



Sturgeon County Agribusiness and Agritourism Review

Summary of Four Comparator Municipalities' Regulatory and Policy Requirements

Nichols Applied Management

Prepared by ISL Engineering and Land Services Ltd.

December 2021





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PART 1.0 INTRODUCTION

1.1 Purpose

Sturgeon County is currently working with a Task Force to complete an Agribusiness and Agritourism Review to gain a better understanding of how to support and grow the local agribusiness and agritourism industry. As part of this work, a review of regulatory and policy documents from comparator jurisdictions in Alberta, Ontario, and British Columbia was completed to learn how other rural municipalities are regulating agribusiness, agritourism, and event venues to best support these opportunities, while balancing the perspectives and impacts to adjacent landowners. Furthermore, unlike Alberta, Ontario and British Columbia have provincial regulations specific to agribusiness and agritourism activities. As such, those relevant regulations have been included within this review to further help with interpretation and understanding of the local, municipal regulations described within this document.

As a first step in this review, a set of criteria was developed to be used to identify comparable jurisdictions. The criteria included:

- **Geography** – The Task Force Terms of Reference outlined in Bylaw 1538/21 specifies that the best practice review should focus on jurisdictions across western Canada. There are major agribusiness and agritourism markets in Canada that exist outside of the western provinces that may offer key regulatory, investment and support insights. As such, the geographic scope of this work includes examples from both western and eastern Canada, as suggested by Task Force members.
- **Municipality type** – As agribusiness and agritourism activities are generally found in local rural municipalities, the review similarly focused on rural communities as opposed to major urban centres. Note that in a select number of cases, provincial governments have developed guidelines for municipalities within their jurisdictions when regulating agribusiness and agritourism. Where appropriate, these provincial-level documents addressing provincial policy statements and regulations were reviewed.
- **Relevant experience** – communities with experience addressing some of the key themes identified in the RFP, by the Task Force, and by County Administration were given priority.

Using this criteria, four municipalities were selected to include in the review due to their similarities to Sturgeon County, and their inclusion of agribusiness, agritourism, or event venue specific regulations or policies:

- Rocky View County, Alberta
- Strathcona County, Alberta
- Township of Oro-Medonte, Simcoe County, Ontario
 - Simcoe County is just north of the Greater Toronto Area and forms part of the Greater Golden Horseshoe area. The Township of Oro-Medonte is a rural community located in Simcoe County.
- Electoral Area D, Squamish-Lillooet Regional District, British Columbia¹
 - The Squamish-Lillooet Regional District is located in the southwestern area of British Columbia and includes the communities of Whistler and Squamish and surrounding rural areas. Electoral Area D includes rural residential and agricultural communities and is bounded to the south by Metro Vancouver

¹ The Okanagan Valley area was identified as an area of focus by the Task Force; however, there was limited relevant local regulatory information available that would inform this review. The British Columbia provincial regulations were still reviewed, and Electoral Area D in the Squamish-Lillooet Regional District was identified as a local municipal example where their policies included the relevant information.

1.2 Summary of Findings

The presence and regulation of agribusiness and agritourism activities within municipal policies and bylaws have steadily been increasing over the past several years as interest and value in these activities to further enhance rural economic development and diversity agriculture opportunities have intensified, and to manage the increasing types of agritourism activities being proposed and their associated impacts on principal agricultural uses on prime farmland. Municipalities have started to identify definitions, uses, and policy directions to better support and encourage these activities while balancing the needs of adjacent landowners and residents and the associated impacts of these activities on them. However, the same approaches are not necessarily being applied across the four municipalities reviewed. A brief summary of findings is described in the following section. For more detailed information on specific definitions, policies, and regulations refer to each local municipality's respective section.

Agribusiness and Agritourism

Definitions

In the Alberta municipalities reviewed, the terms agribusiness and agritourism are referenced in several of the documents, but agritourism was not always formally defined. Strathcona County, for example, references agritourism in Municipal Development Plan (MDP) policy statements and as part of its engagement materials for rural event venues defines agritourism as *tourism with direct involvement between the tourist/consumer and the agricultural community*. Strathcona County also defines agribusiness within its MDP, which includes reference to agritourism activities, and includes definitions for size of operations and activities based as small-, medium-, and large-scale.

Definitions for agribusiness and agritourism related uses and activities are more present in the documents from British Columbia and Ontario. Both provinces have specific guidelines to direct these uses on agricultural lands, which the lower level local governments must align with. In British Columbia, the Agricultural Land Commission regulates agricultural land zoned within the Agricultural Land Reserve, which much of the prime agricultural land in British Columbia is zoned as. The Commission defines agritourism as a *tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act. These activities may include:*

- a) *an agricultural heritage exhibit displayed on the farm;*
- b) *a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these;*
- c) *cart, sleigh and tractor rides on the land comprising the farm;*
- d) *activities that promote or market livestock from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and petting zoos;*
- e) *dog trials held at the farm;*
- f) *harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing farm products produced on the farm;*
- g) *Corn mazes prepared using corn planted on the farm.*

Furthermore, these activities can only occur on lands that have been classified as farm under the BC Assessment Act.

