

**Land Use Bylaw Rural and Agriculture Amendments**

The purpose of Bylaw 5-2026 is to amend 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.

Table 1 below summarizes the proposed consolidations and alterations to various existing uses within the Land Use Bylaw. Please see the subsequent sections for additional details.

<b>Table 1: LUB Rural Use Amendment Reference Chart</b>	
<b>Existing Uses</b>	<b>Proposed Use</b>
-Agriculture general -Agricultural product stand -Agriculture minor intensive livestock -Agriculture intensive horticulture (outdoor activities)	Agriculture general
-Community recreation -Private club	Community recreation
-Agriculture intensive horticulture (indoor activities) -Cannabis production facility	Controlled environment agriculture
-Greenhouse	Garden centre
-Agriculture product processing	Value-added agriculture
-Golf driving range -Outdoor recreation	Outdoor recreation

The following amendments are being proposed to Strathcona County’s Land Use Bylaw:

1. For Abattoir, amend the definition for clarity as follows:
  - a. Within Section 1.16(1) Definitions, replace the definition of Abattoir with the following to reduce overlap with other uses:

**Abattoir** means the industrial use of a building where livestock is slaughtered and the meat is processed as a service or for wholesale distribution.

2. For Agriculture general, consolidate the use with Agricultural product stand, Agriculture minor intensive livestock and portions of Agriculture intensive horticulture as follows:

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- a. Within Section 1.16(1) Definitions, replace the definition of Agriculture general with the following:

**Agriculture general** means the raising of crops or rearing of livestock, either separately or in conjunction with one another. This may include 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 on the site.

- b. Within Section 2.6 Exemptions from the requirement for development permits amend 2.6(1)(e)(i) as follows:

where:

- (i) it is for outdoor activities listed as a permitted use in a zone; or
- (ii) it is being carried out as an interim use prior to development of the land.

3. For Agricultural product stand, remove the use as it is being consolidated with Agriculture general as follows:

- a. Within the following sections, delete references to Agricultural product stand:

- i. Section 1.16(1) Definitions;
- ii. Section 2.6 Exemptions from the requirements for development permits, 2.6(1)(e)(iv);
- iii. Section 4.6 Non-residential parking requirements, Table 4.6(A)(a); and
- iv. All permitted and discretionary use tables within zones and overlays (excluding parts 14 and 15).

4. For Agriculture intensive horticulture, remove the use as the outdoor portion is being consolidated with Agriculture general and the indoor portion is being renamed to Controlled environment agriculture as follows:

- a. Within the following sections, delete reference to Agriculture intensive horticulture:

- i. Section 1.16(1) Definitions;
- ii. Section 2.6 Exemptions from the requirements for development permits, 2.6(1)(e)(iii);
- iii. Section 4.6 Non-residential parking requirements, Table 4.6(A)(c);

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- iv. Section 7.6(3)(c); and
  - v. All permitted and discretionary use tables within zones and overlays (excluding parts 14 and 15).
5. For Agriculture minor intensive livestock, remove the use as it is being consolidated with Agriculture general as follows:
- a. Within the following sections, delete reference to agriculture minor intensive livestock:
    - i. Section 1.16(1) Definitions;
    - ii. Section 2.6 Exemptions from the requirements for development permits, 2.6(1)(e)(ii); and
    - iii. All permitted and discretionary use tables within zones and overlays (excluding parts 14 and 15).
6. For Private camp, remove as a listed use in the AG zone and add as a new use in the C6 zone as follows:
- a. Within section 1.16 Definitions, replace the definition of Private camp with the following to modernize the definition:

**Private camp** means a premises for the social, recreational, or leisure activities of a group with an outdoor emphasis. A private camp may include buildings with rooms for sleeping, eating, drinking and assembly purposes such as, but not limited to, dining halls, activity spaces or bunkhouses.
  - b. Within section 7.2, amend Private camp to a site specific use and add the following fundamental use criteria under subsection 7.2(3). Private camps can have a significant impact on adjacent properties and do not serve an agricultural purpose. New Private camps will be considered under alternative zones.

**Private camp shall only be considered on Plan 7820701 within SW 30-56-20-W4, in accordance with the policies of the Heartland Industrial Area Structure Plan.**
  - c. Within section 8.6, table 8.6(A), add Private camp to the list of permitted uses.

