

**BYLAW 1-2026**  
**A BYLAW TO AMEND BYLAW 20-2017 THE MUNICIPAL DEVELOPMENT PLAN**

Section 632(1) of the *Municipal Government Act*, RSA 2000, c M-26, as amended, requires council to adopt by bylaw a Municipal Development Plan;

Section 191 of the *Municipal Government Act*, as amended, provides that the power to pass a bylaw includes the power to amend the bylaw; and

The purpose of this bylaw is to amend the text of Municipal Development Plan Bylaw 20-2017 to align rural and agricultural policies with Strathcona County's Agriculture and Food Sector Development Strategy and the Agricultural Framework.

Council enacts:

Amendments 1 Bylaw 20-2017 is amended as follows:

- (a) in section 4.3.7 Light/Medium Industrial Policy Area, under the heading "General":
  - (i) in number 6, delete the text in its entirety and replace it with the following text:

"6. agriculture-related uses.";
- (b) in section 5.1 Rural Service Area, under the heading "Rural Service Area General", in the second paragraph, delete the text "In 2015, Strathcona County completed an Agriculture Master Plan which confirms that" and capitalize the following word "Agricultural";
- (c) in section 5.1 Rural Service Area, under the heading "General":
  - (i) after number 1A, add the following text as number 1B:

"1B. that development has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.";
  - (ii) delete number 3 in its entirety;
  - (iii) delete number 9.c in its entirety;
  - (iv) after number 9.f, add the following text as number 9.g and move the "; and" following 9.e down to follow 9.f:

"g. is an agriculture-related use or is located on a small parcel, within an existing yard site, or on marginal lands where the viability for extensive agricultural production is decreased.";

- (v) delete number 10.c in its entirety;
- (d) in section 5.2 Hamlet Policy Area, Growth Hamlets, under the heading "Growth", delete the text of number 17.a in its entirety;
- (e) in section 5.2 Hamlet Policy Area, under the heading "Commercial", delete the text of number 20.c in its entirety;
- (f) in section 5.2 Hamlet Policy Area, Small Hamlets, under the heading "Commercial", delete the text of number 66.b in its entirety;
- (g) in section 5.3 Country Residential Policy Area, under the heading "Residential", delete the text of number 5.d in its entirety;
- (h) in section 5.3 Country Residential Policy Area, under the heading "Open Space, Local Community Services and Schools", delete the text of number 14.a in its entirety;
- (i) in section 5.4 Agriculture Small Holdings Policy Area, under the heading "Objectives", in number 1, delete the text "Prioritizes small scale" and replace it with the following text:

"Supports diversified";
- (j) in section 5.4 Agriculture Small Holdings Policy Area, under the heading "Agriculture":
  - (i) under the heading "Agriculture" and before number 1, delete the text "Support the prioritization of small scale agricultural operations by considering:" and replace it with the following text:

"Support diversified agricultural operations by considering:";
  - (ii) in number 1, delete the text "small and medium scale indoor agriculture where the development:" and replace it with the following text:

“the development of indoor agriculture where the development:”;

- (iii) in number 1.a, delete the text “mitigates environmental impacts;” and replace it with the following text:

“is located within an existing yard site, or on marginal lands where the viability for extensive agricultural production is decreased”;

- (iv) in number 1.b, delete the text “mitigates nuisance impacts on adjacent land uses; and” and replace it with the following text:

“mitigates nuisances to adjacent land uses.”;

- (v) delete number 1.c in its entirety;

- (vi) in number 3, delete the text “the development of extensive agricultural and livestock operations” and replace it with the following text:

“3. agricultural activities”;

- (vii) delete number 10 in its entirety;

- (k) within section 5.4 Agriculture Small Holdings Policy Area, under the heading “Commercial”:

- (i) under the heading “Commercial”, delete number 13 and the heading text “Ensure the prioritization of small scale agricultural operations by requiring:” in their entirety.

- (ii) in number 14, delete the text in its entirety including subsections, and replace it with the following text:

“14. the development of rural residential employment where the development mitigates nuisances to adjacent land uses.”;

- (iii) delete number 15 in its entirety;

- (iv) delete number 16 in its entirety;
- (v) after number 16 and before number 17, delete the heading text "Support opportunities for livework, local food production and local food distribution by considering:" and replace it with the following text "Support respect for rural landscapes, natural landscapes and heritage by considering:";
- (vi) in number 17, delete the text in its entirety including subsections and replace it with the following text:

"17. the development of rural destinations where the development:

  - a. is focused on an on-site rural amenity;
  - b. structures and gathering areas are located and designed to allow for interaction, observation and enjoyment of the rural amenity;
  - c. is located on a small parcel, within an existing yard site, or on marginal lands where the viability for extensive agricultural production is decreased; and
  - d. mitigates nuisances to adjacent land uses.";
- (vii) in number 18, delete the text in its entirety and replace it with the following text:

"18. the development of rural oriented businesses where the development:

  - a. is located on a small parcel, within an existing yard site, or on marginal lands where the viability for extensive agricultural production is decreased; and
  - b. mitigates nuisances to adjacent land uses.";
- (viii) delete number 19 in its entirety;
- (ix) delete number 20 in its entirety;
- (x) after the heading "Industry and Energy" and before number 26, delete the heading text "Promote the prioritization of small scale agricultural operations by

encouraging:" in its entirety and replace it with the following text "Promote diversified agricultural operations by encouraging:";

- (xi) after the heading "Transportation and Utilities" and before number 31, delete the heading text "Ensure the prioritization of small scale agricultural operations by requiring:" and replace it with the following text "Ensure diversified agricultural operations by requiring:";
- (l) within section 5.5 Agriculture Large Holdings Policy Area, under the heading "Agriculture":
  - (i) in number 1, delete the text "the development of extensive agricultural operations." and replace it with the following text:

"1. agricultural activities";
  - (ii) after number 2, delete number 3 and the heading text "Promote opportunities for livestock operations by encouraging:" in their entirety;
  - (iii) in number 7, delete the text in its entirety and replace it with the following text:

"7. the development of indoor agriculture where the development:

    - a. is located on a small parcel, within an existing yard site, or on marginal lands where the viability for extensive agricultural production is decreased; and
    - b. mitigates nuisances to adjacent land uses.";
- (m) within section 5.5 Agriculture Large Holdings Policy Area, under the heading "Commercial":
  - (i) after the heading "Commercial", delete number 13 and the heading text "Ensure the prioritization of extensive agricultural operations by requiring:" in their entirety.

- (ii) in number 14, delete the text in its entirety, and replace it with the following text:

“14. the development of rural residential employment where the development mitigates nuisances to adjacent land uses.”;

- (iii) after number 14, add the following text as 14A:

“14A. the development of rural oriented businesses where the development:

- a. is located within an existing yard site, or on marginal lands where the viability for extensive agricultural production is decreased; and
- b. mitigates nuisances to adjacent land uses.”;

- (iv) After number 14, and before number 15, delete the heading text “Support opportunities for livework, local food production and local food distribution by considering:” and replace it with the following text “Support respect for rural landscapes, natural landscapes and heritage by considering:”;

- (v) in number 15, delete the text in its entirety, and replace it with the following text:

“15. the development of rural destinations where the development mitigates nuisances to adjacent land uses and:

- a. has limited structures and a direct interaction with the ongoing agricultural operations on the parcel;  
or
- b. is located within an existing yard site, or on marginal lands where the viability for extensive agricultural production is decreased.”;

- (vi) delete number 16 in its entirety;

- (vii) delete number 17 in its entirety;

(viii) delete the text "Policy 17" located on the picture at the bottom of page 130 and replace it with the following text:

"Policy 15";

(n) in section 5.6 Beaver Hills Policy Area, under the heading "Agriculture":

(i) in number 4, delete the text "the development of extensive agricultural and livestock operations." and replace it with the following text:

"4. agricultural activities";

(ii) in number 6, delete the text in its entirety and replace it with the following text:

"6. the development of indoor agriculture where the development:

a. is located and designed to protect environmental features; and

b. mitigates nuisances to adjacent land uses.";

(o) in section 5.6 Beaver Hills Policy Area, under the heading "Commercial":

(i) in number 14, delete the text in its entirety, and replace it with the following:

"14. the development of rural destinations where the development:

a. is focused on an on-site rural amenity;

b. structures and gathering areas are located and designed to allow for interaction, observation and enjoyment of the rural amenity;

c. is located and designed to protect environmental features; and

d. mitigates nuisances to adjacent land uses.";

- (ii) delete number 15 in its entirety;
- (iii) delete number 16 in its entirety;
- (iv) delete number 18.i in its entirety and move the "and" following 18.h up to follow 18.g;
- (v) after number 20 and before number 21, insert the following heading text "Support opportunities for responsible human interactions with nature by considering:";
- (vi) in number 21, delete the text in its entirety, and replace it with the following text:
  - "21. the development of rural residential employment where the development mitigates nuisances to adjacent land uses.";
- (vii) in number 22, delete the text in its entirety, and replace it with the following text:
  - "22. the development of rural oriented businesses where the development:
    - a. is located and designed to protect environmental features; and
    - b. mitigates nuisances to adjacent land uses.";
- (viii) delete number 23 in its entirety;
- (ix) after number 23, delete number 24 and the heading text "Support opportunities for agricultural operations by considering:" in their entirety;
- (p) in section 5.7 Heartland Policy Area, under the heading "Heavy Industrial", delete number 10.f in its entirety and move the "and" following 10.f up to follow 10.e;
- (q) in section 5.7 Heartland Policy Area, under the heading "Light/Medium Industrial":
  - (i) delete number 14.d in its entirety and add the word "and" after number 14.c;
  - (ii) in number 15, delete the text "large scale agricultural support services where the development:" and replace it with the following text:

"agriculture-related uses where the development:";

(iii) delete number 15.e in its entirety and add the word "and" to number 15.d;

(r) in section 5.8 Local Employment Policy Area, under the heading "General", in number 5.c, delete the text "agri-business" and replace it with the following text:

"5.c. agriculture-related uses";

(s) in section 5.8 Local Employment Policy Area, under the heading "Agriculture":

(i) in number 12 delete the text "the development of small, medium and large scale agri-tourism." And replace it with the following text:

"12. the development of agri-tourism that has direct interaction with ongoing agricultural operations on the parcel.";

(ii) in number 13 delete the text "the development of small, medium and large scale agriculture support services, agricultural product processing and associated sales." and replace it with the following text:

"13. agriculture-related uses";

(t) in section 7 Definitions:

(i) after the definition "Aggregate Extraction" and before the definition "Agricultural Impact Assessment", add the following definition:

"Agricultural Activities: Means agricultural operations as per the *Agricultural Operation Practices Act* and other subsidiary activities directly related to the primary agricultural uses. This may include the growing, raising, managing of livestock, crops, horticulture primarily outdoors as well as limited agri-tourism or processing and sale of an agricultural raw material being produced by the (farmer) producer on

the site. This does not include confined feeding operations or indoor agriculture.”;

- (ii) delete the definition “Agricultural Product Processing” in its entirety;
- (iii) delete the definition of “Agricultural Support Services” in its entirety;
- (iv) after the definition “Agricultural Operations” and before the definition “Alberta’s Industrial Heartland” add the following definition:

“Agriculture-Related Uses: Means uses that are related to agriculture, primarily support agriculture, benefit from being in close proximity to agriculture or provide direct products and/or services to agricultural operations in the immediate area. This may include but is not limited to livestock veterinary services, agricultural mechanical services, the physical transformation or upgrading of an agricultural product or by-product and seed cleaning plants.”;

- (v) after the definition “Agriculture-Related Uses” and before the definition “Alberta’s Industrial Heartland” add the following definition:

“Agri-Tourism: Means farm related tourism focused on agricultural education and activities that involve observation and participation in the processes or products of the farming operations on the site.”;

- (vi) delete the definition of “Commercial, Recreation” in its entirety;
- (vii) after the definition “Major Open Space Corridor” and before the definition “Midblock Crosswalk”, add the following definition:

“Marginal Lands: Means land with limited potential for profitable crop production due to factors like low fertility, poor drainage, topography, small parcel size, existing vegetation, or land that has been degraded by erosion, compaction, or overuse.”;

- (viii) after the definition "Rural Character" and before the definition "Scale, Large", add the following definitions:
- i. "Rural Destination: Means a development within the rural service area intended to host events, activities and experiences which draw individuals out to the rural area for short time periods and may include accessory accommodations. Examples may include, but are not limited to, tourism uses, religious venues, botanical gardens, outdoor recreation centres such as paintball or zipline courses, wedding venues, retreats, and areas for camping .";
  - ii. "Rural Oriented Business: Means a business best suited to the Rural Service Area due to the specific nature of the operations and is beyond the scale of rural residential employment. This may include, but is not limited to, an agriculture-related use, substantial recreational vehicle storage or a plant nursery.";
  - iii. "Rural Residential Employment: Means the use of part of a single dwelling, accessory building, yardsite or combinations thereof by a resident of the parcel for a business activity that results in a product or service intended for provision to consumers or clients. This may include, but is not limited to, a business operated from a dwelling, overnight accommodations within a dwelling, boarding or breeding of domestic animals or limited recreational vehicle storage.";
- (ix) delete the text of the definition "Seasonal Recreational Resort" in its entirety and replace it with "Means a seasonal development containing a planned recreational bare land condominium subdivision that may be serviced with privately-owned communal piped water and wastewater services for seasonal, non-permanent accommodation.";
- (x) delete the text of the definition "Tourism, Agri" in its entirety;

(xi) delete the definition of "Tourism, Nature-Based" in its entirety.

Transitional 2 Notwithstanding the amendments in section 1 of this Bylaw 1-2026, where a land use bylaw amendment application has been determined to be complete related to a rural destination, prior to the date of third reading of this Bylaw 1-2026 the application may be considered under the policies of Municipal Development Plan Bylaw 20-2017 that existed prior to this amendment coming into force, until December 31, 2026, after which date the amendments of this Bylaw 1-2026 shall then apply.

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

THIRD READING: \_\_\_\_\_

SIGNED THIS \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MANAGER, MUNICIPAL CLERK'S  
OFFICE