The Township of Oro-Medonte, Ontario, in its Zoning Bylaw, defines agritourism uses as *those farm-related tourism uses, including limited accommodation such as bed and breakfast, that promote the enjoyment, education or activities related to the farm operation*. The Bylaw also defines on-farm

diversified uses as those *that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.*

Policies and Regulations

Both Alberta municipalities have identified specific agriculture business/industrial land use districts in their respective Land Use Bylaws. The intent of which is to support and accommodate agricultural related businesses, including primary and secondary agricultural processing and retail. Strathcona County, through its MDP, directs where small-, medium-, and large-scale agritourism activities should be encouraged and located within the County.

In Ontario, the province established guidelines for what uses are appropriate on prime agriculture lands. Permitted uses and activities include agricultural uses, agriculture-related uses, and on-farm diversified uses. The proposed agriculture-related uses and on-farm diversified uses are required to be compatible with surrounding agricultural operations. The guidelines also identify key principles to consider for permitted uses²:

- *agriculture remains the principal use in prime agricultural areas*
- *prime agricultural areas are protected for future generations*
- *land taken out of agricultural production, if any, is minimal*
- *regard is given to the long-term (multi-generational) impact on prime agricultural areas*
- *normal farm practices are able to continue unhindered*
- *agricultural and rural character and heritage are maintained as much as possible*
- *uses are compatible with agricultural uses*
- *they make a positive contribution to the agricultural industry, either directly or indirectly*
- *servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context*

The Township of Oro-Medonte's policies align with the Ontario guidelines and support the use and preservation of prime agricultural lands for agricultural uses. The Township has also identified additional agriculture-related uses as being important and are supported with some limitations. The Township's Official Plan includes a specific policy section on agritourism-related uses to highlight the importance of the agricultural way of life. Several uses such as art galleries, artist studios, farm machinery and equipment exhibitions, farm tours, holiday-related exhibitions and small-scale educational establishments that focus on farming instruction are permitted in the Agricultural and Rural areas (subject to rezoning). Township Council, however, must consider items such as, uses are directly related to agriculture, it will highlight the importance of agriculture, it is accessory to the primary farm operation, does not hinder future agriculture expansion, and traffic generated can be accommodated safely.

In British Columbia, much of the prime agricultural land is zoned within the Agricultural Land Reserve and is regulated by a provincial body, the Agricultural Land Commission (ALC). The Agriculture Land Reserve Use Regulation includes regulations that are supportive of agri-tourism activities. Specifically, the use of agricultural land for the use of conducting an agri-tourism activity is designated as a farm use and may not be prohibited so long as the land is classified as a farm under the Assessment Act, public members are regularly invited to the activity, and no permanent facilities are constructed in support of the agri-tourism activity. In addition to the provincial regulations, the Squamish-Lillooet Regional District includes regulations that agritourism activities must be accessory and related to the principal use of the farm, must promote or market farm products, and must be temporary and seasonal without permanent facilities.

² Additional criteria specific to the three permitted uses are detailed in **Section 4**.

Special Event Venues

All the municipalities reviewed had a bylaw specific to special events or concerts. The bylaws include various criteria related to capacity, noise, access, traffic management, and community notification, among others. The bylaws are all meant to regulate one-off or temporary larger scale events and do not appear to apply to events or gatherings associated with agriculture or agritourism activities.

Strathcona County has a Concert or Special Event Bylaw that is intended to be applied to one-off events with an anticipated attendance of 300 or more people.

Based on interest from landowners to explore opportunities for rural event venues to primarily host weddings, the County initiated an engagement process to learn more about challenges and opportunities for interested residents; however, this process was initiated prior to the Regional Agricultural Master Plan (RAMP) being finalized. With direction from RAMP identifying that non-agriculture uses are to be discouraged on prime agriculture lands, the County has not prepared any regulations and is reviewing RAMP in more detail to understand implications as the primary interest for rural event venues was not connected to agricultural related uses.

The Agricultural Land Commission (ALC) in British Columbia allows events to be held on lands zoned as Agricultural Land Reserve with some limitations for attendance and number of events per year; however, the regulation explicitly indicates that the term event refers to an event other than one being held for agritourism purposes, and as such, the ALC does not regulate agritourism based events.