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- d. Within section 8.6, subsection 8.6(3), add the following fundamental use criteria to provide limitations to the size of Private camp that can be considered on parcels currently zoned C6 – Recreation Commercial:

**Private camp shall be a discretionary use where the number of total beds exceeds sixty (60).**

7. For Agricultural dwelling, remove the use as it is now considered a temporary Garden suite as follows:
  - a. Within the following sections, delete references to Agricultural dwelling. Regulations for this type of development are being consolidated into section 2.11:
    - i. Section 1.16 Definitions;
    - ii. Part 4 Parking and Loading Regulations;
    - iii. Part 6 Specific use Regulations;
    - iv. Delete all references in Part 7

8. For Community recreation, amend the definition for clarity and consolidate the use with Private club as follows:
  - a. Within Section 1.16(1) Definitions, replace the definition of Community recreation with the following:

**Community recreation means a facility for the social, recreational, wellness or leisure activities and programs of a group or community. This includes, but is not limited to, community halls, private clubs or retreats.**

9. For Private club, remove the use as it is being consolidated with Community recreation as follows:
  - a. Within the following sections, delete references to Private club:
    - i. Section 1.16(1) Definitions;
    - ii. Section 4.6 Table 4.6(D)(h);
    - iii. Section 13.2 Table 13.2(B); and
    - iv. Any permitted and discretionary use tables within zones or overlays where community recreation is already a listed use (excluding parts 14 and 15).

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- b. Within the following sections, replace references to Private club with Community recreation as Private club is currently listed and community recreation is not:
    - i. Section 8.2 Table 8.2(A);
    - ii. Section 16.2, Table 16.2(A);
    - iii. Section 16.4 Table 16.4(A); and
    - iv. Section 16.7 Table 16.7(A).
10. For Agriculture product processing, amend the name and definition for clarity and add as a use on large rural parcels in the RA zone as follows:
- a. Within section 1.16 Definitions, delete the definition of Agriculture product processing and replace it with the following:

**Value-added agriculture** means a facility used for the purpose of the alteration or modification of an agricultural product grown off-site through treatments or 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 factories, honey pasteurization facilities, fibre mills, tallow processing, and down/feather textile filling, as well as accessory office, on-site sales and associated operations.
  - b. Within permitted and discretionary use tables in zones and overlays (excluding parts 14 and 15), replace references to agriculture product processing with Value-added agriculture.
  - c. Within section 7.5, table 7.5(A), add Value-added agriculture to the list of discretionary uses.
  - d. Within section 7.5, subsection 7.5(3), add the following fundamental use criteria for Value-added agriculture:

**Value-added agriculture shall only be considered on lots that are:**

    - (i) a minimum of 8.0 ha in size; and
    - (ii) located outside of the Country Residential Policy Area of the Municipal Development Plan.
11. For Controlled environment agriculture, add as a new use replacing the indoor portion of Agriculture intensive horticulture as follows (for clarity, a cannabis production facility is a form of controlled environment agriculture, however this specific form can only be considered in industrial zones):

- a. Within section 1.16 Definitions, add a new definition for Controlled environment agriculture as follows:

**Controlled environment agriculture** means a commercial facility which uses technological approaches to leverage indoor spaces for the growing of intensive horticulture or organisms under controlled conditions intended for wholesale distribution, using artificial lighting, heat, humidity, or nutrients-rich water. This may include, but is not limited to, hydroponic, aquaponic and aeroponic operations, as well as accessory office and associated operations.

- b. Within section 7.2, table 7.2(A), add Controlled environment agriculture to the list of discretionary uses.
- c. Within section 7.2, subsection 7.2(3), add the following fundamental use criteria for Controlled environment agriculture:

Controlled environment agriculture shall not be considered where it is a cannabis production facility.

- d. Within section 7.5, table 7.5(A), add Controlled environment agriculture to the list of discretionary uses.
- e. Within section 7.5, subsection 7.5(3), add the following fundamental use criteria for Controlled environment agriculture:

Controlled environment agriculture shall only be considered where it is:

- (i) on a lot that is a minimum of 8.0 ha in size;
- (ii) located outside of the Country Residential Policy Area of the Municipal Development Plan; and
- (iii) not a cannabis production facility.

