

## BYLAW 4-2018

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 20-2017, AS AMENDED, BEING THE MUNICIPAL DEVELOPMENT PLAN.

WHEREAS it is deemed advisable to further amend Bylaw 20-2017, the Municipal Development Plan;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act*, RSA 2000, c M-26, as amended, enacts as follows:

1. THAT Bylaw 20-2017, as amended, be further amended as follows:
  - 1.1 within section 4.1 Urban Service Area General, under the heading "Policies":
    - (a) after the text "Support viability in the long term by considering:", renumber existing number 7 as number 8;
    - (b) before the text "Support viability in the long term by considering:", and after number 6, add the following text as number 7:
 

"that new urban subdivision and development be designed to mitigate potential land use conflicts with adjacent land uses in the Rural Service Area.";
  - 1.2 within section 4.3.2 Urban Centre Policy Area, under the heading "Policies":
    - (a) after number 9 and before number 10 add the following text:
 

"Promote compact, mixed-use development by encouraging:";
    - (b) after number 17 and before number 18 delete the following text:
 

"Ensure the incorporation of walkability and areas for social interaction by requiring:"

and replace it with the following text:

"Promote the incorporation of walkability and areas for social interaction by encouraging:";
    - (c) after number 18 and before number 19 delete the following text:
 

"Promote the incorporation of walkability and areas for social interaction by encouraging:";

1.3 within section 4.3.3 Compact Development Policy Area, under the heading "Policies":

- (a) after the subheading "Schools" and before number 24 delete the following text:

"Ensure compact, mixed-use development by requiring:"

and replace it with the following text:

"Promote compact, mixed-use development by encouraging:";

- (b) delete number 26 and renumber the text of the subsequent numbers accordingly;

1.4 within section 4.3.4 Residential Policy Area, under the heading "Policies":

- (a) delete the text of number 6 and replace it with the following text:

"existing sites that have been identified as potential school sites under existing statutory plans be reviewed for their developability.";

1.5 within section 5.1 Rural Service Area General, under the heading "Policies":

- (a) within the text of number 3, delete the following text:

"local community services and";

- (b) within the text of number 10, between the text "new Major Public Services outside of growth hamlets" and the text "where the proposed development:", add the following text:

"and the Urban Service Area";

- (c) delete number 1 and renumber the text of the subsequent numbers accordingly;

1.6 within section 5.2 Hamlet Policy Area, under the heading "Policies":

- (a) after number 2 and before the text "Promote hamlets in achieving their full development potential and developing in an orderly manner by encouraging:" add the following text:

"Ensure the retention of rural character and natural landscape by requiring:";

- (b) after the newly added text "Ensure the retention of rural character and natural landscape by requiring:" and before the text "Promote hamlets in achieving their full development potential and developing in an orderly manner by encouraging:" add the following text as number 3:

"that new subdivision and development be designed to mitigate potential land use conflicts with adjacent land uses outside of the Hamlet Policy Area."

and renumber the text of the subsequent numbers accordingly;

- 1.7 within section 5.3 Country Residential Policy Area, under the heading "Policies":

- (a) after number 14 and before number 15 delete the following text:

"Ensure efficiently designed developments that occur in an orderly manner by requiring:";

- (b) delete number 15 and renumber the text of the subsequent numbers accordingly;

- 1.8 within section 5.4 Agriculture Small Holdings Policy Area, under the heading "Goal":

- (a) delete the following text:

"Strathcona County will provide opportunities for small holdings agriculture that supports livework, local food production and local food distribution which respect the rural landscape and the environment."

and replace it with the following text:

"Strathcona County will provide opportunities for small scale agricultural operations that support livework, local food production and local food distribution which respect the rural landscape and the environment.";

- 1.9 within section 5.4 Agriculture Small Holdings Policy Area, under the heading "Objectives":

- (a) delete the text of number 1 and replace it with the following text:

"Prioritizes small scale agricultural operations;"

1.10 within section 5.4 Agriculture Small Holdings Policy Area, under the heading "Policies":

