

Priorities Committee Meeting_May06_2025

STRATEGIC INITIATIVE AND UPDATE

Rural and Agricultural Land Use Amendments

Report Purpose

To provide the Priorities Committee with an update regarding proposed rural and agricultural amendments to the Municipal Development Plan and Land Use Bylaw.

Our Strategic Goals

Goal 1 - Economic Prosperity

Goal 1 Priority - Development of emerging sectors that supports innovation, economic diversification and tourism

Goal 1 Priority - Promotion of a diverse agricultural market that supports the local economy

Goal 1 Priority - Attraction and retention of small and medium sized businesses that fosters economic

Report

Planning and Development Services is proposing amendments to the Municipal Development Plan and Land Use Bylaw intended to enact and align with the Strathcona County Tourism Strategy, Agriculture and Food Sector Development Strategy and the DRAFT Agricultural Framework.

The amendments are intended to increase opportunities for agricultural activities and related operations as well as reviewing rural uses for suitability. Additional information can be found in Enclosure 1.

Council and Committee History

April 8, 2025	Agricultural Framework update to Priorities Committee
Oct. 1, 2024	Council approved the Agriculture and Food Sector Development Strategy
Sept. 20, 2024	Council adopted Land Use Bylaw 24-2024
Sept. 5, 2017	Council adopted Municipal Development Plan 20-2017

Other Impacts

Policy: n/a

Financial/Budget: n/a

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Municipal Development Plan and Land Use Bylaw.

Interdepartmental: The proposed amendments have been circulated to internal departments.

Master Plan/Framework: Municipal Development Plan, Land Use Bylaw, Tourism Strategy, Agriculture and Food Sector Development Strategy

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Communication Plan

Planning and Development Services has presented and gathered feedback from the Agricultural Service Board and the Agriculture and Food Institute to inform the proposal. The future public hearing will be advertised in the newspaper and on the County website.

