

Detailed Proposed Amendment Chart

Bylaw 4-2018

The following charts detailed the amendments included in proposed Bylaw 4-2018. The bylaw reference number represents the corresponding section of Bylaw 4-2018. The Chart has been broken into three sections including the following:

Section 1: Proposed amendments related to Council's September 5, 2017 motions referencing the September 5, 2017 Planning and Development Service Report.

Section 2: Council's additional proposed amendments related to Council's September 5, 2017 motions.

Section 3: Additional proposed amendments being brought forward by administration with rationale.

Section 1:

Proposed amendments related to Council's September 5, 2017 motions referencing the September 5, 2018 Planning and Development Service Report.

Motion	Bylaw Ref	Proposed Amendments
Section 4.1 Urban Service Area General		
1. Urban Service Area General: • Policy be added to require mitigation measures when subdividing or developing adjacent to the Rural Service Area.	1.1	That a new policy be added on page 32, immediately after policy 4.1.6, as follows: Ensure viability in the long term by requiring: <u>that new urban subdivision and development be designed to mitigate potential land use conflicts with adjacent land uses in the Rural Service Area.</u>
Section 5.1 Rural Service Area General		
2. Rural Service Area General: • Policies be amended to remove new local community services as it is a duplication of policy already addressed in applicable policy areas.	1.5	That policy 5.1.3, on page 94, be amended as follows: Promote viability in the long term by encouraging: new local community service and Major Public Services for the Rural Service Area to locate within the Urban Service Area or growth hamlets.
Section 5.3 Country Residential Policy Area		
3. Country Residential Policy Area: • Policies be amended to clarify that new community halls can be considered in the	1.6a,b	That policy 5.3.15, on page 107, be deleted: Ensure efficiently designed developments that occur in an orderly manner by requiring: new, local community services and schools which service the Country Residential Policy Area to locate in either the Urban Service

Country Residential Policy Area.		Area or Address:
Section 5.4 Agriculture Small Holdings Policy Area		
<p>4. Agriculture Small Holdings Policy Area:</p> <ul style="list-style-type: none"> Policy be added to clarify that all types of agricultural uses are encouraged within this policy area; Policies be amended and added to allow for the continued operation and expansion of existing Confined Feeding Operations (CFOs) which meet the evaluation criteria; Policies be amended to include reference to large-scale agricultural product processing; Policies be amended to allow for consideration of agricultural support services and that the criterion regarding the requirement of agricultural production on the parcel be removed. 	1.8	<p>That the goal for Section 5.4 Agriculture Small Holdings Policy Area, on page 109, be amended as follows:</p> <p>Strathcona County will provide opportunities for small scale holdings agricultural ale operations that supports livework, local food production and local food distribution which respect the rural landscape and the environment.</p>
	1.9	<p>That objective 1 for Section 5.4 Agriculture Small Holdings Policy Area, on page 109, and all subsequent repetitions of the objective within policies be amended as follows:</p> <p><i>Prioritizes small scale holdings agricultural real operations;</i></p>
	1.10a,c	<p>That policy 5.4.1, on page 110, be deleted</p> <p>Promote the prioritization of small holdings agriculture by encouraging:</p> <p>the development of small holdings agriculture and aquaculture.</p>
	1.10b,c	<p>That a new policy be added on page 110, immediately before policy 5.4.2, as follows:</p> <p>Support the prioritization of small scale agricultural operations by considering:</p> <p><u>small and medium scale indoor agriculture where the development:</u></p> <p><u>a. mitigates environmental impacts;</u></p> <p><u>b. mitigates nuisance impacts on adjacent land uses; and</u></p> <p><u>c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.</u></p>
	1.10l,m	<p>That a new policy be added on page 110, immediately before policy 5.4.3 as follows:</p> <p><u>Promote opportunities for livework, local food production and local food distribution by encouraging:</u></p> <p><u>the development of extensive agricultural and livestock operations.</u></p>
	1.10d	<p>That policy 5.4.4, on page 110, be amended as follows:</p> <p>Ensure viability in the long term by requiring:</p> <p>new or expanded confined feeding operations to locate outside of the Agriculture Small Holdings Policy Area.</p>