- (a) after the subheading "Agriculture" and before number 1 delete the following text:

"Promote the prioritization of small holdings agriculture by encouraging:"

and replace it with the following text:

"Support the prioritization of small scale agricultural operations by considering:";

- (b) after number 1 and before number 2 delete the following text:

"Support the prioritization of small holdings agriculture by considering:";

- (c) delete the text of number 1 and replace it with the following text:

"small and medium scale indoor agriculture where the development:  
a. mitigates environmental impacts;  
b. mitigates nuisance impacts on adjacent land uses; and  
c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.";

- (d) delete the text of number 4 and replace it with the following text:

"new confined feeding operations to locate outside of the Agriculture Small Holdings Policy Area.";

- (e) delete the text of number 5 and replace it with the following text:

"the results of a minimum distance separation calculation, as per the *Agricultural Operation Practices Act*, from existing confined feeding operations when reviewing subdivision and development applications.";

- (f) delete the text of number 7 and replace it with the following text:

"the development of equine and equestrian facilities.";

- (g) after the subheading "Commercial" and before number 11 delete the following text:

"Ensure the prioritization of small holdings agriculture by requiring:"

and replace it with the following text:

"Ensure the prioritization of small scale agricultural operations by requiring:";

- (h) delete the text of number 11 and replace it with the following text:

"large scale agriculture support services and agricultural product processing to develop in identified and comprehensively planned business centre in the Heartland Policy Area, Local Employment Policy Area and the Urban Service Area.";

- (i) delete the text of number 15 and replace it with the following text:

"the development of small scale agriculture support services, agricultural product processing and associated sales where the proposed development:

- a. mitigates environmental impacts;
- b. mitigates nuisance impacts on adjacent land uses; and
- c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.";

- (j) delete number 19 and renumber the text of the subsequent numbers accordingly;

- (k) after number 5 and before the text "Ensure respect for rural landscapes, natural landscapes and heritage by requiring:" add the following text as number 6:

"the continued operation and expansion of existing confined feeding operations in accordance with the *Agricultural Operation Practices Act*."

and renumber the text of the subsequent numbers accordingly;

- (l) after number 2 and before the text "Ensure viability in the long term by requiring:" add the following text:

"Promote opportunities for livework, local food production and local food distribution by encouraging:";

- (m) after the newly added text "Promote opportunities for livework, local food production and local food distribution by encouraging:" and

before the text "Ensure viability in the long term by requiring:" add the following text as number 3:

"the development of extensive agricultural and livestock operations."

and renumber the text of the subsequent numbers accordingly;

1.11 within section 5.5 Agriculture Large Holdings Policy Area, under the heading "Goal":

(a) delete the following text:

"Strathcona County will provide opportunities for large scale agricultural operations and homesteads that respect the rural landscape and the environment."

and replace it with the following text:

"Strathcona County will provide opportunities for agricultural operations and homesteads that respect rural landscape and the environment.";

1.12 within section 5.5 Agriculture Large Holdings Policy Area, under the heading "Objectives":

(a) delete the text of number 4 and replace it with the following text:

"Provides opportunities for livework, local food production and local food distribution;"

1.13 within section 5.5 Agriculture Large Holdings Policy Area, under the heading "Policies":

(a) within the text of number 3, delete the following text:

"or expanded";

(b) delete the text of number 3.a.ii. and replace it with the following text:

"area already developed or that is designated for uses such as schools, hospitals, commercial or multi-parcel country residential; and";

(c) delete the text of number 4 and replace it with the following text:

"the continued operation and expansion of existing confined feeding operations in accordance with the *Agricultural Operation Practices Act.*";

- (d) after number 9 and before number 10 delete the following text:

"Ensure opportunities for homesteads and livework by requiring:"

and replace it with the following text:

"Ensure opportunities for livework, local food production and local food distribution by requiring:";

- (e) delete the text of number 11 and replace it with the following text:

"large scale agriculture support services and agricultural product processing to develop in identified and comprehensively planned business centres in the Heartland Policy Area, Local Employment Policy Area and the Urban Service Area.";

