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**Bylaw 5-2026 Text Amendment to the Land Use Bylaw 24-2024 Rural and Agricultural Land Use****Report Purpose**

To provide information to Council to make decisions on first, second and third readings on a bylaw that amends the text of Land Use Bylaw 24-2024 to increase opportunities for agricultural activities and related operations, as well as to update rural uses for suitability in alignment with the amendments to the Municipal Development Plan.

**Motions Required for Approval**

1. THAT Bylaw 5-2026, a bylaw that amends the text of Land Use Bylaw 24-2024 to increase opportunities for rural and agricultural activities and related operations, as well as to update rural uses for suitability, be given first reading.
2. THAT Bylaw 5-2026 be given second reading.
3. THAT Bylaw 5-2026 be considered for third reading.
4. THAT Bylaw 5-2026 be given third reading.

**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 text amendments to Land Use Bylaw 24-2024 to:

- streamline and simplify policy and regulations for agricultural development by modernizing and consolidating language and definitions
- ensure consistent opportunities for agricultural support services and value-added agriculture in close proximity to agricultural operations
- increase opportunities for accessory agricultural uses such as the processing, sales and experiencing of agricultural products on the lots where they are produced
- review and update rural uses for suitability

Additional information can be found in the attached enclosures.

The proposal is in alignment with the associated amendments to the Municipal Development Plan, which intend to achieve the same goals, aligning the County documents with Strathcona County's Agriculture and Food Sector Development Strategy and the Agricultural Framework.

**Council and Committee History**

May 6, 2025	Rural and Agricultural Land Use Amendments update to Priorities Committee
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**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.**Financial/Budget:** n/a**Interdepartmental:** The proposed amendments have been circulated to internal departments.**Master Plan/Framework:** Municipal Development Plan, Agriculture and Food Sector Development Strategy, Agricultural Framework**Communication Plan**

The proposed amendments are intended to implement the direction provided through extensive engagement Strathcona County Agriculture and Food Sector Development Strategy and the Agricultural Framework. Planning and Development Services has also presented and gathered feedback from the Agricultural Service Board, agricultural groups and individual landowners.

The public hearing will be advertised in the newspaper and on the County website.

**Enclosures**

1	Bylaw 5-2026
2	Description of Land Use Bylaw Rural and Agricultural Amendments
3	Priorities Committee May 6, 2026 - Rural and Agricultural Land Use Amendments presentation
4	Bylaw 5-2026 Rural and Agricultural Land Use Amendments presentation