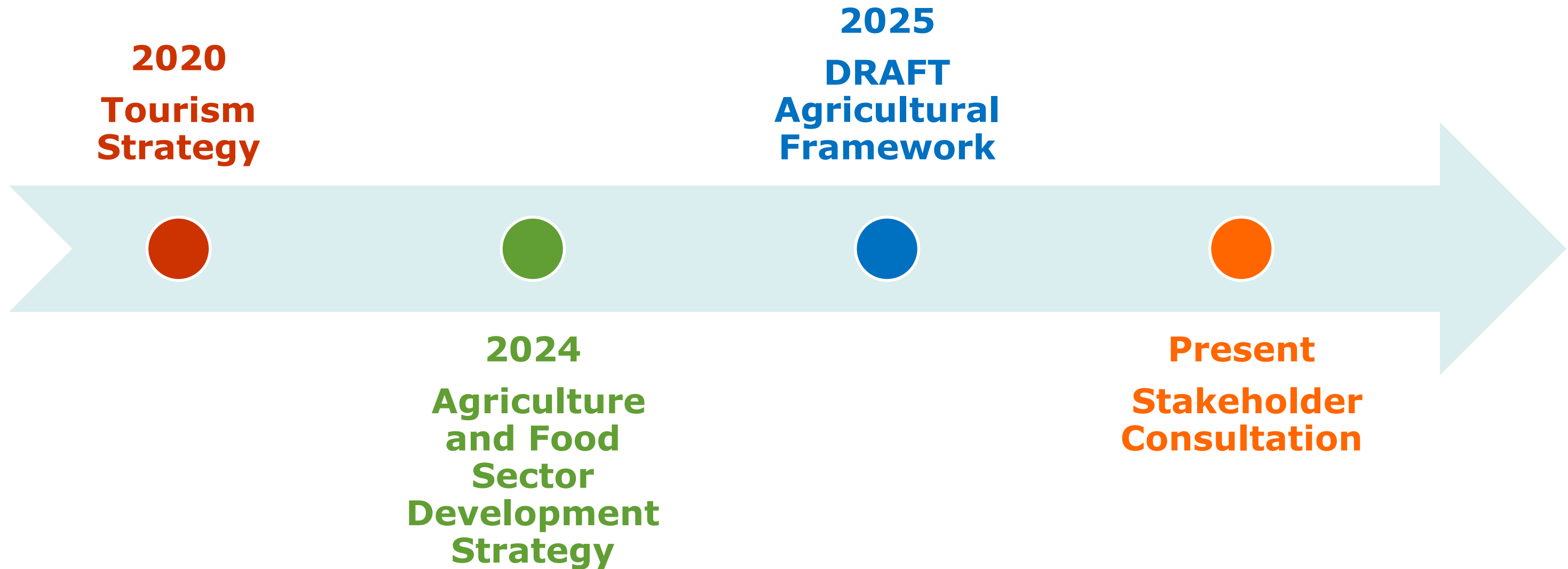
Enclosure

- 1 Rural and agricultural land use amendments presentation

Rural and agricultural land use amendments presentation

Priorities Committee Meeting
May 6, 2025

Background



Tourism strategy

By 2030, Strathcona County will be known as a place where visitors can come to enjoy compelling nature-based offerings, exciting sport tourism events, authentic agritourism activities, immersive cultural experiences, and engaging festivals.



Agriculture & food sector development strategy

A3: Empower agricultural diversity

A3-1: Review municipal bylaws, policies, and plans to add additional opportunities for value-added and agri-processing opportunities.

B3: Encourage the inclusion of agritourism within Strathcona County land use legislation

B3-1: Review and update plans and regulations where needed to support small-scale agritourism, where directly related to on-farm activities.

B3-2: Consider the fit of more intensive opportunities for agritourism developments including the potential for farm stays within applicable plans and land use zones.

Key Goal A: Investment readiness

Key Goal B: Business retention and expansion

Key Goal C: Enhanced processing

Key Goal D: Build connections

Key Goal E: Celebrate local

DRAFT Agricultural framework

Governance



Business



People



Production



Project overview

Primary project goals

1

Increase opportunities for accessory uses to agriculture

such as processing, sales and experiencing of agricultural products on the lots where they are produced

2

Ensure access to agriculture related services

such as agriculture support services and value-added agriculture in close proximity to agricultural operations

