specialized facility
Overall the path between urban and rural would be less due to the highly successful plan and would facilitate the growth of the agricultural community sector. The agricultural community would encompass many facets and be a leader not only the province but also the country • High level shows/clinicians as well as a continuation of grass roots components due to a facility that was capable of hosting and housing • A leader in providing quality, safe and functional education and resources • Greater support to existing horse farms/clubs/associations in order to promote local talent and horses	Clear Plan Equine as an important contributor Need for a specialized facility
Our agricultural heritage would be protected and supported. We would not just be an affluent urban community. Residents would recognize the value of agriculture and we would attract more of it. World class equine events would be a large part of that • A World Class Facility to support and accommodate the equine business in our County • Realistic taxation and parameters for permits for equine businesses and their facilities • A sense of pride for creating and sustaining a widely recognized equine community	Preserve Land Agriculture is valued Equine as an important contributor Need for a specialized facility

Acreage Sector

Vision of Agriculture in 20 years	Theme
An atmosphere of encouragement and support for ag businesses – reasonable rules and enforcement recognizing that ag businesses are different than retail or commercial enterprise Urban development limited so that acreages and farms are not completely overrun Open spaces • Lots of small boarding/riding stable operations • Small holdings with ag business operations	Clear Plan Diversity Agriculture is Valued and supported
County would have committed resources for agriculture and infrastructure to support agricultural development within the County lessening the rules and expectations for Ag development and business operations so agriculture can flourish in this County • Horse sharing resource building • Rural based housing for adults with autism and disabilities through an agri-tourism model • Organic local product operations for this community	Clear Plan Diversity Agriculture is Valued and supported
I envision a BC Lower Mainland – high density in areas; acreages intermingled with hobby farms. Minimal high intensive farming and virtually no farm land for agriculture, grazing or cropping – cost of farming large tracts will be economically infeasible • Smaller parcels • Every quarter broke up into 8 or more acreages	Diversity Disappearance of large scale agriculture

More acreages would have home businesses. Better soils locations would have market gardens and smaller holding businesses.	Clear Plan
Agricultural museum would display and promote the history of agriculture in the County.	Diversity
An agricultural facility to host Ag events – 4-H; Horse; Cattle • More home businesses that are agriculture related, promotion • City water made available to more acreages • Hosting ag-tourism and a central Ag Facility	Agriculture is Valued and supported
Agriculture that is understood and supported by all residents. To understand the value of agriculture to urban centers – similar to ecological goods and services metrics.	Clear Plan
Business are attracted to the County for its agricultural opportunities	Diversity
• Ag innovation – technology, agri-business, neutraceutical etc. Leverage the research being done in the Capital Region	Agriculture is Valued and supported
• Highest return per acre in the country or North America • Stigmas around acreages reduced by measuring the societal and economic benefits	Innovative and high value
Look at ag sector to determine the types of agriculture used and wanted	Preserve land
Colchester Area is the infill area (urban growth node) – it has access to 3 major highways and poor agricultural land	Diversity
• Agri-food business – supported by local agriculture • Acreages will be designated as either agricultural or personal living	Agriculture is Valued and supported

Main centers are fully developed to support the county residence Surrounding area would be a mix of open space and high density acreages (1-3 acres) Separate areas identified for industry and separate areas for agriculture • Higher density development • More emphasis on a nurtured look and feel	Diversity Agriculture is valued
I would love to see urban people respecting land and its value – that is the understanding that their very existence depends of the land and what it produces. I would like to see every agricultural land owner given special consideration for the stewardship they offer to their land and those special considerations comes in the form of lower taxes, assistance with keeping the land in useable shape. I would love to see young people going out to the country to see the vast fields of what/barley etc. and understanding how important the land is. I would love to see a ban on development of any land that would be considered excellent soils where production and feeding capacity are understood AND that County staff who influence decisions ONLY from a practical and farm background. Ag research stations • Rest and relaxation stations that allow people to allow nature to “speak” sock into them and relieve stress • Small holdings with people growing their own food • Southlands, Vancouver kind of development • Recreational facilities	Clear Plan Diversity Agriculture is Valued and supported
A free standing Ag Department with a mandate to nurture large and small agricultural enterprises	Agriculture is Valued and supported

Commercial Farm Sector

This group did not do a written exercise since the introductory discussion clearly indicated that the vision for the future among this group was very clear.

Most of the farmers in this group are from the northern part of the County near Josephburg. Furthermore, this group feels quite strong that Strathcona County as a specialized municipality which is predominately urban and focused on an industrial tax base has abandoned agriculture.

Vision of Agriculture in 20 years	Theme
See the same future for the Josephburg area as what we experienced when we were farming on land that is now Sherwood Park (40 years ago)	Disappearance of large scale commercial agriculture
See little future for commercial farming – land is too expensive to be bought by farmers	Disappearance of large scale commercial agriculture
The end is in sight – roads are increasingly narrow and busy. It is becoming more and more difficult to move big equipment around	Disappearance of large scale commercial agriculture
Anyone who is offered a good dollar for their land is crazy not to sell – take the money and buy three or four times as much land in an agricultural county	Disappearance of large scale commercial agriculture
Livestock is virtually gone – two barns in the north east of the county (one dairy; one turkey) are relatively new. But don't expect these to be replaced when they are past their useful life about 20 years from now	Disappearance of large scale commercial agriculture
Don't see much of a future for agriculture – big operations will keep farming the large tracts until there are no longer available or access becomes an issue. Most of this land will not be owned by farmers.	Disappearance of large scale commercial agriculture
Really question the sustainability of smaller specialized operations. They are a great deal of work! And where would you find the labour? Also the margins are challenging.	Diversity – but is it sustainable?

Appendix 2: Detailed Statistics

See Tables and Charts on the following pages.

All data is sourced from the Census of Canada and Alberta Agriculture & Rural Development.

Table 2.1: Strathcona County Agricultural Profile

	1981	2001	2006	2011
Land in Crops	162,898	159,741	159,636	150,138
Land in Pasture	62,391	74,173	68,581	52,557
Land in other uses	48,375	22,356	22,720	17,489
Area: Crop & Pasture	273,664	256,270	250,937	220,184
Number of Farms	1,053	896	772	658
Average Farm Size	260	286	325	335
Farm Sizes < 10 acres	40	36	32	34
Farm Sizes 10-240 acres	654	598	514	447
Farm Sizes 240-559 acres	359	153	129	96
Farm Sizes 560-1,119	?	67	54	43
Farm Sizes > 1,120 acres	?	42	43	38
Gross Farm Receipts	$ 79,519	$ 98,070	$ 113,480	$ 138,138
Net Operating Income	$ 15,729	$ 23,764	$ 22,201	$ 21,698
Farm Capital	$ 528,010	$ 740,306	$ 1,260,177	$ 2,080,602
Gross Farm Sales				
Less than $10,000	526	325	261	246
$10,000 - $49,999	331	319	277	227
$50,000 - $249,999	175	189	172	115
Over $250,000	21	63	62	70
Farm Type (Numbers)				
Cattle	259	280	212	111
Grains & Oilseeds	229	123	109	103
Wheat	40	23	23	22
Fruit	1	3	4	8
Vegetables	1	8	6	7
Poultry	28	14	17	6
Dairy	72	12	8	5
Hog	24	3	3	0

Canola **(acres)**	14,480	28,411	44,918	48,540
Wheat	22,793	37,332	39,525	43,456
Alfalfa	26,001	30,339	27,203	22,264
Barley	75,330	23,764	17,953	13,602
Other Hay	10,762	15,975	13,124	8,706
Oats	14,580	7,860	5,948	x
Dry Field Peas	x	4,332	3,818	4,357
Mixed Grains	1,314	1,243	1,420	1,147
Potatoes	x	819	842	x
Nursery Production	163	256	214	406
Vegetables	x	x	14	76
Fruits/Berries/Nuts	36	47	79	57
	1981	**2001**	**2006**	**2011**
Greenhouse Area (sq. ft.)	x	558,421	527,152	506,071
Hens/Chickens	459,400	554,797	367,599	506,071
Cattle and Cows	27,977	32,879	24,125	14,780
Beef Cows	7,932	10,590	9,703	5,127
Horses/Ponies	2,657	3,746	3,417	2,859
Sheep	2,201	2,259	1,081	1,126
Dairy Cows	3,937	1,109	588	587
Goats	x	1,909	359	150
Pigs	12,338	2,922	x	x
Age of Farmers				
Under 35 years	123	115	75	45
35-54	608	630	545	385
Over 54 (55+)	322	505	535	560
Total	**1,053**	**1,250**	**1,155**	**990**

Table 2.2 Strathcona County Compared to Alberta

	County of Strathcona County			Alberta		
	2001	2006	2011	2001	2006	2011
Land in Crops (acres)	159,741	159,636	150,138	24,038,861	23,775,509	24,102,289
Land in Pasture(acres)	74,173	68,581	52,557	5,512,654	6,137,362	5,920,507
Land in other uses(acres)	22,356	22,720	17,489	22,507,383	22,214,986	20,476,038
Area: Crop & Pasture	256,270	250,937	220,184	29,551,515	29,912,871	30,022,796
Number of Farms	896	772	658	53,652	49,431	43,234
Average Farm Size (acres)	286	325	335	970	1,055	1,168
Gross Farm Receipts/farm	$98,070	$113,480	$138,138	$184,885	$200,057	$264,518
Ave Net Operating Income/farm	$23,764	$22,201	$21,698	$23,764	$22,201	$107,431
Farm Capital	740,306	1,260,177	2,080,602	1,029,903	1,452,150	2,210,573
Farm Sizes						
< 10 acres	36	32	34	1,118	1,063	879
10-240 acres	598	514	447	17,472	16,633	14,585
240-559 acres	153	129	96	12,285	10,595	9,048
560-1,119	67	54	43	10,225	8,786	7,255
> 1,120 acres	42	43	38	12,552	12,354	11,467
Farm Type (number)						
Cattle	280	212	111	22,939	20,474	12,022
Grains & Oilseeds	123	109	103	9,327	9,568	10,609
Wheat	23	23	22	3,718	2,733	2,083
Fruit	3	4	8	73	136	151
Vegetables	8	6	7	70	96	277
Poultry	14	17	6	446	375	339
Dairy	12	8	5	776	627	485
Hog	3	3	0	848	565	193
Canola (acres)	28,411	44,918	48,540	2,660,509	4,068,511	6,071,744
Wheat	37,332	39,525	43,456	6,852,596	6,467,628	6,703,703
Alfalfa	30,339	27,203	22,264	3,915,607	3,935,022	3,657,114
Barley	23,764	17,953	13,602	4,902,090	4,094,689	3,610,111
Other Hay	15,975	13,124	8,706	2,279,767	2,060,967	1,466,557
Oats	7,860	5,948	x	1,364,674	1,269,229	891,580
Dry Field Peas	4,332	3,818	4,357	608,217	587,263	706,726
Mixed Grains	1,243	1,420	1,147	404,174	373,005	201,511
Potatoes (acres)	819	842	x	58,341	54,759	53,440
Nursery Production	256	214	406	n/a	n/a	9,755
Vegetables	x	14	76	14,194	13,193	10,716
Fruits/Berries/Nuts	47	79	57	2,517	2,934	2,610
Greenhouse Area (sq. ft.)	558,421	527,152	506,071	11,029,753	12,582,590	12,986,416

	County of Strathcona County			Alberta		
	2001	2006	2011	2001	2006	2011
Hens/Chickens (number)	554,797	367,599	506,071	12,175,246	11,757,860	11,956,949
Cattle and Calves	32,879	24,125	14,780	6,615,201	6,369,116	5,104,605
Beef Cows	10,590	9,703	5,127	2,099,288	2,035,841	1,530,391
Horses/Ponies	3,746	3,417	2,859	159,962	155,533	139,410
Sheep	2,259	1,081	1,126	307,302	222,340	202,903
Dairy Cows	1,109	588	587	84,044	78,875	80,694
Goats	1,909	359	150	n/a	n/a	28,920
Pigs	2,922	x	x	2,027,533	2,052,067	1,397,534
Number of farmers by age:						
Under 35	115	75	45	8,900	6,290	4,550
35-54	630	545	385	40,430	35,935	26,720
Over 54 (55+)	505	535	560	26,875	29,440	30,785
Total	1,250	1,155	990	76,205	71,665	62,055
Gross Farm Sales						
Less than $10,000	325	261	246	10,089	8,942	7,707
$10,000 - $49,999	319	277	227	17,900	15,441	13,913
$50,000 - $249,999	189	172	115	18,657	16,480	12,949

Table 2.3 Agricultural Intensity Index

County	Total Gross Farm Receipts 2011	Total Acres Farmed 2011	Agricultural Intensity Index ($ per acre)
Edmonton	$35,356,105	13,011	2,717.40
Lethbridge County	$1,058,080,453	701,095	1,509.18
Taber	$674,104,250	1,031,225	653.69
Lacombe County	$311,827,528	668,102	466.74
Wheatland County	$485,025,244	1,121,462	432.49
Strathcona County	**$90,895,141**	**220,184**	**412.81**
Calgary	$12,513,596	31,062	402.86
Sturgeon County	$185,794,203	467,464	397.45
Vulcan County	$534,826,356	1,354,405	394.88
Ponoka County	$248,891,989	643,219	386.95
Westlock County	$230,608,796	607,959	379.32
Kneehill County	$301,741,391	832,411	362.49
Barrhead County No. 11	$166,203,344	464,778	357.60
Red Deer County	$331,093,123	973,968	339.94
Minburn County No. 27	$212,292,483	717,764	295.77
Leduc County	$162,680,091	564,865	288.00
Rocky View No. 44	$269,453,933	967,828	278.41
Camrose County No. 22	$224,398,954	820,147	273.61
Foothills No. 31	$236,853,782	892,342	265.43
Mountain View County	$245,142,082	933,882	262.50
Wetaskiwin County No. 10	$159,214,051	611,410	260.40
Willow Creek No. 26	$288,432,797	1,126,368	256.07
Smoky River No. 130	$148,988,196	587,336	253.67
Parkland County	$97,975,332	401,863	243.80
Spirit River No. 133	$18,535,656	82,212	225.46
Warner County No. 5	$243,166,536	1,112,336	218.61
Starland County	$123,776,347	578,749	213.87
Flagstaff County	$198,671,620	929,814	213.67
Beaver County	$145,498,680	704,437	206.55
Lamont County	$116,937,707	571,740	204.53
Vermilion River County No. 24	$278,186,370	1,363,540	204.02
Newell County No. 4	$286,986,982	1,458,695	196.74
Cardston County	$162,733,191	842,994	193.04
Yellowhead County	$91,270,656	480,869	189.80
Stettler County No. 6	$185,320,567	987,859	187.60
Birch Hills County	$103,056,542	560,111	183.99
Pincher Creek No. 9	$145,457,789	800,070	181.81
Wainwright No. 61	$153,169,323	865,627	176.95

County	Total Gross Farm Receipts 2011	Total Acres Farmed 2011	Agricultural Intensity Index ($ per acre)
Fairview No. 136	$52,404,463	304,190	172.28
Thorhild County No. 7	$58,069,920	361,476	160.65
Two Hills County No. 21	$99,240,963	647,951	153.16
Forty Mile County No. 8	$253,907,405	1,703,217	149.08
Northern Sunrise County	$42,436,846	286,913	147.91
Smoky Lake County	$73,170,574	497,649	147.03
Provost No. 52	$127,712,147	885,276	144.26
Mackenzie No. 23	$79,317,738	550,419	144.10
Grande Prairie County No. 1	$149,928,733	1,045,075	143.46
Athabasca County No. 12	$84,437,776	599,295	140.90
Northern Lights No. 22	$83,235,368	614,873	135.37
St. Paul County No. 19	$107,679,940	800,307	134.55
Peace No. 135	$27,171,635	207,215	131.13
Paintearth County No. 18	$93,780,448	772,990	121.32
Saddle Hills County	$72,718,362	610,801	119.05
Lac Ste. Anne County	$70,357,850	596,437	117.96
Clearwater County	$76,888,167	715,023	107.53
Woodlands County	$20,924,095	206,132	101.51
Cypress County	$236,366,183	2,335,795	101.19
Big Lakes	$41,557,902	432,827	96.02
Bonnyville No. 87	$69,016,957	743,405	92.84
Greenview No. 16	$67,987,252	734,790	92.53
Brazeau County	$26,140,315	289,674	90.24
Special Area No. 4	$90,137,383	1,023,312	88.08
Clear Hills No. 21	$47,057,692	585,129	80.42
Lesser Slave River No.124	$9,496,184	125,019	75.96
Special Area No. 2	$162,537,127	2,166,924	75.01
Lac La Biche County	$20,420,884	277,752	73.52
Special Area No. 3	$111,947,112	1,616,411	69.26
Bighorn No. 8	$7,900,477	203,627	38.80
Ranchland No. 66	$7,071,421	465,727	15.18

Table 2.4: Strathcona County Compared to Rocky View, Lethbridge, and Alberta

	Strathcona County	% of Alberta	% of Alberta average	Rocky View	Lethbridge	Alberta
Land in Crops	150,138	0.6%		503,427	514,337	24,102,289
Land in Pasture	52,557	0.9%		423,033	60,873	5,920,507
Land in other uses	17,489	0.1%		41,368	125,885	20,476,038
Area: Crop & Pasture	202,695	0.7%		926,460	575,210	30,022,796
Number of Farms	658	1.5%		1,271	933	43,234
Average Farm Size	335		28.6%	761	751	1,168
Gross Farm Receipts/farm	138,138		52.2%	212,002	1,134,062	264,518
Net Operating Income/farm	21,698		20.2%	25,921	88,624	107,431
Farm Capital	2,080,602		94.1%	4,184,540	3,389,147	2,210,573
Farm Sizes						
< 10 acres	34	3.9%	254.1%	27	47	879
10-240 acres	447	3.1%	201.4%	670	415	14,585
240-559 acres	96	1.1%	69.7%	221	193	9,048
560-1,119	43	0.6%	38.9%	131	133	7,255
> 1,120 acres	38	0.3%	21.8%	222	145	11,467
Farm Type						
Cattle	111	0.9%		355	230	12,022
Grains & Oilseeds	103	1.0%		219	237	10,609
Wheat	22	1.1%		35	88	2,083
Fruit	8	5.3%		2	4	151
Vegetables	7	2.5%		5	11	277
Poultry	6	1.8%		5	24	339
Dairy	5	1.0%		5	55	485
Hog	0	0.0%		1	11	193
Canola	48,540	0.8%		112,343	101,032	6,071,744
Wheat	43,456	0.6%		111,214	157,045	6,703,703
Alfalfa	22,264	0.6%		76,567	41,233	3,657,114
Barley	13,602	0.4%		134,726	115,228	3,610,111
Other Hay	8,706	0.6%		32,828	20,731	1,466,557
Dry Field Peas	4,357	0.6%		3,244	16,045	706,726
Mixed Grains	1,147	0.6%		11,157	x	201,511

Potatoes	x			572	1,366	53,440
Nursery Production	406	4.2%		1,065	401	9,755
Vegetables	76	0.7%		x	807	10,716
Fruits/Berries/Nuts	57	2.2%		48	64	2,610
	Strathcona County	**% of Alberta**		**Rocky View**	**Lethbridge**	**Alberta**
Greenhouse Area ('000 sq. ft.)	506	0.0%		282	719	12,986,416
Hens/Chickens	506,071	4.2%		172,633	1,329,855	11,956,949
Cattle and Calves	14,780	0.3%		134,798	427,602	5,104,605
Beef Cows	5,127	0.3%		41,780	16,066	1,530,391
Horses/Ponies	2,859	2.1%		6,078	1,876	139,410
Sheep	1,126	0.6%		4,463	13,853	202,903
Dairy Cows	587	0.7%		700	8,840	80,694
Goats	150	0.5%		397	3,606	28,920
Pigs	x			17,182	65,673	1,397,534

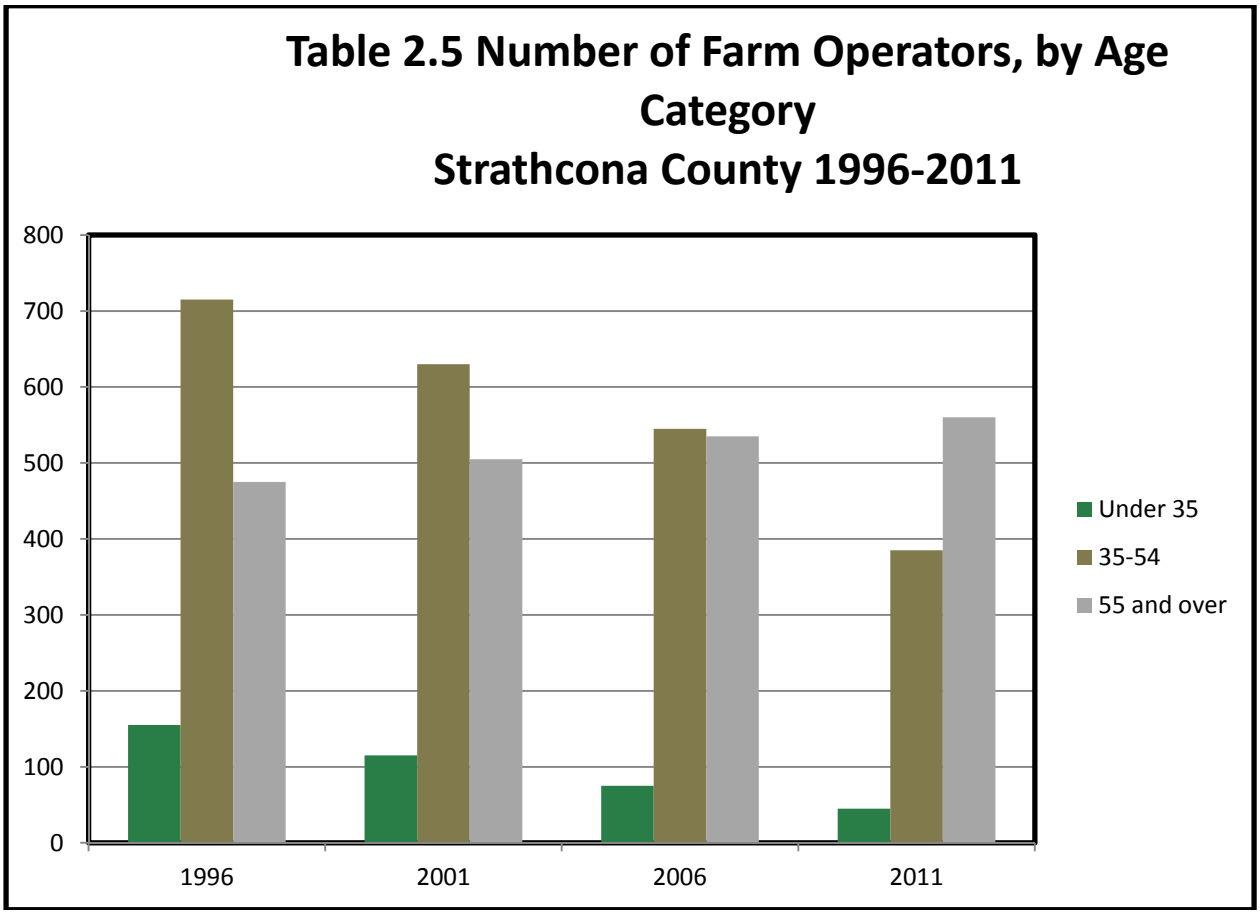
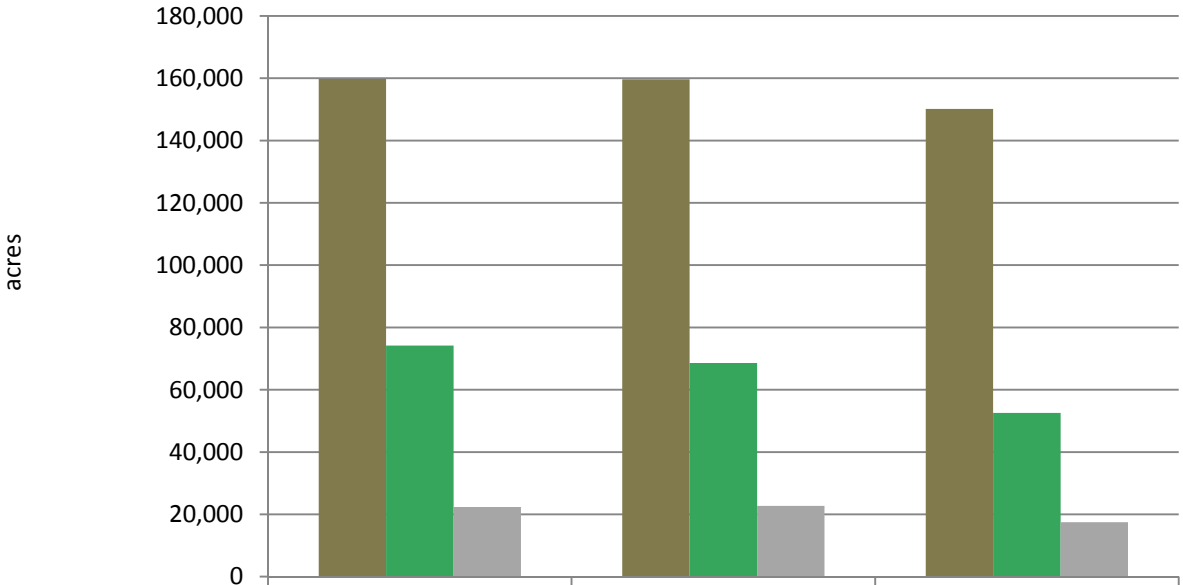

Table 2.5 Number of Farm Operators, by Age Category
Strathcona County 1996-2011
800
700
600
500
400
300
200
100
0
1996
2001
2006
2011
Under 35
35-54
55 and over

Table 2.6 Farm Land in Crops and Pasture

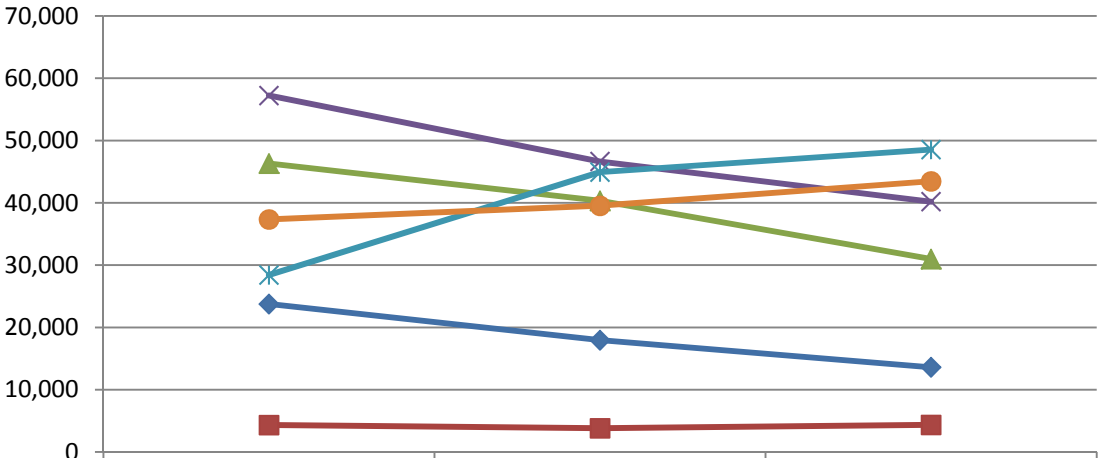
Strathcona County 2001-2011



	2001	2006	2011
Land in Crops (acres)	159,741	159,636	150,138
Total Pasture (acres)	74,173	68,581	52,557
Other Uses	22,356	22,720	17,489

Table 2.7 Acreage of Major Field Crops

Strathcona County 2006-2011



	2001	2006	2011
Barley	23,764	17,953	13,602
Field Peas	4,332	3,818	4,357
Tame Hay	46,314	40,327	30,970
Other	57,223	46,632	40,183
Canola	28,411	44,918	48,540
Wheat	37,332	39,525	43,456