	1.10e	<p>That policy 5.4.5, on page 110, be amended as follows:</p> <p>Support viability in the long term by considering:</p> <p>the results of a minimum distance separation calculation, <u>as per the Agricultural Operations Practices Act</u>, from <u>existing</u> confined feeding operations when reviewing subdivision and development applications.</p>
	1.10k	<p>That a new policy be added on page 110, immediately before policy 5.4.5, as follows:</p> <p>Support viability in the long term by considering:</p> <p><u>the continued operation and expansion of existing confined feeding operations in accordance with the Agricultural Operation Practices Act.</u></p>
	1.10f	<p>That policy 5.4.7, on page 110, be amended as follows:</p> <p>Promote respect for rural landscapes, natural landscapes and heritage by encouraging:</p> <p>the development of <u>equine and</u> equestrian facilities.</p>
	1.10g,h	<p>That policy 5.4.11, on page 111, be amended as follows:</p> <p>Ensure the prioritization of small <u>scaleholdings</u> agricultural <u>operations</u> by requiring:</p> <p>large scale agriculture support services <u>and agricultural product processing</u> to develop in identified and comprehensively planned business centres in the Heartland Policy Area, Local Employment Policy Area and the Urban Service Area.</p>
	1.10i	<p>That policy 5.4.15, on page 111, be amended as follows:</p> <p>Support opportunities for livework, local food production and local food distribution by considering:</p> <p>the development of small scale <u>agriculture support services</u>, agricultural product processing and <u>associated</u> sales where the proposed development:</p> <p>a. is on a parcel with an existing dwelling; b. is secondary to the primary agricultural use of the parcel; a. mitigates environmental impacts; b. is sized to accommodate the agricultural product grown on the parcel; <u>c.b.</u> mitigates nuisance impacts on adjacent land uses; and d.c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.</p>

	1.19b	<p>That a new definition for “Indoor Agriculture” be added on page 158, immediately after the definition for “Inclusionary Housing”, as follows:</p> <p><u>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.</u></p>
	1.19d	<p>That the definition for “Small Holdings Agriculture”, on page 163 be deleted:</p> <p>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.</p>
Section 5.5 Agriculture Large Holdings Policy Area		
<p>5. Agriculture Large Holdings Policy Area:</p> <ul style="list-style-type: none"> Policy be added to clarify that livestock operations are encouraged; Policy be added to clarify that small holdings agriculture can be considered in this policy area. Policies be amended to include reference of agricultural product processing; Policies be amended to allow for consideration of agricultural product processing, and that a criterion be added regarding mitigation of environmental impacts. 	1.11	<p>That the goal for Section 5.5 Agriculture Large Holdings Policy Area, on page 115, be amended as follows:</p> <p>Strathcona County will provide opportunities for large-scale agricultural operations and homesteads that respect the rural landscape and the environment.</p>
	1.12	<p>That objective 4 for Section 5.5 Agriculture Large Holdings Policy Area, on page 115, and all subsequent repetitions of the objective within policies be amended as follows:</p> <p>Provides opportunities for homesteads and livework, <u>local food production and local food distribution</u>;</p>
	1.13k,l	<p>That a new policy be added on page 116, immediately after policy 5.5.2, as follows:</p> <p><u>Promote opportunities for livestock operations by encouraging: the development of livestock operations.</u></p>
	1.13a,b	<p>That policy 5.5.3, on page 116, be amended as follows:</p> <p>Support opportunities for livestock operations by considering:</p> <p>new or expanded confined feeding operations where the property line of the proposed development:</p> <ol style="list-style-type: none"> is located at least 3.2 kilometres (2.0 miles) from the property line, of any: <ol style="list-style-type: none"> City, Urban Service Area, Hamlet or Town; area already developed or that is designated for uses such

		<p>as schools, hospitals, commercial or multi-parcel country residential with more than three residential parcels per quarter section; and</p> <p>iii. federal, provincial or municipal park or recreation area, and any other areas used or intended to be developed for recreational facilities; and</p> <p>b. is located at least 1.0 kilometre (0.62 miles) from the boundary of an environmentally significant area.</p>
	1.13c	<p>That policy 5.5.4, on page 116 be amended as follows:</p> <p>Support opportunities for livestock operations by considering:</p> <p>the continued operation <u>and expansion</u> of existing confined feeding operations as per in accordance with the <i>Agricultural Operation Practices Act</i>.</p>
	1.13i,j	<p>That a new policy be added on page 116, immediately after policy 5.5.5, as follows:</p> <p><u>Support opportunities for livework, local food production and local food distribution by considering:</u></p> <p><u>the development of small and medium scale indoor agriculture where the development:</u></p> <p><u>a. mitigates environmental impacts;</u> <u>b. mitigates nuisance impacts on adjacent land uses; and</u> <u>c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.</u></p>
	1.13e	<p>That policy 5.5.11, on page 117, be amended as follows:</p> <p>Ensure the prioritization of extensive agricultural operations by requiring:</p> <p>large scale agriculture support services <u>and agricultural product processing</u> to develop in identified and comprehensively planned business centres in the Heartland Policy Area, Local Employment Policy Area and the Urban Service Area.</p>
	1.13g,h	<p>That policy 5.5.13, on page 118, be amended as follows:</p> <p>Support opportunities for homesteads and <u>livework, local food production and local food distribution</u> by considering:</p> <p>small scale agricultural support services, <u>agricultural product processing and associated sales</u> where the development:</p> <p>a. is on a parcel with an existing dwelling; b. is directed to lower class soils if not part an existing yardsite; and <u>a. mitigates environmental impacts;</u> <u>b. mitigates nuisance impacts on adjacent land uses; and</u></p>