3

Allow for alternative sources of income

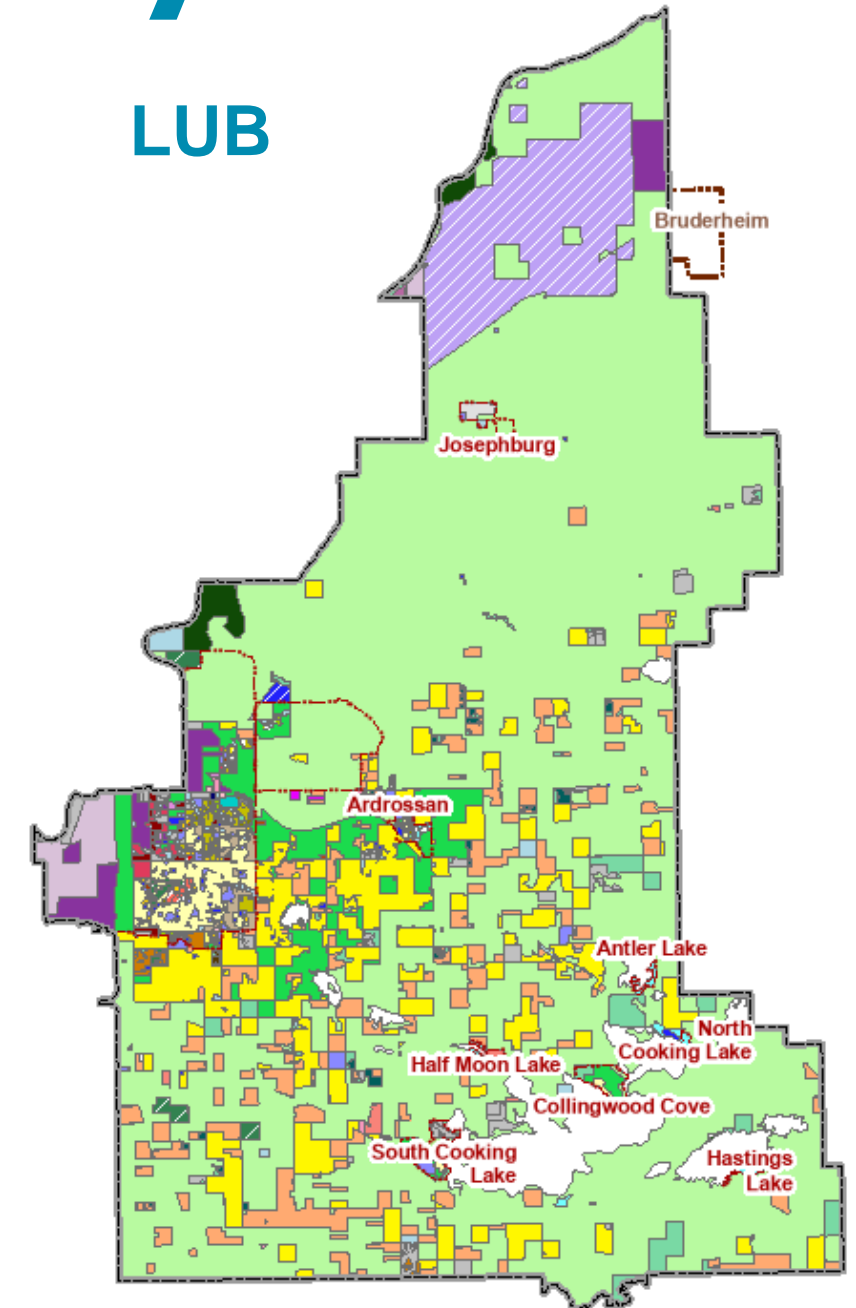