Table 2.8 Urban and Rural Population

Strathcona County and Alberta Trend 2001-2011

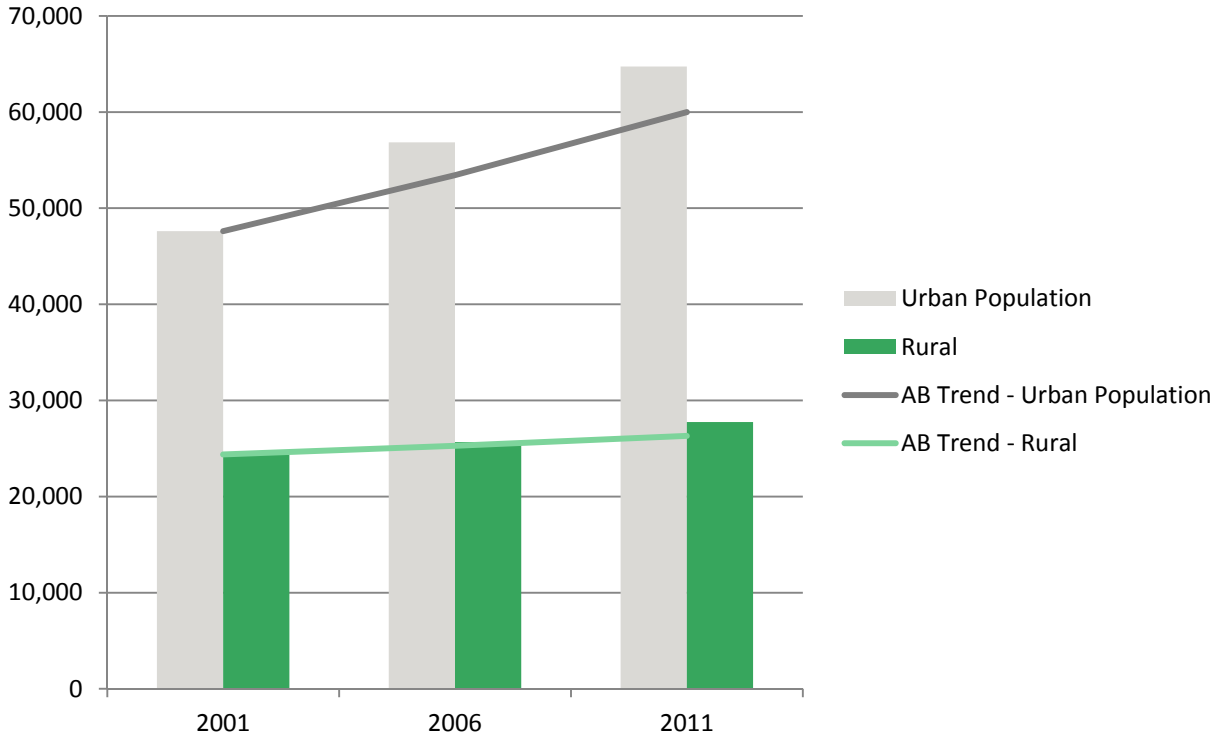


Table 2.9 Number of Farms -- by Gross Farm Receipts

Strathcona County and Alberta Trends 2006-2011

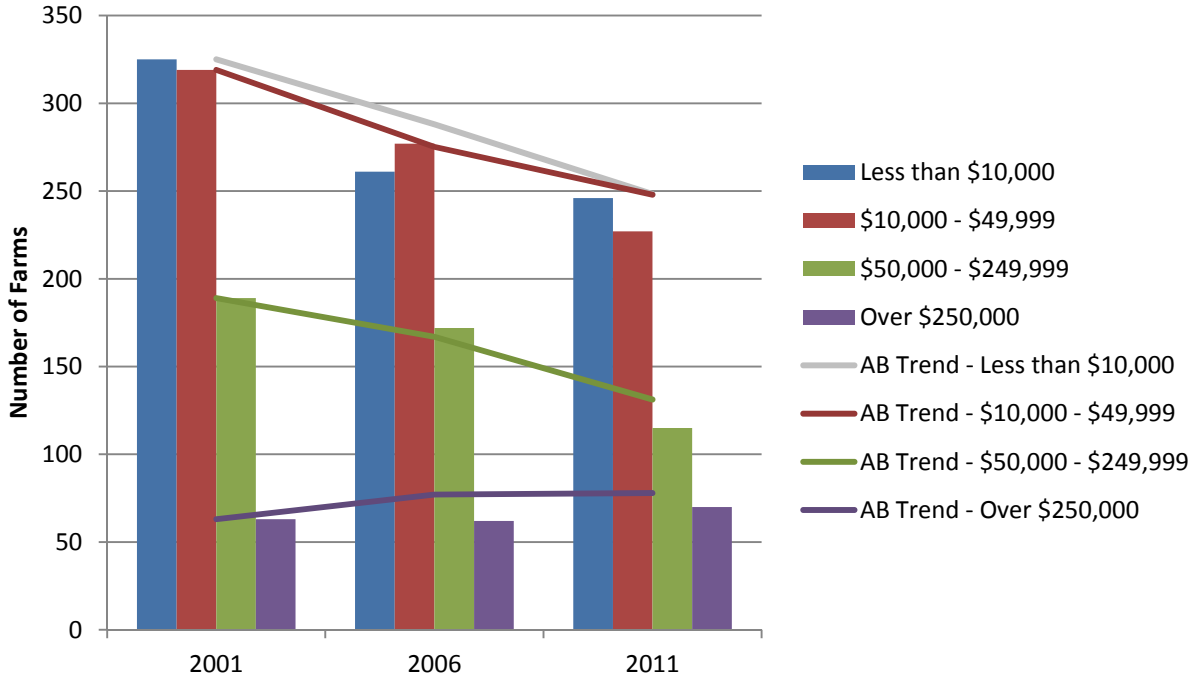


Table 2.10 Number of Farms -- by Acres

Strathcona County 2001-2011

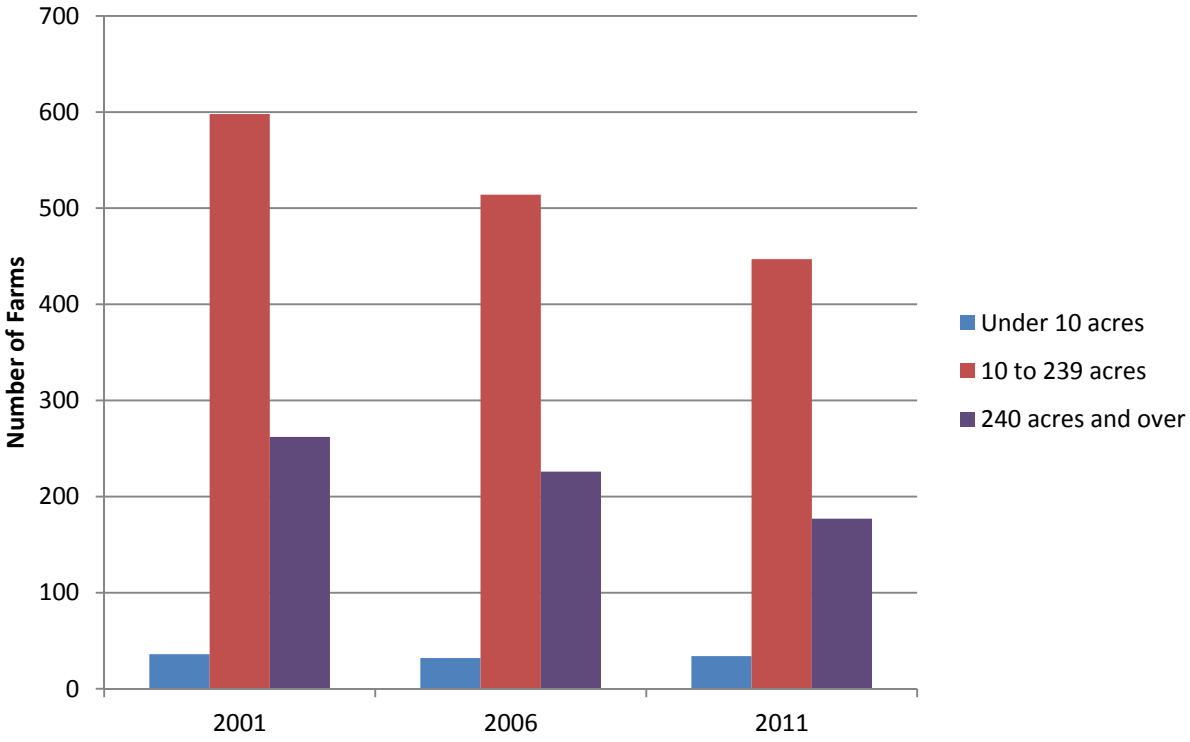
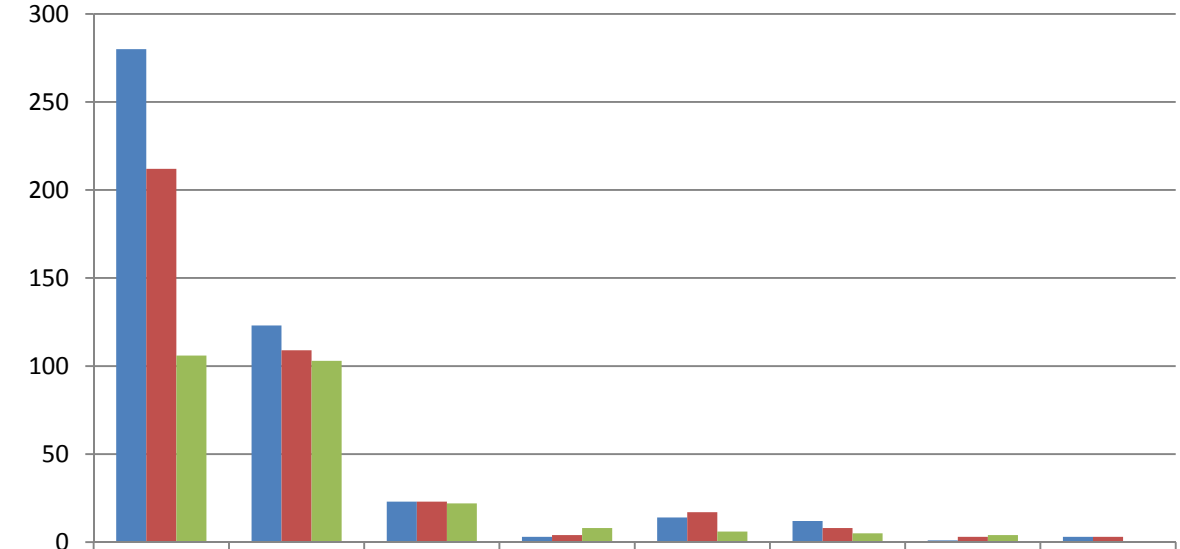


Table 2.11 Number of Farms -- by Type

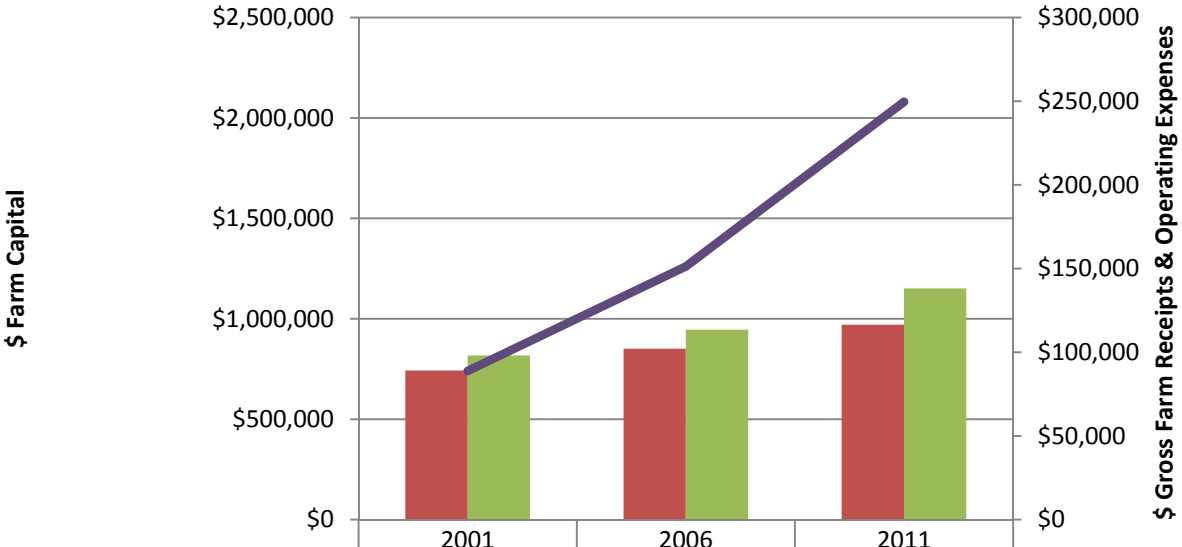
Strathcona County 2001-2011



	Cattle	Grains/Oilseed	Wheat	Fruit	Poultry and Egg	Dairy	Vegetable	Hog
2001	280	123	23	3	14	12	1	3
2006	212	109	23	4	17	8	3	3
2011	106	103	22	8	6	5	4	0

Table 2. 12 Average Farm Capital, Receipts and Expenses

Strathcona County 2001-2011

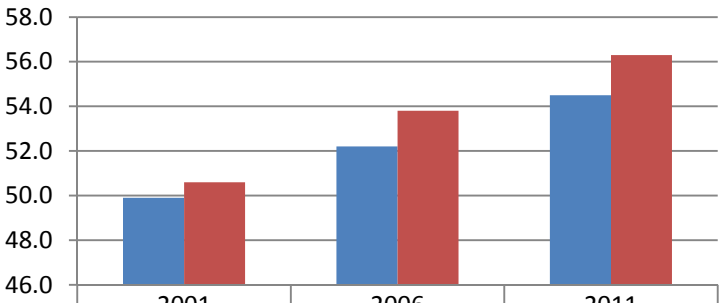


	2001	2006	2011
Farm Operating Expenses	$89,136	$102,101	$116,441
Gross Farm Receipts	$98,070	$113,480	$138,138
Farm Capital	$740,306	$1,260,177	$2,080,602

Table 2.13 Livestock Inventories -- Strathcona County 2001-2011

	2001	2006	2011
Dairy Cows	1,102	588	587
Beef Cows	11,590	9,703	5,127
All Other Cattle	20,187	13,834	9,067
All Pigs	2,922	x	x
Hens and Chickens	554,797	367,599	x
Horses	3,746	3,417	2,859
Sheep/Lambs	2,259	1,081	1,126
Goats	1,909	359	150
Elk	1,745	2,442	123
Bees (# of colonies)	501	280	897

Table 2.14 Average Age of Farm Operators



	2001	2006	2011
Alberta	49.9	52.2	54.5
Strathcona County	50.6	53.8	56.3

Appendix 3: Implementation Plan

Short Term Potential Actions

(within the next 6 months; some actions are definitive, others are ongoing)

Governance

1. That Council adopt the Agriculture Master Plan to clearly demonstrate its commitment to a broad base of agriculture in Strathcona.
2. That Strathcona County Administration review and revise its organizational structure to ensure that implementation of the Master Agriculture Plan will be led by a senior leader (with a supportive team) with the responsibility and authority to implement the Plan.
3. That Strathcona County facilitate the formation of an Agriculture and Food Leadership or Institute that is representative of the range of agricultural interests within Strathcona and to provide ongoing leadership, advocacy, and direction both to the Council and to Strathcona at large.
4. That Council include a commitment to these recommendations in the next update to its *Strategic Plan: Strathcona County 2030—Powering our New Tomorrow*.
5. That Council direct the Administration to include appropriate recommendations from the Agriculture Master Plan in the new MDP, for which a planning process is now just initiated.

Communications

1 That Strathcona County develop a strong, and ongoing, communications and public relations program that outlines Strathcona County's commitment and vision for agriculture. In addition, the supporting communications plan should address the key initiatives recommended by the Agriculture Master Plan.

Land Use and Development Planning

1. That all further development for the purposes of industrial, commercial or residential shall be considered in a manner whereby the impact on agriculture and lands used for agriculture is minimized or enhanced.
2. That Strathcona County review its bylaws etc. related to the establishment of agri-business/opportunities (e.g. food processing, urban/acreage agriculture) and make them more supportive to equine and local food development/initiatives.
3. That Strathcona County allow for 'Agriculture Commercial' in selected areas to accommodate 'agricultural businesses.' A specific example would be the proposed Multi-purpose Agricultural Facility that would allow for adjacent uses such as an agricultural supply business and/or an equestrian supply business; as well as allow for trailers/campers for overnight stays.

Food & Agriculture Sector Development

1. That Strathcona County make resources available to conduct detailed economic development and business plans for two priority areas: **(1)** the development of local food opportunities; and **(2)** the equine sector. The plans will need to identify key priorities, objectives, key initiatives and/or events, facility requirements, staffing, financials and milestones to measure progress.

2. That these two priority business plans be guided respectively by a group of knowledgeable and committed stakeholders who are representative of the sector. This would require the establishment of two steering groups:
    - Strathcona Food and Agriculture Steering Group;
    - Strathcona Equine Industry Steering Group.
3. That the local food initiative include a feasibility assessment of establishing large scale greenhouses that access waste heat and CO_2 from the Heartland; the development of market channels for local produce in Strathcona as well as the Capital Region; and the building of unique Strathcona events or festivals that feature and celebrate food and agriculture within Strathcona.

Urban Agriculture

1. That Strathcona County develop a strategy and policies to foster urban agriculture.
2. That Strathcona County bylaws be amended to allow appropriate specific/limited livestock to be raised under the same public nuisance, and safety bylaws governing pets.

Infrastructure

1. That capital plans for future infrastructure identify the specific requirements of the priority areas identified in the previous recommendations. Strathcona County is currently evaluating the feasibility of a Multi-Purpose Agricultural Facility that could serve as a central facility capable of serving a wide range of interests including the equine sector.

Monitoring, Evaluation and Adjustment

None



Medium Term Potential Actions
(within the next year to 18 months; then ongoing)

Governance

None

Communications

1. That Strathcona County, as a municipality with a blend of both urban and rural lands, take a leadership role in the emerging opportunities for agriculture in the urban shadow and commit to a regular forum or conference that brings subject matter experts to the Strathcona.

Land Use and Development Planning

1. That Strathcona County develop processes for educating its rural and/or agricultural land owners regarding permit and regulatory requirements specific to agricultural related initiatives that are either new or an expansion of a current enterprise.
2. That Strathcona County review its current approach to rural land owners with the view to develop a more customer-focused permitting process for agricultural uses.
3. That Strathcona County take an active role, working with its municipal partners, to shape Capital Region Board land use and development policies to provide a regionally-consistent approach that provides long term support and certainty for agricultural uses. As the CRB is currently reviewing its plan, it is important to engage in this process as soon as possible.

Food & Agriculture Sector Development

1. That Strathcona County identify and support the expansion and/or attraction of the food and agriculture value added/processing sector. One example would be seed research.

Agri-tourism

1. That strong marketing and communications programs be developed for each priority area (local food opportunities and the equine sector) both individually but also in concert with Strathcona's communication objectives. These will be necessary to create awareness among Strathcona residents and attract them to local markets, local food opportunities and events.
2. That rural stakeholders be encouraged to develop a Strathcona County Agri- Tour – a multiple 'stop' tour with a range of experiences and offerings.

Infrastructure

1. That Strathcona County pursue funding opportunities for agricultural community development projects. Such funds are typically available from either provincial or federal programs.

Monitoring, Evaluation and Adjustment

1. That Strathcona County be vigilant in monitoring trends and new development in agriculture with specific attention to local food initiatives.
2. That Strathcona County develop a set of indicators and report annually on the success of the implementation of the Agriculture Master Plan. This would include addressing a range of planning measures (land conversions, etc.), business measures (market development achievements, etc.), and progress specific to a Capital Region Agriculture and Food Strategy.

Long Term Potential Actions
(commence in 2016 and ongoing)

Governance

1. That Strathcona County consider the impact on agriculture as a central element in the scope of work for all plans to be developed for or on its behalf.
2. That Council direct the administration to update its evaluation and reporting processes to ensure 'agricultural impact assessment' is specifically considered at all levels of Strathcona's decision making processes.

Communications

1. That Strathcona County commit to a long term program of education specific to the meaning, opportunities and the diversity of agriculture and food. This program will be designed for citizens at large but with a specific focus on Strathcona youth via the education system.

Land Use and Development Planning

1. That any application to re-zone or re-designate lands currently zoned or designated agricultural will require an agricultural impact assessment and that the results will be a key consideration in the final planning decision.
2. That lands be appropriately reclaimed and revert to agricultural function and zoning after resource extraction is complete.
3. That the MDP and land use bylaw allow the discretionary use of community food growing programs on community shared lands, MRs and common properties.
4. That future community plans include provisions for farmers markets in public or private space areas in new or existing communities. Strathcona will also identify potential public and private lands within urban centres and support their development as temporary or permanent community gardens, etc.
5. That Strathcona County establish a mechanism for the purchase of agricultural protection easements through different sources. This could be in conjunction with the system for administering environmental credits envisaged for the Beaver Hills Moraine. There are options for funding, such as a special levy, a land conversion fee, or donations, etc.
6. That Strathcona County establish a development credit transfer strategy. This could be a program that requires developers in a designated receiving area (i.e., an area to be developed or redeveloped) to purchase development rights from a designated sending area (the agricultural area to be protected).

Food & Agriculture Sector Development

Ongoing from short and medium term

Urban Agriculture

See Medium Term Priorities

Agri-tourism

See Medium Term Priorities

Infrastructure

1. That Strathcona County transportation and roads planning, capital projects and maintenance in rural areas ensure the ability to easily access agricultural land, move large agricultural equipment, and get products to market.

Monitoring, Evaluation and Adjustment

1. That Strathcona County hold an annual review with stakeholders on agriculture and food in Strathcona to comment on the progress of the Plan and suggest changes if needed.





Toma & Bouma
MANAGEMENT CONSULTANTS

Stantec

Rural Event Venues

Open House #1: February 27, 2020

Thank you for attending the February 27 open house. We'd like to get some feedback from you now that you have seen the information presented.

Your feedback will be summarized in an Engagement Report (with all identifying information removed) which will be presented to Strathcona County Council and used to draft the project documents.

We'd like to ask a couple of questions about Rural Event Venues:

1. Where do you live?
   - ☐ Sherwood Park
   - ☐ Country Residential Strathcona County
   - ☐ Rural Strathcona County
   - ☐ A Hamlet in Strathcona County
   - ☐ Outside of Strathcona County

2. To what extent do you agree with the concepts of the proposed Rural Event Venue use presented at this open house?
   - ☐ Strongly agree
   - ☐ Somewhat agree
   - ☐ Neutral
   - ☐ Somewhat disagree
   - ☐ Strongly disagree

3. Would you be interested in developing a Rural Event Venue within the County?
   - ☐ Yes
   - ☐ No
   - ☐ Maybe

4. If you responded Yes to #3, please provide the following information regarding your desired Rural Event Venue:
   a) Brief description of desired event venue:

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

   b) Any desired accessory uses to the event venue (for example, overnight accommodation for guests):

   _____
   _____
   _____

STRATHCONA COUNTY

c) Maximum number of attendees for an event: _____

d) Maximum size of building(s) associated with the event venue: _____

e) Size of the parcel on which the event venue would be proposed: _____

f) Policy Area in which the subject parcel is located (please refer to the map or ask for assistance from County staff, if needed, to determine this information):

_____

g) Please provide a brief explanation regarding how your proposed event venue would relate to direct involvement between the consumer and the agricultural community OR how it would directly relate to natural attractions or the natural environment whether for relaxation, discovery or adventure:

_____

_____

_____

_____

_____

_____

_____

_____

_____

General Comments

5. Any additional comments?

Please submit your comments by March 12, 2020.

For more information visit our website at Strathcona.ca/REV

Or contact:

Radhika Brown, Planner II, Land Development Planning
Planning and Development Services
Phone: 780-417-7105
Email: radhika.brown@strathcona.ca

PART 6: SPECIFIC USE REGULATIONS

The Specific Use Regulations of this Part shall apply to all Zoning Districts.

Where there appears to be a conflict with the regulations in other sections of this Bylaw, these regulations apply unless those sections specifically exclude or modify these Specific Use Regulations.

6.1 ADDITIONAL DWELLINGS AND SUITES

6.1.1. The following uses are considered to be additional dwellings, in accordance with this Bylaw:

a) secondary dwelling;

b) temporary dwelling (construction);

c) agricultural dwelling;

d) family care dwelling; and

e) collective communal housing.

6.1.2. No person shall construct or locate an additional dwelling unit on a lot, except where provided for within this Bylaw.

6.1.3. The approval of an additional dwelling listed within Section 6.1.1 shall not allow for subdivision of the additional or principal dwelling, except where County statutory plans or regulations may consider a subdivision.

Secondary Dwelling

6.1.4. The Development Authority may issue a development permit for one (1) secondary dwelling on a lot that is 32 ha or greater.

6.1.5. When considering an application for a secondary dwelling, the proposed location shall be suitable for potential future subdivision and access.

6.1.6. Where there is an approved secondary dwelling on a lot, a secondary suite may be considered within the secondary dwelling.

Temporary Dwelling (Construction)

6.1.7. A temporary dwelling (construction) may consist of:

a) a building (existing or proposed) on the lot; or

b) a manufactured home or manufactured home, singlewide where listed as a use within a Zoning District.

6.1.8. An application for a temporary dwelling (construction) shall be considered concurrently with a development permit application for a new dwelling.

6.1.9. A temporary dwelling (construction) consisting of a manufactured home or manufactured home, singlewide shall be removed from the lot to the satisfaction of the Development Officer prior to or on the expiry date indicated in the development permit.

6.1.10. A temporary dwelling (construction) consisting of an existing single dwelling shall be:

a) removed from the property to the satisfaction of the Development Officer as a condition of approval, prior to the expiry date indicated in the development permit; or

b) converted to an accessory building to the satisfaction of the Development Officer as a condition of approval, prior to the expiry date indicated in the development permit.

6.1.11. An application for a temporary dwelling (construction) shall include:

a) a timeline of how long it is anticipated that the temporary dwelling (construction) is required;

b) the intentions for the temporary dwelling (construction) upon development permit expiration;

c) details regarding the conversion of a temporary dwelling (construction) to an accessory building to the satisfaction of the Development Officer, including but not limited to:

i) the removal of a kitchen;

ii) the removal of interior walls; and

iii) the installation of a garage door or doors.

d) an estimate of the cost to remove the temporary dwelling (construction) from the subject lot or convert the temporary dwelling (construction) to an accessory building; and

e) security in accordance with Section 2.14.5 of this Bylaw.

Agricultural Dwelling

6.1.12. The Development Authority may issue a development permit for one (1) agricultural dwelling on a temporary basis on a lot greater than 16 ha and less than or equal to 32 ha, provided it is to be occupied by a person who is engaged on a full-time basis for at least six (6) months of each year in an intensive agricultural activity such as, but not limited to; agriculture intensive horticulture, a greenhouse with a minimum gross floor area of 1,000 m^2 or an equestrian centre.

6.1.13. A new agricultural dwelling shall be a manufactured home or manufactured home (singlewide).

6.1.14. An application for an agricultural dwelling shall include:

a) a letter which indicates the reason for the agricultural dwelling;

b) a timeline of how long it is anticipated that the agricultural dwelling is required;

c) the intentions for the agricultural dwelling upon development permit expiration;

d) an estimate of the cost to remove the agricultural dwelling from the lot; and

e) security in accordance with Section 2.14.5 of this Bylaw.

Family Care Dwelling

6.1.15. The following provisions shall apply to a family care dwelling:

a) the Development Authority may consider one (1) family care dwelling on a lot as a temporary use;

b) the Development Authority shall specify a fixed expiry date for a family care dwelling;

c) where a family care dwelling is proposed within an accessory building in the RCL Zoning District, the accessory building shall have a maximum height of 4.5 m and a maximum floor area of 60 m^2; and

d) despite Section 6.1.15 (c), a family care dwelling shall not exceed 100 m^2 in floor area in other Zoning Districts.

6.1.16. An application for a family care dwelling shall include:

a) a letter which indicates the reason for the family care dwelling;

b) a timeline indicating how long it is anticipated that the family care dwelling is required;

c) confirmation that the family care dwelling shall be removed prior to development permit expiration;

d) an estimate of the cost to remove the family care dwelling from the lot; and

e) security in accordance with Section 2.14.5 of this Bylaw.

Secondary Suite

6.1.17. The following provisions shall apply to a secondary suite:

a) a secondary suite shall not be developed within a single dwelling containing a group home, care centre or bed and breakfast;

b) a secondary suite shall not exceed 40% of the gross floor area of the principal dwelling;

c) the exterior of the principal dwelling shall continue to appear as a single dwelling;

d) an on-site parking space shall be provided;

e) an owner of a lot shall not subdivide title for a secondary suite. The restriction of subdivision shall be fundamental to the secondary suite use;

f) a secondary suite shall contain at least two rooms in which a bedroom, cooking facilities and a bathroom are provided; and

g) only one secondary suite may be considered per dwelling.

Garden Suite

6.1.18. The following provisions shall apply to a garden suite:

a) a principal dwelling shall be developed on the lot prior to the development of a garden suite;

b) a garden suite shall not exceed the lesser of 40% of the gross floor area of the principal dwelling or 100 m^2;

c) despite Section 6.1.18 b) within the RE, RCM and RCH Zoning Districts a garden suite shall not exceed the lesser of 40% of the gross floor area of the principal dwelling or 68 m^2;

d) the garden suite shall not be located closer to the front property line than the existing principal dwelling;

e) the exterior design of the garden suite shall include a roof pitch and exterior finishing that is similar in design, colour and material and which is of a complimentary nature to the principal dwelling, to the satisfaction of the Development Officer;

f) the exterior of a garden suite developed as part of a detached garage shall continue to appear as such;

g) an existing structure may be converted to a garden suite provided it meets the requirements set out in Section 6.1.18 b), c), e), and f) above;

h) only one garden suite may be considered per lot; and

i) despite section 6.1.18.b) where located on a lot within the R6 zoning district a garden suite shall not exceed the lesser of 40% of the gross floor area of the principal dwelling or 55 m^2. *(Bylaw 40-2021-Sept. 29, 2021)*

6.2 AGGREGATE EXTRACTION *(Bylaw 14-2018 – Mar 27, 2018)*

6.2.1. In addition to the application requirements of Section 2.9, an applicant proposing an aggregate extraction use, or an expansion to an existing aggregate extraction use, shall submit plans and an accompanying report to the Development Authority explaining:

a) existing site conditions, including but not limited to, topography, vegetation, water courses, soil and water table profiles;

b) proposed extraction, operation, and staging;
c) proposed access, hauling activities and routes;
d) reclamation plan and post-extraction conditions including proposed end uses;
e) a cost estimate detailing what is required to reclaim the Site for post-extraction use; and
f) any required security.

6.2.2. In addition to Section 2.15 of this bylaw, the Development Officer shall also consider:
a) the future use of the site as proposed in a reclamation plan;
b) the proposed hours of operation;
c) relevant guidelines prepared by the Government of Alberta and their comments on applications made for provincial approval;
d) conservation of topsoil for future agricultural use;
e) conservation of designated historical resources;
f) conservation of habitat;
g) conservation of environmentally sensitive lands;
h) conservation of wetlands and watercourses; and
i) potential impacts on adjacent properties.

6.2.3. As a condition of approval, the Development Authority may impose operation restrictions based on the potential impacts on adjacent lands or residences.