		<p>c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.</p>
	1.19a	<p>That the definition for "Extensive Agricultural Operations", on page 156, be amended as follows:</p> <p>Extensive Agricultural Operations: Means the use of agricultural land for soil bound cultivation, to produce cereal, seed, forage, vegetables, or fruit <u>or other</u> crops for mechanical harvesting.</p>
	1.19c	<p>That the definition for "Livestock Operations", on page 159, be amended as follows:</p> <p>Livestock Operations: Means operations for the farming of livestock such as feed lots goats or cattle farms. This <u>does not</u> include confined feeding operations <u>which require provincial approvals</u>.</p>
Section 5.6 Beaver Hills Policy Area		
<p>6. Beaver Hills Policy Area:</p> <ul style="list-style-type: none"> • Policies be added to clarify that the continuation of agricultural operations is encouraged; • Policies be amended to allow for the continued operation and expansion of existing CFOs which meet the evaluation criteria; • Policies be added to clarify that equine and equestrian facilities are encouraged. 	1.14c	<p>That a new objective be added on page 121, immediate after objective 4, as follows:</p> <p><u>Provides opportunities for agricultural operations.</u></p>
	1.15a	<p>That policy 5.6.1, on page 122, be amended as follows:</p> <p>Ensure conservation of Beaver Hills Moraine by requiring:</p> <p>new or expanded confined feeding operations to locate outside of the Beaver Hills Policy Area.</p>
	1.15j	<p>That a new policy be added on page 122, immediately after policy 5.6.1, as follows:</p> <p>Ensure conservation of Beaver Hills Moraine by requiring:</p> <p><u>that subdivision for agricultural purposes be limited to a first parcel out of an unsubdivided quarter section that is:</u></p> <p>a. <u>an equal split; or</u> b. <u>a split along a natural or manmade severance.</u></p>
	1.15b	<p>That policy 5.6.2, on page 122, be amended as follows:</p> <p>Promote responsible human interactions with nature by encouraging:</p> <p>extensive agricultural operations to complete the completion of an Environmental Farm Plan.</p>
	1.15h,i,	<p>That the following policies be added on page 122, immediately after</p>

	f,g	<p>policy 5.6.2, as follows:</p> <p><u>Promote opportunities for agricultural operations by encouraging:</u></p> <p><u>the development of extensive agricultural and livestock operations.</u></p> <p><u>the development of equine and equestrian facilities.</u></p> <p><u>Support opportunities for agricultural operations by considering:</u></p> <p><u>the development of small and medium scale indoor agriculture where the development:</u></p> <p><u>a. mitigates environmental impacts;</u></p> <p><u>b. mitigates nuisance impacts on adjacent land uses; and</u></p> <p><u>a-c. _____ has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.</u></p> <p><u>the continued operation and expansion of existing confined feeding operations in accordance with the <i>Agricultural Operation Practices Act</i>.</u></p> <p><u>the results of a minimum distance separation calculation from confined feeding operations when reviewing subdivision and development applications.</u></p>
	1.15d,e	<p>That a new policy be added on page 124, immediately after policy 5.6.17, as follows:</p> <p><u>Support opportunities for agricultural operations by considering:</u></p> <p><u>small scale agricultural support services, agricultural product processing and associated sales where the development:</u></p> <p><u>a. mitigates environmental impacts;</u></p> <p><u>b. mitigates nuisance impacts on adjacent land uses; and</u></p> <p><u>a-c. _____ has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.</u></p>
Section 5.8 Local Employment Policy Area		
<p>7. Local Employment Policy Area:</p> <ul style="list-style-type: none"> Policies be amended and added to ensure clarity of transition until an Area Concept Plan for the area is completed. 	1.17b	<p>That a new policy be added on page 132, immediately after policy 5.8.2, as follows:</p> <p>Ensure viability in the long term by requiring:</p> <p><u>the adoption of an Area Concept Plan prior to the acceptance of an application for an Area Structure Plan.</u></p>
	1.17a	<p>That policy 5.8.3, on page 132, be deleted and replaced as follows:</p> <p>Support viability in the long term by considering:</p> <p>a proposal for an Area Structure Plan, Land Use Bylaw amendment,</p>