12. For Cannabis production facility, amend the definition for clarity (for clarity, a Cannabis production facility is a form of Controlled environment agriculture, however this specific form can only be considered in industrial zones):

- a. Within Section 1.16(1) Definitions, amend the definition of Cannabis production facility as follows.

**Cannabis production facility** means a form of controlled environment agriculture comprised of one or more buildings or structures, used for the

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purpose of growing, producing, cultivating, testing, processing, researching, destroying, storing, packaging or shipping of cannabis by a federal government licensed commercial producer in accordance with federal legislation. This does not include the growing or processing of plants that are considered by federal legislation to be industrial hemp.

- b. Within Section 9.5 Table 9.5(A), replace references to Cannabis production facility with Controlled environment agriculture.

13. For Equestrian centre, amend the following regulations for clarity:

- a. Within Part 6.9 Specific Use Regulations for Equestrian centre, delete Sections 6.9(1) and 6.9(2) as reference to the Responsible Livestock Bylaw is not required to provide it authority.
- b. Within Section 7.5(3)(b), amend the fundamental use criteria for Equestrian centre as follows for consistency with Section 7.2 AG - Agriculture: General:

Equestrian centre shall be a discretionary use where

- (i) a building associated with the use has a gross floor area that exceeds 1858 m<sup>2</sup>;
- (ii) it is proposed on a lot that is adjacent to an existing multi-lot residential subdivision; or
- (iii) it is proposed on a lot that is located within the Country Residential Policy Area of the Municipal Development Plan.

14. For Marina, amend the definition for clarity as follows:

- a. Within Section 1.16(1) Definitions, amend the definition of Marina as follows to refer to development associated with watercraft dock as opposed to only the dock itself:

**Marina** means a ~~facility~~ development associated with a facility which extends into or over a water body and provides service to the public or members for docking, loading or other servicing of watercraft.

15. For Golf driving range, remove the use as it is being consolidated with Outdoor recreation as follows:

- a. Within section 1.16 Definitions, amend the definition of Golf driving range as follows:

**Golf driving range\*** means an ~~indoor or~~ outdoor facility dedicated to practicing the game of golf from a fixed location, which may also include practice areas for pitching or putting.

- b. Within part 6 Specific Use Regulations, delete section 6.10 Golf driving range in its entirety, and replace it with a new section 6.13A Outdoor recreation and identify specific use regulations for Outdoor recreation with an asterisk within permitted and discretionary use tables in zones and overlays (excluding parts 14 and 15):

**6.13A Outdoor recreation**

6.13A(1) Where a golf driving range is proposed, the development officer shall require that the use is compatible with, and not impact uses on adjacent lots;

6.13A(2) All buildings that form part of a golf driving range on a lot abutting a lot(s) with residential zoning shall be setback a minimum of 30.0 m from the abutting lot line.

- c. Within permitted and discretionary use tables in zones and overlays (excluding parts 14 and 15), delete any references to Golf driving range.

16. For Recreational vehicle storage, remove Recreational storage major as a listed use within the AG zone and RA zone. A Land Use Bylaw amendment would now be required for consideration of a new use in these zones:

- a. Within section 7.2, subsections 7.2(3)(m)&(n), delete the fundamental use criteria for Recreational vehicle storage.
- b. Within section 7.2, subsection 7.2(3), add the following fundamental use criteria for existing Recreational vehicle storage currently within the AG zone:

The following uses shall be considered only for additions or expansions to, or reconstruction and replacement of, the same use that has development permit approval or legally existed prior to April 21, 2026:

(i) Recreational vehicle storage major

- c. Within section 7.5, subsections 7.5(3)(c)&(d), delete the fundamental use criteria for Recreational vehicle storage and replace with the following:

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Recreational vehicle storage major shall only be considered on Lot 1, Plan 0020614, within NE 8-53-22-W4.

Recreational vehicle storage minor shall only be considered on lots located outside of the Country Residential Policy Area of the Municipal Development Plan.