- (f) after number 11 and before number 12 delete the following text:

"Promote opportunities for homesteads and livework by encouraging:"

and replace it with the following text:

"Promote opportunities for livework, local food production and local food distribution by considering:";

- (g) after number 12 and before number 13 delete the following text:

"Support opportunities for homesteads and livework by considering:"

and replace it with the following text:

"Support opportunities for livework, local food production and local food distribution by considering:";

- (h) delete the text of number 13 and replace it with the following text:

"small scale agricultural support services, agricultural product processing and associated sales where the development:  
a. mitigates environmental impacts;  
b. mitigates nuisance impacts on adjacent land uses; and

c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.";

- (i) after number 5 and before the text "Promote respect for rural landscapes, natural landscapes and heritage by encouraging:" add the following text:

"Support opportunities for livework, local food production and local food distribution by considering:";

- (j) after the new added text "Support opportunities for livework, local food production and local food distribution by considering:" and before the text "Promote respect for rural landscapes, natural landscapes and heritage by encouraging:" add the following text as number 6:

"the development of small and medium scale indoor agriculture where the development:

- a. mitigates environmental impacts;
- b. mitigates nuisance impacts on adjacent land uses; and
- c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations."

and renumber the text of the subsequent numbers accordingly;

- (k) after number 2 and before the text "Ensure opportunities for livestock operations by requiring:" add the following text:

"Promote opportunities for livestock operations by encouraging:";

- (l) after the newly added text "Promote opportunities for livestock operations by encouraging:" and before the text "Support opportunities for livestock operations by considering:" add the following text as number 3:

"the development of livestock operations."

and renumber the text of the subsequent numbers accordingly;

1.14 within section 5.6 Beaver Hills Policy Area, under the heading "Objectives":

- (a) within the text of number 3 delete the following text:

"and";

- (b) within the text of number 4 delete the following text:



"tourism."

and replace it with the following text:

"tourism; and";

- (c) add the following text as number 5:

"Provides opportunities for agricultural operations.";

1.15 within section 5.6 Beaver Hills Policy Area, under the heading "Policies":

- (a) delete the text of number 1 and replace it with the following text:

"new confined feeding operations to locate outside of the Beaver Hills Policy Area.";

- (b) delete the text of number 2 and replace it with the following text:

"the completion of an Environmental Farm Plan.";

- (c) delete number 20 and renumber the text of the subsequent numbers accordingly;

- (d) after number 17 and before the subheading "Open Space, Community Services and Schools" add the following text:

"Support opportunities for agricultural operations by considering:";

- (e) after the newly added text "Support opportunities for agricultural operations by considering:" and before the subheading "Open Space, Community Services and Schools" add the following text as number 18:

"small scale agricultural support services, agricultural product processing and associated sales where the development:  
a. mitigates environmental impacts;  
b. mitigates nuisance impacts on adjacent land uses; and  
c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations."

and renumber the text of the subsequent numbers accordingly;

- (f) after number 2 and before the subheading "Residential" add the following text:

"Support opportunities for agricultural operations by considering:";

- (g) after the newly added text "Support opportunities for agricultural operations by considering:" and before the subheading "Residential" add the following:

- "3. the development of small and medium scale indoor agriculture where the development:
  - a. mitigates environmental impacts;
  - b. mitigates nuisance impacts on adjacent land uses; and
  - c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.
4. the continued operation and expansion of existing confined feeding operations in accordance with the *Agricultural Operation Practices Act*.
5. the result of a minimum separation calculation from confined feeding operations when reviewing subdivision and development applications."

and renumber the text of the subsequent numbers accordingly;

- (h) after number 2 and before newly added number 3 add the following text:

"Promote opportunities for agricultural operations by encouraging:";

- (i) after the newly added text "Promote opportunities for agricultural operations by encouraging:" and before the newly added number 3 add the following:

- "3. the development of extensive agricultural and livestock operations.
4. the development of equine and equestrian facilities."