		<p>or subdivision within the boundary of the Local Employment Policy Area only when the Area Concept Plan for the Local Employment Policy Area has been adopted.</p> <p><u>Land Use Bylaw amendments where the proposal conforms to an adopted Area Structure Plan.</u></p> <p><u>development where the proposal conforms to:</u></p> <p>a. <u>the use regulations of the Agriculture Large Holdings Policy Area;</u> b. <u>an adopted Area Structure Plan.</u></p> <p><u>subdivision where the proposal conforms to:</u></p> <p>a. <u>the subdivision policies of the Agriculture Large Holdings Policy Area;</u> <u>or</u> b. <u>an adopted Area Structure Plan.</u></p>
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Section 2:

Council's additional proposed amendments related to Council's September 5, 2017 motions.

Motion	Bylaw Ref	Proposed Amendments
School Sites		
<p>Include consideration of the following additional proposed amendments with respect to School Sites:</p> <ul style="list-style-type: none"> Page 53, Policy be amended to the Compact Development Policy Area requiring school sites to be in close proximity to residential and local and major community services from "requiring" to "encouraging". Page 53, Policy to be amended to remove item #26 – high schools to locate in close proximity to commercial sites. Page 58, Remove or clarify the policy on schools in the Residential Policy Area Built-Up Urban Area which requires the following: "Ensure the provision of services and open space for residents by requiring (#6) existing sites that have been identified as 	1.3a	<p>That policy 4.3.3.24 and 4.3.3.25, on page 53, be encouraged as opposed to required:</p> <p>Ensure-Promote compact, mixed-use development by <u>encouraging-requiring</u>:</p> <p>school sites to locate in close proximity to residential.</p> <p>school sites to locate in close proximity to local community services or major community services.</p>
	1.3b	<p>That policy 4.3.3.26, on page 53, be deleted.</p> <p>Promote the evolution of complete communities by encouraging:</p> <p>high school sites to locate in close proximity to commercial areas</p>
	1.4a	<p>That policy 4.3.4.6, on page 58, be amended as follows:</p> <p>Ensure the provision of services and open space for residents by requiring:</p> <p>existing sites that have been identified as potential school sites under existing statutory plans be reviewed <u>for their developability</u>.to determined their necessity and viability</p>

<p>potential school sites under existing statutory plans be reviewed to determine their necessity and viability.”</p> <ul style="list-style-type: none"> • Page 94, Remove the requirement (#1) that “new schools for the Rural Service Area to locate within the Urban Services Area or growth hamlets. • Page 107, Remove the requirement (#15) “new local community services and schools which serve the Country Residential Policy Area to locate in either the Urban Services Area or Ardrossan.” • Page 112, Remove the requirement (#19) “new local community services and schools which service the Agricultural Small Holdings Policy Area to locate in the Urban Services Area, Ardrossan or potentially South Cooking Lake.” • Page 124, Remove the requirement (#20) “new local community services, and schools which service the Beaver Hills Policy Area to locate in the Urban Services Area, Ardrossan or potentially South Cooking Lake.” 	<p>1.5c</p> <p>1.7b</p> <p>1.10j</p> <p>1.15c</p>	<p>That policy 5.1.1, on page 94, be deleted:</p> <p>Ensure viability in the long term by requiring:</p> <p>new schools for the Rural Service Area to locate within the Urban Service Area or growth hamlets</p> <p>That policy 5.3.15, on page 107, be deleted:</p> <p>Ensure efficiently designed developments that occur in an orderly manner by requiring:</p> <p>new local community services and schools which service the Country Residential Policy Area to locate in either the Urban Service Area or Ardrossan</p> <p>That policy 5.4.19, on page 112, be deleted:</p> <p>Ensure viability over the long term by requiring:</p> <p>new local community services and schools which service the Agricultural Small Holdings Policy Area to locate in either the Urban Service Area, Ardrossan or potentially South Cooking Lake</p> <p>That policy 5.6.20, on page 124, be deleted:</p> <p>Ensure conservation of the Beaver Hills Moraine by requiring:</p> <p>new local community services and schools which service the Beaver Hills Policy Area to locate in either the Urban Service Area, Ardrossan or potentially South Cooking Lake</p>
Section 5.2 Hamlet Policy Area		
<ul style="list-style-type: none"> • THAT Administration prepare an amendment to the Hamlet Policy Area section to add wording such as: “Ensure viability in the long term by requiring that new subdivision and 	<p>1.6a,b</p>	<p>That a new policy be added on page 96, immediately after policy 5.2.2, as follows:</p> <p><u>Ensure the retention of rural character and natural landscape by requiring:</u></p> <p><u>that new subdivision and development be designed to mitigate potential land use conflicts with adjacent land uses outside of</u></p>