Municipalities in British Columbia cannot prohibit events on agricultural lands, but they have the ability to implement additional regulations or require permits. For example, the Squamish-Lillooet Regional District limits agritourism activities to a maximum of 12 events per calendar year.

1.3 Interpretation

To improve interpretation and readability of the report, the following is noted:

- Within the following sections of the report, text which has been italicized indicates that it is a verbatim copy from the original source documents. Associated policy and regulation numbers have also been maintained to improve reference to the source documents. Non-italicized text is where a summary or introductory statement have been provided to improve clarity and understanding of the content.
- In Alberta, the municipality's statutory plan that provides high-level direction and guidance on future development and growth is called a Municipal Development Plan. In British Columbia and Ontario, the documents that are comparable are referred to as Official Community Plans or Official Plans. Additionally, the bylaw that regulates how a parcel of land use developed and the uses that can occur on it is called a Land Use Bylaw, which includes Land Use Districts. In British Columbia and Ontario, these bylaws are called the Zoning Bylaw, and they include Land Use Zones which defines what uses are permitted.

PART 2.0 ALBERTA, ROCKY VIEW COUNTY

This section provides excerpts from the relevant sections of Rocky View County's Municipal Development Plan, Land use Bylaw and Special Events Bylaw. See [Appendix A](#) for the reference documents.

2.1 Municipal Development Plan

Definitions

Value-Added Agriculture: *The processing of primary agricultural products and services into secondary products to increase overall product value.*

Policy Areas

Section 3.4 Agriculture

3.4.1

- a) *Support land use applications for new, innovative agricultural ventures that may require unique planning solutions when they support the vision and guiding principles of the Plan.*
- b) *Encourage **small scale, value-added** agriculture and agriculture services to **locate in proximity to complementary agricultural producers.***
- c) *Encourage **large-scale value-added** agricultural industries and related manufacturing to **develop in identified Employment Areas.***
- d) *Support the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.*
- e) *Discourage intrusive and/or incompatible land uses in agricultural areas.*

3.4.2

- a) *Discretionary agriculture land uses may be supported where there are existing concentrations of agricultural resources, markets, animal types, agriculture related industries, or other discretionary land uses as identified in the Land Use Bylaw.*

2.2 Land Use Bylaw

Definitions

“Agriculture (General)” means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures limited to the regulations of the District. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agriculture (Intensive)” means a use where plants or animals are intensively grown and processed for food or non-food use. Typical uses include greenhouses, nurseries, tree farms, market gardens, mushroom farming, vermiculture and aquaculture. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agriculture (Regulated)” means a use where the intensity of agriculture operations has significant land or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs, and fertilizer plants. This use does not include Cannabis Cultivation or Cannabis Processing.

“Agricultural (Processing)” means a use for storage and upgrading of agricultural products for distribution or sale through value added processes such as mixing, drying, canning, fermenting; applying temperature, chemical, biological or other treatments to plant matter, the cutting, smoking, aging, wrapping and freezing of meat, or similar production methods. This use does not include Agriculture (Intensive or Regulated), Cannabis Cultivation or Cannabis Processing.

“Beekeeping” means the activity of housing bees for the production of honey and/or pollination of agricultural crops, in accordance with the Bee Act, as amended or replaced from time to time.

“Equestrian Centre” means public facilities (buildings, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows rodeos or other similar events are held, where a fee has been paid to participate, attend or use the facilities.

“Farm Gate Sales” means a use where the sale of farm products which are produced in the same farming operation takes place.

“Farmers Market” means a market which has a primary use of selling goods produced in farming operations, and operates on a regular but temporary occurrence, and can include use of a building, structure or lot for the purpose of selling any or all produce and crafts and may include retail stores and restaurants.

“Recreation (Culture & Tourism)” means a use where public or private cultural or tourism recreation occurs. Typical uses include tourist information centres, libraries, museums, or other cultural facilities, but does not include Recreation (Public) facilities.

“Riding Arena” means a private facility for the training, exercising, and boarding of horses. The arena shall not be used for horse shows, rodeos, teaching sessions or similar events to which there is a fee to participate in or to use the facilities.

“Special Event” means an event regulated by Bylaw C-7990-2020 as amended.

“Special Function Business” means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, and tradeshow.

154 Special Function Business General Requirements:

- a) May only be located on a parcel for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle any temporary structures.

155 Special Function Business Site Requirements:

- a) The maximum area of a Special Function Business shall not exceed 400.0 m² (4305.56 ft²) or 1% of the parcel area, whichever is less.

156 Special Function Business Development Permit Requirements:

- a) A Development Permit application will respond to **Section 154** and **155**, and 27
- b) A Development Permit for a special function business shall not exceed three (3) years.