and renumber the text of the subsequent numbers accordingly;

- (j) after number 1 and before the text "Promote responsible human interactions with nature by encouraging:" add the following text as number 2:

"that subdivision for agricultural purposes be limited to a first parcel out of an unsubdivided quarter section that is:

- a. an equal split; or
- b. a split along a natural or manmade severance."

and renumber the text of the subsequent numbers accordingly;

1.16 within section 5.7 Heartland Policy Area, under the heading "Policies":

- (a) delete the text of number 18 and replace it with the following text:

"indoor agriculture where the development does not limit heavy industrial opportunities.";

- (b) after the text "Support viability in the long term by considering:" and before number 17 add the following text as number 17:

"the continued operation and expansion of existing confined feeding operations in accordance with the *Agricultural Operation Practices Act*."

and renumber the text of the subsequent numbers accordingly;

1.17 within section 5.8 Local Employment Policy Area, under the heading "Policies":

- (a) after the text "Support viability in the long term by considering:" and before the subheading "Business Park" delete number 3 and replace it with the following :

"3. Land Use Bylaw amendments where the proposal conforms to an adopted Area Structure Plan.

4. development where the proposal conforms to:
  - a. the use regulations of the Agriculture Large Holdings Policy Area; or
  - b. an adopted Area Structure Plan.

5. subdivision where the proposal conforms to:
  - a. the subdivision policies of the Agriculture Large Holdings Policy Area; or
  - b. an adopted Area Structure Plan."

and renumber the text of the subsequent numbers accordingly;

- (b) after number 2 and before the text "Support viability in the long term by considering:" add the following text as number 3:

"the adoption of an Area Concept Plan prior to the acceptance of an application for an Area Structure Plan."

and renumber the text of the subsequent numbers accordingly;

1.18 within section 6.1 Implementation Policies, under the heading "Relationships with Existing Plans":

(a) delete the text of number 1 and replace it with the following text:

"If a parcel is within a Land Use Bylaw zoning district that is in conflict with the policies of this Plan, the subdivision of a first parcel out of an unsubdivided quarter section will continue to be considered as per the existing Land Use Bylaw zoning district.";

1.19 within section 7. Definitions:

(a) delete the following text:

"Extensive Agricultural Operations: Means the use of agricultural land for soil bound cultivation, to produce cereal, seed, forage, vegetable or fruit crops for mechanical harvesting."

and replace it with the following text:

"Extensive Agricultural Operations: Means the use of agricultural land for soil bound cultivation, to produce cereal, seed, forage, vegetables, fruit or other crops for harvesting.";

(b) after the definition of "Inclusionary Housing" and before the definition of "Industrial, Heavy" add the following text:

"Indoor Agriculture: Means the commercial production of plants or aquatic organisms within a structure. This may include but is not limited to vertical farms, aquaculture, aquaponics or hydroponics.";

(c) delete the following text:

"Livestock Operations: Means operations for the farming of livestock, such as feed lots or cattle farms. This includes confined feeding operations."

and replace it with the following text:

"Livestock Operations: Means operations for the farming of livestock such as goats or cattle. This does not include confined feeding operations which require provincial approvals.";

(d) delete the following text:

"Small Holdings Agriculture: Means the use of agricultural land for the commercial production of animals, fruits and/or vegetables, horticulture, poultry farms, dairy farms, market gardens, greenhouses and nurseries. This does not include confined feeding operations."; and

1.20 within section 9. Maps:

(a) the page containing the map titled "MAP 8: TRANSPORTATION INFRASTRUCTURE CONCEPT" is delete and replaced with page attached as Schedule "A" to this bylaw.

Read a first time this \_\_\_\_ day of \_\_\_\_\_, 2018.

Read a second time this \_\_\_\_ day of \_\_\_\_\_, 2018.

Read a third time this \_\_\_\_ day of \_\_\_\_\_, 2018.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director,  
Legislative and Legal Services

## SCHEDULE "A"

# MAP 8: TRANSPORTATION INFRASTRUCTURE CONCEPT