17. For Greenhouse, amend the name and definition of the use for clarity as follows:

- a. Within Section 1.16(1) Definitions, delete the definition of Greenhouse and replace it with the following. All references (excluding parts 14 and 15) to Greenhouse will be replaced with Garden centre for clarity:

**Garden centre** means a premises for the commercial sale, raising and storage of bedding plants, household plants, ornamental plants, trees and shrubs and related materials such as tools, soil, and fertilizers through onsite retail or wholesale distribution. The primary part of the operation must be plant related and any aggregate or hard landscaping material, services or sales must be a minor accessory component only.

18. For Landscaping sales and service, amend the name and definition of the use for clarity as follows:

- a. Within Section 1.16(1) Definitions, replace the definition of Landscaping sales and service as follows for clarity:

**Landscaping supply and service** means the commercial sale of hard landscaping materials such as bricks, pavers, shale, crushed rock or other similar materials associated with landscaping and may include the sale of trees, shrubs, soil and sod or landscape services as an accessory component. This does not include a business engaged in the sale of lawn and garden equipment.

19. For Residential security/operator unit, amend the name and definition of the use for clarity and allow for consideration of the use within AG and RA zones as follows:

- a. Within section 1.16 Definitions, amend the definition of Residential security/operator unit as follows:

**Residential ~~security/operator unit~~\*** means an accessory use to provide on-site accommodation by the employer for persons employed on the property. This may include a residence or sleeping quarters for the site

~~caretaker, operator or security personnel of the commercial use, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when listed in a zone. No more than one residential security/operator unit is permitted on a site.~~

- b. Within part 6 Specific Use Regulations, add the following regulations:

**6.15A Residential operator unit**

6.15A (1) The following regulations shall apply to a residential operator unit:

- (a) only one residential operator unit shall be considered on a lot;
- (b) a residential operator unit shall not be considered where there is a garden suite, second dwelling or agricultural support housing on the same lot; and
- (c) where located within an agricultural zone, a residential operator unit shall only be considered where combined with a commercial building.
  - (i) only be considered where combined with a commercial building, and
  - (ii) shall not exceed 125m<sup>2</sup> in floor area.

- c. Add Residential operator unit as a discretionary use under section 7.2, table 7.2(A) and section 7.5, table 7.5(A).

- d. Within section 7.5, subsection 7.5(3), add the following fundamental use criteria for Residential operator unit:

**Residential operator unit shall only be considered on lots located outside of the Country Residential Policy Area of the Municipal Development Plan.**

20. For Temporary care dwelling, remove the use as it is now considered a temporary Garden suite:

- a. Within the following sections, delete references to Temporary care dwelling. Regulations for this type of development are being consolidated into section 2.11:
- i. Section 1.16 Definitions;
  - ii. Part 6 Specific Use Regulations;
  - iii. Delete all references in Part 7 and Part 12

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21. For Religious assembly, remove Religious assembly minor and Religious assembly major as listed uses within the AG zone. A Land Use Bylaw amendment would now be required for consideration of a new use in this zone:

- a. Within section 7.2, subsection 7.2(3), add the following fundamental use criteria for existing religious assemblies currently within the AG zone:

The following uses shall be considered only for additions to, or reconstruction and replacement of, the same use that has development permit approval or legally existed prior to April 21, 2026:

- (i) Religious assembly major
- (ii) Religious assembly minor

22. Amend section 7.2 AG – Agriculture: General as follows for clarity:

- a. Within section 7.2, table 7.2(C)(e)&(g), amend to 10.0 m and delete table 7.2(C)(f)&(h) to establish a single side and rear lot line setback within the zone.
- b. Within section 7.2, subsection 7.2(3), delete regulations (d)(e)(f)&(g) related to the Heartland Area Structure Plan and replace with the following to provide clarity regarding residential uses within the Heartland Area Structure Plan:

Within the Heartland Policy Area of the Municipal Development Plan, the following uses shall be discretionary uses and will only be considered for modifications, additions, reconstruction, replacement or for a temporary development permit for an existing garden suite which aligns with the policies of the Heartland Industrial Area Structure Plan:

- (i) Manufactured home (<20 feet wide)
- (ii) Manufactured home (≥20 feet wide)
- (iii) Single dwelling
- (iv) A second single dwelling
- (v) Collective communal housing.
- (vi) Garden suite