Reclamation Security

6.2.4. As a condition of approval, the Development Authority may impose that the owner provide a guaranteed security to ensure that reclamation is completed. The security may be cash or an irrevocable letter of credit having the value equivalent to 110% of the established reclamation costs.

6.2.5. The Development Authority may waive the reclamation security requirement within Section 6.2.4 where reclamation securities have already been submitted to the Government of Alberta.

6.2.6. Reclamation securities may be staged with development, provided that security must be in place for reclamation of any area disturbed before that stage commences.

6.2.7. The owner shall calculate the reclamation costs, based on the information provided in the reclamation plan. If a Development Authority does not accept the costs identified by the owner, the Development Authority may establish a higher reclamation cost figure for the purpose of determining the value of the reclamation security.

6.2.8. If an irrevocable letter of credit is offered as the reclamation security, it shall be in a form satisfactory to the County. The initial term of the letter of credit shall be not less than three (3) years. The letter of credit shall be renewed for a further term by the owner thirty (30) days prior to expiry. The security shall not be released until the reclamation has been completed to the satisfaction of a Development Officer.

6.2.9. The owner shall notify the County thirty (30) days prior to the expiry date of the letter of credit, in order to provide sufficient time for a Development Officer to inspect the site and to determine if the reclamation is in accordance with the requirements of the approved reclamation plan. If reclamation conditions are satisfactory to the Development Officer, the letter of credit may be released. If inspection cannot be made within this thirty (30) day item period due to weather conditions or other extenuating circumstances, the Development Officer may require renewal of the letter of credit until a satisfactory inspection can be made.

6.2.10. In the event the owner does not complete the required reclamation in the time specified in the approved reclamation plan and the security is insufficient for the County to complete the required work, should it elect to do so, then the owner shall pay such deficiency to the County immediately upon being invoiced. The County shall provide a statement of cost to the owner indicating how the proceeds of the security were applied, within sixty (60) days of completing the reclamation.

Other Provisions

6.2.11. Future development of aggregate extraction areas located within Sections 1, 2, 11, 12, 13, and 14-54-23-W4 shall be in accordance with the North Saskatchewan River Valley Consolidated Reclamation Plan.

6.2.12. A Road Use Agreement between the County and the owner of aggregate extraction is required as a condition of a development permit.

6.2.13. Aggregate extraction shall not be allowed within 800 m of Trappers Lake.

6.3 AMATEUR RADIO ANTENNA

6.3.1. An amateur radio antenna shall:

a) be a free standing, ground-mounted unit installed to the manufacturer's specifications;

b) be located only in a rear yard;

c) be no higher than 18.0 m from the ground;

d) not be illuminated nor have any signs; and

e) be landscaped if required by a Development Officer to reduce the negative visual impact on adjacent properties;

6.3.2. Notwithstanding the above, where a ground mounted unit would prohibit adequate transmission and reception as demonstrated to a Development Officer, a Development Officer may allow an amateur radio antenna to be installed on the roof of a building to a maximum combined height of 19 m, except that it may be 46 m in the AG, RA, RS and RCL Zoning Districts.

6.4 ANIMAL BOARDING FACILITY

6.4.1. All animal boarding facilities shall be to the satisfaction of the Development Officer and:

a) include kennel buildings, cages or exterior exercise areas (runs) or both;

b) shall be located a minimum 75 m from any property line or 150 m from any dwelling on an abutting property.

c) be located behind a principal dwelling (or accessory building) on-site, where possible;

d) be screened from dwellings on adjacent lots; and

e) be cleaned on a daily basis with all feces stored in an enclosed container and disposed of in a sanitary manner.

6.4.2. In addition to Section 6.4.1, an animal boarding facility for dogs shall provide exercise areas consisting of at least 9.3 m^2 of area per dog. The exercise area shall be enclosed with a secure fence with a minimum height of 2.0 m made of materials to the satisfaction of the Development Officer.

6.4.3. The hours that the animals are allowed in the exterior exercise areas shall be determined based on uses that are adjacent to, or surrounding the site, as well as the particular type of animal being boarded on-site. Animals shall not be in exterior exercise areas between the hours of 11:00 p.m. and 7:00 a.m.

6.5 ANIMAL BREEDING FACILITY

6.5.1. All animal breeding facilities shall be to the satisfaction of the Development Officer and:

a) be considered on a temporary basis with a fixed expiry date;

b) be cleaned on a daily basis with all feces stored in an enclosed container and disposed of in sanitary manner;

c) be adequately screened from existing dwellings on adjacent properties;

d) include buildings, cages and exercise areas;

e) shall be limited to a maximum of six (6) dogs on-site at any one time in an AD or RCL Zoning District. In an AG or RA Zoning District the maximum number of dogs shall be at the discretion of the Development Officer;

f) obtain appropriate dog tags for dogs on-site that are over the age of four months. Where a development permit has been approved, dog tags will be issued free of charge by Strathcona County Bylaw Services;

g) provide exercise areas (runs) that provide an area of at least 4.6 m^2 per dog for breeds weighing 18.14 kg or less and, are enclosed with an acceptable secure fence with a minimum height of 1.2 m or at least 9.3 m^2 per dog for breeds weighing more than 18.14 kg and, are enclosed with an acceptable secure fence with a minimum height of 1.8 m;

h) where there are six (6) or fewer dogs on site, all facilities shall be located a minimum 25 m from any property line or 85 m from any dwelling on an abutting property;

i) where there are greater than six (6) dogs on site, all facilities shall be located a minimum 75 m from any property line or 150 m from any dwelling on an abutting property; and

j) comply with other applicable County Bylaws.

6.5.2. The hours that the animals are allowed in the exterior exercise areas shall be determined based on uses that are adjacent to, or surrounding the site, as well as the particular type of animal being boarded on-site. Animals shall not be in exterior exercise areas between the hours of 11:00 p.m. and 7:00 a.m.

6.6 BED AND BREAKFAST

6.6.1. A bed and breakfast shall be operated in a manner that ensures the privacy and enjoyment of adjacent residents is preserved and the amenities of the neighbourhood are maintained at all times to the satisfaction of the Development Officer.

6.6.2. Although the Development Officer may consider a development permit application for an addition to a principal dwelling to accommodate a bed and breakfast, the overall appearance and character of the principal dwelling shall be maintained.

6.6.3. Where a bed and breakfast in the Rural Area outside of the hamlets proposes that some of the sleeping units be provided in an accessory building, the building shall, in the opinion of the Development Officer, be one which is an example of unique and well preserved architecture or history in the area. This may include, but is not limited to, a building such as a converted barn, cabin, or school.

6.6.4. A bed and breakfast may employ no more than one non-resident on-site employee.

6.6.5. A bed and breakfast shall not be approved within a building where a development permit has been issued for the following:

a) home business, major;
b) care centre(s);
c) secondary suite;
d) garden suite;
e) agricultural dwelling;
f) family care dwelling; or
g) group home.

6.6A CABIN *(Bylaw 48-2020 -Oct.7, 2020)*

6.6A.1. A cabin must meet Canadian Standards Association standards or conform to the Alberta Building Code.

6.6A.2. Only 1 cabin may be located on a bare land condominium unit.

6.7 CAMPGROUND

Campground Regulations (Major and Minor Campgrounds)

6.7.1. Where a campground proposal will exceed sixty (60) campsites, cabins or both, is located on a parcel greater than 8 ha, a master plan or conceptual plan for the development of the entire tract of land shall be submitted and approved by the Development Approving Authority prior to submitting a development permit application for any site specific development. The master plan or conceptual plan shall include detailed plans and specifications (i.e. servicing, traffic, environmental considerations) for the initial stage, as well as any subsequent stages of development.

6.7.2. A minimum of 10% of the gross lot area of campground shall be set aside for common recreation area and shall be developed and maintained as a park, playground or other useable open space. No portion of any other use or facility or both shall be included in this area.

6.7.3. Visitor parking shall be provided in common areas within a campground area, to the satisfaction of a Development Officer.

6.7.4. All campgrounds shall be provided with safe and convenient vehicular access and all roadways within a campground shall be of a surface and standard acceptable to a Development Officer for the purposes of accommodating emergency, fire and maintenance vehicles.

6.7.5. Within a campground development, the roadway system will be sensitive to the topography and site characteristics of the site and shall have adequate signage to avoid confusion.

6.7.6. All campsites shall be accessible by means of an access at least 3.0 m in width where the access is for one-way traffic, or at least 6.0 m in width where the access is for two-way traffic.

6.7.7. Trees and natural vegetative cover shall not be removed without an approved development permit, master plan or conceptual plan. The Development Authority may prevent the removal of trees or shrubs adjacent to environmentally sensitive areas.

6.7.8. Abutting residential area(s) shall be screened by a solid fence or year-round vegetation with a minimum height of 2 m, to the satisfaction of the Development Officer.

6.7.9. Fires are permitted only in facilities which conform to the requirements of Strathcona County Emergency Services.

6.7.10. Pedestrian walkways having a width of not less than 1.2 m shall be provided from the recreational vehicle spaces to all service buildings, facilities, refuse collection area, and recreation areas. The walkways shall be well drained, well lighted, and the surface shall be constructed of a standard to the satisfaction of a Development Authority.

6.7.11. The storage, collection and disposal of solid waste in campgrounds shall be so conducted as to create no health hazards, rodent harbourage, insect breeding areas, or accident or fire hazards. Individual or grouped refuse containers must be screened to the satisfaction of a Development Officer.

6.7.12. Campgrounds with less than sixty (60) campsites and no permanent cabins shall be required to provide sewage disposal and water service facilities to the satisfaction of the Development Authority.

6.7.13. Campgrounds with more than sixty (60) campsites and with permanent cabins shall provide on-site services as follows:

a) water supply system shall be provided for each campsite designed to accommodate the campground user occupying a self-contained recreational vehicle or a cabin and shall be connected to a community water supply system. The water system for a campground shall be constructed to the satisfaction of the Development Authority in accordance with all applicable Provincial and County regulations;

b) alternatively, a campground may provide one or more easily accessible water supply outlets for filling potable water storage tanks. The water supply outlets shall be located within 100 m of the campsites. The water supply outlets shall be constructed to the satisfaction of the Development Authority in accordance with all applicable Provincial and County regulations;

c) an adequate and safe sewage disposal system shall be provided in a campground for each campsite designed to accommodate the campground user occupying a self-contained vehicle or cabin and shall be connected to a community sewage system, sanitary dumping station or both to the satisfaction of the Development Authority. The sewage disposal system in a campground shall be constructed to the satisfaction of the Development Authority and shall comply with all applicable Provincial and County regulations, and shall be maintained to the standards of the regulatory approvals;

d) a campground shall be provided with sanitary dumping stations in the ratio of one for every one hundred recreational vehicle spaces or fractional part thereof. The sanitary dumping stations shall be designed and maintained to County regulations and standards to the satisfaction of the Development Authority. Each station shall provide a water outlet, with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A sign shall be posted near the water outlet indicating that this water is for flushing and cleaning purposes only. Sanitary stations shall be separated from any campsite or cabin by a distance of not less than 20 m; and

e) in no case shall less than one toilet and lavatory be provided for each gender for every ten campsites.

6.7.14. Campgrounds, containing campsites, cabins, hotels and or motels are considered temporary occupancies, and subsequently, the maximum occupancy is two hundred and forty (240) days per calendar year.

6.7.15. The minimum size for a campsite is:

a) 10 m in width

b) 25 m in depth; and

c) 325 m^2 in area.

6.7.16. A recreational vehicle on a campsite, shall be separated a minimum of 3.0 m from:

a) another recreational vehicle on an adjacent site;

b) other structures; and

c) an interior roadway

6.7.17. Each campsite shall provide two parking spaces on the campsite.

6.7.18. All campsites shall be required to provide an acceptable form of ground cover to prevent erosion. Natural vegetation shall not be removed from campsites without an approved development permit. The Development Authority may prevent the removal of trees or shrubs adjacent to environmentally sensitive areas.

6.7.19. Each campsite shall be numbered in a conspicuous location and a site or location map shall be posted at the entrance to each campground area clearly identifying streets, campsite numbers and parking areas.

6.7.20. Each recreational vehicle on a campsite shall display a current license plate.

6.7.21. No recreational vehicle or tent in a campground shall be occupied for more than a total of two hundred and forty (240) days in any one calendar year.

6.8 CONFINED FEEDING OPERATION

6.8.1. Confined feeding operations continue to be regulated by the Government of Alberta and therefore shall adhere to all applicable provincial regulations.

6.9 *DELETED* *(Bylaw 16-2018 – April 24, 2018)*

6.10 EQUESTRIAN CENTRE

6.10.1. Where the County's Animal Control Bylaw determines that horses can be considered on a lot, the maximum number of horses shall be in accordance with that Bylaw or a maximum of 1 horse per 0.4 ha, whichever is less.

6.10.2. Manure should be controlled in accordance with best practices of the Province of Alberta and the County.

6.10.3. Where limited overnight stays (during events only) are proposed, it may be considered as an accessory use.

6.10.4. A proposed equestrian centre that abuts an existing country residential Zoning District shall:

a) maintain a 20 m setback from the abutting property line to any accessory building used for the equestrian centre;

b) maintain a 20 m setback from the abutting property line to any proposed overnight stay area to the discretion of the Development Officer; and

c) landscape along those areas abutting the property line, to the satisfaction of the Development Officer.

6.11 GOLF DRIVING RANGE

6.11.1. A golf driving range may be considered as an accessory use to a golf course or as a stand-alone use.

6.11.2. Where a golf driving range is proposed as a stand-alone use within the Rural Area, the Development Officer shall require that:

a) the use is compatible with, and will not limit any agricultural operation;

b) netting is proposed to minimize effects on surrounding lands;

c) landscaping buffers, fencing and other measures are provided to minimize the impacts on existing and potential uses in the area;

d) site plans identify the designated area where the use will take place, with specific identification of the hitting area;

6.11.3. All buildings and structures relating to a golf driving range shall be setback 30.0 m from any residential Zoning District.

6.11.4. Activities shall be limited to those which serve golfers on the range (i.e. pro shop with incidental sales of golf equipment, snack bar and maintenance operations).

6.11.5. Lighting for the purposes of extending hours of operation past dusk shall be prohibited.

6.12 HOME BUSINESS

6.12.1. All home businesses (minor, intermediate, major) shall comply with the following general regulations:

a) an agricultural dwelling, family care dwelling, secondary suite, garden suite or group home shall not include a home business;

b) nuisance shall not be generated by a home business;

c) one vehicle of a client, customer or delivery arriving at the home business shall constitute one visit;

d) except for emergency situations, vehicle trips, deliveries and client or customer visits shall only occur:

i) between the hours of 8:00 a.m. and 9:00 p.m. Monday to Saturday;

ii) between the hours of 10:00 a.m. and 6:00 p.m. Sundays and Statutory Holidays;

e) all clients or customers, home business vehicles and non-resident employee parking shall be provided on-site as outlined in Part 4 of this Bylaw except for an occasional gathering such as a recital, instruction demonstration, meeting, or similar event;

f) signs shall be as outlined in Part 5 of this Bylaw;

g) a development permit shall expire upon change in ownership of the property; and

h) where the Development Officer determines that a proposed home business would be more appropriately located in a commercial or industrial Zoning District due to the proposed scale, potential traffic generation, potential off-site impact or nuisance, the Development Officer shall not approve a development permit.

6.12.2. A home business, minor is a permanent use, in accordance with the provisions of Section 6.12.1, the definition in Part 1 of this Bylaw, and the following:

a) storage of materials or goods related to the home business shall be limited to areas within the principal dwelling; and

b) shall not exceed two (2) home business vehicles.

6.12.3. A home business, intermediate is a temporary use, in accordance with the provisions of Section 6.12.1, the definition in Part 1 of this Bylaw, and the following:

a) Any storage of materials or goods related to the home business shall be located within the principal dwelling or accessory building(s). Exterior storage on the lot shall not be allowed;

b) Where a home business, intermediate is located on a lot less than 0.81 ha there shall be:

i) no more than two (2) home business vehicles;

ii) no heavy home business vehicles parked, stored or maintained;

iii) no more than one (1) non-resident on-site employee; and

iv) no more than six (6) client or customer visits per day.

c) Where a home business, intermediate is located on a lot 0.81 ha or greater shall be:

i) no more than two (2) home business vehicles and one (1) heavy home business heavy vehicle. A heavy home business vehicle shall be parked inside a building or screened from adjacent residences and a road, to the satisfaction of the Development Officer;

ii) no more than two (2) non-resident on-site employees; and

iii) no more than eight (8) client or customer visits per day.

6.12.4. A home business, major shall be a temporary use, in accordance with the provisions of Section 6.12.1, the definition in Part 1 of this Bylaw, and the following:

a) where a home business, major is located on a lot equal to or greater than 2.02 ha and less than 8.1 ha:

i) there shall be no more than two (2) client or customer visits per hour;

ii) there shall be no more than three (3) home business vehicles or heavy home business vehicles;

iii) any heavy home business vehicle shall be parked inside a building or screened from adjacent residences and a road, to the satisfaction of the Development Officer; and

iv) no more than three (3) non-resident on-site employees;

b) where a home business, major is located on a lot equal to or greater than 8.1 ha and less than 16.2 ha there shall be:

i) there shall be no more than three (3) client or customer visits per hour;

ii) no more than four (4) home business vehicles or heavy home business vehicles; and

iii) no more than four (4) non-resident on-site employees;

c) where a home business, major is located on a lot equal to or greater than 16.2 ha and less than 32.4 ha there shall be:

i) there shall be no more than three (3) client or customer visits per hour;

ii) no more than five (5) home business vehicles or heavy home business vehicles; and

iii) no more than five (5) non-resident on-site employees;

d) where a home business, major is located on a lot equal to or greater than 32.4 ha and less than 64.8 ha there shall be:

i) there shall be no more than three (3) client or customer visits per hour;

ii) no more than six (6) home business vehicles or heavy home business vehicles; and

iii) no more than six (6) non-resident on-site employees;

e) despite the above, no more than one (1) heavy home business vehicle shall be allowed where access to the lot is from an internal subdivision road.

f) on all lot sizes, storage of materials or goods related to the home business shall be located within the principal dwelling or accessory structure(s) except on lots equal to or greater than 4.0 ha, exterior storage may be considered provided the storage area:

i) is located in accordance with the minimum setback requirements for accessory buildings in the Zoning District;

ii) does not exceed 400 m^2 in area; and

iii) is screened from adjacent residences and a road to the satisfaction of the Development Officer.

6.13 MODEL AIRCRAFT FACILITY

6.13.1. A model aircraft facility shall comply with the following regulations.

6.13.2. A model aircraft facility shall not be located:

a) within Alberta's Industrial Heartland area;

b) within 1.5 km of lands designated as heavy industrial;

c) within any hamlet;

d) within any residential Zoning District; or

e) where it would create a nuisance.

6.13.3. A model aircraft facility shall be subject to the following regulations:

a) a development permit application shall only be considered from a model aircraft club that is a member of the Model Aeronautics Association of Canada (MAAC); and

b) all activities on-site, installations and site layout shall be in accordance with the Model Aeronautics Association of Canada (MAAC) Safety Code and approval shall be provided to the satisfaction of the Development Officer.

6.13.4. An overfly area shall:

a) have a minimum setback of 500 m from any building; and

b) not cross a road right-of-way.

6.13.5. The hours of operation shall be to the discretion of the Development Officer.

6.13.6. Accesses and on-site roadways shall be designed in a manner that provides a safe and clearly defined circulation pattern.

6.13.7. All on-site parking shall be provided in a designated area and, all on-site roadways and parking areas shall have a durable surface of asphalt, gravel or similar material and, shall be developed, drained and maintained to the satisfaction of the Development Officer.

6.13.8. There shall be no storage of vehicles, equipment, or materials other than maintenance equipment used specifically in the operation of the site.

6.13.9. A temporary accessory building may be considered by the Development Officer.

6.13.10. In addition to the application requirements of Section 2.9, the following is required to be submitted with a development permit application:

a) a plan to scale, identifying the layout of the site, including the overfly and no-fly areas; and

b) letter(s) of consent from all landowners within the overfly area to allow entrance onto their lands in order to retrieve aircraft that may land on their lands.

6.13.11. As part of the development permit process and prior to a decision on a proposed model aircraft facility, an applicant shall:

a) hold a public meeting for adjacent and affected landowners; and

b) provide an attendance log and record of the issues and concerns expressed by the attendees of the public meeting and provide a response as to how the applicant proposes to address and mitigate concerns.

6.13.12. Where a development permit application is submitted for a scheduled event:

a) the applicant shall notify all adjacent landowners of each event two (2) weeks prior to the event occurring;

b) the use of the site or any portion of the site shall:

i) be limited to a maximum of six (6) events per year;

ii) provide water service and sewage disposal facilities to the satisfaction of the Development Officer; and

iii) where limited overnight stays (during events only) are proposed, they may be considered as an accessory use. Overnight stays shall not be located within 1.5 km of lands designated as Heavy Industrial.

6.14 RECREATIONAL VEHICLE STORAGE

The storage of four (4) or more recreational vehicles on a lot shall comply with the following:

General Regulations

6.14.1. Access to the lot shall be hardsurfaced to prevent mud tracking onto roads and be located and constructed in accordance with County Standards to the satisfaction of the Development Authority.

6.14.2. Where upgrades to an access, road or highway are required, the upgrades shall be designed and constructed by the owner or applicant in accordance with County Standards to the satisfaction of the Development Authority, and where applicable, in accordance with Alberta Transportation requirements.

6.14.3. Fencing shall not be utilized in place of an existing or new or enhanced natural screen planting.

6.14.4. An existing building may be considered for storage purposes.

6.14.5. A recreational vehicle storage use shall not include:

a) hazardous materials or goods;

b) salvage of abandoned vehicles or equipment;

c) construction material;

d) vehicles or goods of a non-recreational vehicle nature;

e) discarded or recyclable materials similar to the above; or

f) day use or overnight stay(s).

6.14.6. In the Rural Area:

a) in addition to the requirements of Sections 6.14.6 b), 6.14.12 and 6.14.13, a development permit shall only be considered on a lot where:

i) the storage area is substantially screened year round from adjacent dwellings and roads by an existing natural screen planting, topography or existing buildings to the satisfaction of the Development Officer; and

ii) the existing natural screen planting exceeds 2.5 m in height;

b) where the storage area does not contain an existing natural screen planting, topography or existing buildings in accordance with Section 6.14.6 a), a development permit may be considered where a new or enhanced screen planting of a density and species that consists of a minimum of 70% coniferous trees at least 2.5 m high and with the remainder being deciduous with at least a 60 mm caliper, is provided in order to provide screening in accordance with Section 6.14.6 a);

c) an application shall include a plan detailing the existing or new or enhanced natural screen planting, including location, area, species, height and, where applicable, tree caliper. The plan shall also identify the

topography or existing buildings that may be used to satisfy Section 6.14.6 a).

Major Recreational Vehicle Storage

6.14.7. The amount of recreational vehicles stored on a lot is based on the lot size, recreational vehicle space size requirements, drive aisle requirements, location of existing or proposed screening, and traffic impacts, but in no case shall the amount exceed six hundred (600) recreational vehicles per lot.

6.14.8. Recreational vehicle storage spaces shall be a minimum of 3.5 m in width and a minimum of 7.5 m in length, but may be reduced for items such as tent trailers, boats, and all-terrain vehicles.

6.14.9. Drive aisles shall be designed in a manner that provides a safe and clearly defined circulation pattern and be a minimum of 15.0 m in width unless the spaces are designed in a drive-thru manner in which case the drive aisle may be reduced to 12.0 m.

6.14.10. The location and dimensions of parking spaces and drive aisles shall be indicated on the submitted site plan.

6.14.11. Within the Urban Service Area:

a) provided there is no effect on approved landscaping, parking, drive aisles or loading areas, it may be considered as an accessory use to:

i) fleet service;

ii) truck and manufactured home sales and rentals;

iii) vehicle sales/rentals;

iv) warehousing and storage;

v) contractor service, general;

vi) major equipment;

vii) general industrial; or

viii) a similar existing use which includes outdoor parking of vehicles or equipment;

b) the Development Officer shall ensure the proposed use is screened and landscaped as required for the existing principal use, in accordance with the requirements of this Bylaw;

c) a surface drainage plan shall be submitted indicating that the proposed use does not interfere with site grading or drainage onto any road or adjacent lot;

6.14.12. Within the Rural Area:

a) may be considered where a listed use in the Zoning District on a lot equal to or greater than 8.0 ha;

b) despite Section 6.14.12 a) may be considered on a lot in the Beaver Hills Moraine Policy Area of the Municipal Development Plan that prior to the adoption of Bylaw 49-2012 had an industrial or commercial zoning and is a listed use in the Zoning District; *(Bylaw 47-2015 – Sept 15, 2015)*

c) proposed storage areas shall be developed in a manner that does not alter the natural drainage pattern or interfere with the grading or drainage onto any adjacent road or lot. A surface drainage plan shall be submitted, if there is any proposed surface alteration to the storage area.

Minor Recreational Vehicle Storage

6.14.13. May be considered where a listed use in a Zoning District provided:

a) the site is equal to or greater than 4.0 ha in area; and

b) is an accessory use to a single dwelling.

6.14.14. Where new or enhanced natural screen planting is required pursuant to Section 6.14.6, the storage area shall be located beside or to the rear of an existing dwelling on the lot.

6.14.15. The Development Officer shall refer to the following table to determine the maximum number of recreational vehicles that may be considered for a lot:

Parcel Size (ha)	Maximum Number of Recreational Vehicles
4.0 – 7.9	20
8.0 – 16.1	30
16.2 – 24.2	40
24.3 – 32.3	50
32.4 – 64.8	60

6.14.16. All recreational vehicles shall be located within one (1) contiguous area which shall not exceed 1.21 ha.

6.14.17. A proposed storage area shall be developed in a manner that does not alter the natural drainage pattern or interfere with the grading or drainage onto any adjacent road or property. A surface drainage plan to the satisfaction of the Development Authority shall be submitted with an application, if there is any proposed surface alteration to the storage area.

6.15 RELIGIOUS ASSEMBLY

6.15.1. A religious assembly shall:

a) have a minimum lot frontage of 30.0 m;

b) have a combined site area of not less than 1400 m² where a manse, rectory or other building is used for a residence related to a religious assembly on the same site;

6.15.2. Where a religious assembly is adjacent to a residential Zoning District, it shall:

a) be located on a corner lot in such a way that it would minimize the impact on adjacent development and in no instance shall a religious assembly be approved in the interior of the block unless at least one of the adjacent developments is other than residential;

b) not exceed a total site coverage of 40%;

c) not exceed 10.0 m in height or the maximum allowable height of the applicable Zoning District, whichever is greater;

d) be setback a minimum of 7.5 m from the front and rear lot lines to the principal building; and

e) be setback a minimum of 6.0 m from any side lot line abutting a residential Zoning District to the principal building.

6.15.3. To minimize impact on adjacent uses, the Development Officer may require that the principal building be designed to reduce the perceived massing through techniques such as:

a) increased setbacks and landscaping;

b) articulation of elevations and rooflines; and

c) varying finishing materials and colours.

6.15.4. Where considering a variance for height, the Development Officer may require the building to have increased setbacks from the front, side, and rear lot lines.

Major Religious Assembly

6.15.5. In addition to the above, the following regulations shall apply:

a) the use shall be located on a site not less than 1.6 ha in size;

b) the maximum height shall not exceed 20.0 m or the maximum allowable height of the applicable Zoning District, whichever is greater; and

c) the minimum setback from any lot line shall be 7.5 m.

6.16 RESIDENTIAL SALES CENTRE

6.16.1. The Development Authority may issue a temporary development permit for a residential sales centre provided:

a) there is minimal effects, such as noise, lighting, traffic congestion on public roadways and adjacent residents;

b) there is sufficient on-site and off-site parking;

c) it complements the scale and character of the neighbourhood in which it is located, with regard to:

i) the size of the building; and

ii) the colour, material and design of the exterior finish, including hoardings or false fronts;

d) lighting shall be designed so it is not directed onto adjacent lots. All lighting (except motion activated security lights) shall be off when the residential sales centre is closed; and

e) the number of other residential sales centres in the area, the proximity to arterial or collector public roadways, the effect on other dwellings, the length of time the centre will be operating, and the location and proximity of properties being marketed is to the satisfaction of the Development Officer;

6.16.2. Two (2) or more residential sales centres may be connected by a temporary enclosure across a common boundary line provided the enclosure is located in the side or rear yards, does not exceed one storey in height and is developed with regard to the colour, material and design of the exterior finishes of the buildings to which it is attached.

6.17 RETAIL ALCOHOL

6.17.1. A retail alcohol use should not be located in close proximity to any site being used for community recreation, parks, public or private education, or religious assembly.

6.17A RETAIL, CANNABIS *(BYLAW 16-2018 – APR 24, 2018)*

6.17A.1 The closest point of any part of an exterior wall of a retail, cannabis use shall not be located within 100 m of the closest point of any lot that contains, or is identified in any statutory plan to in the future contain:

- a provincial health care facility;
- education, public; or
- education, private.

6.17B SEASONAL RECREATIONAL RESORT *(Bylaw 48-2020 -Oct.7, 2020)* *(Bylaw 39-2021-Sept. 29, 2021)*

6.17B.1 A seasonal recreational resort must:

a) provide a potable water system that is designed to the satisfaction of the development authority and in conformance with provincial legislation, County bylaws and County standards;
b) provide a sewage disposal system that is designed to the satisfaction of the development authority and in conformance with provincial legislation, County bylaws and County standards;
c) provide electricity services to each resort site;
d) have each resort site accessible from an internal roadway;
e) have any building located on a resort site that is not a bare land condominium unit conform to the minimum setback requirements set out in the applicable zoning district for a lot that is not a bare land condominium unit as if the front boundary line of the resort site is the front lot line, the rear boundary line of the resort site is the rear lot line, and the side boundary lines of the resort site are the side lot lines;
f) be designed to:
    i) operate as a seasonal destination;
    ii) provide a minimum of 10% of the total site as space for active or passive recreational use;
    iii) preserve existing environmental features;
    iv) mitigate any adverse environmental impacts;
    v) provide a safe and clearly defined circulation pattern and to allow for access by vehicles used for emergency services; and
    vi) mitigate any potential nuisance impacts on adjacent land uses; and
g) conform to any County area structure plan applicable for the site.