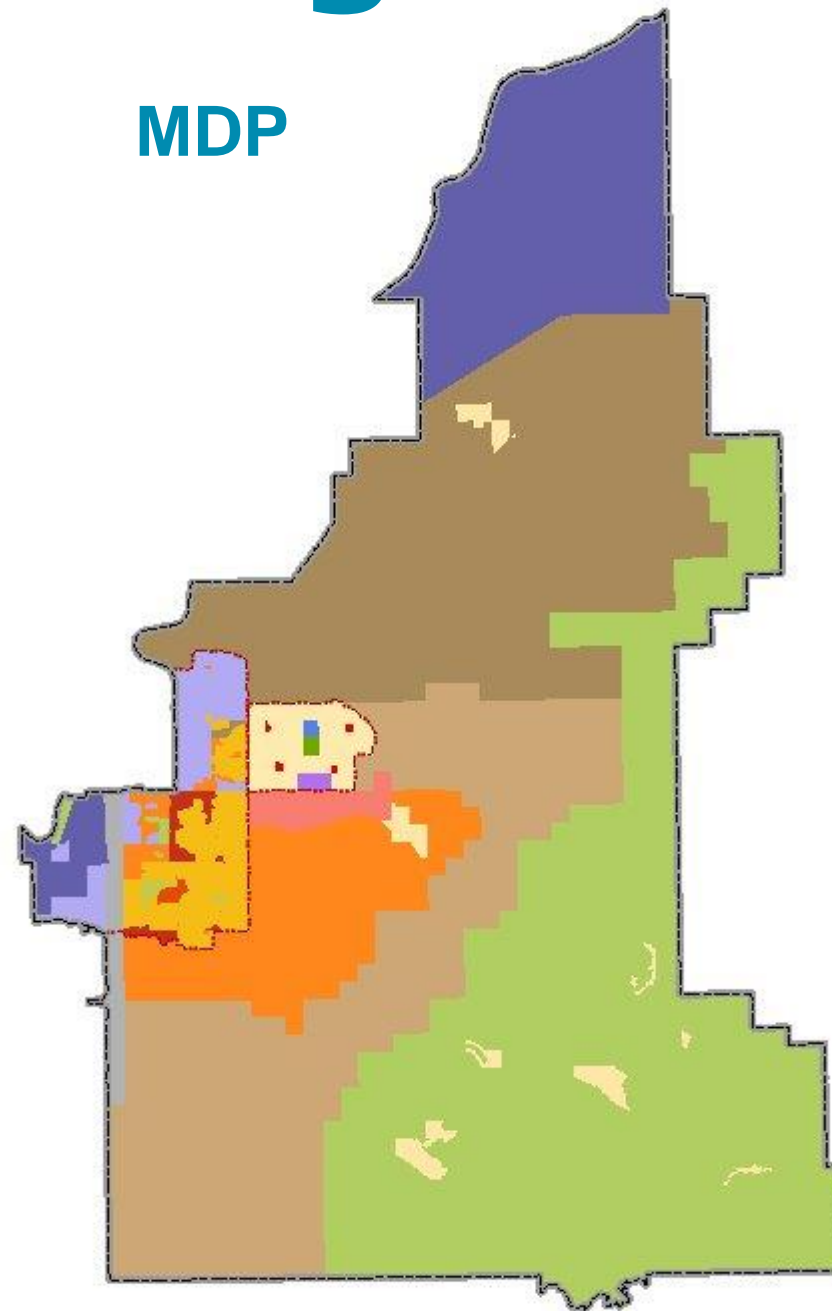
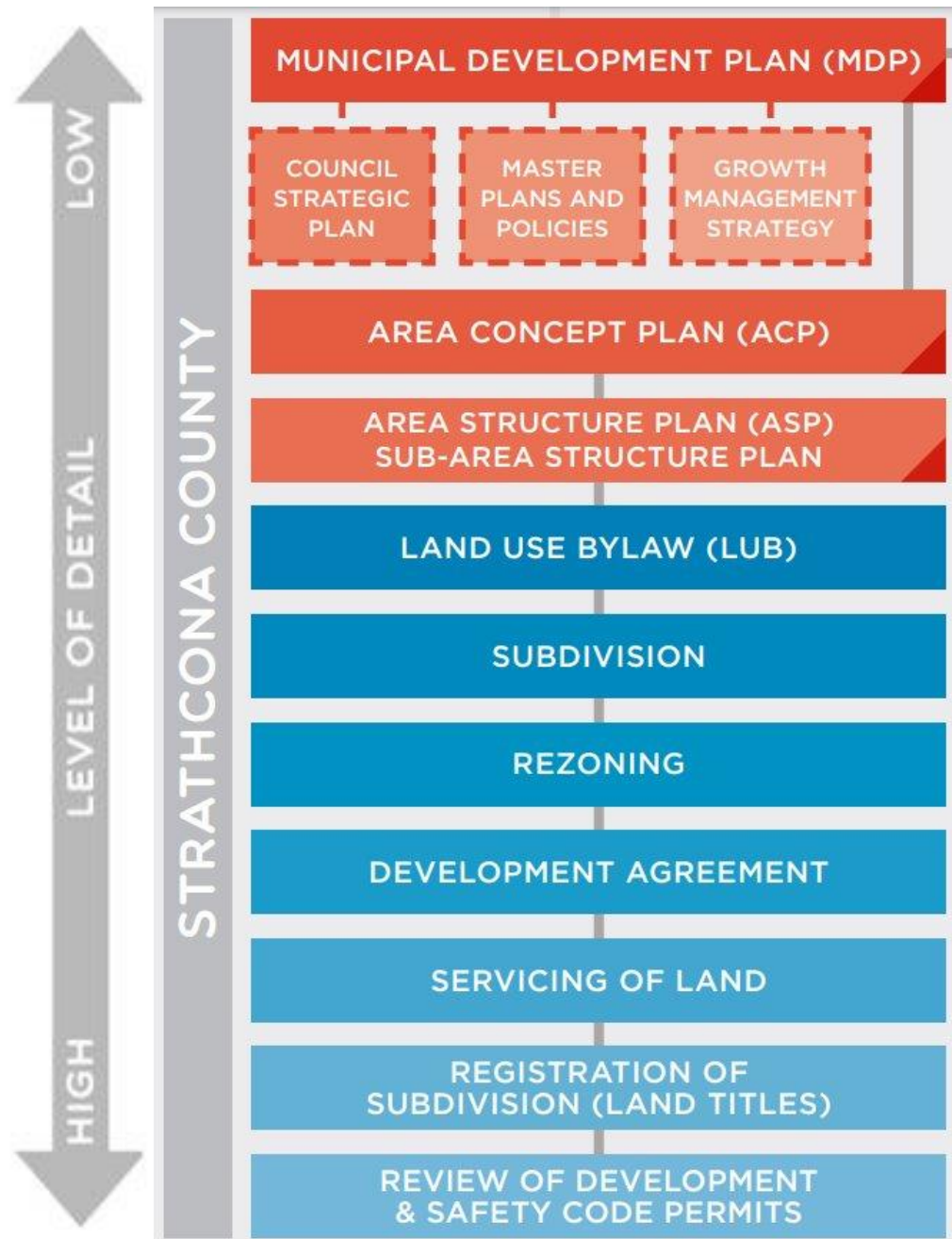
such as residential-based businesses