development be designed to mitigate potential land use conflicts with adjacent land uses in the Rural Service Area”.		the Hamlet Policy Area.
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Section 3:

Additional proposed amendments being brought forward by administration with rationale.

Description	Bylaw Ref	Proposed Amendments	Rationale
Section 4.3.2 Urban Centre Policy Area			
Move policies regarding zero setback to Encourage.	1.2a	That policy 4.3.2.10, on page 44, be encouraged as opposed to required: Ensure <u>Promote</u> compact, mixed use development by requiring <u>encouraging</u> : new or redeveloping residential and mixed-use buildings to front onto a street with a zero setback at the ground floor level.	The proposed amendment is consistent with the Compact Development Policy Area and provides flexibility for dealing with existing developments.
	1.2b,c	That policy 4.3.2.18, on page 45, be encouraged as opposed to required: Ensure <u>Promote</u> the incorporation of walkability and areas for social interaction by requiring <u>encouraging</u> : that new or redeveloping commercial sites incorporate pedestrian-oriented design by: a. including buildings that front onto a street with a zero setback at the ground floor level; b. creating the appearance of regularly spaced frontages; and c. including storefront windows and street fronting entrances.	
Section 5.1 Rural Service Area General			
Add reference to the Urban Service Area to policy 5.1.10	1.5b	That policy 5.1.10, on page 94, be amended as follows: Support viability in the long term by considering: new Major Public Services outside of growth hamlets <u>and the Urban Service Area</u> where the proposed development: a. supports the needs of the municipality; b. is within the vicinity of its main user base; c. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations; d. is rezoned to a district consistent with the	The proposed amendment further clarifies that this policy is referring to rural areas outside of hamlets.

		<p>objectives and policies of the applicable policy area;</p> <p>e. considers community input; and</p> <p>f. is consistent with an applicable statutory plan.</p>	
Section 5.7 Heartland Policy Area			
<ul style="list-style-type: none"> • Policies be amended to allow for the continued operation and expansion of existing CFOs which meet the evaluation criteria; • Policy 5.7.18 be amended for consistency with the above changes to the Small Holdings Policy Area 	<p>1.16b</p> <p>1.16a</p>	<p>That a new policy be added on page 129, immediately before policy 5.7.17, as follows:</p> <p>Support viability in the long term by considering:</p> <p><u>the continued operation and expansion of existing confined feeding operations in accordance with the Agricultural Operation Practices Act.</u></p> <hr/> <p>That policy 5.7.18, on page 129, be amended as follows:</p> <p>Support viability in the long term by considering:</p> <p><u>small holdings-indoor agriculture and aquaculture- where the development does not limit heavy industrial opportunities. utilizes synergies with industrial uses.</u></p>	<p>The proposed amendment is consistent with the motion requested CFO policies added to the Rural Areas.</p>
Section 6.1 Implementation Policies			
Clarify the wording under Policy 6.1.1	1.18	<p>That policy 6.1.1, on page 137, be amended as follows:</p> <p>If a parcel <u>has-ais within</u> a Land Use Bylaw zoning district that is in conflict with the policies of this Plan, <u>a first parcel out of a parcel that is an subdivided quarter section-the subdivision of a first parcel out of an unsubdivided quarter section</u> will continue to be considered as per the existing Land Use Bylaw zoning district.</p>	<p>The proposed amendment clarifies that a first parcel out is being referred to.</p>
Section 9 Maps			
Include the realignment of Range Road 534 on Map 8: Transportation Infrastructure Concept	1.20	<p>That Map 8: Transportation Infrastructure Concept located within Section 8 Maps be replaced with Schedule A to Bylaw 4-2018 to include the future realignment of Range Road 534.</p>	<p>The proposed amendment clarifies the future alignment of Range Road 534 consistent with other County documents and plans.</p>