6.18 SCHOOL BUS PARKING

6.18.1. School bus parking, where exempted by Section 2.8, shall be a permitted use.

a) Where the number of school buses exceeds the exemption in 2.8, the Development Officer may consider additional school bus parking, provided it is a listed use in the Zoning District and the number of school buses:
    i) on a lot less than or equal to 8.0 ha does not exceed one (1) school bus per 0.8 ha; and
    ii) on a lot greater than 8.0 ha does not exceed ten (10) school buses plus one (1) additional school bus per additional 1.6 ha.
b) School buses shall be parked and maintained inside a building or in a location screened to the satisfaction of the Development Officer.
c) Additional school bus parking may be considered during the summer at the discretion of the Development Officer provided the location is in accordance with 6.18.1 b).

6.19 WIND ENERGY CONVERSION SYSTEMS (WECS)

6.19.1. There are four types of WECS:

a) WECS, micro (see section 2.8.16);
b) WECS, small;
c) WECS, large (single); and
d) WECS, large (multiple).

General Regulations for WECS, small and WECS, large

6.19.2. The following criteria shall apply:

a) The rotor clearance shall be a minimum of 8.0 m from grade.

b) A freestanding WECS shall be setback no less than two times (2x) the total height from the nearest lot line.

c) A freestanding WECS shall be setback from any building located on the same lot by no less than two times (2x) the total height, or as determined by the Development Officer.

d) The minimum separation distance from a road to a freestanding WECS from shall be two times the total height.

e) The maximum decibel A-weighting (dBA) from outside any receptor building at any wind speed shall not exceed 35 dBA.

6.19.3. WECS facilities should avoid locating in or adjacent to environmentally sensitive lands. If a WECS facility is proposed within or adjacent to environmentally sensitive lands, the County shall require an environmental assessment or geo-technical report or both be completed.

6.19.4. To protect bird flyways, an environmental assessment shall be required for a WECS facility proposed to be higher than 61.0 m and within 500 m of a high priority environment management area identified within the County`s Municipal Development Plan.

6.19.5. The Development Officer may increase the required setback where, in their opinion the proposed setbacks are not sufficient to reduce the impact of a WECS facility upon a public roadway.

6.19.6. To ensure public safety, the Development Officer may require the following:

a) a security fence not less than 1.8 m in height with a lockable gate shall surround a WECS tower where the tower is climbable or subject to vandalism that could threaten tower integrity;

b) no ladder or permanent tower access shall be located less than 3.6 m from grade and a locked device shall be installed on the tower to restrict access to the top of the tower; and

c) all of the above be provided or such additional safety mechanisms or procedures as the Development Officer considers reasonable and appropriate.

6.19.7. Section 6.19.6 shall not apply to a WECS with tubular tower construction, and a locked door access.

6.19.8. As a condition of approval, the Development Officer may require security in the form of cash or an irrevocable letter of credit to ensure the reclamation or decommissioning plan is implemented.

6.19.9. All power lines on the site from a WECS facility to the substation or grid shall be underground.

6.19.10. A WECS shall be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of a WECS to the satisfaction of the Development Officer.

6.19.11. No lettering or advertising shall appear on the towers or blades. On other parts of the WECS, the only lettering will be the manufacturer's identification or the County's municipal symbol.

6.19.12. The Development Officer may reduce the setback from a lot line in accordance with Section 2.16 and based on the following:

a) topography, where strict adherence to the setback requirement would result in greater visibility of the system than a reduced setback; and

b) the system's tower is set back a minimum distance equal to the height of the structure or tower from any structure on adjoining parcels.

WECS, Small Regulations

6.19.13. Despite the maximum height requirement of a Zoning District, the maximum height of a WECS, small shall be 20.0 m.

6.19.14. The following additional criteria shall apply:

a) the minimum separation distance for a WECS, small from any dwelling is one and half times (1.5x) the WECS total height; and

b) guy wire anchors (if required) may extend no closer than 3.0 m to a lot line and all guy wires must be marked and clearly visible to a height of 2.0 m above the guy wire anchors.

WECS, Large Regulations

6.19.15. Despite the maximum height requirement of a Zoning District, the maximum height of a WECS, large shall be 120 m.

6.19.16. Where a listed use, a WECS, large is subject to the following criteria:

a) the minimum site shall be 32 ha;

b) total height shall not exceed 120 m;

c) the separation distance from the nearest dwelling shall be two times (2x) the total height of the WECS; and

d) the separation distance for the WECS and all associated structures from a watercourse shall be 30.0 m.

Additional Application Requirements for WECS, large (single and multiple)

6.19.17. In addition to the general application requirements in Section 2.9, an application for a WECS, large (single) and WECS, large (multiple) facility shall also include:

a) a site plan indicating all buildings on the subject parcel and adjacent parcels and distances from the tower location, at grade to these buildings, as well as distances from lot lines and all overhead utilities on or adjacent to the subject parcel;

b) scaled elevations or photos showing total height, tower height, rotor diameter, colour and lighting;

c) manufacturer's specifications, including:

i) WECS name plate capacity in kilowatts;

ii) Canadian Safety Association approval; and

iii) type of material used in tower, blade and nacelle construction.

d) for systems with a rated capacity of 1.0 MW or greater, documentation regarding the status of the application to the Alberta Utilities Commission;

e) description of fencing, locking or other public security measures in accordance with Section 6.19.6;

f) a decommissioning and reclamation plan;

g) sound analysis, indicating sound levels less than or equal to 35.0 dBA at all receptor buildings and at all potential wind speeds;

h) identification of any future phases or developments planned;

i) copies of all documentation required under the Canadian Environmental Assessment Act; and

j) an application for WECS, large (multiple) shall also include an emergency response plan for site safety.

6.20 WIRELESS COMMUNICATION FACILITY

6.20.1. Wireless communication facilities are encouraged to be located in specific areas of the County, such as:

a) agricultural;

b) industrial;

c) institutional, if less than 35.0 m in height in the urban service area and hamlets;

d) commercial, if less than 35.0 m in height in the urban service area and hamlets;

e) multiple dwelling areas, provided they are located as rooftop or side-mounted antenna on buildings which are greater than 12 m in height; or

f) non-residential areas where tower height is unlikely to be an issue.

6.20.2. Where possible, visually unobtrusive antennas are encouraged to be located on existing infrastructure such as signs located on private property, light standards, water towers or other utility infrastructure.

6.20.3. Wireless communication facilities shall avoid locating in or near the following areas:

a) up to 50.0 m from the top of bank of the North Saskatchewan River;

b) up to 30.0 m outside of a high priority environment management area and associated buffers;

c) heritage resources areas; and

d) gateway or town centre areas unless visually unobtrusive.

6.20.4. The co-location of multiple devices on wireless communication facilities is preferred. Where appropriate, new facilities should be built to a standard to accommodate multiple devices. Any exclusivity agreement which limits access to other applications is strongly discouraged.

6.20.5. If co-location is determined to be unfeasible, the clustering of wireless communication facilities is preferred.

6.20.6. The design or appearance of all wireless communications facilities including antennas, antenna mounts, equipment shelters and cable runs, should minimize the visibility of facilities through the use of colour, consistent architectural styles and aesthetic design.

6.20.7. Roof and side-mounted wireless communication facilities are encouraged to minimize the potential impact on a building's façade or silhouette, and every effort should be made to conceal the facility to limit its visibility with consistent design features, colour and materials of the structure or building.

6.20.8. Ground mounted wireless communication facilities (i.e. monopoles and lattice towers), should be screened by existing structures, buildings, or vegetation. The associated equipment shelters are encouraged to be consistent with the architectural styles and materials of the surrounding property, and where necessary, be screened behind a year-round buffer which includes landscaping.

6.20.9. Guy wires are encouraged to have daytime visual markers to prevent the collision of birds that are active during the day.

6.20.10. Where Transport Canada requires that a wireless communication facility be lit, the following steps are encouraged to minimize the effects on migratory birds:

a) the lighting of equipment structures and any other facilities on the site should be shielded from abutting properties;

b) all lighting should be a minimum number of low intensity white lights; and

c) the strobe interval should be the maximum allowable by Transport Canada.

6.20.11. The County recommends that signs only be placed on a wireless communication facility to:

a) identify the facility

b) identify the owner; or

c) warn of any safety issues.

6.20.12. Wireless communication facility sites should be established with setbacks to both Alberta Infrastructure and Transportation and County road network standards.

6.20.13. The County encourages the stewardship of its natural resources and as such, encourages protection of high priority environment management areas when siting wireless communication facilities.

6.20.14. Wireless communication facilities should avoid locating in or near sensitive habitat areas. These include:

a) high priority environment management areas; and

b) up to 30.0 m outside of high priority environment management areas;

If a wireless communication facility is proposed within these areas, the County shall request that an environment assessment and/or geo-technical report be completed.

6.20.15. To protect bird flyways, an environmental assessment would also be requested for:

a) a wireless communication facility proposed to be higher than 61.0 m and within 500 m of a high priority environment management area; and

b) any guy wireless communication facility proposed to be within 500 m of a high priority environment management area.

6.20.16. No environmental assessment would be required for non-guy wireless communication facilities proposed to be 61.0 m or less in height and located a minimum of 30.0 m outside of high priority environment management areas.

6.20.17. A Terms of Reference for Environmental Assessment for Wireless Communication Facilities will be provided to each carrier requested to provide an environmental assessment. The carrier will be expected to bear all costs associated with the environmental assessment.

6.20.18. Wireless communication facilities shall be removed within six months of cessation of use.

6.20.19. The County's procedure for public consultation is intended to provide an opportunity for local community concerns to be addressed when a wireless communication facility is proposed to be in close proximity to a residential area.

6.20.20. All carriers interested in locating a wireless communications facility within the County should first contact all other carriers providing similar services and pursue co-location before meeting with the Development Officer. These responses should be provided to the County in writing prior to a pre-consultation meeting with the Development Officer.

6.20.21. A pre-consultation meeting with the carrier(s), the Development Officer, neighbourhood association representatives should occur prior to submitting an application for a wireless communication facility if it is considered by the Development Officer to be potentially controversial. This is done to initiate a full discussion of possible alternate locations before an application occurs. The Development Officer will determine at this stage whether the proposed site is in close proximity to a residential area or high priority environment management

area or whether a public consultation process or environmental assessment or both will be requested.

6.20.22. The County will request public consultation for all proposed wireless communication facilities greater than 10.0 m in height for all adjacent landowners or dwellings or both with in a distance of six times the tower height.

6.20.23. If a tower located on the top of a building is proposed to exceed 25% of the height of the building or be greater than 3.5 m in height, public consultation would also be initiated.

6.20.24. The carrier will be requested to pay for all costs of public consultation including mail-outs, newspaper advertisements, property signs, and public meetings.

6.20.25. Public consultation will not be requested for proposed wireless communication facilities or modifications to existing towers if, because of their distance from existing residential areas or low height, they are unlikely to have negative impacts upon area residents or the public at large. The Development Officer will have the discretion to determine probable impact and modify these criteria on a site by site basis.

6.20.26. The Development Officer will provide the carrier with addresses of affected landowners and community associations for areas requiring public consultation. The carrier will be requested to provide the County with a letter for a direct mail out which will give notification of the location, physical details of the proposed structure, the time and location of the public meeting, and contact name and number of someone employed by the carrier.

6.20.27. A sign not greater than 1.0 m^2 in size or newspaper advertisement providing information of the public may also be requested on-site at the discretion of the Development Officer. The sign should be visible from any roadway abutting the subject site.

6.20.28. At the public meeting, the carrier will be requested to take an attendance log and record issues and concerns expressed by the public. These, as well as the responses given by the carrier and how issues will be addressed, will be forwarded to the Development Officer. The meeting should not be held less than 21 days from the date of mail out.

6.20.29. A letter of concurrence will be forwarded by the Development Officer to Industry Canada indicating that the carrier has consulted adequately with the County provided:

a) the environmental assessment which was requested at the pre-consultation phase is completed and the results are satisfactory to the Development Officer; and

b) public consultation was not requested.

6.20.30. If public consultation is initiated, a recommendation of support or non-support based on the results of the consultation process will be provided by the Development Officer to Council for final decision. This decision will be forwarded by the Development Officer to Industry Canada.

6.20.31. In addition to the regulations listed above, other regulations apply. These include Section 3.6 and the general development regulations of the applicable Zoning District.

6.21 SHOW HOMES *(Bylaw 40-2021-Sept. 29, 2021)*

6.21.1. A show home:

a) shall not be used as a dwelling;

b) shall be in the form of a single dwelling, semi-detached dwelling, townhouse dwelling, and/or stacked townhouse dwelling;

c) shall be designed so that lighting is not directed onto adjacent lots containing dwelling units. All outdoor lighting, with the exception of motion activated security lighting, must be turned off during hours outside of its hours of operation; and

d) may provide access directly to a road, through other show home lots or through a lot containing a residential sale centre that is marketing the residential lands that the show home is located within.

6.21.2. Despite anything else in this bylaw, 2 or more show homes may be connected by a temporary enclosed development that crosses a shared lot line provided that development:

a) Is located within a side yard or a rear yard on each lot;

b) Does not have more than 1 storey; and

c) Has an exterior finish that is complementary and that is similar in colour, design, and material to the buildings to which it is connected.

PART 1: INTERPRETATION OF THIS BYLAW

1.1 TITLE

1.1.1. This Bylaw is the Strathcona County Land Use Bylaw.

1.2 REPEAL OF EXISTING BYLAW

1.2.1. Land Use Bylaw 8-2001 and the Land Use District Maps, and any amendments thereto, are hereby repealed and shall cease to have effect on the day that this Bylaw comes into force.

1.2.2. The effective date that this Bylaw shall come into force is May 11, 2015.

1.3 TRANSITIONAL PROVISIONS

1.3.1. An application for subdivision or development permit which is deemed complete on or after the effective date of this Bylaw shall be evaluated under the provisions of this Bylaw.

1.3.2. An application for subdivision or development permit which is deemed complete prior to the coming into force of this Bylaw shall be evaluated under the provisions of Strathcona County Land Use Bylaw 8-2001, as amended; or under this Bylaw at the discretion of the applicant, the Development Authority or the Subdivision Authority.

1.3.3. An application to amend the Land Use Bylaw that has not been given third reading by Council prior to the coming into force of this Bylaw shall be considered by Council pursuant to this Bylaw and any other relevant planning consideration**.**

1.4 REFERENCES TO OTHER LEGISLATION AND DOCUMENTS

1.4.1. Any reference in this Bylaw to other legislation or documents shall be a reference to the bylaw or legislation then in effect and shall include all amendments and any successor legislation.

1.5 PURPOSE

1.5.1. The purpose of this Bylaw is to regulate the use and development of land and buildings within the County and to achieve the orderly and economic development of land, and for that purpose, amongst other things:

a) to implement the policies of the County's Municipal Development Plan and Statutory Plans;

b) to divide the County into Zoning Districts;

c) to prescribe and regulate for each Zoning District the purpose for which land and buildings may be used;

d) to establish supplementary regulations governing certain specific land uses;

e) to establish a Development Authority;

f) to establish a method of making decisions on applications for development permits including the issuing of development permits and dealing with appeals;

g) to prescribe a procedure to notify owners of land who may be affected by the issuing of a development permit; and,

h) to prescribe a procedure for making amendments to this Bylaw.

1.5.2. This Bylaw shall be applied in a manner that implements Statutory Plans which have been adopted by the County and, that is consistent with the Municipal Government Act.

1.6 COMPLIANCE WITH OTHER LEGISLATION

1.6.1. Compliance with this Bylaw does not exempt a person from complying with the requirements of any federal, provincial or municipal legislation and any easement, covenant, agreement or contract affecting a development.

1.7 LANGUAGE

1.7.1. In this Bylaw:

a) words in singular include the plural and words in the plural include the singular, where the context requires;

b) words used in the present tense include the other tenses and derivative forms;

c) words using masculine gender include feminine gender and, words using feminine gender include masculine gender;

d) words in either gender include corporations;

e) "shall", "must", and "required" are to be construed as a compulsory obligation; subject to the variance provisions of this Bylaw pursuant to the Municipal Government Act;

f) "may" is to be interpreted as meaning that a choice is available, with no particular direction or guidance intended;

g) "should" is an operative word which means that, in order to achieve municipal goals and objectives, it is strongly advised that the action be taken. Exceptions may be made only under extenuating circumstances;

h) words, phrases, and terms not defined in this Section of the Bylaw may be given their definition in the Municipal Government Act or Municipal Development Plan. Other words shall be given their usual and customary meaning;

i) a "person" includes an individual, partnership, association, corporation, firm, trustee, executor, administrator and legal representative of a person; and

j) an "individual" does not include a corporation or other types of persons who are not human beings.

1.8 ILLUSTRATIONS

1.8.1. Drawings and graphic depictions are provided to assist in interpreting and understanding the Bylaw. Where any conflict or inconsistency arises between a drawing and the text of the Bylaw, the text shall prevail. Refer to Appendix 'A' for a list of illustrations which are attached to, but do not form part of, this Bylaw.

1.9 TWO OR MORE ZONING DISTRICTS ON A LOT

1.9.1. Where a lot contains more than one Zoning District, each zoned area shall be treated as a separate entity for the purpose of determining compliance with the provisions of the Zoning District. Where zoning does not follow a property line, the applicant shall provide the dimensions of each zoned area on a site plan.

1.10 PURPOSE STATEMENTS

1.10.1. The purpose statements in each Zoning District are included to describe the intent of the Zoning District. The use and development activity within each Zoning District should reflect its purpose.

1.11 SEVERABILITY

1.11.1. If any portion of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision does not affect the validity of the remaining portions of this Bylaw.

1.12 NON-CONFORMING USES AND BUILDINGS

1.12.1. If a development permit has been issued on or before the day on which this Bylaw or a land use amendment bylaw comes into force in Strathcona County and the Bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of this Bylaw.

1.12.2. A non-conforming use of land or a non-conforming use of a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building shall conform with the provisions of this Bylaw.

1.12.3. A non-conforming use of part of a building may be extended throughout the building, but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made to or in it.

1.12.4. A non-conforming use of part of a lot shall not be extended or transferred in whole, or in part to any other part of the lot and no additional buildings shall be erected on the lot while the non-conforming use continues.

1.12.5. A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt or structurally altered, except:

a) to make it a conforming building;

b) for the routine maintenance of the building if the Development Authority considers it necessary.

1.12.6. Despite Section 1.12.5, the Development Officer may consider a variance in any Zoning District, an enlargement, alteration, or addition to a legal non-conforming building if the non-conforming building complies with the uses listed for that Zoning District in this Bylaw and the proposed development would not, in the opinion of the Development Officer:

a) unduly interfere with the amenities of the neighbourhood; and

b) materially interfere with or affect the use, enjoyment or value of neighbouring properties.

1.12.7. If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this Bylaw.

1.12.8. The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

1.13 ROUNDING OF MEASUREMENT

1.13.1. Where a measurement or an amount is calculated on the basis of a rate or ratio, the required measurement or amount may be rounded to the nearest whole number. Where a requirement states a specific measurement with a decimal place, the requirement found in this Bylaw stands and shall not be rounded.

1.14 REFERENCE TOOLS

1.14.1. In this Bylaw, for ease of reference:

a) uses that have an asterisk (*) are those that have additional provisions listed within Part 6 – Specific Use Provisions.

b) uses that have a carat (^) are those which may be affected by Section 7.19, IHO – Heavy Industrial Overlay.

1.15 HEADINGS IN THIS BYLAW

1.15.1. Headings and subheadings in this Bylaw are for ease of reference and do not affect the meaning of the provisions to which they relate.

1.16 ZONING DISTRICTS AND MAPS

1.16.1. The provisions of this Bylaw apply to all lands within the limits of Strathcona County. All lands subject to this Bylaw are contained within one of the following Zoning Districts or Overlay Districts:

ZONING DISTRICT	SYMBOL
Urban Service Area Zoning Districts	
Agriculture: Future Development	AD
Single Detached Residential 'A'	R1A
Single Detached Residential 'B'	R1B
Single Detached Residential 'C'	R1C
Single Detached Residential 'D' (Bylaw 30-2020-July 29, 2020)	R1D
Semi-Detached Residential	R2A
Low Density Site Residential	R2B
Lane Specific Residential	R2C
HR1 Hillshire Low Density Residential *(Bylaw 11-2020 – March 12, 2020)*	HR1
Low to Medium Density Multiple Residential	R3
HR2 Hillshire Low to Medium Density Residential *(Bylaw 11-2020 – March 12, 2020)*	HR2
Medium Density Multiple Residential	R4
HR3 Hillshire Medium Density Residential *(Bylaw 11-2020 – March 12, 2020)*	HR3
High Density Multiple Residential	R5
Estate Residential	RE
Manufactured Home Residential	RM
Community Commercial	C1
Arterial Commercial	C2
Highway Commercial	C3

Major Commercial	C4
Service Commercial	C5
Light Industrial	ILT
Medium Industrial	IM
Heavy Industrial	IH
Heavy Industrial Transition Overlay	IHO
Major Institutional	MI
Centennial Mixed Use 1 *(Bylaw 38-2019 – Dec 14, 2019)*	MU1
Sustainable Urban Village	UV
Cambrian East Mixed Dwelling Residential *(Bylaw 40-2021-Sept. 29, 2021)*	R6
Cambrian East Medium Density Residential *(Bylaw 40-2021-Sept. 29, 2021)*	R7

Rural Area Zoning Districts	
Agriculture: Future Development	AD
Airport	A
Airport Protection Overlay	AO
Agriculture: General	AG
Agri-Industrial	AG-HI
Agriculture: River Valley	AR
Ardrossan Low Density Residential *(Bylaw 70-2020 – Dec. 15, 2020)*	ALD
Recreation Commercial	C6
Local Commercial	C7
Rural Residential/Agriculture	RA
Hamlet	RH
Low Density Country Residential	RCL
Medium Density Country Residential	RCM
High Density Country Residential	RCH
Country Residential Community Services	RCS
Small Holdings	RS
Seasonal Recreational Resort 1 *(Bylaw 48-2020 – Oct. 7, 2020)*	SRR1
Heavy Industrial (Heartland)	IHH
Medium Industrial (Heartland)	IMH

Environment and Open Space Zoning Districts	
Conservation	PC
Golf Course	PG
Recreation	PR
Public Recreation Major *(Bylaw 28-2020 – July 3, 2020)*	PRM
Services	PS
Utilities	PU
Other Zoning Districts	
Direct Control	DC
Centre in the Park *(Bylaw 2-2020 – Sept. 17, 2020)*	CITP

1.16.2. Some Zoning Districts exist within both the Urban Service Area and the Rural Area; however, regulations for each Zoning District shall only be listed within the Part where the Zoning District is predominant.

1.16.3. The boundaries of the Zoning Districts are shown on the Zoning Maps in Schedule "B".

1.16.4. Where a Zoning District boundary is uncertain, it shall be located based on the following:

a) the municipal boundaries; or

b) the edge of a property line or parcel boundary; or

c) the edge, shoreline, or high water mark of a river, lake, or other water body, or a topographic contour line, or a top of bank line. In the event of change in a line, the Zoning District boundary shall continue to align with the edge or shoreline; or

d) the center line of a road, lane, railway, pipeline, power line, utility right-of-way, or easement.

1.16.5. Where a Zoning District boundary is shown to be generally parallel to or, as an extension to any of the features listed above, it shall be considered as such.

1.16.6. Where the Zoning District boundary is in dispute, its location shall be determined by the Development Authority on the basis of the scale of the Land Use Maps.

1.16.7. Where the Development Authority is unable to determine a Zoning District boundary or overlay boundary by applying the above provisions, they shall fix the boundary in doubt or dispute in a manner otherwise consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as circumstances require. The decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board.

1.16.8. Where a road or lane is closed, it shall have the same Zoning District as the abutting property. When different Zoning Districts govern abutting lands, the center line of the road or lane shall be the boundary unless it is shown clearly following the edge of the road or lane. If the road or lane is consolidated with an adjacent lot, the designation of that lot shall apply to affected portions of the closed lane or road.

1.16.9. For each of the Zoning Districts provided for in Parts 7 to 11 there shall be a set of uses comprised of one (1), some or all of the following:

a) permitted uses;
b) discretionary uses;
c) site specific uses; or
d) fundamental uses.

1.17 DEFINITIONS

1.17.1. Where a specific use applied for generally conforms to the wording of two (2) or more uses, the Development Officer shall determine the use that fits closest to the development's character and purpose.

1.17.2. For Direct Control Districts included in Schedule "A" that were approved under the provisions of a previous Land Use Bylaw, as amended, terms shall be interpreted using the definitions and context of the Bylaw that was in force and effect at time of passage of the Direct Control District.

1.17.3. Words, terms, and phrases specifically relating to signs are listed within Part 5 of this Bylaw.

1.17.4. The following words, terms, and phrases, wherever they occur in this Bylaw have the meaning assigned to them as follows:

A

ABATTOIR means a building where livestock is slaughtered and the meat may be cut, cured, smoked, aged, wrapped, or frozen for distribution to retail stores.

ABUT or **ABUTTING** means immediately contiguous to, or physically touching, and when used with respect to lots or sites, means to share a common property line.

ACCESS or **APPROACH** means any material within the road right-of-way used for the purpose of entering or exiting any road under the County's or the Province of Alberta's jurisdiction.

ACCESSORY BUILDING means a detached building naturally or normally incidental, subordinate, and exclusively devoted to the principal building and which is located on the same lot or site as the principal building. Accessory buildings are not intended to support any occupancy. Typical accessory buildings include, but are not limited to, detached garages, sheds, gazebos, storage buildings and farm shops.

ACCESSORY STRUCTURE means a detached structure naturally or normally incidental, subordinate, and exclusively devoted to the principal building and which is located on the same lot or site as the principal building. Typical accessory structures include, but are not limited to, flagpoles, swimming pools, hot tubs, satellite dishes, play structures, and solar collectors.

ACCESSORY USE means a use naturally or normally incidental, subordinate, and exclusively devoted to the principal use and located on the same lot or site. Parking may be an accessory use, provided it serves the principal use and does not serve uses on other sites. *(Bylaw 14-2018 – Mar 27, 2018)*

ADJACENT means land that abuts a lot or site, and land that would abut a lot or site if not for a road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature.

ADULT ENTERTAINMENT means a premises where:

- live performances are held, the central feature of which is the nudity or partial nudity of any person;
- motion pictures, videos, or other electronic or photographic reproductions are shown or displayed, the central feature of which is the nudity or partial nudity of any person;
- a live performance by a nude or partially nude person, for any consideration, the main feature of which is the performance of simulated performance of sexual acts with another person or the touching of self or another person in any way during such a performance; or
- the main feature of more than 50% of the inventory of the premises is used to display for sale or rent any items the central feature of which is the nudity or partial nudity of any person or the simulation or reproduction of the naked human body or parts thereof.

For the purposes of this definition, partial nudity shall mean less than completely and opaquely covering the human genitals or human pubic regions, human buttocks, or female breasts below a point immediately above the top of the areola.

AGGREGATE EXTRACTION* means the quarrying, primary processing (crushing, washing, separating), removal and off-site sale of raw materials including sand, gravel, clay, marl, earth or mineralized rock found on or under the site. Typical uses include but are not limited to quarries, borrow areas, and gravel pits (site preparation and reclamation). This does not include the processing of raw materials transported to the site. *(Bylaw 14-2018 – Mar 27, 2018)*

AGRICULTURAL HOUSING (ACCESSORY) means a temporary development that may include a maximum of four buildings, grouped together on a site. The occupants shall be persons that are an integral part of a major agricultural operation, an intensive horticultural use or an equestrian centre, which is located on the same site. Each building may contain a maximum of eight sleeping units, a common kitchen or dining area and common bathroom facilities. This does not include an agricultural dwelling or a secondary dwelling.

AGRICULTURAL PRODUCT STAND means a use, accessory to the principal agricultural use, where agricultural products are sold on the same site as where the product is produced. This does not include agriculture intensive horticulture, greenhouse, agriculture product processing, or an abattoir.

AGRICULTURAL SUPPORT SERVICE means the use of land, buildings and structures for the purposes of supply of goods, materials or services directly and primarily to the agricultural industry. This may include, but is not limited to, the sale, cleaning, and storage of seed, feed, fertilizer and chemical products and the repair of agricultural equipment.

AGRICULTURE, GENERAL means the raising of crops or rearing of livestock, either separately or in conjunction with one another. This may include apiculture, aquaculture

and vermiculture. This does not include an equestrian centre as defined in this Bylaw, minor intensive livestock agriculture or intensive horticulture agriculture. This does not include a cannabis production facility. *(Bylaw 68-2017 – Jan 26, 2018)*

AGRICULTURE, INTENSIVE HORTICULTURE means the primary and basic production and processing (i.e. cleaning, sorting, separating, grading or packing) of horticultural products such as vegetables, herbs and orchards, for sale on or off site. Typical uses include berry farms, tree farms, sod farms, plant nurseries and market garden operations. This does not include minor or intensive livestock agriculture, an agricultural product stand, a greenhouse or a cannabis production facility.
(Bylaw 68-2017 – Jan 26, 2018)

AGRICULTURE, MINOR INTENSIVE LIVESTOCK means the confinement of livestock that because of size, density, length of confinement, or product may have an adverse impact on nearby uses. This use either does not exceed the minimum size for an intensive livestock operation as defined in the Manure Characteristics and Land Based Code or is an indoor facility that exceeds the size limits but (through special management and technology) will reduce the level of impact to less than the minimum size for an intensive livestock operation.