4

Provide balanced consideration of rural destinations

including agri-tourism

Planning hierarchy



Municipal Development Plan amendments

General categories

Agricultural Activities



- Crops
- Livestock
- Accessory uses

Equine Activities



- Equestrian Centres
- Riding Arenas

Rural Residential Employment



- Home business
- Bed and Breakfast
- Animal Boarding
- Veterinarian Services

Rural Oriented Business



- Garden Centre
- Agricultural Support Service
- Value added Agriculture
- Recreational Vehicle Storage

Rural Destination



- Campgrounds
- Private Camps
- Event Venues
- Commercial Recreation

Location provisions

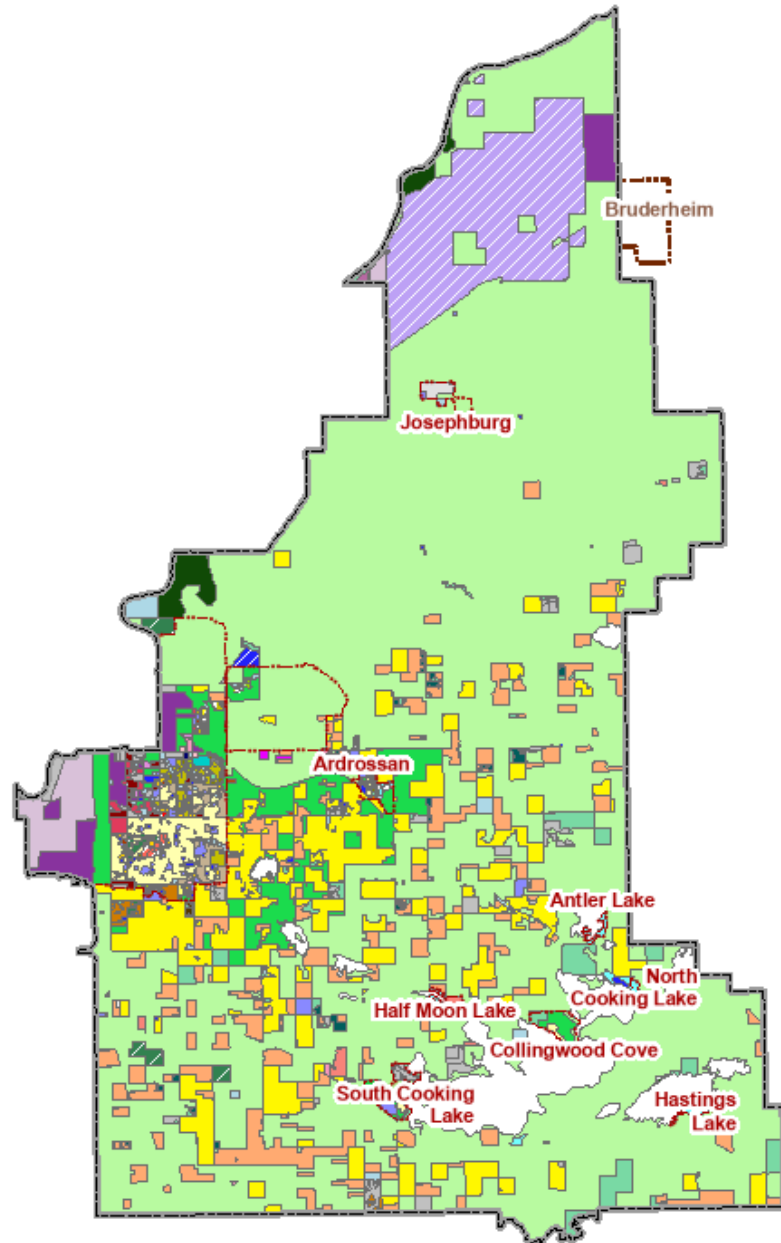
In agricultural areas, Rural Oriented Businesses and Rural Destinations are directed to land that have been historically excluded from agricultural production such as an **existing yard site** or **marginal lands**.

