

Municipal Development Plan Rural and Agriculture Amendments

The purpose of Bylaw 1-2026 is to amend rural and agricultural policies within the Municipal Development Plan 20-2017 to align rural and agricultural policies with Strathcona County’s Agriculture and Food Sector Development Strategy and the Agricultural Framework.

Table 1 below summarizes the proposed categories within the Municipal Development Plan as a point of reference:

Table 1: MDP Rural Use Category Reference Chart	
Proposed Category	Examples
Agricultural activities	<ul style="list-style-type: none"> - Agricultural operations - Extensive agriculture - Small scale agri-tourism - Livestock operations - Small scale agriculture product processing
Rural oriented business	<ul style="list-style-type: none"> - Recreational vehicle storage major - Agriculture support service - Agriculture product processing - Garden centre
Rural destination	<ul style="list-style-type: none"> - Commercial recreation - Nature based tourism - Large scale agri-tourism - Event venue - Campground - Private camp - Community recreation - Religious assemblies
Rural residential employment	<ul style="list-style-type: none"> - Home-based business - Vet service minor - Recreational vehicle storage minor - Bed and breakfast - Animal boarding

The following amendments are being proposed to Strathcona County Municipal Development Plan 20-2017:

1. Within Section 4.3.7 Light/Medium Industrial Policy Area:

(a) Replace policy 4.3.7.6 with the following:

agriculture-related uses.

2. Within Section 5.1 Rural Service Area General:

(a) Amend the second paragraph on page 105 as follows:

In 2015, Strathcona County completed an Agriculture Master Plan which confirms that Agricultural operations continue to be the largest land user within Strathcona County. Although relatively small in terms of area in comparison to other counties in

Alberta, Strathcona County continues to be a highly productive agricultural municipality. More than just an economic entity, agricultural operations provide a rural lifestyle for those who desire this, and help establish the community character of Strathcona County.

- (b) Add the following as policy 5.1.1B. and delete the duplicated language under 5.1.9.c, 5.1.10.c, 5.2.17.a, 5.2.20.c, 5.2.66.b, 5.3.5.d, 5.3.14.a, 5.4.1.c, 5.6.18.i, 5.7.10.f, 5.7.14.d and 5.7.15.e:

1B. that development has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.

- (c) Delete policy 5.1.3. Direction is proposed to move to individual policy areas.

- (d) Add the following to policy 5.1.9.g:

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

Within Section 5.4 Agriculture Small Holdings Policy Area:

- (a) Replace under the heading "Agriculture", before policy 5.4.1, with the following:

Support diversified agricultural operations by considering:

- (b) Replace policy 5.4.1 with the following:

the development of indoor agriculture where the development:

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

- (c) Replace policy 5.4.3. with the following:

agricultural activities.

- (d) Delete policy 5.4.10. Item is addressed through the Land Use Bylaw.

- (e) Replace policies 5.4.13., 5.4.14., 5.4.15., 5.4.16., 5.4.17., 5.4.18., 5.4.19. and 5.4.20. with the following new policies:

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

the development of rural residential employment where the development mitigates nuisances to adjacent land uses.

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.

Support respect for rural landscapes, natural landscapes and heritage by considering:

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.

3. Within Section 5.5 Agriculture Large Holdings Policy Area:

(a) Replace policy 5.5.1. with the following:

agricultural activities.

(b) Delete Policy 5.5.3. Item is addressed through the Land Use Bylaw.

(c) Replace Policy 5.5.7. with the following:

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.

(d) Replace policies 5.5.13., 5.5.14., 5.5.15., 5.5.16. and 5.5.17. with the following new policies:

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

the development of rural residential employment where the development mitigates nuisances to adjacent land uses.

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.

Support respect for rural landscapes, natural landscapes and heritage by considering:

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

4. Within Section 5.6 Beaver Hills Policy Area:

(a) Replace policy 5.6.4 as follows:

agricultural activities.

(b) Replace policy 5.6.6 as follows:

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.

(c) Replace policies 5.6.14, 5.6.15, and 5.6.16 with the following:

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.

(d) Replace policies 5.6.21, 5.6.22, 5.6.23 and 5.6.24 with the following new policies:

Support opportunities for responsible human interactions with nature by considering:

the development of rural residential employment where the development mitigates nuisances to adjacent land uses.

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.

5. Within Section 5.7 Heartland Policy Area:

(a) Amend policy 5.7.15 as follows:

~~large scale agricultural support services agriculture-related uses~~ where the development:

6. Within Section 5.8 Local Employment Policy Area:

(a) Amend policy 5.8.5.c. as follows:

~~agri-business~~agriculture-related uses/industrial;

(b) Amend policy 5.8.12. as follows:

the development of ~~small, medium and large scale~~ agri-tourism that has direct interaction with ongoing agricultural operations on the parcel.

(c) Replace policy 5.8.13 as follows:

agriculture-related uses.

7. Within Section 7 Definitions:

(a) Add the following new definitions:

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.

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.

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.

(b) Add the following definition for Rural Destination, which will replace the definitions of commercial recreation and nature-based tourism:

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.

(c) Replace the definition for Agri-tourism with the following:

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.

- (d) Add the following definition for Agriculture-related uses, which will replace the definition of agricultural support services and agricultural product processing:

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.

- (e) Amend the definition for Seasonal Recreational Resort as follows:

Seasonal Recreational Resort: Means ~~any~~ seasonal development containing a ~~campground or~~ planned recreational bare land condominium subdivision that may be serviced with privately-owned communal piped water and wastewater services for seasonal, non-permanent accommodation.

- (f) Add the following definition for Marginal lands:

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.