AGRICULTURE, PRODUCT PROCESSING means a premise for the purpose of processing agricultural products including:

- mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments and biological treatments of plant matter; or
- cutting, curing, smoking, aging, wrapping or freezing of meat.

This may include accessory uses, including but not limited to office, sales, technical, administrative support, storage or warehousing. This does not include a cannabis production facility. *(Bylaw 68-2017 – Jan 26, 2018)*

AIRCRAFT SALE/RENTAL means a premise used for the sale, charter, or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.

AIRPORT, PRIVATE means a runway for the landing of private, non-commercial aircraft only and includes the necessary building and structure to store the aircraft owned by the property owner(s) of the site. This does not include the landing of helicopters.

AIRPORT, PUBLIC means any area designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of commercial and private aircraft; it includes any associated buildings, installations, open space, and equipment. This also includes aircraft and airport-related manufacturing and services.

ALTER OR ALTERATION means any structural change to a building that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this Bylaw. This includes a structural change to a sign or to discontinue or change the principal use of the site or building with a use distinct from the discontinued use.

AMENITY SPACE, PRIVATE means a space in the form of a deck, patio or balcony which is located within or adjacent to a dwelling unit and that is provided for the exclusive use of that dwelling unit.

AMENITY SPACE, COMMON means an indoor or outdoor space designed for active or passive recreational uses provided for the use of all of the occupants of a development.

AMUSEMENT CENTRE means a premises where amusement-oriented activities occur outdoors or, in an enclosed structure and which includes, but is not limited to, indoor laser tag and paintball arenas, billiard halls, mini-golf, go-karts, playgrounds, or coin or token-operated, video, computer, or electronic games. This use shall not include video lottery terminals.

ANCILLARY means subordinate and in the case of a building, would include essential structural components necessary to the building function such as mechanical penthouses, elevator housing, mechanical rooms, communication structures, or chimneys.

ANIMAL BOARDING FACILITY* means a premises used for the grooming, overnight housing, exercising or training of domestic animals not generally owned by the occupant of the premises.

ANIMAL BREEDING FACILITY* means a premises where domestic animals are kept, bred, bought or sold.

ANIMAL GROOMING AND CARE means a facility which provides for the appearance or daycare of domestic animals or both, within an enclosed building. This does not include an animal breeding facility or an animal boarding facility.

ANIMAL HOSPITAL AND SHELTER means a facility used for the temporary accommodation and care or impoundment of small animals and livestock. This does not include an animal breeding facility, animal boarding facility or animal grooming and care.

ANTENNA means a structure designed for the purpose of receiving and transmitting communication signals.

ANTENNA, AMATEUR RADIO* means an accessory use where an installation consisting of an antenna or antenna array, mounted on a tower or support structure, designed for the purpose of the reception and transmission of radio signals is utilized by licensed amateur radio operators. An amateur radio antenna shall be considered a discretionary use in the agricultural and residential Zoning Districts.

APICULTURE means the keeping and management of bees.

APPROACH (see access)

AQUACULTURE means the raising and management of fish. Typical uses include fingerling production and table food market production.

ASPHALT PLANT, MAJOR means a permanent plant or facility that is used for the processing, manufacturing, recycling and sale of asphalt, and includes facilities for the administration or management of the building, the stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment. *(Bylaw 1-2016 – Jan 19, 2016)*

ASPHALT PLANT, MINOR means a portable unit that is used for the processing, manufacturing, recycling and sale of asphalt, and includes facilities for the administration or management of the building, limited stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment. *(Bylaw 1-2016 – Jan 19, 2016)*

ASSISTED LIVING FACILITY means a premise where accommodation is provided:

- for persons who require a wide range of support services where accommodation for at least one staff member is provided on-site;
- where one or more communal kitchens, dining rooms, or common social areas are provided;
- where administrative offices may be located on-site; or
- where organized recreation activities may occur.

ATTIC means the space between the roof and the ceiling of the top storey.

AUCTIONEERING ESTABLISHMENT means buildings, land or both for the auctioning of goods and equipment including the temporary storage of such goods and equipment. This does not include flea markets, pawnshops, retail secondhand stores or livestock auctions.

AUTOBODY REPAIR AND PAINT SHOP means a premise where automobiles, trucks, and other vehicles undergo body repair and painting.

B

BALCONY means a platform above the first storey of a building that is attached to and projecting from the face of a building, with or without a supporting structure, and normally surrounded by a balustrade or railing, and that is used as amenity space with access only from within the building. A balcony shall not include a deck.

BARE LAND CONDOMINIUM UNIT means a "bare land unit" as defined in the *Condominium Property Act*, RSA 2000 c C-22. *(Bylaw 48-2020 – Oct. 7, 2020)*

BASEMENT means a storey or storeys of a building located below the first storey.

BASEMENT, WALKOUT means a storey of a building located below the first storey and having at least one wall wholly or partially above grade.

BAY WINDOW means a glazed window that extends from the wall to which it is

attached and may be structurally supported other than by a foundation wall.

BED AND BREAKFAST* means the accessory use of a dwelling, where accommodation in a sleeping unit for remuneration is provided to overnight guests by the permanent residents of the dwelling. This also includes the provision for limited meals to be provided in the dwelling to the overnight guests.

BED AND SHORE means land covered so long by water as to wrest it from vegetation or as to mark a distinct character on the vegetation where it extends into the water or on the soil itself, as referenced by the Surveys Act.

BEDROOM means a room containing a window, located in a dwelling unit, which due to its design or location in the dwelling unit, may be used primarily for sleeping.

BINGO HALL means a premise that is customarily or regularly used for bingo pursuant to a license issued by or under the authority of the Province of Alberta. This does not include an amusement centre.

BIOPHYSICAL ASSESSMENT means an assessment of the biological and physical elements of an ecosystem, including geology, topography, hydrology and soils.

BOARDER means a non-family member who is a lodger, roomer, or person who pays for and takes regular lodging, with or without meals within the household.

BOARDING OR LODGING HOUSE means a building in which the owner lives and supplies sleeping unit accommodation for remuneration, for not more than ten residents and, which may include meal service. This does not include hotels, motels, hostels, temporary shelter services, congregate housing, or bed and breakfasts.

BORROW AREA means an excavated area from which soil and unconsolidated materials (excluding sand and gravel), are removed for use without further processing or handling as fill for activities such as landscaping, building construction, levees or, highway construction and/or maintenance, either on-site or off-site**.**

BREEZEWAY means a roofed open passageway connecting two or more buildings.

BROADCASTING STUDIO means a premise used for the production and/or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.

BUILDING means anything constructed or placed on, in, over or under land, but does not include a highway or road or a bridge that forms part of a highway or road.

BUILDING, ACCESSORY (see accessory building)

BUILDING, NON-CONFORMING means a building:

- that is lawfully constructed or lawfully under construction at the date a Land Use Bylaw affecting the building or the land on which the building is situated

becomes effective; and

- that on the date the Land Use Bylaw becomes effective does not, or when constructed will not, comply with the Land Use Bylaw.

BUILDING, PRINCIPAL means a building that accommodates the principal use of a site.

BUILDING, SECONDARY means a building that accommodates a secondary use of a site. A secondary building is one that cannot exist independently and exclusively from a principal building.

BUILDING FACE means that portion of any exterior elevation of a building exposed to public view extending from the grade to the eaves or the top of the parapet wall and the entire length of the building elevation, including all areas divided by firewalls.

BUILDING FRONTAGE means the length of a building that directly faces a road.

BULK FUEL DEPOT means lands, buildings, and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales. This does not include a service station, minor or a service station, major.

BUSINESS means an establishment for carrying on a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal, or other service for gain or profit. This does not include a home office or a home business.

BUSINESS SUPPORT SERVICE means a premises used to provide support services to other businesses. This may include one or more of the following:

- the use of minor mechanical equipment for printing, duplicating, binding or photographic processing;
- the provision of office maintenance or custodial services;
- the provision of office security;
- the sale, rental, repair, or servicing of office equipment, furniture and machines; and
- the sale, rental, repair or servicing of computers, cellular phones and fax machines.

BYLAW ENFORCEMENT OFFICER means an officer or employee of Strathcona County authorized by County Council to enforce the bylaws of the County.

C

CABIN means a building that:

- contains 1 self-contained living accommodation; and
- is used for seasonal short-term accommodation for individuals.

It is a fundamental use criteria for cabin that it has a floor area that does not exceed $50m^2$ where located in a SRR1 zoning district and that it has a floor area that does not exceed $28m^2$ where located in any other zoning district. Cabin does not include:

boarding or lodging house; hotel; manufactured home (singlewide); modular home; or motel. (Bylaw 48-2020 – Oct. 7, 2020)

CALIPER means the diameter of a tree trunk measured at a point (0.3 m) above the top of the root ball.

CAMPGROUND* means an area which has been planned and improved to be used and maintained for a seasonal short-term period (where the maximum occupancy shall not exceed 240 days in one year), for campers locating tents, recreational vehicles or both, within a defined area.

CAMPGROUND, MAJOR* means a campground which shall contain a total number of campsites or cabins greater than sixty (60). Related facilities that are accessory to and support the campground may be included on-site, such as an administrative office, a laundromat, picnic grounds, playgrounds and boating facilities. This does not include manufactured home and manufactured home (singlewide) or seasonal recreational resort. *(Bylaw 48-2020 – Oct. 7, 2020)*

CAMPGROUND, MINOR* means a campground which shall contain a total number of campsites or cabins totaling sixty (60) or less. Related facilities that are accessory to and support the campground may be included on-site, such as an administrative office, a laundromat, picnic grounds, playgrounds and boating facilities. This does not include manufactured home and manufactured home (singlewide) or seasonal recreational resort. *(Bylaw 48-2020 – Oct. 7, 2020)*.

CAMPSITE means an area of land that:

- is used for seasonal short-term accommodation for individuals within a tent or recreational vehicle; and
- is at least 325 m^2 in area, 10 m wide, and 24 m deep.

Campsite does not include: land used for the storage of a recreational vehicle; or land used for accommodation for persons within a boarding or lodging house, cabin, hotel, manufactured home, manufactured home (singlewide), modular home, motel, or park model trailer. *(Bylaw 48-2020 – Oct. 7, 2020)*

CANNABIS PRODUCTION FACILITY means a facility, comprised of one or more buildings or structures, used for the purpose of growing, producing, cultivating, testing, processing, researching, destroying, storing, packaging or shipping of cannabis by a federal government licensed commercial producer in accordance with federal legislation. This does not include the growing or processing of plants that are considered by federal legislation to be industrial hemp. *(Bylaw 68-2017 – Jan 26, 2018)*

CANOPY means an architectural feature or structural protective element affixed to the exterior wall of a building over a door, entrance, outdoor service area or similar type of entrance way.

CANTILEVER means the portion of a building which projects in order to provide additional livable interior space, and which has no foundation or supports below. This does not include a balcony.

CARE CENTRE, MINOR means an accessory use intended to provide care or supervision and may include educational services for less than 7 persons during the day or evening. This includes day care, out-of-school care, nursery or play schools, and drop-in centres. A care centre minor is a permitted use in any residential or agricultural Zoning District.

CARE CENTRE, INTERMEDIATE means a use intended to provide care or supervision and may include educational services for 7 to 20 persons during the day or evening which is authorized by the Province of Alberta. This includes group day care centres, out-of-school care centres, nursery or play schools and drop-in centres.

CARE CENTRE, MAJOR means a use intended to provide care or supervision and may include educational services for more than 20 persons during the day or evening which is authorized by the Province of Alberta. This includes group day care centres, out-of-school care centres, nursery or play schools and drop-in centres.

CARPORT means a roofed structure either free standing or attached to a building, which is not enclosed on the front and at least one side, to shelter parked vehicles.

CEMETERY means land that is set apart or land that is used for the burial or internment of human remains. This includes a memorial park, a burial ground, a columbarium, a mausoleum, or a crematorium.

CERTIFICATE OF TITLE means a certificate issued by the Land Titles Office identifying the owner of a particular parcel of land.

COMMERCIAL LOGGING means the cutting, storage, sorting, and grading of primary forest materials for commercial use of the logs or fibre. This does not include tree clearing or the removal of any landscaping required by this Bylaw.

COMMERCIAL SCHOOL means a premise for the training, instruction, and certification in a specific trade, skill, or service for the financial gain of the person owning the school. This includes a secretarial school, a hairstyling school, a beauty culture school, a dance school, or a music school.

COMMERCIAL STORAGE means a building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature. This does not include outdoor storage.

COMMERCIAL UNIT means a separate or self-contained area or areas of one building which contains one commercial use.

COMMERCIAL USE means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

CONCRETE PLANT, MAJOR means a permanent plant or facility that is used for the processing, manufacturing, recycling and sale of concrete, and includes facilities for the administration or management of the building, the stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage

and maintenance of required equipment**.** *(Bylaw 1-2016 – Jan 19, 2016)*

CONCRETE PLANT, MINOR means a portable unit that is used for the processing, manufacturing, recycling and sale of concrete, and includes facilities for the administration or management of the building, limited stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment. *(Bylaw 1-2016 – Jan 19, 2016)*

CONDOMINIUM, BARE LAND means a condominium development containing condominium units that assign ownership to units of land, created specifically through subdivision and registered as a condominium plan in accordance with the Condominium Property Act.

CONDOMINIUM UNIT means:

- a space that is situated within a building and described as a unit in a condominium plan by reference to floors, walls and ceilings within the building; and
- land that is situated within a parcel and described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provisions of the Surveys Act respecting subdivision surveys.

CONFINED FEEDING OPERATION* (as defined by the Agricultural Operations and Practices Act) means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

CONGREGATE HOUSING means housing in multiple unit form for semi-independent persons and may provide living and sleeping facilities, meal preparation, laundry services, transportation, counselling and room cleaning. This does not include a major group home, or a minor group home.

CONSERVATION means the planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment against degradation, as defined within the Environmental Enhancement and Protection Act.

CONSERVATION EASEMENT means an agreement registered against title whereby a landowner grants to the County (or other government, government agency, or non-profit society with conservation objectives satisfactory to the County) provisions for the protection, conservation and enhancement of the environment including the protection, conservation and enhancement of biological diversity and natural scenic or aesthetic values. A conservation agreement may provide for recreational use; open space use, environmental education use, and research and scientific studies of natural ecosystems.

CONTAINER means a land and sea container used to carry cargo goods or materials or both that may be considered on a lot as an accessory use for storage purposes.

CONTRACTOR SERVICE, GENERAL means a premises used for the provision of

building and road construction services including landscaping, concrete, electrical, excavation, drilling, heating and plumbing or similar services of a construction nature which require on-site storage and warehouse space. Any sales, display, office or technical support service areas shall be accessory to the principal use only.

CONTRACTOR SERVICE, LIMITED means a premises used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no accessory manufacturing activities or fleet storage of more than four (4) vehicles.

CONVENIENCE VEHICLE RENTAL means a premise providing the rental of automobiles, and light trucks, and utility vehicles.

CORRECTIONAL SERVICE means a facility for the purpose of holding or confining, and treating or rehabilitating persons. This includes but is not limited to prisons, jails, remand centres, and correctional facilities.

COUNTY means Strathcona County.

COUNTY ENGINEER means a County employee who is a member of the Association of Professional Engineers and Geoscientists of Alberta (APEGA), and designated as a Responsible Member within the County's Professional Practice Management Plan.

CROPS means grains, oilseeds, pulses, hay, pasture, vegetables, orchards and other field crops.

CULTURAL/ENTERTAINMENT FACILITY means a premises within an enclosed building that is designed specifically for the presentation of live artistic performances or the showing of motion pictures. This includes, but is not limited to auditoriums, cinemas, amphitheaters, theatres and concert halls. This does not include a nightclub.

CUSTOM INDOOR MAUFACTURING means a premises used for on-site manufacturing, production, assembling of semi-finished or finished goods, products and equipment normally associated with building or household use. This includes but is not limited to toy and musical instrument manufacturing, cabinet and furniture manufacturing, and computer components. This does not include repair shops or those uses identified under custom workshops.

CUSTOM WORKSHOPS means a premise used for the production by a trade, craft or guild for the manufacture or processing of clothing, articles or craft objects. Typical uses may include a photography studio, pottery and sculpture studio, and art studio. This may include the provision of classes; however, this shall be accessory to the principal use. This does not include cabinet or furniture manufacturing, household repair services or large scale manufacturing identified under custom indoor manufacturing.

D

DANGEROUS GOODS has the meaning in the Alberta Fire Code, as amended from time to time.

DATING OR ESCORT SERVICE means any business activity which involves the face to face (in person) act of introducing a person or persons with another person or persons for a period or periods of companionship of short duration, for which service or introduction a fee is charged or imposed for each occasion of companionship or introduction.

DECK means a structure where the top of the floor is 0.6 m or greater in height above finished grade, without a roof or walls (except for railings), and which is designed and intended for use as a private amenity space.

DENSITY means the ratio of the number of dwelling units to the lot area or, the maximum number of dwelling units per developable hectare.

DESIGNATED OFFICER means a Development Officer, Development Officer (Enforcement), or any other official appointed by the Chief Commissioner to enforce the provisions of the Municipal Government Act and its regulations, the conditions of a development permit or subdivision approval, and this Bylaw.

DEVELOPMENT means:

- an excavation or stockpile and the creation of either of them,
- a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in over or under land,
- a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- a change in the intensity of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

DEVELOPMENT AUTHORITY has the same meaning as listed within Part 17 of the Municipal Government Act.

DEVELOPMENT OFFICER means a designated officer who is appointed according to the procedure authorized by County Council and who exercises powers and performs duties on behalf of the County.

DEVELOPMENT, TEMPORARY means development for which a development permit has been issued for a limited time only.

DIRECTOR means a County employee holding the position of Director of Planning and Development Services, or their delegate.

DOMESTIC ANIMALS means small animals which are normally kept as companions or

as household pets such as cats and dogs. This does not include livestock, fowl or controlled animals and wildlife (medium and large) as defined in the County's Animal Control Bylaw.

DRIVE AISLE means an area used for access to and from on-site parking spaces, but does not include an access driveway.

DRIVE-THROUGH VEHICLE SERVICE means rapid cleaning, lubrication, maintenance or repair services to motor vehicles or other services where the customer typically remains within the vehicle or waits in the premises. This includes automatic or coin operated car washes, rapid lubrication shops, bank drive-through kiosks, or specialty repair establishments.

DRIVEWAY means the connection from an on-site parking area to an access and does not include the area used as a walkway.

DRY CLEANING OUTLET means a premise where dry cleaning, dyeing, cleaning or pressing of articles or fabric is carried on and in which only non-flammable solvents are or can be used which emit no odours or fumes. This shall be considered a personal service establishment. This does not include a laundromat.

DUGOUT means an accessory development consisting of an excavation of earth, rock, concrete or other material designed to retain water for household, landscaping or general agriculture purposes. This does not include a lagoon for the purpose of processing wastewater.

DWELLING or DWELLING UNIT means a self-contained living accommodation comprised of a kitchen, washroom and sleeping facilities with a separate private entrance from the exterior or interior of a building. This does not include a recreational vehicle, a park model trailer or a room in a hotel or a motel. A dwelling unit does not include more than one room which, due to its design, plumbing, equipment, and furnishings, may be used as a kitchen.

DWELLING, AGRICULTURAL* means a temporary dwelling which is accessory to an intensive agricultural activity, such as but not limited to; agriculture intensive horticulture, a greenhouse with a minimum floor area of 1,000 m^2 or an equestrian centre.

DWELLING, APARTMENT means a building containing three or more dwelling units that share a common external access and a common corridor system.

DWELLING, DUPLEX means a building containing two dwelling units above or below each other, each with a separate external entrance. A duplex dwelling cannot accommodate a secondary suite. This does not include a semi-detached dwelling.

DWELLING, FAMILY CARE* means a temporary dwelling unit used to accommodate family members of the residents of another dwelling unit on the same lot, and who provide personal care to or require personal care from those residents where:

- such personal care is necessary due to elderly age, physical disability or mental

disability or both;

- the need for such personal care is verified by a medical certificate; and
- such family relationship is proven.

A family care dwelling is not considered to be accessory development.

DWELLING, MULTIPLE means a building containing three or more dwelling units, each of which has an independent external entrance and does not include a dwelling-type otherwise defined within this Bylaw. A multiple dwelling cannot accommodate a secondary suite.

DWELLING, PRINCIPAL means a dwelling unit that occupies the entirety of a building or a larger gross floor area than another dwelling unit within the same building or on the same lot.

DWELLING, SECONDARY* means a second single dwelling, manufactured home (singlewide) or manufactured home on an agricultural lot approximately 32 ha or greater. This does not include agricultural housing (accessory).

DWELLING, SEMI-DETACHED means a building containing two dwelling units, each with a separate exterior entrance at grade that shares a party wall with the adjacent dwelling unit. A semi-detached dwelling cannot accommodate a secondary suite. This does not include a duplex dwelling.

DWELLING, SINGLE means a permanent, detached building containing one dwelling unit, except where a secondary suite may be considered in accordance with this Bylaw. This includes modular homes that conform to the Alberta Building Code, but not a manufactured home or a manufactured home (singlewide) or a park model trailer.

DWELLING, TEMPORARY (CONSTRUCTION)* means a residence on a lot which may considered on a temporary basis while a new dwelling is being constructed on the lot. This use is a discretionary use in the Rural Area (excluding hamlets).

DWELLING, STACKED TOWNHOUSE means a building containing three or more dwelling units, each with a separate external entrance and separated from the other dwelling units vertically, horizontally or both. This does not include a multiple dwelling.

DWELLING, TOWNHOUSE means a building containing three or more dwelling units each with a separate external entrance that shares no more than two party walls with adjacent dwelling units. No part of any dwelling unit is placed over another in part or whole. This does not include a multiple dwelling.

DWELLING UNIT, STUDIO means a dwelling unit in which the sleeping and living areas are combined.

E

EASEMENT means the right to use public or private land owned by another, generally for use by the public, a corporation or another person or entity.

EDUCATION, PRIVATE means a premise for instruction and education not maintained at public expense and which may or may not offer courses of study equivalent to those offered in a public school or private instruction. This may include a dormitory, an accessory building, or school bus parking. This does not include a commercial school.

EDUCATION, PUBLIC means a premise that is publicly supported and involves public assembly for education, training or instruction purposes, and includes the administration offices required for the provision of such services on the same site. This includes but is not limited to a public school, a separate school, a community college, a university, a technical and vocational school, their administrative offices or school bus parking. This does not include private education or a commercial school.

EMERGENCY SERVICE means a public facility used by fire protection, police, ambulance, or other such services as a base of operations.

ENCLOSED PARKING means an area provided for on-site parking screened from view from the surrounding roads and buildings, within a structure.

ENTERTAINMENT, SPECTATOR means an enclosed building designed specifically for the presentation of live artistic performances or the showing of motion pictures. Typical uses include but are not limited to auditoria, cinemas, theatres, and concert halls. This does not include entertainment developments associated with nightclubs. *(Bylaw 14-2018 – Mar 27, 2018)*

ENVIROMENTALLY SENSITIVE LANDS mean areas that:

- provide an important linking function and permit the movement of wildlife over considerable distances, including migration corridors and migratory stopover points;
- provide a vital environmental, ecological or hydrological function such as a aquifer recharge;
- contain rare or unique geological or physiographic features;
- contain significant, rare or endangered plant or animal species; are unique habitats with limited representation in the region or are a small remnant of once large habitats;
- contain an unusual diversity of plant or animal communities or both due to a variety of geomorphological features and microclimatic effects;
- contain large and relatively undisturbed habitats and provide sheltered habitat for species which are intolerant of human disturbance;
- are excellent representatives of one or more ecosystems or landscapes that characterize a natural region;
- have intrinsic appeal due to widespread community interest or the presence of highly valued features or species such as a game species or sport fish; or
- have lengthy histories of scientific research.

EQUESTRIAN CENTRE* means a facility on a lot equal to or greater than 8.0 hectares used for the training of riders or horses or for the boarding of horses, not owned by the property owner.

EQUIPMENT, MAJOR means a premise used for the sale, rental, service, or repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production. This does not include truck and manufactured home sales/rentals.

EQUIPMENT, MINOR means a premise used for the sale or rental of tools, appliances, recreational craft, office machines, furniture, light construction equipment, or similar items. This does not include vehicle sale/rental.

EXHIBITION AND CONVENTION FACILITY means a building or site intended to provide permanent facilities for meetings, seminars, conventions, product and trade fairs and similar exhibitions.

F

FENCE means a constructed or installed structure or barrier used to enclose or screen all or part of a lot or site.

FINANCIAL SERVICE means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker or related business, which may also include provision of drive-through access to an automated teller machine.

FIXTURE means the assembly that houses the lamp(s) and can include all or some of the following parts: housings, mounting brackets and pole sockets.

FIXTURE, CUT-OFF means a fixture allowing no more than 2.5% of all light emitted above the horizontal plane.

FIXTURE, FULL CUT-OFF means a light fixture that does not allow any light dispersion above the horizontal plan, and whose lamp (bulb) is recessed fully within the housing of the fixture itself.

FLEA MARKET means a premise used for the sale of new or used goods by more than three (3) vendors renting tables or space. Vendors may vary from day to day, although the general layout of space to be rented remains the same. Goods that are typically sold include but are not limited to: clothing, electronic equipment, food products or concessions, handicrafts, or household items. This does not include an auctioneering establishment, retail, cannabis or retail, secondhand. *(Bylaw 16-2018 – Apr 24, 2018)*

FLEET SERVICE means a premise using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease.

This includes, but is not limited to ambulance services, taxi services, bus lines (including school buses), and messenger and courier services. This does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

FLOOD FRINGE means the land along the edges of the flood hazard area that has relatively shallow water (less than 1.0 m deep) with lower velocities (less than 1.0 m per second).

FLOODPLAIN or FLOOD HAZARD LANDS means an area that consists of the low-lying land next to a watercourse that is subject to periodic inundation. The floodplain can be divided into two zones, the floodway and flood fringe**.**

FLOODWAY means the area within which the entire design flood can be conveyed while meeting certain water elevation rise, water velocity and water depth criteria. This includes the river channel and some adjacent overbank areas.

FLOOR AREA means the total area of all floors in a building, measured between the interior faces of the exterior walls of the building at each floor level.

FLOOR AREA, GROSS (GFA) means the total floor area of a building within the exterior and basement walls. This does not include basement areas used exclusively for storage or service to the building, parking areas below grade, and areas devoted exclusively to mechanical or electrical equipment servicing the development.

FLOOR AREA, GROSS LEASABLE (GLA) means the floor area contained within the exterior and basement walls and which is designed exclusively for tenant occupancy.

FLOOR AREA, GROUND means the area of a lot occupied by a building.

FLOOR AREA, NET (NFA) means the gross floor area of a building, less the area of stairways, elevators, mechanical areas, vertical service shafts, common corridors, lobbies, public washrooms, internal garbage storage and internal vehicular areas.

FLOOR AREA RATIO means the numerical value of the gross floor area on all levels of all buildings on a lot, divided by the area of the lot.

FOOD AND BEVERAGE PRODUCTS means a commercial facility in which food or beverage products or both are manufactured, produced or otherwise prepared for human consumption but not consumed on the premises. This may include a retail component; however, this retail component shall be accessory to the principal use. Typical uses may include a bakery, pre-packaged foods, water bottling and catering facilities. This does not include food service, mobile catering. The impact of this use shall not extend beyond the boundaries of the building.

FOOD SERVICE, DRIVE-IN means a premise where the primary purpose is the sale of prepared foods and beverages to the public for consumption on or off the site. This use typically has a more limited menu than a restaurant and includes one or more of car attendant services, drive through food pickup services, or parking primarily intended for

the on-site consumption of food within a vehicle.

FOOD SERVICE, MOBILE CATERING means the delivery and sale of food to the public using a fleet of vehicles.

FOOD SERVICE, RESTAURANT means a premise where the primary purpose is the sale of prepared foods and beverages to the public for consumption on or off the site. This use typically has a varied menu, with a fully equipped kitchen and preparation area.

FOOD SERVICE, SPECIALTY means a premise where limited types of prepared foods and beverages are offered for sale to the public for consumption on or off the site. This use relies primarily on walk-in clientele. Typical uses are coffee, donut, bagel, sandwich or dessert shops.

FUNERAL SERVICE means a use for the preparation of the deceased for burial or cremation, and the holding of memorial services. This includes funeral homes and undertaking establishments.

G

GARAGE means an accessory building, or part of a principal building, designed and used primarily for the storage of motor vehicles. *(Bylaw 14-2018 – Mar 27, 2018)*

GARDEN SUITE* means an accessory use on the same lot as the principal dwelling, which is either a separate one (1) storey building having no garage component, or a suite above an accessory building or to the rear of an accessory building (at grade), or a suite within an accessory building. A garden suite has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the principal dwelling. The ground floor area of a garden suite is applicable to the total accessory ground floor area allowed in the Zoning District. This does not include a manufactured home, manufactured home (singlewide), secondary suite or additional dwelling.

GAS BAR means a premises for the sale of motor fuel, lubricating oils, automotive fluids, and associated convenience store products. This may be a self-service, full service, key lock, card lock, or other similar operation. This does not include minor service stations, major service stations and vehicle-washing facilities.

GLARE means light emitting from a fixture with intensity that may reduce visibility.

GOLF COURSE means an outdoor facility designated primarily for the game of golf. Accessory uses may include a pro shop, golf driving range or practice facility or both, food service, and other commercial uses typically associated with a clubhouse facility.

GOLF DRIVING RANGE* means an indoor or outdoor facility dedicated to the driving of golf balls from fixed golf tees, or practice areas for pitching or putting.

GOVERNMENT SERVICE means a premise providing for a crown corporation,

municipal, provincial or federal government services directly to the public. This does not include protective and emergency services, detention and correction services, minor utility services, major utility services, and public education.

GRADE means the ground elevation established for the purpose of regulating the number of stories and the height of a building or structure.