Marginal lands means land with limited potential for profitable crop production due to factors such as soil quality, poor drainage, vegetation, topography, erosion, compaction, or overuse.



Land Use Bylaw amendments

Agricultural zones/rural uses



Definitions

- Modernized and consolidated definitions

Permitted and Discretionary Uses

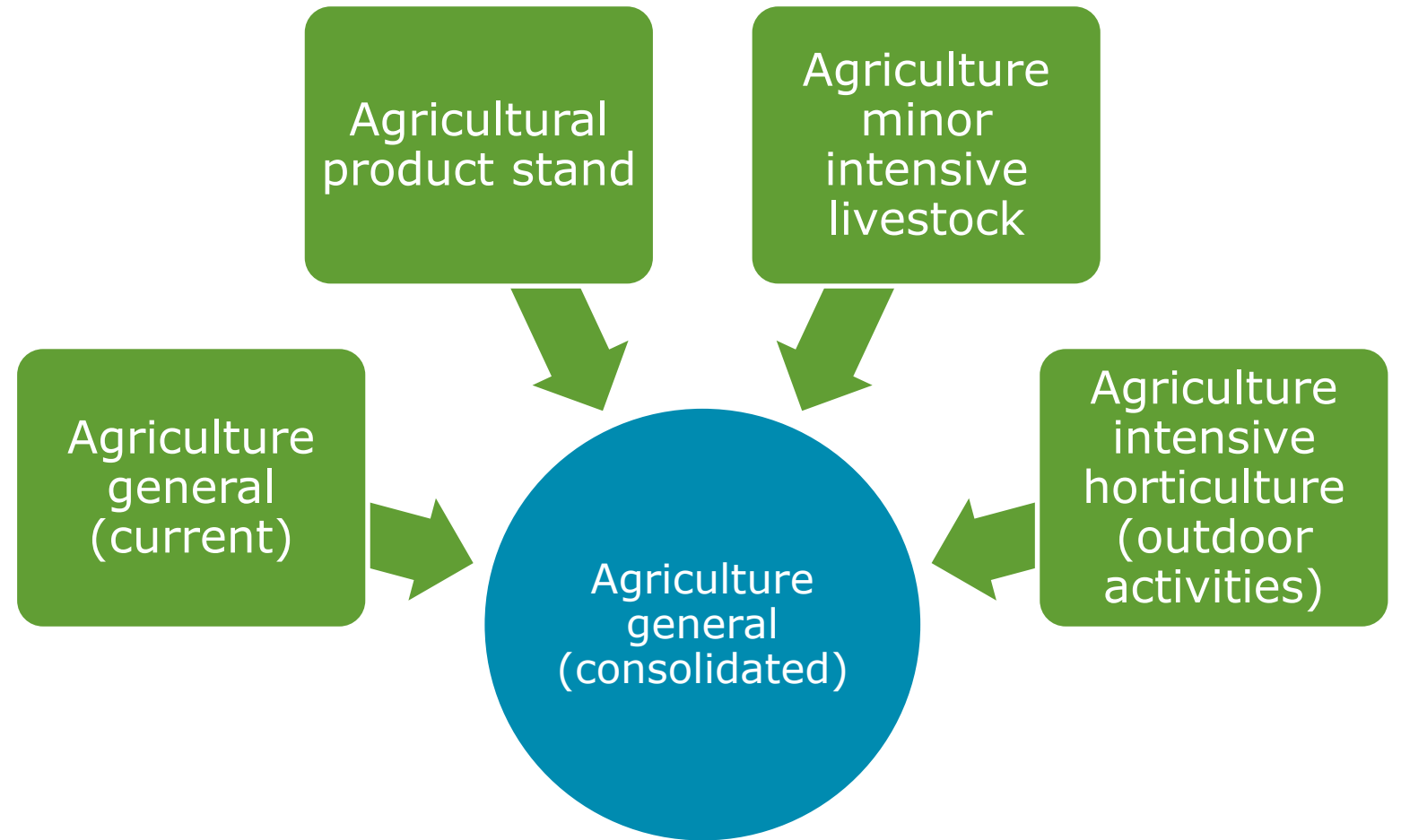
- Review permitted and discretionary uses to ensure alignment with the guiding documents and provide new opportunities to the agricultural sector