23. Amend section 7.5 RA – Rural Residential/Agriculture as follows for clarity:

- a. Within section 7.5, amend the name of the zone to reflect its primary usage within the Agriculture Small Holdings Policy Area of the Municipal Development Plan as follows:

RA - ~~Rural Residential~~/Agriculture: Small Holdings

- b. Within table 7.5(B)(b), add the following to enable accommodation of a smaller lot area in certain circumstances:

**Minimum lot area**

The minimum lot area may be decreased to accommodate existing physical or natural features

- c. Within table 7.5(B)(c), add the following to enable accommodation of a smaller lot width in certain circumstances:

**Minimum lot width**

The minimum lot width may be decreased to accommodate existing physical or natural features

- d. Within table 7.5(D)(h)&(i), amend the maximum ground floor area regulations as follows to allow for a maximum ground floor area of 525 m<sup>2</sup> for any accessory building:

<b>Maximum ground floor area</b>		
(h)	Of a single accessory building	<del>4</del> 525 m <sup>2</sup>
(i)	<del>Of a single accessory building where it is accessory to a proposed agriculture, greenhouse or equestrian centre use</del>	525 m <sup>2</sup>

24. Amend section 7.6 RS – Small Holdings as follows for clarity:

- a. Within section 7.6, amend the name of the zone to reflect its primary usage within the Agriculture Small Holdings Policy Area of the Municipal Development Plan as follows:

RS – **Rural**: Small Holdings

25. Amend section 2 Administrative Provisions as follows for clarity:

- a. Within section 2.7 Development permit application requirements, add the following as subsection 2.7(2)(n) and subsection 2.7(2)(o):

(n) a letter of intent describing the proposed development;

(o) in the case of a temporary development, the development authority may require a letter of intent describing:

- (i) the reason for the temporary development;
- (ii) a timeline of how long it is anticipated that the temporary development is required;
- (iii) the anticipated removal date of the temporary development; and
- (iv) the intentions for the temporary development upon development permit expiration.

b. Within section 2.11, subsection 2.11(10) Temporary Development, add a subsection column, delete Agricultural Dwelling and Temporary Care Dwelling, and add Garden Suite to table 2.11(A) as shown below:

**Maximum validity of temporary use development permits**

<b>Subsection</b>	<b>Use</b>	<b>Maximum time period for which the development permit can be issued</b>
(a)	Aggregate extraction	10 years
	<del>Agricultural dwelling (Bylaw 5-2025)</del>	<del>5 years</del>
(b)	Agricultural support housing (Bylaw 5-2025)	5 years
	<del>Temporary care dwelling</del>	<del>5 years</del>
(c)	Garden Suite	5 years
(d)	Home business intermediate	3 years
(e)	Home business major	3 years
(f)	Residential sales centre	3 years
(g)	Other temporary development	1 year, unless a shorter or longer time period is deemed appropriate by the development authority

c. Within subsection 2.11(12), add the following under subsection 2.11(12)(b) and add the following as subsection 2.11(12)(c):

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(b) may require the applicant to enter into an agreement with the County guaranteeing the removal of the temporary development when the intended use is changed or discontinued or the development permit expires, whichever comes first. **The agreement will be registered on title; and**

**(c) may require security of up to 25% of the estimated value of the temporary development.**

d. After subsection 2.11(12), add the following as subsection 2.11(12A) and 2.11(12B):

**2.11(12A) When a temporary development permit is issued for a garden suite, section 6.2(6)(c) does not apply.**

**2.11(12B) A temporary development permit for a garden suite shall be considered only in the following zones: AD, AG, RA and RCL.**

26. Amend section 6 Specific Use Regulations as follows for clarity:

a. Within subsection 6.2(6) Garden suite, after subsection 6.2(6)(j), add subsection 6.2(6)(k):

**(k) despite 6.2(6)(b) and (i), a maximum of two garden suites may be considered as temporary uses within the boundaries of the SW 22-51-22-W4, only where the dwelling units existed with a valid development permit prior to December 31, 2024. The maximum size of the existing dwelling units shall not exceed 141 m<sup>2</sup> and 193 m<sup>2</sup> in floor area respectively. No additions or expansions to the existing dwelling units shall be considered.**