GRADE, BUILDING means the average level of finished ground adjoining the main front wall of a building (not including an attached garage), except for areas such as vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

GREENHOUSE means a premises used primarily for the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers. The main part of the building must be plant-related and any aggregate sales must be a minor accessory component only. This does not include a cannabis production facility. *(Bylaw 68-2017 – Jan 26, 2018)*

GROUP HOME, MAJOR means a care facility licensed by the Province of Alberta to provide room and board for more than six (6) residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This does not include boarding and lodging houses, congregate care, or temporary shelter services.

GROUP HOME, MINOR means the use of one dwelling unit as a care facility licensed by the Province of Alberta to provide room and board for not more than six (6) residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. A minor group home may include, to a maximum of six (6), any combination of staff, residents requiring care, and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This does not include boarding and lodging houses, congregate care, or temporary shelter services.

H

HARDSURFACE means a durable ground surface constructed of cast-in-place concrete, brick, concrete unit pavers, turfstone, stone, asphalt, or similar materials. This does not include gravel or clay.

HEALTH SERVICE, MAJOR means a facility for surgical or other medical treatment for the sick, injured or infirmed including outpatient services and accessory staff residences. This includes but is not limited to hospitals or nursing homes with health care for dependent residents, mental care asylums, sanatoria, and detoxification centres.

HEALTH SERVICE, MINOR means the provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counselling nature. This includes medical and dental

offices, health clinics, acupuncture clinics, physiotherapy, massage therapy and counselling services.

HEIGHT means the vertical distance between building grade and the highest point of the building with a non-sloping roof or a roof that slopes less than 20 degrees. On a roof sloping more than 20 degrees, it is measured to the mid-point between the eave line and ridge of a sloping roof provided that the ridge shall be not more than 2.0 m above the maximum building height in the Zoning District.

HELIPAD means a designated area, usually with a prepared surface, used for the takeoff, landing or parking of helicopters. This does not include private or public airports.

HIGHWAY means a highway as defined under the Highways Development and Protection Act.

HOME BUSINESS* means the use of part of a dwelling unit or (where applicable, accessory building or site or combinations thereof) by at least one resident of the dwelling unit for a business activity that results in a product or service. This does not include adult entertainment, bed and breakfast, care centre, dating or escort service, recreational vehicle storage, veterinary service, retail, cannabis or fleet service uses. *(Bylaw 16-2018 – Apr 24, 2018)*

HOME BUSINESS, MINOR* means a home business which shall:

- occupy a maximum of 30 percent of the dwelling unit's gross floor area;
- have a maximum of four (4) client or customer visits per day; and
- not employ a non-resident on-site employee.

HOME BUSINESS, INTERMEDIATE* means a home business which shall:

- occupy a maximum of 30 percent of the dwelling unit's gross floor area plus a maximum of 30 percent of the gross floor area of all accessory buildings; and
- not exceed two (2) non-resident, on-site employees.

HOME BUSINESS, MAJOR* means a home business which shall:

- not be considered on a lot less than 2.02 ha;
- occupy a maximum of 30 percent of the dwelling unit's gross floor area plus a maximum of 30 percent of the gross floor area of all accessory buildings; and
- not exceed six (6) non-resident, on-site employees.

HOME BUSINESS VEHICLE means any vehicle less than 5,500 kg or any trailer that is used in the operation of the home business that is normally maintained, parked, or stored on the lot of the home business. Items or equipment transported to and from the site of the home business in the box of a truck or on a trailer are not considered to be a home business vehicle.

HOME BUSINESS VEHICLE, HEAVY means any vehicle 5,500 kg or heavier that is used in the operation of the home business that is normally maintained, parked, or stored on the lot of the home business. Items or equipment transported to and from

the site of the home business in the box of a truck or on a trailer are not considered to be a heavy home business vehicle.

HOME OFFICE is a permitted use in any residential or agricultural Zoning District and means the accessory use of a room in a dwelling unit or suite by at least one resident of the dwelling unit for a business office and shall not include:

- client visits to the site;
- parking of a home business vehicle or heavy home business vehicle on site;
- changes to the outside appearance of the dwelling;
- on-site signage;
- nuisance; or
- any other visible evidence that a home office is located in the dwelling or suite.

HOTEL means the provision of rooms or suites in a commercial development for temporary sleeping accommodation where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities. This may include accessory food services, neighbourhood pubs, nightclubs, meeting rooms, and personal service establishments.

HOUSEHOLD means:

- a person; or two or more persons related by blood, marriage;
- a group of not more than five (5) persons, including boarders, who are not related by blood, marriage, or adoption; or
- a combination of the above if the combined total does not include more than three (3) persons unrelated by blood, marriage, or adoption;

all living together in one dwelling unit as a single household using the same cooking facilities. In addition, a household may also include a housekeeper or nanny.

HOUSEHOLD REPAIR SERVICE means development used for the provision of repair to goods, equipment and small appliances normally found within the home. This includes but is not limited to electronic repair, appliance repair, furniture refinishing, and upholstery shops.

HOUSING, COLLECTIVE COMMUNAL means an arrangement of dwellings units as an integral part of an agricultural operation which is operated by an organized and recognized communal group such as a Hutterite Colony.

I

INDUSTRIAL, GENERAL means development used principally for one or more of the following:

- the processing of raw materials;
- the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products;
- the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, building or household use;
- terminals for the storage or trans-shipping of materials, goods and equipment;

- the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; or
- the training of personnel in general industrial operations.

Any indoor display, office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above.

This does not include other uses that are defined separately.

This includes only those developments where activities and uses may be carried on indoor and/or outdoors and where no significant nuisance factor is created or apparent beyond the boundaries of the site.

Any development, where, in the opinion of the Development Officer, there is significant risk of interfering with the safety and amenity of adjacent sites because of the nature of the site, materials, or process, cannot be successfully mitigated, shall not be considered a general industrial use.

INDUSTRIAL, HEAVY means development used principally for one or more of the following:

- processing of raw materials;
- the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products;
- the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, building or household use;
- terminals for the storage or trans-shipping of materials, goods and equipment;
- the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; or
- the training of personnel in general industrial operations.

Any indoor display, office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above. The floor area devoted to such accessory activities shall not exceed 25% of the gross floor area of the building (s) devoted to the heavy industrial use.

This does not include other uses that are defined separately.

This includes only those developments which may have a significant detrimental effect on the safety, use, amenity, enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

INFORMATION CENTRE means a building where the primary activity of the site involves informing the public about the services and programs provided by the centre and educating individuals or groups on the natural, historical, and cultural features of the area. It may include meeting rooms, office areas and staff rooms.

INTERSECTION means the area within the connection of two or more roads intended for use by vehicles.

K

KITCHEN means facilities for the preparation or cooking of food, and includes any room

containing counters, cabinets, plumbing, or wiring which taken together, may be intended or used for the preparation or cooking of food.

L

LAMP means the component of a luminaire that produces the specific form of radiant energy that is observed as light.

LAND means tenements, or any estate or interest in them and includes growing timber but not mineral resources.

LANDSCAPING means the preservation or modification of the natural features of a site through the placement or addition of any or a combination of:

- soft landscaping elements (i.e. trees, shrubs, plants, lawns, ornamental plantings); and
- hard landscaping elements (i.e. bricks, pavers, shale, crushed rock).

This does not include monolithic concrete and asphalt (i.e. patios, walkways, and paths), and architectural elements (i.e. decorative fencing, walls, sculpture).

LANDSCAPING SALES AND SERVICE means the use of lands, buildings or structures, or part thereof, for the purpose of selling soft landscaping materials such as plants, trees and shrubs, as well as hard landscaping materials such as bricks, pavers, shale, crushed rock or, other similar materials associated with landscaping. This does not include a greenhouse, plant nursery, or a business engaged in the sale of lawn and garden equipment.

LANE means a narrow highway intended to give access to the rear of buildings and parcels of land. For the purposes of determining setbacks, a lane is not a road.

LAUNDROMAT means a premise where coin-operated laundry machines, using only water, detergents and additives, are made available to the public for the purpose of cleaning clothing. This does not include a dry cleaning outlet.

LIBRARY AND EXHIBIT means a premise for:

- the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or
- the collection, preservation and public exhibition of works or objects of historical, scientific, natural, or artistic value.

This includes public libraries, museums, art galleries, botanical gardens, arboreta, and archaeological and cultural exhibits.

LIGHT TRESPASS means the shining of light beyond the boundaries of the property on which it is located.

LIVESTOCK means horses, cattle, swine, donkeys, mules, oxen, poultry, birds, sheep, goats, fur bearing animals raised in captivity for pelts, and other animals and wildlife.

LIVE-WORK UNIT means a building containing a dwelling unit in combination with a commercial unit which is utilized by the resident(s) and up to one non-resident employee. This includes separate entrances for the commercial and residential portion of the building with an internal passage between. The dwelling unit shall be considered above, to the side or rear of a commercial component. The commercial use shall not detract from the residential character or appearance of the unit and shall not create a nuisance. This may include but is not limited to photography, art, pottery studios, personal service establishments (excluding a dry cleaning outlet), office, incidental sale of items such as antiques or jewellery, or a studio providing instruction such as music or tutoring, to a maximum of four students at one time. This does not include health service, pawnshop, restaurant food service, retail, cannabis or specialty food service. *(Bylaw 16-2018 – Apr 24, 2018)*

LOADING SPACE means an on-site parking space reserved for temporary parking for the purpose of loading or unloading goods and materials.

LODGE means a building where sleeping accommodations are provided. It may include on-site kitchen facilities, dining areas, meeting rooms, on-site storage facilities, and mechanical rooms. This definition does not include motel, hotel, or boarding and lodging house.

LOT means a:

- quarter section;
- river lot shown on an official plan, as defined in the Survey's Act, that is filed or lodged in a Land Titles Office;
- settlement lot shown on an official plan, as defined in the Survey's Act, that is filed or lodged in a Land Titles Office;
- part of a parcel of land described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title other than by reference to a legal subdivision; or
- part of a parcel of land described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title by reference to a Plan of Subdivision.

LOT, CORNER means a lot located at the intersection of two (2) roads, other than a lane.

LOT, DOUBLE FRONTING means a lot which abuts two (2) roads which are parallel or nearly parallel and do not intersect at the boundaries of the lot.

LOT, INTERIOR means a lot other than a corner lot.

LOT, PIE means a lot which is generally configured such that its width at the rear lot line is greater than at its front lot line.

LOT, REVERSE PIE means a lot which is generally configured such that its width at the rear lot line is less than at its front lot line.

LOT AREA means the total area within the lot lines.

LOT DEPTH means the horizontal distance between the midpoints of the front and rear lot lines.

LOT LINE means the legally defined boundary of any lot.

LOT LINE, FRONT means:

- in the case of an interior lot, a lot line separating the lot from the road;
- in the case of a corner lot, a lot line separating the narrowest road frontage of the lot from the road not including a corner rounding or corner cut;
- in the case of a double fronting lot, the front lot line shall be determined by the Development Officer based on the location of permitted access and the orientation of other development in the block; or
- in the case of a lot abutting a watercourse, the front lot line is the lot line abutting the road.

LOT LINE, REAR means:

- the lot line opposite to, and most distant from, the front lot line; or
- where there is no such property line, the point of intersection of any property lines other than a front lot line which is furthest from and opposite the front lot line.

LOT LINE, SIDE means any lot boundary that is not a front or rear lot line.

LOT WIDTH means the distance between the midpoints of the side lot lines.

In the case of:

- an irregularly shaped lot such as a pie lot, the width shall be the distance between the side lot lines at 9.0 m from the front lot line; or
- a reverse pie lot is the distance between the side lot lines 22.0 m from the front lot line.

Where lot width cannot be reasonably calculated by these methods, the Development Officer shall determine the lot width having regard to the access, shape and buildable area of the lot, and adjacent lots.

LUMEN means a unit of luminous flux equal to the light emitted in a unit solid angle by a uniform point source of light.

LUX means the measurement of lumens per square metre of area.

M

MANUFACTURED HOME means a prefabricated dwelling unit that meets Canadian Standards Association (CSA) standards where the lesser dimension is equal to or greater than 6.096 m in width. A manufactured home is transportable and may be towed in one or two sections to be joined together into one dwelling unit on site. Where there is an undercarriage, it shall be skirted. This does not include a manufactured home (singlewide), a modular home, a park model trailer, a recreational

vehicle or an industrial camp trailer.

MANUFACTURED HOME (SINGLEWIDE) means a single storey prefabricated dwelling unit that meets Canadian Standards Association (CSA) standards and has a width less than 6.096 m. A manufactured home uses steel lateral beams as both part of the transportation and floor system. The undercarriage shall be skirted. This does not include a, a modular home, a park model trailer, a recreational vehicle or an industrial camp trailer.

MANUFACTURED HOME PARK means a development for manufactured homes or manufactured homes (singlewide) not having a registered plan of subdivision of individual lots. Spaces, or spaces with individual manufactured homes already sited on them, may be rented. Ownership and responsibility for the maintenance of internal roadways, underground services, communal areas and buildings, snow clearance, and garbage collection, together with general park operations, rests with the management.

MANUFACTURED HOME SPACE means an area set aside and designated within a manufactured home park for the installation and placement of a manufactured home, including space for the exclusive accessory use by the owner or occupant of that manufactured home. It may also mean a lot in a subdivision designed for manufactured homes.

MARINA means a facility that extends into or over a water body and provides service to the public or members for docking, loading or other servicing of recreational watercraft.

MASSAGE SERVICE (non-therapeutic) means a service providing the application of physical external manipulation of the soft tissues of the human body by another person. It does not include massages administered as part of a skin care treatment by an aesthetician (where the massage is for the purpose of product application and is a minor or incidental part of the treatment) or massages administered by medical or therapeutic professionals registered or entitled to practice under provincial legislation.

MASSAGE THERAPY means a service where massages are administered as part of a skin care treatment by an aesthetician (where the massage is for the purpose of product application and is a minor or incidental part of the treatment) or massages administered by medical or therapeutic professionals registered or entitled to practice under provincial legislation.

MEDIAN means any part of a roadway between vehicle travelling lanes, which is not intended for vehicle traffic.

MODEL AIRCRAFT means a scale-size aircraft used for recreational purposes with a weight not exceeding a total of 35 kg that may be mechanically driven, propelled or launched into flight and, that is not designed for, or capable of carrying persons or other living creatures.

MODEL AIRCRAFT FACILITY* means an area on land or water that is used or intended to be used for flying model aircraft.

MODULAR HOME means a finished section(s) of a complete dwelling unit built in an off-site manufacturing facility for transport to a lot for installation on a permanent foundation, and which conforms to the Alberta Building Code. "Finished" means fully enclosed on the exterior and interior but may not include interior painting, taping, installation of cabinets, floor covering, fixtures, heating system, and exterior finishes. A modular home has no chassis, running gear or wheels. This does not include a manufactured home, manufactured home (singlewide) or recreational vehicle.

MOTEL means a building divided into self-contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include food services and personal service establishments.

MUNICIPAL GOVERNMENT ACT (the "Act") means the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended and its associated Regulations.

N

NATURAL AREA means natural, sensitive or scenic lands owned by the County that are identified for conservation or nature appreciation or both.

NEIGHBOURHOOD PUB means a premise where the primary purpose is the sale of alcoholic beverages and food for consumption on the site. This includes bars, and cocktail lounges.

NIGHTCLUB means a premise where the primary purpose is the sale of alcoholic beverages and food for consumption on site. A nightclub contains a portion of the floor area for entertainment. This includes but is not limited to dance clubs, cabarets, theatre restaurants, and banquet facilities.

NON-RESIDENT ON-SITE EMPLOYEE means any person employed by the resident operator of a home business who normally works on the site of the home business more than a total of 4 hours in a consecutive 7-day period as part of their employment. Employees who work off-site or occasionally attend the site for less than this period of time in any 7-day period shall not be considered a non-resident on-site employee.

NUISANCE means anything that in the opinion of the Development Authority may cause adverse effects to the amenities of the neighbourhood or interfere with the normal enjoyment of adjacent land or building. This could include that which creates or is liable to create:

- noise, vibration, smoke, dust, odour, heat, electrical interference, glare, light, fumes, fire, explosion, or any other hazard to health or safety; and
- unsightly or unsafe storage of goods, salvage, junk, waste or other materials.

O

OFFICE means a premise primarily for the provision of professional, management, administrative, consulting, or financial services in a non-residential setting. Typical

uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, photographers and clerical agencies. This does not include government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

OPEN SPACE means public lands that provide social and environmental benefit and may include outdoor infrastructure that provides an identity or sense of place for the community. Open space may include, but is not limited to, landscaped areas, natural areas, active and passive recreational areas and outdoor community gathering spaces.

OUTDOOR STORAGE means the storage of equipment, goods, and materials in the open air. This includes but is not limited to pipe yards, vehicle or heavy equipment storage compounds, storage of construction material, or storage unrelated to the principal use of the lot or site. This does not include storage that is accessory to the principal use or recreational vehicle storage.

OVERLAY means additional regulations or restrictions placed on specific areas of the Zoning District Map, which supersede or add to the regulations of the underlying Zoning District.

OWNER means the Crown or the registered owner(s) of an estate in fee simple, any other person(s) having a legal interest in the lot or site, or an authorized agent designated in writing.

P

PARAPET or PARAPET WALL means that portion of a perimeter building wall that rises above the roof.

PARCEL OF LAND (parcel) means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

PARK means a use where public land is specifically designed or reserved for the general public for active or passive recreation, or for educational, cultural or aesthetic purposes, and includes all natural areas and landscaped areas. This includes but is not limited to: playing fields, playgrounds, picnic grounds, trails, amphitheaters, bike parks, skateboard parks, dog off-leash areas, natural areas, water features, and related accessory buildings. A park is a permitted use in any zoning district.

PARK MODEL TRAILER means a recreational unit that conforms to the appropriate standards for park model trailers at the time of manufacture.

PARKING SPACE means an on-site space of the size and dimensions to park one vehicle in conformance with Part 4 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.

PARKING, NON-ACCESSORY means vehicular parking that is not primarily intended

for the use of residents, employees, or clients of a particular development. This includes surface parking lots and parking structures above or below grade.

PARTY WALL means a wall jointly owned and jointly used under an easement agreement or by right in law, and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate lot.

PATIO means a structure less than 0.6 m in height above finished grade and without a roof or walls. A patio is designed and intended for use as an outdoor amenity area.

PAWNSHOP means a premise involved in the loaning of money on the security of personal property deposited. This does not include a secondhand retail store.

PENTHOUSE, MECHANICAL means a structure projecting above a building roof or parapet housing an elevator shaft or stairwell, or forming a wall or screen around equipment mounted on the roof.

PERSONAL SERVICE ESTABLISHMENT means a premise that provides personal services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects. This includes but is not limited to an aesthetician, hairstylist, barber shop, nail salon, massage therapy, dry cleaning outlet, laundromat, shoe repair, seamstress or tailor. This does not include health services, minor or health services, major.

PIPELINE as defined under the Alberta Pipeline Act means a pipe used to convey a substance or combination of substances, including installations associated with the pipe, but does not include:

- a pipe used to convey water other than water used in connection with

  -a facility, scheme or other matter authorized under the Oil and Gas Conservation Act or the Oil Sands Conservation Act, or

  -a coal processing plant or other matter authorized under the Coal Conservation Act,
- a pipe used to convey gas, if the pipe is operated at a maximum pressure of 700 kilopascals or less, and is not used to convey gas in connection with a facility, scheme or other matter authorized under the Oil and Gas Conservation Act or the Oil Sands Conservation Act, or
- a pipe used to convey sewage.

PODIUM means the base of a building which supports a tower of a smaller width and/or length. *(Bylaw 38-2019 – Dec 14, 2019)*

PORCH means a covered unenclosed shelter projecting in front of the entrance of a principle building. *(Bylaw 34-2019 – Dec 14, 2019)*

PREMISE means an area of a building occupied or used by a business or an enterprise. In a multiple tenancy building occupied by more than one business, each business area shall be considered a separate premise. Each individual unit registered in a condominium shall also be considered an individual premise.

PRIVATE CAMP means a premise or land for the social or recreational activities of members of a non-profit, religious, philanthropic, athletic, or business organization generally with an outdoor emphasis. A private camp may include rooms for sleeping, eating, drinking and assembly purposes.

PRIVATE CLUB means a premise or land used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business or fraternal organization. Private clubs may include rooms for eating, drinking, and general assembly.

PROJECTION means any portion of a building or structure as outlined in Section 3.13 which extends into a required setback. *(Bylaw 14-2018 – Mar 27, 2018)*

PROVINCE OF ALBERTA means the provincial body having the relevant authority.

PUBLIC UTILITY means a system or works used to provide water or steam, sewage disposal, public transportation operated by or on behalf of the municipality, irrigation, drainage, fuel, electric power, heat, waste management, telecommunications, and includes the thing that is provided for public consumption, benefit, convenience or use.

R

RECLAMATION PLAN is a description of the procedures used to return the site to equivalent land capability (this may involve returning the site to conditions and land uses that are similar to the pre-development setting or, in some instances, to an approved alternate land use different than before). It is based on pre-disturbance site assessments of soil, landscape, vegetation, and land use.

RECREATION, COMMUNITY means facilities for recreation, social or multi-purpose uses primarily intended for local community purposes. This includes but is not limited to community halls, non-profit social, service and outdoor recreation clubs, and centres operated by a local community association.

RECREATION, INDOOR means facilities within an enclosed building for sports, active recreation, performing and cultural arts where patrons are predominantly participants. This includes but is not limited to arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs. This does not include minor or major gaming facilities.

RECREATION, OUTDOOR means facilities used for recreational activities, which utilize tracts of land and may require accessory facilities or structures. This includes but is not limited to cross-country ski trails, golf driving ranges, ice rinks, playgrounds, ski hills, sports fields and paintball (and similar activities).

RECREATION, OUTDOOR MOTORIZED VEHICLE FACILITY means a facility for vehicular or motorized sports activities or both conducted outdoors. This includes but is not limited to sport recreation vehicle facilities such as motor bikes, snowmobiles, motor vehicle race courses and boating facilities.

RECREATIONAL VEHICLE means a vehicle or trailer that is designed, constructed and equipped, either temporarily or permanently, as a temporary accommodation for travel or vacation purposes, or a vehicle used for recreation purposes and includes, but is not limited to, motor homes, slide-in campers, chassis mounted campers (whether located on a truck or other vehicle or not), travel trailers, tent trailers, boats, all-terrain vehicles, snowmobiles and the trailer used to transport any of the aforementioned. This does not include a manufactured home or manufactured home (singlewide).

RECREATIONAL VEHICLE STORAGE, MAJOR* means a principal or accessory use where recreational vehicles are stored on a site when they are not in use. This does not include camping, the storage of equipment, containers or abandoned vehicles, those uses identified under outdoor storage or a campground.

RECREATIONAL VEHICLE STORAGE, MINOR* means a use where recreational vehicles are stored on a site when they are not in use, and the number of vehicles stored is limited based on the size of the parcel. This does not include the storage of equipment, containers or abandoned vehicles, those uses identified under outdoor storage or a campground.

RECYCLING DEPOT means a premise used for the buying, collection, sorting, and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building. This does not include recycling, drop-off.

RECYCLING, DROP-OFF means a premise or site used for the collection and temporary storage of recyclable materials. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal and similar household goods. Recyclable material left at the drop-off centre shall be periodically removed and taken to larger, permanent recycling operations for final recycling. This does not include recycling depots.

RECYCLING, OIL DEPOT means the use of a premise specifically intended for temporary storage of used automotive petroleum products and containers excluding any dangerous or hazardous materials or containers. Materials temporarily stored on-site shall be limited to residential products.

RELIGIOUS ASSEMBLY, MAJOR* means a building where people regularly assemble for worship and related religious, philanthropic or social activities that is maintained and controlled for public worship. Religious assembly is major where the seating capacity exceeds 250 seats or the maximum size of the building or structure exceeds 930 m^2 in gross floor area. This includes churches, chapels, mosques, temples, synagogues, convents, and monasteries; as well as accessory manses or rectories.

RELIGIOUS ASSEMBLY, MINOR* means a building where people regularly assemble for worship and related religious, philanthropic or social activities that is maintained and controlled for public worship. Religious assembly is minor where the seating capacity does not exceed 250 seats or the maximum size of the building or structure does not exceed 930 m^2. This includes churches, chapels, mosques, temples and synagogues. It also includes accessory manses or rectories.

RESIDENTIAL SALES CENTRE* means a building used for a limited period of time on a temporary basis for the purpose of marketing residential land or buildings.

RESIDENTIAL SECURITY/OPERATOR UNIT means an accessory use to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility where listed in a Zoning District. No more than one residential security operator unit is permitted on a site.

RESORT SITE means an area of land that:

- is used for seasonal short-term accommodation for individuals within a cabin, or recreational vehicle; and
- is at least 183.0 m^2 in area, 8.5 m wide, and 21.5 m deep.

Resort site does not include: land used for accommodation for persons within a boarding or lodging house, hotel, manufactured home, manufactured home (singlewide), modular home, motel, or park model trailer. *(Bylaw 48-2020 – Oct. 7, 2020) (Bylaw 39-2021-Sept. 29, 2021)*

RETAIL, ADULT means a premise for the offering for rent, use, viewing, or sale of an object (other than a contraceptive device), service, or entertainment which is designed or intended to be used in, or is a depiction of, a sexual act.

RETAIL, ALCOHOL* means a premise licensed to sell beer, wine, spirits, cider, and coolers to the public. This includes a liquor store or a wine or beer store. This does not include retail, cannabis. *(Bylaw 16-2018 – Apr 24, 2018)*

RETAIL, CANNABIS* means a retail store, licensed by the Province of Alberta, where non-medical cannabis is sold to individuals who attend at the premises. *(Bylaw 16-2018 – Apr 24, 2018)*

RETAIL, CONVENIENCE means a premise used for the retail sale of goods from premises which do not exceed 235 m^2 in gross floor area. This includes but is not limited to a small food store, a drug store or variety stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter, or the rental of videos. This does not include retail, cannabis. *(Bylaw 16-2018 – Apr 24, 2018)*

RETAIL, GENERAL means a premise where goods, merchandise, other materials, and personal services are offered for retail sale to the general public and includes limited on-site storage or seasonal outdoor sales to support that store's operations. Ancillary services such as but not limited to postal outlets or cleaning appliance rentals, are permitted within a general retail premises. This includes but is not limited to a grocery, hardware, pharmacy, appliance or sporting goods store. This does not include warehouse sales, a pawnshop, a retail store requiring outdoor storage, a minor or major service station, alcohol retail, secondhand retail, or retail, cannabis. *(Bylaw 16-2018 – Apr 24, 2018)*

RETAIL, SECONDHAND means a premise used for the retail sale, including refurbishing and repair, of secondhand or used household goods. This includes but is not limited to the resale of items such as antiques, used furniture, major appliances, and the resale of clothing, jewelry, stereos and musical instruments.

This does not include a pawnshop, a flea market, an auctioneering establishment, the sale of used vehicles, recreation craft, or construction and industrial equipment. *(Bylaw 16-2018 – Apr 24, 2018)*

RIGHT-OF-WAY means a legal document where land is required for an easement or a purpose incidental to the undertaking for which a right-of-way is required.

RIPARIAN AREA means transitional areas between upland and aquatic ecosystems. Riparian areas usually have soil, biological and other physical characteristics that reflect the influence of water and hydrological processes.

RISK means the measure of the probability and severity of an adverse effect due to a hazard.

RISK ASSESSMENT means the characterization of the likelihood and importance of risks. Risk assessments involve estimating:

- the likelihood or expected frequencies of undesirable events;
- consequences to people of these undesirable events; and
- the associated risk in quantitative terms based upon based upon Major Industrial Accidents Council of Canada (MIACC) principles.

RISK ASSESSMENT, QUANTITATIVE means the evaluation (in numerical terms) of the likelihood of undesired events and the likelihood of harm or damage being caused together with the significance of the results.

ROAD means land shown as a road on a plan of survey that has been filed or registered in a Land Titles Office or used as a public road and includes a bridge forming part of a public road and any structure incidental to a public road. This does not include a highway.

ROAD, FLANKING means a road that abuts a side lot line.

ROAD, RURAL means a road outside of the Urban Service Area, that is not a highway, or located within a designated hamlet or a subdivision.

ROOFLINE means the horizontal line made by the intersection of the wall of the building with the roof of the building or the top of the edge of the parapet. In the case of a building with a pitched roof, the roofline shall be at the eave level.

S

SATELLITE DISH means an accessory structure designed to send or receive telecommunication signals from a satellite.

SCHOOL BUS PARKING* means the overnight parking of operational and licensed school bus or buses on a lot. This does not include recreational vehicle storage.

SEASONAL DECORATION means temporary ornaments and displays erected in conjunction with seasonal or holiday activities such as Christmas or Canada Day, where such ornaments and displays contain no local or general advertising of specific commercial services, merchandise, or entertainment.

SEASONAL RECREATIONAL RESORT* means development that:

- consists of an area of land that has been planned and improved and is used for a seasonal short-term period;
- contains 60 or less resort sites; *(Bylaw 39-2021-Sept. 29, 2021)*
- may have resort sites located on the same lot or on adjacent bare land condominium units; and
- may include one or more of administrative offices, boating facilities, laundry facilities, picnic grounds, playgrounds, sanitary facilities, and indoor or outdoor space designed for passive recreational use.

It is fundamental use criteria for seasonal recreational resort that a cabin can only be located on a resort site. Seasonal recreational resort does not include: campground, major; or campground, minor. *(Bylaw 48-2020 – Oct. 7, 2020)*

SECONDARY SUITE* means an accessory use consisting of one additional self-contained dwelling unit located within a single dwelling. A secondary suite shall not be located in a duplex, semi-detached, multiple, townhouse, agricultural, family care, temporary or apartment dwelling. This does not include boarding/lodging houses.