Red Tape Reduction

- Further reduce red tape for agricultural activities, support services and value-added agriculture

Consolidated agriculture general definition

Agriculture General means the raising of crops or rearing of livestock, either separately or in conjunction with one another. *This includes, but is not limited to, cropping and livestock operations, apiculture, berry farms, orchards, and sod farms. This may also include accessory sales, tours and activities specifically related to the agricultural operation, or processing of the products which are grown or raised onsite.*



Expanded value add-agriculture definition



Value-added agriculture means a facility used for the purpose of the alteration or modification of an agricultural product grown off-site through the addition of other ingredients or components as a service or for the purpose of wholesale distribution.

This includes, but is not limited to, distilleries, wineries, cheese production, honey pasteurization, fibre mills, tallow processing, and down/feather textile filling, as well as accessory office, on-site sales and associated operations.

RV storage

Existing

- Opportunities for new new large scale recreational vehicle storage (600 units) in agricultural zones
- Regulate new new minor scale recreational vehicle storage based on # of vehicles (max 60) in agricultural zones

Proposed

- No new large scale recreational vehicle storage (600 units) in agricultural zones
- Regulate new minor scale recreational vehicle storage based on max size of 0.6 ha (approx. 60 vehicles) in agricultural zones

Alternative

- Remove all opportunities for new recreational vehicle storage within agricultural zones



Rural destinations

Existing

- Opportunities for campgrounds as a listed use in the Beaver Hills
- Require rezoning for new rural event venues regardless of location as well as for campgrounds outside the Beaver Hills

Proposed

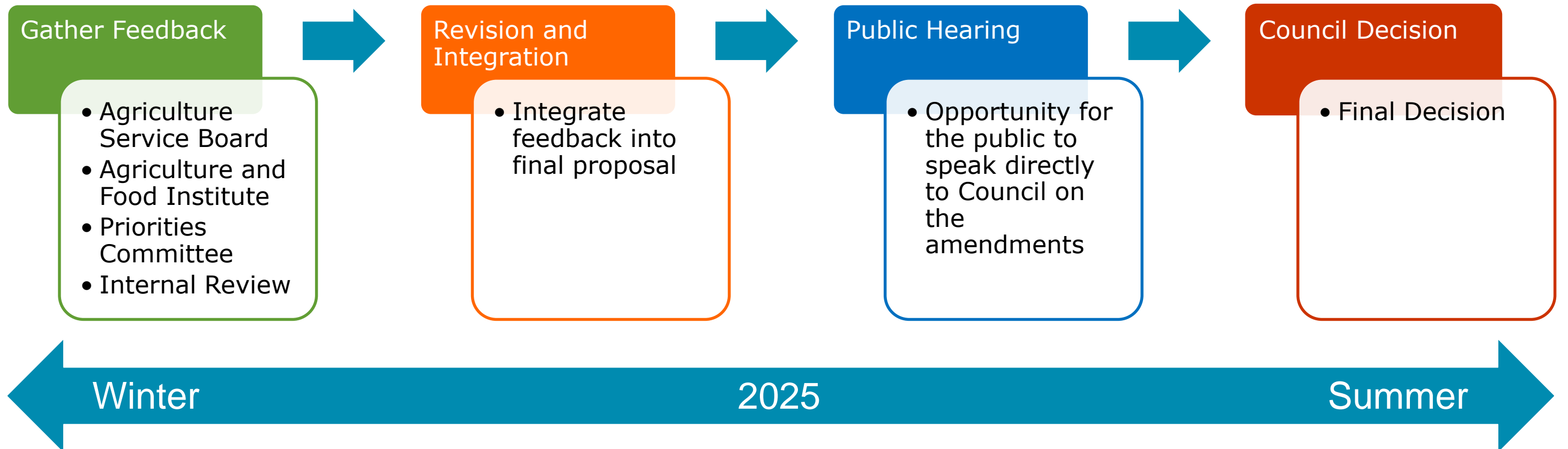
- Require rezoning for all new campgrounds and rural event venues
- Require assessment and mitigation of impacts on agriculture

Alternative

- Integrate additional location provisions potentially around access, parcel size or setback requirements and/or
- Exclude opportunities from specific areas (e.g. Agricultural Large Holdings)



Next steps



Thank you