SENIOR CITIZEN HOUSING means accommodation constructed and financed in accordance with provincial legislation.

SERVICE STATION, MAJOR means a premise used for the servicing, washing, or repairing of vehicles and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. Major service stations may include restaurants or specialty food services as accessory uses. Truck stops and highway service stations are included in this use.

SERVICE STATION, MINOR means a premise used for the washing, servicing or repair of vehicles within a building containing not more than three service bays and for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories.

SETBACK means the measured distance from a lot line to a building or structure or any other feature specified by this Bylaw. A setback is not a yard or amenity space.

SHOPPING CENTRE means one or more buildings containing more than six retail stores and other businesses exceeding 2500 m^2 of gross floor area, which share common services, parking, and other facilities on one or more lots.

SHOW HOME means a temporary development that is a building used for a limited period of time for the purpose of marketing residential buildings.
(Bylaw 40-2021-Sept. 29, 2021)

SITE means an area of land consisting of one (1) or more abutting lots.

SITE COVERAGE means the ratio of the ground floor area of all existing or proposed buildings to the lot area (or site area). Within this Bylaw, site coverage shall be expressed as a percentage. The calculation of site coverage shall not include steps, eaves, cornices, cantilevered balconies, and similar projections, open courtyards, decks, terraces, patios, driveways, aisles, and parking spaces (unless part of a parking garage that extends more than 1.0 m above grade).

SITE DEPTH means the average horizontal distance between the front and rear lot lines.

SITE GRADING means any work, operation or activity resulting in a disturbance of the earth. This includes the removal of topsoil or borrow, the stock piling, excavating, trenching, backfilling, filling, land levelling, re-contouring, and grading other than for the purpose of an approved development. This does not include aggregate extraction, tree clearing, dugouts or the installation or removal of any landscaping required by this Bylaw.

SLEEPING UNIT means a habitable room, or a group of two or more habitable rooms, which are not equipped with self-contained cooking facilities, and which provide accommodation for overnight guests. In a bed and breakfast, a sleeping unit shall not be designed to accommodate more than two adults. In agricultural housing (accessory), a sleeping unit shall not be designed to accommodate more than one adult.

SOLAR COLLECTOR means a non-reflective accessory structure attached to a building used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

SPECTATOR SPORT means indoor and outdoor facilities intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis. This includes gymnasiums, stadiums, and arenas.

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it. Where there is no above floor, that portion between the top of such floor and the ceiling above it shall be considered a storey.

STOREY, FIRST means the storey having its floor level not more than 2.0 m above building grade.

STRUCTURAL ALTERATION means any change or addition to the supporting members of a structure, including the foundations, bearing walls, rafters, columns, beams, and girders.

STRUCTURE means a development of any kind whether fixed to, supported by, or sunk into land or water including but not limited to towers, flag poles, swimming pools, docks, signs, storage tanks and excludes areas of hard surfacing.

STRUCTURE, ACCESSORY (see accessory structure) *(Bylaw 14-2018 – Mar 27, 2018)*

SUBDIVISION means the division of a parcel of land by an instrument and "subdivide" has a corresponding meaning.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD means a Subdivision and Development Appeal Board established under Division 3 of the Municipal Government Act.

T

TANDEM PARKING means two parking spaces, one behind the other, with a common or shared point of access to a maneuvering aisle, lane or road.

TEMPORARY SHELTER SERVICE means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time.

TOP OF BANK means the top of a water body's valley or ravine. Where a bank is not well defined (i.e. in the case of lakes and wetlands) the top of bank shall be equivalent to the 1:100 year floodplain.

TOWER means the portion of a building located above the podium.
(Bylaw 38-2019 – Dec 14, 2019)

TREE CLEARING means the cutting down and/or removal of trees other than for commercial logging. It does not include the removal of any landscaping required by this Bylaw. In all Zoning Districts, tree clearing shall be considered to be a discretionary use.

TRUCK AND MANUFACTURED HOME SALE/RENTAL means a premise used for the on-site sale or rental of new or used trucks, recreational vehicles, manufactured homes, manufactured home (singlewides), automobiles together with incidental maintenance services and the sale of parts and accessories. This includes but is not limited to truck dealerships, recreational vehicle sales and manufactured home dealerships.

U

UNSUBDIVIDED QUARTER SECTION means a quarter section of land that has not been subdivided, except for the creation of a public utility or a former school site, or for the purposes referred to in Section 618 of the Municipal Government Act.

URBAN SERVICE AREA means the boundaries of the hamlet of Sherwood Park as designated in Ministerial Order 700/84 as amended from time to time or as repealed and replaced from time to time.

USE means the purposes for which land or a building is arranged or intended, or for

which either land, a building, or a structure is, or may be, occupied and maintained.

USE, ACCESSORY (see accessory use)

USE, DISCRETIONARY means those uses of land, buildings or structures for which a development permit may be approved or refused at the discretion of the Development Officer.

USE, NON-CONFORMING means a lawful specific use:

- being made of land or a building or intended to be made of a building lawfully under construction at the date a Land Use Bylaw affecting the land or building becomes effective; and
- that on the date the Land Use Bylaw becomes effective does not, or in the case of a building under construction will not, comply with the Land Use Bylaw.

USE, PERMITTED means those uses of land, buildings, or structures for which a development permit shall be approved by the Development Officer, if the development meets all applicable regulations of this Bylaw.

USE, PRINCIPAL means a use that, in the opinion of the Development Officer:

- occupies the major or central portion of a lot or site; or
- is the chief or main building or use among one or more buildings or uses on a site; or
- that constitutes, by reason of its use, the primary purpose for which the site is used.

There shall be no more than one principal use on each site, except as where indicated in this Bylaw.

USE, PROHIBITED means a use listed in an overlay Zoning District as a prohibited use for which the Development Officer shall not accept a development permit application for that use regardless if the use is permitted or discretionary in the underlying Zoning District.

UTILITY SERVICE, MAJOR means a facility for utility infrastructure purposes which is likely to have a major impact on adjacent uses by virtue of their potential emissions or effects, or their appearance. This includes but is not limited to sewage treatment plants, water treatment plants, major pump houses, water towers or storage tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, district heating plants, incinerators, and waste recycling plants. This does not include waste management sites.

UTILITY SERVICE, MINOR means a facility for utility infrastructure purposes which is likely to have only minor impact on the environment or adjacent land uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. This includes but is not limited to telephone exchanges, switching centres, surface reservoirs or storm water lakes, minor pump houses, wireless communication facilities, transit terminals, district energy and/or heating systems, and gate stations for natural gas distribution.

V

VARIANCE means the flexibility that may be exercised by the Development Officer to vary the regulations of this Bylaw.

VEHICLE means any motor vehicle as defined in the Traffic Safety Act.

VEHICLE, HEAVY means any vehicle, with or without a load, which exceeds either a length of 12.5 m or a maximum gross vehicle weight of 5,500 kg. Heavy vehicle does not include recreational vehicles or school buses.

VEHICLE, HOME BUSINESS (see home business vehicle)

VEHICLE REPAIR, MAJOR means the servicing and mechanical repair of automobiles, light trucks and utility vehicles, motorcycles, snowmobiles, recreational vehicles, and similar vehicles or the sale, installation or servicing of related accessories and parts. This includes but is not limited to transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops but does not include autobody repair, paint shops or wrecking yards.

VEHICLE REPAIR, MINOR means the servicing and mechanical repair of automobiles, light trucks and utility vehicles, motorcycles, snowmobiles, and similar vehicles. This does not include transmission shops, muffler shops, tire shops, automotive glass shops, upholstery shops, autobody repair, paint shops, or wrecking yards.

VEHICLE SALE/RENTAL means the retail sale or rental of new or used automobiles, bicycles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles, together with incidental maintenance services, sales of parts and accessories. This includes automobile dealerships but does not include dealerships for the sale of trucks with a gross vehicle weight of more than 4,100 kg or the sale of motor homes with a gross vehicle weight rating of more than 5,500 kg or a length greater than 6.7 m. This does not include truck and manufactured home sales/rentals.

VEHICULAR-ORIENTED USE means a use that predominantly caters to automotive vehicular traffic. Vehicular-oriented uses include but are not limited to gas bars, service stations, financial institutions, drive-in and drive-through services.

VERMICULTURE means development for the raising and production of earthworms for use as bait, composting or soil aeration.

VETERINARY SERVICE, MAJOR means the care and treatment of animals including livestock, where the veterinary service primarily involves outpatient care and medical procedures involving hospitalization for fewer than four (4) days. Typical uses include veterinary clinics and veterinary offices for the care of small animals and livestock. This use may include accessory outdoor storage.

VETERINARY SERVICE, MINOR means the care and treatment of animals where the

on-site veterinary service primarily involves outpatient care and minor medical procedures involving hospitalization for fewer than four (4) days for small animals. Typical uses include pet clinics but not a domestic animal boarding facility, domestic animal breeding facility, animal hospital or animal shelter.

W

WALKWAY means a right-of-way intended to carry pedestrian and non-motorized traffic only, except that a walkway may be designed for maintenance and emergency vehicle use.

WAREHOUSE SALES means a premise used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This includes but is not limited to development where principal goods being sold are such bulky items as furniture, carpet, major appliances, and building materials.

WAREHOUSE AND STORAGE means the use of a building that may include outdoor accessory storage primarily for the keeping of goods and merchandise. This does not include the storage of dangerous or hazardous materials, inoperable vehicles (or parts thereof), or any waste material.

WASTE MANAGEMENT, MAJOR means a site used primarily for the storage, processing, treatment and disposal of solid and/or liquid wastes, which may have adverse environmental impact on adjacent sites by virtue of potential emissions and/or appearance. This includes sanitary landfills, garbage transfer and compacting stations, recycling facilities or incinerators.

WASTE MANAGEMENT, MINOR means a site used for the storage, disposal and filling of clean clay, waste concrete and paving materials, non-noxious scrap building materials, and similar non-hazardous wastes which normally do not generate any environmental pollution to the site and surrounding lands.

WATER BODY means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers as defined by the Water Act.

WATERCOURSE as defined in the Environmental Protection and Enhancement Act means:

- the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh or other natural body of water; or
- a canal, ditch, reservoir or other artificial surface feature made by humans, whether it contains or conveys water continuously or intermittently;

This does not include a municipal stormwater management facility.

WETLAND means land saturated with water long enough to promote wetland or aquatic processes.

WIND ENERGY CONVERSION SYSTEM (WECS)* means the equipment, machinery or structures utilized in connection with the conversion of the kinetic energy available in the wind into mechanical energy. This includes a tower, rotor blades and nacelle.

WECS, LARGE means a freestanding single turbine structure that has a manufacturer's maximum rated output of 300 kW or greater and is greater than 60.0 m in height.

WECS, MICRO means a turbine that has a manufacturer's maximum rated output of less than 10 kW or less and is intended for on-site purposes only. A WECS, micro is a permitted use in any zoning district.

WECS, SMALL means a freestanding single turbine structure that has manufacturer's maximum rated output of 10 kW or greater but less than 300 kW and is intended for on-site purposes only.

WECS BLADE or **BLADE** means an element of a WECS rotor which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

WECS BLADE CLEARANCE or **CLEARANCE** means in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

WECS GUY WIRE or **GUY WIRE** means a cable or wire used to support a tower.

WECS HORIZONTAL AXIS ROTOR means a WECS, where the rotor is mounted on a downward 5 percent angle to the earth's surface.

WECS NACELLE or **NACELLE** means the frame and housing at the top of the tower that encloses the gearbox and generator and protects them from the weather.

WECS NAME PLATE CAPACITY means the manufacturer's maximum rated output of the electrical generator found in the nacelle of the WECS.

WECS OVER SPEED CONTROL means a device which prevents excessive rotor speed.

WECS ROTOR'S ARC means the largest circumferential path traveled by a WECS blade.

WECS TOTAL HEIGHT means the height from grade to the highest vertical extension of a WECS. In the case of a WECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

WECS TOWER or **TOWER** means the structure which supports the rotor above grade.

WECS VERTICAL AXIS ROTOR means a WECS where the rotor is mounted on an axis perpendicular to the earth's surface.

WIRELESS COMMUNICATION FACILITY* means the components, either individually or in combination, needed to operate wireless transmitters or receivers, antennas, control equipment, and possible equipment shelter. A wireless communication facility is not normally staffed on a permanent basis and only requires periodic maintenance.

WRECKING YARD means any land or building used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles not in operable condition or used parts of motor vehicles machinery, and other discarded materials.

Y

YARD, FRONT means the portion of a lot or site abutting the front lot line extending across the full width of the lot or site, situated between the front lot line and the nearest wall of the principal building, not including projections.

YARD, REAR means the portion of a lot or site abutting the rear lot line extending across the full width of the lot or site, situated between the rear lot line and the nearest wall of the principal building, not including projections.

YARD, SIDE means that portion of a lot or site abutting a side lot line extending from the front yard to the rear yard. The side yard is situated between the side lot line and the nearest wall of principal building, not including projections.

Z

ZONING DISTRICT means an area of the County as defined in Parts 7 to 11 and described on the zoning district maps of Schedules "A" and "B" in this Bylaw.

PART 9: RURAL AREA ZONING DISTRICTS

9.1. AREA DESCRIPTION

The Rural Area consists of the areas of the County that are not part of the Urban Service Area.

9.2. A - Airport

9.2.1. **Purpose**

To provide for the orderly operation of an airport with a range of associated uses that are directly related to, compatible with, and in support of an airport. This Zoning District is not intended to control aeronautics.

9.2.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agriculture, general • Aircraft sale/rental • Airport, private • Airport, public • Bulk fuel depot	• Agriculture, intensive horticulture *(Bylaw 55-2017 – Sept 12, 2017)* • Convenience vehicle rental • Emergency service • Fleet service • Office • Outdoor storage • Residential security/operator unit • Utility service, minor

9.2.3. **Fundamental Use Criteria**

a) (None)

9.2.4. **Subdivision Regulations**

a) (None)

9.2.5. **Development Regulations – Principal Building**

a) The maximum height shall be 10.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.
d) The minimum setback from a side lot line shall be 10.0 m.
e) The minimum setback from the rear lot line shall be 10.0 m.

9.2.6. **Other Regulations**

a) One (1) residential security/operator unit may be considered per airport.
b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.3 AO – Airport Vicinity Protection Overlay

9.3.1. **Purpose**

To protect development within areas adjacent to an airport by avoiding conflicts from incompatible land use and development.

9.3.2. **Permitted and Discretionary Uses**

a) The listed permitted and discretionary uses are generally the same as those in the underlying Zoning District. The Development Officer may refuse an application for a use on the grounds that they may cause objectionable or dangerous conditions that would interfere with safety by reason of causing excessive:
   i. discharge of toxic, noxious or other particulate matter into the atmosphere;
   ii. radiation or interference by the use of electronic equipment such as industrial x-ray, diathermy equipment, or equipment for commercial purposes that causes electrical interference with navigational signals or radio communications;
   iii. conflicting aircraft movements from private airports;
   iv. fire and explosive hazards;
   v. accumulation of any material or waste edible by or attractive to birds; or
   vi. development that creates glare or lighting that interferes with lights necessary for aircraft landing or take-off.

9.3.3. **Subdivision Regulations**

a) The subdivision regulations of the underlying Zoning District shall apply.

9.3.4. **Development Regulations**

a) The development regulations of the underlying Zoning District apply except the maximum height for any use or development including all equipment, shall not penetrate the following surfaces for those airports as shown on Schedule "C".
b) Despite Section 9.3.4 a), these height limitations may be varied if an aeronautical study satisfactory to the Development Officer determines that the variance would not adversely affect safety.

9.3.5. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.4 AD – Agriculture: Future Development

9.4.1. **Purpose**

To provide transitional agriculture uses that will not prejudice the future use of land for development within a designated development area.

9.4.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses	
• Agricultural product stand • Agriculture, general • Home business, minor*	• Aggregate extraction* • Agriculture, intensive horticulture • Animal breeding facility* (in the Rural Area only) • Dwelling, family care* • Dwelling, single • Equestrian centre* • Garden suite* *(Bylaw 39-2015 - July 7, 2015)* • Greenhouse • Group home, minor	• Home business, intermediate* • Home business, major* • Manufactured home (temporary only) • Manufactured home, singlewide (temporary only) • Recreation, outdoor • Residential sales centre* • Secondary suite* • Utility service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.4.3. **Fundamental Use Criteria**

a) (none)

9.4.4. **Subdivision Regulations**

a) For an unsubdivided quarter section, one (1) first lot out subdivision may be considered. The first lot out may consist of one of the following:
   i. a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or
   ii. a split along a natural or man-made severance.

9.4.5. **Development Regulations – Principal and Accessory Buildings**

a) The maximum height shall be 10.0 m, except for agricultural buildings or structures.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m,
d) The minimum setback from the side lot line shall be 10.0 m,
e) The minimum setback from the rear lot line shall be 10.0 m.

9.4.6. **Other Regulations**

a) In considering all discretionary uses, the Development Officer shall not approve uses that would be prejudicial to the future economical subdivision, servicing, and development of the site for urban or country residential development on a planned and orderly basis.
b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.5 AG - Agriculture: General

9.5.1. **Purpose**

To foster agriculture and conserve agricultural land outside of the Urban Service Area by providing for a compatible range of agricultural uses with regulations that maintain large parcel sizes.

9.5.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agricultural product stand • Agriculture, general • Agriculture, minor intensive livestock • Dwelling, secondary* (except within Heartland ASP) • Dwelling, single (except within Heartland ASP) • Equestrian centre* • Garden suite* (except within Heartland ASP) • Group home, minor • Home business, intermediate* • Home business, minor* • Manufactured home (except within Heartland ASP) • Manufactured home, singlewide (except within Heartland ASP) • Religious assembly, minor* (except within Heartland ASP) • Secondary suite* (except within Heartland ASP) • Veterinary service, minor • WECS, small*	• Aggregate extraction* • Agricultural housing, accessory (except within Heartland ASP) • Agricultural support service • Agriculture, intensive horticulture *(Bylaw 55-2017 – Sept 12, 2017)* • Agriculture, product processing • Airport, private • Animal boarding facility* • Animal breeding facility* • Bed and breakfast, up to six (6) sleeping units* (except within Heartland ASP) • *Deleted by Bylaw 10-2021 – March 31, 2021* • Cemetery • Dwelling, agricultural* (except within Heartland ASP replacement only) • Dwelling, collective communal (except within Heartland ASP replacement only) • Dwelling, family care* (except within Heartland ASP replacement only) • Dwelling, secondary* (except within Heartland ASP replacement only) • Dwelling, single (except within Heartland ASP replacement only) • Equestrian centre* (where in accordance with Section 9.5.8.a) • Government service • Greenhouse • Group home, major (except within Heartland ASP replacement only) • Home business, major* • Library and exhibit • Manufactured home (except within Heartland ASP replacement only) • Manufactured home, singlewide (except within Heartland ASP replacement only) • Model aircraft facility* • Private camp (except within Heartland ASP replacement only) • Recreation, outdoor • Religious assembly, major* (except within Heartland ASP) • School bus parking* • Utility service, minor • Veterinary service, major • WECS, large (single)*

Additional Discretionary Uses for MDP Agriculture-Large Holdings Policy Area:

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*
- WECS, large (multiple)*

Additional Discretionary Uses for MDP Agriculture-Small Holdings Policy Area:

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*

Additional Discretionary Uses for the MDP Beaver Hills Moraine Policy Area:

- Campground*
- Recreation, community
- Recreational vehicle storage, minor*

Additional Discretionary Use for the MDP Agri-Industrial Transition Policy Area:

- Recreational vehicle storage, minor*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*).

9.5.3. **Site Specific Uses**

a) Outdoor Motorized Vehicle Recreation Facility is a discretionary use on Pt. of NE 2-53-21-W4 and SE 2-53-21-W4 and shall have a maximum of three (3) two (2) day events per year excluding rainouts. *(Bylaw 39-2015 – July 7, 2015)*

b) For Lot 1, Block 1, Plan 0921829 (S ½ of 36-51-21-W4) education, private; recreation, indoor and office are discretionary uses.

   i. For an education, private use the maximum floor area is 420m^2.
   ii. For a recreation, indoor use the maximum floor area is 1350m^2.
   iii. For an office use the maximum floor area is 1350m^2. *(Bylaw 45-2015 – Sept 15, 2015)*

9.5.4. **Fundamental Use Criteria**

a) Within the Heartland ASP, a new dwelling (single, secondary or agricultural), manufactured home or manufactured home (singlewide) shall not be considered, except where in accordance with Section 9.5.7.

b) The minimum size of parcel for a WECS, large (multiple) shall be 32.0 ha.

c) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AG Zoning District shall be two (2) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.

9.5.5. **Subdivision Regulations**

a) The minimum lot area shall be 32.0 ha;

b) Despite Section 9.5.5 a), for an unsubdivided quarter section, one(1) first lot out subdivision may be considered. The first lot out may consist of one of the following:

   i. a split into two equal lots within the Agricultural Large or Small Holdings Policy Area, the Beaver Hills Moraine Policy Area or the Agri-Industrial Transition Policy Area of the MDP; or
   ii. within the Agricultural Large or Small Holdings Policy Area of the MDP, a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing or proposed dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or

iii. within the Beaver Hills Moraine Policy Area of the MDP, a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or
iv. a split along a natural or man-made severance.

9.5.6. **Development Regulations – Principal Buildings and Accessory Buildings**

a) The maximum height shall be 10.0 m except for an agricultural structure such as a silo or grain bin, or where restricted by the Airport Vicinity Protection Overlay.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 20.0 m.
d) The minimum setback from a side lot line shall be 20.0 m.
e) The minimum setback from the rear lot line shall be 20.0 m.
f) Despite 9.5.6. d) and e) above, for a first lot out of a quarter section, the minimum setback from a side and rear lot line shall be 10.0 m.

9.5.7. **Development Regulations – Existing Residential Development within the Heartland Area Structure Plan**

a) An existing dwelling (single, secondary, and agricultural), manufactured home or manufactured home (singlewide) may be allowed to be rebuilt if destroyed, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
b) A new single dwelling, manufactured home or manufactured home, singlewide in replacement of an existing dwelling or home may be considered, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
c) An existing dwelling (single, secondary, and agricultural), manufactured home or manufactured home (singlewide), family care dwelling or accessory building(s) shall be permitted to remain and be maintained as a conforming use to allow for maintenance. Any modifications or additions shall be a discretionary use.

9.5.8. **Other Regulations**

a) An equestrian centre shall be a discretionary use where:
    i. the proposed use is located on a lot adjacent to an existing country residential subdivision; or
    ii. the equestrian centre is located within the Country Residential Policy Area of the Municipal Development Plan; or
    iii. a building to be used for the equestrian centre exceeds 1858 m^2 (20,000 ft^2) in gross floor area.
b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.6 AGI - Agri-Industrial

9.6.1. **Purpose**
To foster the development of primary and secondary agricultural processing with uses compatible with adjacent heavy industrial uses within the MDP Agri-Industrial Transition Policy Area.

9.6.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agricultural product processing • Agricultural product stand • Agricultural support service • Agriculture, general • Agriculture, minor intensive livestock • Agri-industrial support service • Greenhouse • Utility service, minor • WECS, small*	• Aggregate extraction* • Agriculture, intensive horticulture *(Bylaw 55-2017 – Sept 12, 2017)* • Emergency service • Government service • Recreational vehicle storage, major* • Utility service, major • WECS, single (large)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.6.3. **Fundamental Use Criteria**
a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AGI Zoning District shall be eight (8) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.
b) The minimum lot area shall be 4.0 ha.

9.6.4. **Subdivision Regulations**
a) (none)

9.6.5. **Development Regulations – Principal Buildings and Accessory Buildings**
a) The maximum height shall be 10.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.
d) The minimum setback from a side lot line shall be 7.5 m.
e) The minimum setback from a lot line with a flanking road shall be 10.0 m.
f) The minimum setback from a rear lot line shall be 10.0 m.

9.6.6. **Other Regulations**
a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.7 AR- Agriculture: River Valley

9.7.1. **Purpose**

To foster the development of natural resources and encourage the conservation of the land and its re-use when an aggregate resource has been exhausted.

9.7.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agricultural product stand • Agriculture, general • Home business, minor* • Recreation, outdoor	• Aggregate extraction* • Agriculture, intensive horticulture *(Bylaw 55-2017 – Sept 12, 2017)* • Home business, intermediate* • Home business, major* • Model aircraft facility* • Residential security/operator unit • Dwelling, single • Secondary suite* • Utility service, minor • WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.7.3. **Fundamental Use Criteria**

a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AR Zoning District shall be four (4) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.

9.7.4. **Subdivision Regulations**

a) The minimum lot area shall be 16.0 ha.

9.7.5. **Development Regulations – Principal Buildings and Accessory Buildings**

a) The maximum height shall be 10.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 15.0 m.
d) The minimum setback from a side lot line shall be 15.0 m.
e) The minimum setback from a rear lot line shall be 15.0 m.

9.7.6. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.8 C6 – Recreation Commercial

9.8.1. **Purpose**

To provide for a range of seasonal commercial recreation and tourist uses and other recreational activities.

9.8.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Campground, minor* • Laundromat • Office • Residential security/operator unit	• Amusement centre • Cabin • Campground, major* • Food service, restaurant • Food service, specialty • Hotel • Library and exhibit • Marina • Motel • Recreation, community • Recreation, indoor • Recreation, outdoor • Retail, convenience • Utility service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.8.3. **Fundamental Use Criteria**

It is a fundamental use criterion of any of the above permitted or discretionary uses, that notwithstanding the development regulations of this district:

a) The maximum density for a campsite or cabin is 15 campsites or cabins per developable hectare designated for campground development;
b) The maximum site coverage for all buildings, campsites, and accessory structures is 45% of the total developable area available for campground development;
c) Campgrounds, campsites, cabins, hotels and motels are considered temporary occupancies in this Zoning District, and subsequently, the maximum occupancy is two hundred and forty (240) days per calendar year; and
d) The maximum gross floor area for a convenience retail use shall be 235 m².

9.8.4. **Subdivision Regulations**

a) The minimum lot area shall be 0.8 ha.
b) The minimum lot width shall be 40.0 m.
c) The minimum lot width for a bare land condominium unit shall be 12.0 m.
d) The minimum lot depth for a bare land condominium unit shall be 25.0 m.
e) The minimum lot area for a bare land condominium unit shall be 325 m².

9.8.5. **Development Regulations – Principal Buildings and Accessory Buildings**

a) The maximum height shall be 10.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 7.5 m.
d) The minimum setback from a side lot line shall be 6.0 m.
e) The minimum setback from a lot line with a flanking road shall be 10.0 m.
f) The minimum setback from a rear lot line to a building shall be 6.0 m.

9.8.6. Despite 9.8.5 above, where a minor campground or major campground abuts a residential Zoning District, the minimum setback from any property line to the campground shall be 100 m.

9.8.7. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.9 C7 – Local Commercial

9.9.1. **Purpose**

To provide for a limited range of low intensity business and service commercial uses within hamlets, as well as other locations within the Rural Area.

9.9.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Animal grooming and care • Care centre, intermediate • Food service, restaurant • Food service, specialty • Gas bar • Personal service establishment • Retail, convenience • Service station, minor • Vehicle repair, minor	• Business support service • Contractor service, limited • Equipment, minor • Government service • Health service, minor • Landscaping sales and service • Recreational vehicle storage, major* • Religious assembly, minor* • Residential security/operator unit • Retail, alcohol* • Retail, cannabis* *(Bylaw 16-2018 – April 24-2018)* • Retail, secondhand • Utility service, minor • Vehicle repair, major • Vehicle sale/rental

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.9.3. **Fundamental Use Criteria**

a) (none)

9.9.4. **Subdivision Regulations**

a) The minimum lot width shall be 15.0 m.
b) The minimum lot area shall be 500 m^2.

9.9.5. **Development Regulations – Principal Buildings and Accessory Buildings**

a) The maximum site coverage shall be 30%.
b) The maximum height shall be 10.0 m.
c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
d) The minimum setback from the front lot line shall be 7.5 m.
e) The minimum setback from a side lot line shall be 3.0 m.
f) The minimum setback from a rear lot line shall be 7.5 m.

9.9.6. **Other Regulations**

a) When considering a development permit application for a use that includes an accessory use, such as outdoor storage or outside displays of equipment, a detailed landscape plan for screening from adjacent uses shall be provided to the satisfaction of the Development Officer.
b) There shall be no storage of hazardous materials or goods on-site.
c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.9A SRR1 – Seasonal Recreational Resort 1 *(Bylaw 48-2020 – Oct.7, 2020)*

9.9A.1. **Purpose**

To provide for seasonal recreational resort development that allows for seasonal short-term accommodation and limited amenities in order to support medium-scale nature-based tourism in the Beaver Hills Policy Area of the Municipal Development Plan.

9.9A.2. **Permitted Uses and Discretionary Uses**

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

Permitted Uses	Discretionary Uses
cabin*	food service, specialty
seasonal recreational resort*	recreation, community
	recreation, outdoor
	residential security/operator unit
	retail, convenience
	utility service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.9A.3. **Fundamental Use Criteria**

a) The fundamental use criteria for certain uses before such uses become permitted uses or discretionary uses within this zoning district are:
   i) cabin can only occur on a site that contains an existing seasonal recreational resort for which there is a valid development permit;
   ii) the discretionary uses listed in section 9.9A.2.:
      1) can only occur on a site that contains an existing seasonal recreational resort for which there is a valid development permit; and
      2) cannot occur on a bare land condominium unit;
   iii) a food service, speciality can only occur where the gross floor area does not exceed 235 m^2;
   iv) where located on the same site, the combined total gross floor area of food service, specialty cannot exceed 235 m^2;
   v) a recreation, community can only occur where the gross floor area does not exceed 93 m^2;
   vi) only 1 residential security/operator unit may be located on the same site as a seasonal recreational resort;
   vii) a retail, convenience can only occur where the gross floor area does not exceed 235 m^2; and
   viii) where located on the same site, the combined total gross floor area of retail, convenience cannot exceed 235 m^2.

9.9A.4. **Subdivision Regulations**

a) For a bare land condominium unit:
   i) the minimum width is 8.5 m;
   ii) the minimum depth is 21.5 m; and
   iii) the minimum area is 183.0 m^2.

9.9A.5. **Development Regulations**

a) For a lot that is not a bare land condominium unit:
   i) the maximum building height of any:
      1) principal building is 10.0 m; and
      2) accessory building is 4.5 m; and
   ii) the minimum setback of any building from any:
      1) front lot line is:
         i) 7.5 m where such front lot line does not abut a road, rural; and
         ii) 30.0 m where such front lot line abuts a road, rural;
      2) rear lot line is:
         i) 6.0 m where such rear lot line does not abut a road, rural; and
         ii) 30.0 m where such rear lot line abuts a road, rural; and
      3) side lot line is:
         i) 6.0 m where such side lot line does not abut a road, rural or a road, flanking;
         ii) 10.0 m where such side lot line abuts a road, flanking but does not abut a road, rural; and
         iii) 30.0 m where such side lot line abuts a road, rural.

b) For a bare land condominium unit:
   i) the maximum building height of any:
      1) principal building is 6.0 m; and
      2) accessory building is 4.5 m;
   ii) the minimum setback of any building from a front lot line is 5.5 m;
   iii) the minimum setback of any principal building from a:
      1) side lot line is:
         i) 1.2 m where the door of the principal building does not face that side lot line; and
         ii) 2.4 m where the door of the principal building faces that side lot line; and
      2) rear lot line is 2.4 m;
   iv) the maximum site coverage is 35 %; and
   v) not more than 1 accessory building may be located on a bare land condominium unit.

9.9A.6. **Development Permit Applications**

a) If a development is proposed to be located within this zoning district on a bare land condominium unit, then as part of an application for a development permit the applicant must submit proof to the satisfaction of the development officer that such development has been authorized by the board of the condominium corporation.

9.9A.7. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.10 RA – Rural Residential/Agriculture

9.10.1. **Purpose**

To promote an agriculture and a rural lifestyle on properties between 8.0 ha and 32.0 ha. This includes a range of more intensive agriculture and agriculture-related uses.

9.10.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agricultural product stand • Agriculture, general • Agriculture, minor intensive livestock • Dwelling, single • Equestrian centre* • Garden suite* • Group home, minor • Home business, minor* • Home business, intermediate* • Manufactured home • Manufactured home (singlewide) • Secondary suite*	• Agriculture, intensive horticulture *(Bylaw 55-2017 – Sept 12, 2017)* • Animal boarding facility* • Animal breeding facility* • Bed and breakfast, up to six (6) sleeping units* • Care centre, intermediate • Dwelling, agricultural* • Dwelling, family care* • Dwelling, secondary* • Equestrian centre* (where in accordance with Section 9.10.7. a) • Greenhouse • Group home, major • Home business, major* • School bus parking* • Utility service, minor • Veterinary service, minor • WECS, small* • WECS, large (single)*

Additional Discretionary Use for MDP Agriculture - Large Holdings Policy Area

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*

Additional Discretionary Use for MDP Agriculture - Small Holdings Policy Area

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*

Additional Discretionary Use for MDP Agriculture – Agri-Industrial Transition Policy Area

- Recreational vehicle storage, minor*

Additional Discretionary Use for MDP Agriculture – Beaver Hills Moraine Policy Area

- Recreational vehicle storage, minor*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.10.3. **Fundamental Use Criteria**

a) It is a fundamental use criterion of any permitted or discretionary use that the maximum density in the RA Zoning District shall be eight (8) parcels per quarter section, except where an approved Conceptual Scheme indicates up to ten (10) parcels per quarter section. Existing subdivided lots shall be considered as conforming for the purposes of this Bylaw.
b) The minimum lot area shall be 8.0 ha.

9.10.4. **Subdivision Regulations**

a) Unless otherwise specified by an adopted Area Structure Plan or Conceptual Scheme, each lot shall:
    i. have a minimum lot width of 200 m;
    ii. have a minimum lot width to depth ratio of no greater than 1:4; and
    iii. be provided with access from an internal subdivision road, where possible.

9.10.5. **Development Regulations – Principal Building**

a) The maximum height shall be 10.0 m, except where restricted by the Airport Vicinity Protection Overlay.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.
d) The minimum setback from a side lot line shall be 7.5 m.
e) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
f) The minimum setback from a rear lot line shall be 10.0 m.

9.10.6. **Development Regulations – Accessory Buildings and Accessory Structures**

a) The maximum height shall be 8.0 m except for an agricultural structure such as a silo or grain bin, or where restricted by the Airport Vicinity Protection Overlay.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.
d) The minimum setback from a side lot line shall be 7.5 m.
e) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
f) The minimum setback from a rear lot line shall be 10.0 m.
g) The maximum ground floor area of a single accessory building shall not exceed 425 m². A Development Office may consider an additional ground floor area of 100 m2 where the building is accessory to a proposed agriculture, greenhouse or equestrian centre use.
h) The maximum combined ground floor area of all accessory buildings on a lot shall not exceed 600 m².

9.10.7. **Other Regulations**

a) An equestrian centre shall be a discretionary use where:
    i. the proposed use is located on a lot adjacent to an existing country residential subdivision; or
    ii. the equestrian centre is located within the Country Residential Policy Area of the Municipal Development Plan.
b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.11 RCL – Low Density Country Residential

9.11.1. **Purpose**

To encourage a country residential lifestyle through the development of single detached dwellings and other compatible uses on residential properties.

9.11.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Bed and breakfast, up to four (4) sleeping units* • Dwelling, single • Garden suite* *(Bylaw 39-2015 – July 7, 2015)* • Group home, minor • Home business, minor* • Residential sales centre* • Secondary suite*	• Animal breeding facility* • Care centre, intermediate • Dwelling, family care* • Home business, intermediate* • Home business, major* (where initial approval was prior to May 22, 2012) • Manufactured home • School bus parking* • Veterinary service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

A manufactured home, singlewide is not a listed use in this district.

9.11.3. **Fundamental Use Criteria**

a) The ground floor area of a garden suite shall not exceed 40% of the gross floor area of the principal dwelling or 100 m^2, whichever is less.
b) The Development Authority may only approve an application for a major home business where:
   i. the original application was approved before May 22, 2012; and
   ii. in the opinion of the Development Authority the new application does not constitute an expansion or intensification to the operations of the original major home business.

9.11.4. **Subdivision Regulations**

a) The maximum density shall not exceed 50 lots per quarter section.
b) The minimum lot area is shall be 0.8 ha.
c) The maximum lot area shall be 2.0 ha.
d) The minimum lot width shall be 45.0 m.
e) The minimum lot width for an irregularly-shaped lot (e.g., a pie lot) fronting onto an internal subdivision road, shall be 30.0 m.
f) For lots registered prior to July 3, 2001, the minimum lot width shall be 60.0 m.
g) Lots created after the effective date of this Bylaw shall be serviced by a municipal piped water and sewer system in accordance with the Country Residential Area Concept Plan.

9.11.5. **Development Regulations – Principal Building**

a) The maximum height shall be 10.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.

d) The minimum setback from a side lot line shall be 7.5 m.
e) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
f) The minimum setback from a rear lot line shall be 10.0 m.

9.11.6. **Development Regulations – Accessory Buildings and Accessory Structures**

a) The maximum height shall be 6.7 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.
d) The minimum setback from a side lot line shall be 7.5 m.
e) The minimum setback from a lot line with a flanking road shall be 10.0 m.
f) The minimum setback from a rear lot line shall be 10.0 m.
g) The maximum ground floor area of a single accessory building shall not exceed 225 m².
h) The maximum combined ground floor area of all accessory buildings shall be 125 m² per titled acre. In no case shall the combined ground floor area of all accessory buildings on a lot exceed 375 m².
i) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

9.11.7. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.12 RCM – Medium Density Country Residential

9.12.1. **Purpose**

To encourage a country residential lifestyle through the development of single detached dwellings within the Low Density Area of the Country Residential Area Concept Plan.

9.12.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Bed and breakfast, up to two (2) sleeping units* • Dwelling, single • Group home, minor • Home business, minor* • Secondary suite*	• Garden suite* • Home business, intermediate* • Residential sales centre*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.12.3. **Fundamental Use Criteria**

a) The ground floor area of a garden suite shall not exceed 40% of the gross floor area of the principal dwelling or 68 m2, whichever is less.
b) A garden suite shall be limited to a one (1) storey building.
c) Lots shall be serviced by a municipal piped water and sewer system.

9.12.4. **Subdivision Regulations**

a) The maximum density shall not exceed 50 lots per quarter section.
b) The minimum lot area shall be 0.2 ha.
c) The maximum lot area shall be 2.0 ha.
d) The minimum lot width shall be 25.0 m.
e) The minimum lot width for an irregularly-shaped lot (e.g., a pie lot) fronting onto an internal cul-de-sac shall be 20.0 m.

9.12.5. **Development Regulations – Principal Buildings**

a) The maximum height shall be 10.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m;
d) The minimum setback from a side lot line shall be 7.5 m;
e) The minimum setback from a side lot line with a flanking internal subdivision road shall be 10.0 m.
f) The minimum setback from a rear lot line shall be 10.0 m.

9.12.6. **Development Regulations – Accessory Buildings and Accessory Structures**

a) An accessory building or accessory structure shall not be located in the front yard.
b) The maximum height shall be 6.0 m.
c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
d) The minimum setback from a side lot line shall be 3.0 m.
e) The minimum setback from a rear lot line shall be 3.0 m.
f) The maximum ground floor area for an accessory building shall be 68 m2.
g) The maximum combined ground floor area for all accessory buildings shall be 94 m2.

h) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

9.12.7. **Development Regulations – Site Coverage**

a) The maximum site coverage for all buildings shall be 40%.

9.12.8. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.13 RCH – High Density Country Residential

9.13.1. **Purpose**

To encourage a country residential lifestyle through the development of single detached dwellings within the High Density Area of the Country Residential Area Concept Plan.

9.13.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Bed and breakfast, up to two (2) sleeping units* • Dwelling, single • Group home, minor • Home business, minor* • Secondary suite*	• Garden suite* • Home business, intermediate* • Residential sales centre*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.13.3. **Fundamental Use Criteria**

a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the RCH Zoning District shall be one hundred twenty nine (129) parcels per quarter section *(Bylaw 23-2015 - May 26, 2015)*.
b) The ground floor area of a garden suite shall not exceed 40% of the gross floor area of the principal dwelling or 68 m2, whichever is less.
c) A garden suite shall be limited to a one (1) storey building.
d) Lots shall be serviced by a municipal piped water and sewer system.

9.13.4. **Subdivision Regulations**

a) The minimum lot area is shall be 0.125 ha.
b) The maximum lot area shall be 0.2 ha.
c) The minimum lot width shall be 25.0 m.
d) The minimum lot width for an irregularly-shaped lot (e.g., a pie lot) fronting onto an internal cul-de-sac shall be 20.0 m.

9.13.5. **Development Regulations – Principal Building**

a) The maximum height shall be 10.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 7.0 m;
d) The minimum setback from a side lot line shall be 4.0 m;
e) The minimum setback from a lot line with a flanking internal subdivision road shall be 7.0 m.
f) The minimum setback from a rear lot line shall be 10.0 m.

9.13.6. **Development Regulations – Accessory Buildings and Structures**

a) The maximum height shall be 6.7 m.
b) An accessory building or accessory structure shall not be located in a front yard.
c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
d) The minimum setback from a side lot line shall be 3.0 m.
e) The minimum setback from a side lot line with a flanking internal subdivision road shall be 10.0 m.
f) The minimum setback from a rear lot line shall be 3.0 m.

g) The maximum ground floor area for one accessory building shall be 68 m^2.
h) The maximum combined ground floor area for all accessory buildings shall be 94 m^2.
i) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

9.13.7. **Development Regulations – Site Coverage**

a) The maximum site coverage for all buildings shall be 40%.

9.13.8. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.14 RCS – Country Residential Community Services

9.14.1. **Purpose**

To support community-oriented service facilities that are compatible with country residential development, on serviced lots located within the Country Residential Area Concept Plan.

9.14.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Care centre, intermediate • Care centre, major • Group home, major • Education, public • Education, private • Library and Exhibit • Recreation, community • Religious assembly, minor* • Religious assembly, major* • Residential security/operator unit	• WECS, small

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.14.3. **Fundamental Use Criteria**

a) (none)

9.14.4. **Subdivision Regulat**ions

a) The maximum lot width shall be 45.0 m.

9.14.5. **Development Regulations – Principal Buildings and Accessory Buildings**

a) The maximum height shall be 10.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 7.0 m.
d) The minimum setback from a side lot line shall be 7.0 m, except it shall be 15.0 m where the site abuts a residential Zoning District.
e) The minimum setback from a rear lot line shall be 10.0 m, except it shall be 15.0 m where the site abuts a residential Zoning District.
f) The maximum site coverage for all buildings shall be 40%.

9.14.6. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.15 RH - HAMLET

9.15.1. **Purpose**

This Zoning District applies to existing hamlets that do not have an approved Area Structure Plan. It provides a broad range of non-residential discretionary uses that are traditional in local service centres and lakefront hamlets.

9.15.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Dwelling, single • Group home, minor • Home business, minor* • Religious assembly, minor* • Secondary suite*	• Bed and breakfast, up to 2 sleeping units* • Dwelling, family care (where initial approval prior to this Bylaw) • Education, public • Education, private • Emergency service • Gas bar • Government service • Group home, major • Health service, minor • Home business, intermediate* • Manufactured home • Recreation, indoor • Recreation, outdoor • Residential sales centre* • Retail, convenience • Personal service establishment • Private camp • Service station, minor • Utility service, minor • Veterinary service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

A manufactured home, singlewide is not a listed use in this district.

9.15.3. **Fundamental Use Criteria**

a) (none)

9.15.4. **Subdivision Regulations**

a) The minimum lot area shall be 2000 m2, which may be reduced to:
   i. 1250 m^2 where there is either a municipal piped water or sanitary sewer system; or
   ii. 500 m^2 where there is both a municipal piped water and sanitary sewer system.

b) The minimum lot width shall be 30.0 m, which may be reduced to 15.0 m where the lot is serviced by both municipal piped water and sanitary sewer.

9.15.5. **Development Regulations – Principal Buildings**

a) The maximum height shall be 10.0 m.
b) The minimum setback from the front lot line shall be 6.0 m.

c) The minimum setback from a side lot line shall be 1.5 m.
d) The minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
e) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
f) The minimum setback from the rear lot line shall be 7.5 m.
g) Where the vehicle door of a garage faces a lane or road, the setback from the lot line shall be 6.0 m.

9.15.6. **Development Regulations – Accessory Buildings and Structures**

a) The maximum height shall be 4.5 m.
b) The minimum setback from the front lot line shall be 18.0 m.
c) The minimum setback from a side lot line shall be 1.0 m.
d) The minimum setback from the rear lot line shall be 1.0 m.
e) Where the vehicle door of a garage faces a lane or road, the setback from the lot line shall be 6.0 m.
f) The maximum ground floor area for one accessory building shall be 68 m2.
g) The maximum combined ground floor area for all accessory buildings shall be 94 m^2.
h) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

9.15.7. **Development Regulations – Site Coverage**

a) The maximum site coverage for all buildings shall be 40%.

9.15.8. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.16 RS – SMALL HOLDINGS

9.16.1. **Purpose**

To foster a rural residential and agriculture lifestyle on lots of 2.0 ha to 8.0 ha within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. Development within this Zoning District shall conform to a Council-approved Conceptual Scheme or the Conceptual Scheme Policy.

9.16.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agricultural product stand • Bed and breakfast, up to 4 sleeping units* • Dwelling, single • Garden suite* • Group home, minor • Home business, minor* • Manufactured home • Secondary suite*	• Agriculture, intensive horticulture • Animal boarding facility* • Animal breeding facility* • Home business, intermediate* • Home business, major* • Greenhouse • Manufactured home, singlewide (where approved prior to May 2012) • School bus parking* • Utility service, minor • Veterinary service, minor • WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

A new manufactured home, singlewide is not a listed use in this district.

9.16.3. **Fundamental Use Criteria**

a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the RS Zoning District shall be eight (8) parcels per quarter section, except as approved within in a Conceptual Scheme. Existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.

b) The following uses shall not be a permitted use or a discretionary use on lots that gain access by an internal subdivision road and/or on lots less than 4.0 ha in size:
   i. agriculture, general;
   ii. agriculture, intensive horticulture;
   iii. an animal boarding facility; or
   iv. a greenhouse.

c) No subdivision or amendment shall be approved unless it conforms to an approved Conceptual Scheme or the Conceptual Scheme Policy.

9.16.4. **Subdivision Regulations**

a) The minimum lot area shall be 2.0 ha.

b) The maximum lot area shall be 8.0 ha.

c) The minimum lot width shall be 45.0 m, except in the case of an irregular-shaped lot (such as a pie lot) fronting onto an internal cul-de-sac, the minimum lot width shall be 30.0 m.

d) Each lot shall have a width to length ratio no greater than 1:4, except where approved as part of a Conceptual Scheme.

9.16.5. **Development Regulations – Principal Buildings**

a) The maximum height shall be 10.0 m, except where restricted by the provisions of Section 9.3 (Airport Vicinity Protection Overlay).
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.
d) The minimum setback from a side lot line shall be 7.5 m, except it shall be 10.0 m where the lot flanks an internal subdivision road.
e) The minimum setback from a rear lot line shall be 10.0 m.

9.16.6. **Development Regulations – Accessory Buildings and Structures**

a) The maximum height shall be 8.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.
d) The minimum setback from a side lot line shall be 7.5 m, except it shall be 10.0 m where the lot flanks an internal subdivision road.
e) The minimum setback from a rear lot line shall be 10.0 m.
f) The maximum ground floor area of a single accessory building shall not exceed 325 m².
g) In no case shall the total maximum ground floor area of all accessory buildings on a lot exceed 450 m².
h) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish.

9.16.7. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.17 IA – Agri-Business

9.17.1. **Purpose**

To provide for agriculture-related businesses. Uses include primary and secondary agricultural processing and minor service functions in accessible and serviceable locations.

9.17.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agriculture, general • Agricultural support service • Equipment, major • WECS, small*	• Abattoir • Aggregate extraction* • Agriculture, intensive horticulture *(Bylaw 55-2017 – Sept 12, 2017)* • Agriculture, minor intensive livestock • Auctioneering establishment • Business support service • Dwelling, collective communal (where existing prior to June 22, 2001) • Dwelling, single (where existing prior to June 22, 2001) • Emergency service • Food and beverage products • Government service • Outdoor storage • Recycling, oil depot • Residential security/operator unit • WECS, large (single)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.17.3. **Fundamental Use Criteria**

a) (None)

9.17.4. **Subdivision Regulations**

a) The minimum lot area shall be 32.0 ha except for parcels that have been severed by natural or manmade features
b) The minimum lot area may be reduced to 8.0 ha for intensive agriculture proposed within a previously unsubdivided quarter section.
c) The minimum lot area may be reduced to 4.0 ha for agricultural uses other than intensive agriculture provided it may be demonstrated that such a parcel is of a sufficient size to accommodate the activities of the proposed agricultural operation.

9.17.5. **Development Regulations – Principal Buildings and Accessory Buildings**

a) The maximum height shall be 16.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.
d) The minimum setback from a side lot line shall be 5.0 m.
e) The minimum setback from a rear lot line shall be 10.0 m.

9.17.6. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.18 IL – Local Industrial

9.18.1. **Purpose**

To provide for rural industrial development on serviced or unserviced lands in hamlets, airports, and other potential nodes along highways that are designated by approved Area Structure Plans or Area Redevelopment Plans.

9.18.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agricultural support service • Business support service • Contractor service, limited • Utility service, minor	• Contractor service, general • Equipment, minor • Industrial, general • Parking, non-Accessory • Recreational vehicle storage, major* *(Bylaw 39-2015 – July 7, 2015)* • Recycling drop-off • Residential security/operator unit • Warehousing and storage • WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.18.3. **Fundamental Use Criteria**

a) (None)

9.18.4. **Subdivision Regulations**

a) The minimum lot area shall be 1.0 ha except as modified by the provisions of an approved Area Structure Plan or Area Redevelopment Plan.

9.18.5. **Development Regulations – Principal Buildings and Accessory Buildings**

a) The maximum height shall be 10.0 m.
b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
c) The minimum setback from the front lot line shall be 10.0 m.
d) The minimum setback from a side lot line shall be 10.0 m.
e) The minimum setback from a rear lot line shall be 10.0 m.

9.18.6. **Other Regulations**

a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.19 IMH – Medium Industrial (Heartland)

9.19.1. **Purpose**

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage. Any nuisance factor should not extend beyond the boundaries of the site. This Zoning District shall be a transition area in accordance with the Heartland Area Structure Plan.

9.19.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agricultural support service • Agriculture, general • Animal hospital and shelter • Autobody repair and paint shop • Commercial storage • Contractor service, general • Contractor service, limited • Custom indoor manufacturing • Emergency service • Equipment, major • Equipment, minor • Outdoor storage • Recreational vehicle storage, major* • Recycling depot • Recycling drop-off • Service station, minor • Truck and manufactured home sales/rental • Utility service, minor • Vehicle repair, major • Vehicle repair, minor • Veterinary service, major • Veterinary service, minor • Warehousing and storage • WECS, small*	• Abattoir • Asphalt plant, minor *(Bylaw 1-2016 – Jan 19, 2016)* • Bulk fuel depot • Concrete plant, major *(Bylaw 1-2016 – Jan 19, 2016)* • Concrete plant, minor *(Bylaw 1-2016 – Jan 19, 2016)* • Dwelling, secondary* (replacement only) • Dwelling, single* (replacement only) • Food and beverage products • Food service, specialty • Home business, intermediate* • Home business, major* • Home business, minor* • Industrial, general • Parking, non-accessory • Recycling, oil-depot • Residential security/operator unit • Retail, convenience • Utility service, major • Warehouse sales • Waste management, minor • WECS, large (single)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.19.3. **Fundamental Use Criteria**

a) (none)

9.19.4. **Subdivision Regulations**

a) No subdivision shall be considered for residential development.

9.19.5. **Development Regulations – Principal Buildings and Accessory Buildings**

a) The maximum floor area ratio shall be 2.0.
b) The maximum height shall be 18.0 m.
c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
d) The minimum setback from the front lot line shall be 6.0 m.
e) The minimum setback from a side lot line shall be 6.0 m.
f) The minimum setback from a rear lot line shall be 6.0 m.

g) No setback from a side lot line or a rear lot line shall be required where a site is serviced by rail.

9.19.6. **Existing Residential Development**

a) An existing dwelling (single or secondary) may be allowed to be rebuilt if destroyed, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement of an existing dwelling shall be a discretionary use.
b) A new dwelling in replacement of an existing dwelling may be considered, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement of an existing dwelling shall be a discretionary use.
c) An existing dwelling (single or secondary) or accessory building(s) shall be permitted to remain and be maintained as a conforming use to allow for maintenance. Any modifications or additions shall be a discretionary use.

9.19.7. **Other Regulations**

a) General industrial, asphalt plant, and concrete plant uses shall not create any nuisance effect beyond the boundaries of the site. *(Bylaw 1-2016 – Jan 19, 2016)*
b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.20 IHH – Heavy Industrial (Heartland)

9.20.1. **Purpose**

To provide for large scale and major industrial uses in accordance with the Heartland Area Structure Plan (ASP). These uses may have large land requirements and some nuisance effects on adjacent parcels.

9.20.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
• Agriculture, general • Equipment, major • Outdoor storage • Recycling, oil depot • Utility service, minor • Warehousing and storage • Waste management, minor • WECS, small* • WECS, large (single)*	• Abattoir • Aggregate extraction* • Asphalt plant, major *(Bylaw 1-2016 – Jan 19, 2016)* • Asphalt plant, minor *(Bylaw 1-2016 – Jan 19, 2016)* • Concrete plant, major *(Bylaw 1-2016 – Jan 19, 2016)* • Concrete plant, minor *(Bylaw 1-2016 – Jan 19, 2016)* • Dwelling, single* (replacement only) • Dwelling, secondary* (replacement only) • Emergency service • Home business, minor* • Home business, intermediate* • Home business, major* • Industrial, general • Industrial, heavy • Manufactured home (replacement only) • Manufactured home, singlewide (replacement only) • Parking, non-Accessory • Residential security/operator unit • Service station, minor • Utility service, major • Waste management, major • Wrecking yard • WECS, large (multiple)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.20.3. **Fundamental Use Criteria**

a) (none)

9.20.4. **Subdivision Regulations**

a) No subdivision shall be considered for residential development.

9.20.5. **Development Regulations – Principal Buildings and Accessory Buildings**

a) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
b) The minimum setback from the front lot line shall be 15.0 m.

c) The minimum setback from a side lot line shall be 15.0 m.
d) The minimum setback from a rear lot line shall be 15.0 m.
e) The Development Officer may require a greater setback for a use that may interfere with the safety and amenity of adjacent sites or to meet the regulations of Section 9.20.7.

9.20.6. **Existing Residential Development**

a) An existing dwelling (single or secondary), manufactured home or manufactured home (singlewide) may be allowed to be rebuilt if destroyed, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
b) A new single dwelling, manufactured home or manufactured home (singlewide) in replacement of an existing dwelling or home may be considered, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
c) An existing dwelling (single or secondary), manufactured home or manufactured home (singlewide), or accessory building(s) shall be permitted to remain and be maintained as a conforming use to allow for maintenance. Any modifications or additions shall be a discretionary use.

9.20.7. **Other Regulations**

a) Despite the landscaping requirements of this Bylaw, the Development Officer may approve alternate landscape treatments where provision of soft landscaping may result in a fire hazard.
b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
c) No new development nor expansion to an existing development approved in this Zoning District shall present an annual individual fatality risk in excess of the maximum probabilities specified at the following locations:
    i. at a distance of 1.5 km (risk of incident 1:100,000) beyond the nearest IH property boundary in the IH Zoning District containing the site;
    ii. at a distance of 3.0 km (risk of incident 1:1,000,000) beyond the nearest IH property boundary in the IH Zoning District containing the site.
d) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

Land Use Bylaw
Rural Event Venues

Public Open House

February 27, 2020

STRATHCONA COUNTY

What is the purpose of this Open House?

- Several inquiries from the public regarding the potential for development of wedding and other event venues in Strathcona County's Rural Service Area.

- County Administration is conducting a review of the current rural land use districts of the Land Use Bylaw (LUB), including potentially adding a use and regulations for rural event venues.

- Prior to drafting definitions and regulations for a rural event venue use, County Administration would like to obtain public input on the type(s) and scale(s) of event venues that may be of interest and the potential challenges involved in this type of use in rural Strathcona County.

What would be the purpose of a Rural Event Venue use?

- To enable consideration of the development and operation of event venues **related to nature-based and/or agri-tourism** in a building(s) on lots within the Beaver Hills, Agriculture Small Holdings and/or Agriculture Large Holdings Policy Areas of the Municipal Development Plan.

Agri-tourism and Nature-Based Tourism

- **Agri-tourism** means tourism with direct involvement between the tourist/consumer and the agricultural community.

- **Nature-based tourism** means any tourism activity/experience directly related to natural attractions or the natural environment whether for relaxation, discovery or adventure.

Municipal Development Plan

- Policy within Strathcona County's Municipal Development Plan (MDP) allows for consideration of the following, subject to requirements:

Type of Tourism	Beaver Hills Policy Area	Agriculture Small Holdings Policy Area	Agriculture Large Holdings Policy Area
Agri-tourism			
Small scale	✔	✔	✔
Medium scale	✔	✔	✔
Large scale		✔	✔
Nature-based tourism			
Small scale	✔	✔	✔
Medium scale	✔	✔	
Large scale	✔		

STRATHCONA COUNTY

Conceptual Definitions

- **EVENT** – A celebration, ceremony, corporate function, or similar activity for the benefit of someone other than the property owner that takes place on a periodic basis and that involves the assembling of individuals for the purpose of attending said activity.

- **RURAL EVENT VENUE** – The use of buildings or structures on a lot that is located within the Rural Service Area that are available for rent from the property owner for the purpose of hosting scheduled events related to nature-based and/or agri-tourism.

Potential Challenges

- High cost of meeting Alberta Building Code and Fire Code regulations
- Limiting maximum size and occupancy of event venue building(s)
- Limiting frequency of events and/or hours of operation of an event venue, and associated enforcement
- Mitigating noise, light or other nuisance impacts on adjacent landowners, particularly from any outdoor components of the events
- Mitigating impacts of increased traffic on rural roads on adjacent landowners

Potential Challenges

- Potential additional impacts of accessory uses such as overnight accommodation for event guests
- Provision of adequate on-site parking for attendees
- Provision of adequate waste and sewage disposal on site
- Edmonton Metropolitan Regional Board Region’s Agricultural Master Plan (RAMP) may limit this type of use within the rural area

Next steps

Based on feedback obtained from this Public Open House, it is currently intended that:

- The potential to add a Rural Event Venue use to the LUB will be further reviewed by Administration based on the stated interest of proponents in different types and scales of facilities, and in accordance with the policies of the MDP.
- Administration will present the feedback obtained from this Open House to Priorities Committee in April to get Council feedback on the proposed Rural Event Venue use.

Next steps (Cont'd)

- Subject to the feedback received, and consideration of the RAMP process, the use and associated regulations will be drafted by Administration and presented to the public for further feedback.

- Administration will present the draft use and regulations as well as feedback obtained from a second Public Open House to Priorities Committee to get Council feedback.

- Based on Council feedback, the proposed Rural Event Venue use and associated regulations will be brought forward to Council for a Public Hearing and decision.

Questions?

STRATHCONA COUNTY