Land Use Districts

A-Gen (Agriculture, General):

Purpose: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

303 MINIMUM PARCEL SIZE:

- a) An un-subdivided Quarter Section
- b) The portion created and the portion remaining after registration of a First Parcel Out subdivision
- c) The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)

304 MAXIMUM DENSITY:

- a) On parcels less than 32.4 ha (80.0 ac), a maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached
- b) On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of four Dwelling Units – two Dwelling, Single Detached and two other Dwelling Units where the other Dwelling Unit is not a Dwelling, Single Detached

305 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

306 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from any road
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from service roads	15.0 m (49.21 ft.) from service roads	
	6.0 m (19.69 ft.) from other parcels	

A-SML (Agriculture, Small Parcel):

Purpose: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.

310 MINIMUM PARCEL SIZE:

- a) 20.2 ha (49.92 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b) above, the number following the “p” shall not be less than 8.1 ha (20.01 ac)

311 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

312 MAXIMUM BUILDING HEIGHT:

- a) Dwelling Units: 12.0 m (39.37 ft.)
- b) All others: None

313 MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
45.0 m (147.64 ft.) from County roads	45.0 m (147.64 ft.) from County roads	30.0 m (98.43 ft.) from any road
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from service roads	15.0 m (49.21 ft.) from service roads	
	6.0 m (19.69 ft.) from other parcels	

B-AGR (Business, Agriculture):

Purpose: To accommodate agricultural related business activity including the processing and retailing of agricultural products.

370 MINIMUM PARCEL SIZE:

- a) 2.0 ha (4.94 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

371 MAXIMUM BUILDING HEIGHT:

- a) 15.0 m (49.21 ft.)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

372 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft.) from Highways	60.0 m (196.85 ft.) from Highways	30.0 m (98.43 ft.) from any road
30.0 m (98.43 ft.) from County roads	30.0 m (98.43 ft.) from County roads	15.0 m (49.21 ft.) from other parcels
15.0 m (49.21 ft.) from other roads	15.0 m (49.21 ft.) from other roads	
	6.0 m (19.69 ft.) from other parcels	

373 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways	15.0 m (49.21 ft.) from Highways
10.0 m (32.81 ft.) from County roads	10.0 m (32.81 ft.) from County roads	8.0 m (26.25 ft.) from County roads
8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads	8.0 m (26.25 ft.) from other roads
	6.0 m (19.69 ft.) from other parcels	6.0 m (19.69 ft.) from other parcels

Summary of Permitted and Discretionary Uses – Rocky View County

	Ag General	Ag Intensive	Ag Processing	Beekeeping	Farm Gate Sales	Farmers Market	Rec (Culture & Tourism)	Spec. Func. Business	Equestrian Centre	Riding Arena
A-Gen (Ag Gen)	P	D	D	P	D	D	D	D	D	D
A-SML (Ag Small Parcel)	P	D	D	P	D	D	D	D	D	D
B-AGR (Bus. Ag)*	P	D	D	P	D	P	D	D	D	

* Permitted use in an existing approved building; Discretionary otherwise:

- Farmers Market
- Retail (Garden Centre)
- Establishment (Eating)
- Retail (Small)
- Recreation (Private)

RVC Example of Similar Agribusiness and Current Zoning

- Calgary Farmyard – A-SML

Parking Requirements

Minimum Parking Requirements – Rocky View County

Use	Required Parking Stalls
Agricultural (General)	N/A
Agricultural (Intensive)	1 per 100.0m ² (1076.39 ft ²) gross floor area
Agricultural (Regulated)	Determined by Direct Control District
Agricultural (Processing)	1 per 100m ² (1076.39 ft ²) gross floor area
Equestrian Centre	1 per spectator (as determined by development permit)
Farm Gates Sales	N/A
Farmers Market	7.5 per 100m ² (1076.39 ft ²) gross floor area
Recreation (Culture & Tourism)	5 per 100m ² (1076.39 ft ²) gross floor area
Riding Arena	N/A

Additional details on the design of parking requirements can be found in the reference documents located in [Appendix A](#).

2.3 Special Events Bylaw

Definitions

“Special Event” means a temporary or annual one-time activity that takes place on private or County land and refers to any of the following sub-categories:

1. **“Large Special Events”**:
 - a. encompasses multiple locations;
 - b. blocks or restricts the use of County land;
 - c. requires a road closure or impacts the normal use of a major public roadway;
 - d. requires traffic control, flag personnel, or pacer cars;
 - e. uses pyrotechnics or open flames;
 - f. requires multiple approvals (i.e. road closure, building permit, fire inspection); or
 - g. is inter-jurisdictional.
2. **“Medium Special Events”**:
 - a. are film or media production events;
 - b. use multiple roadways;
 - c. impacts normal use of major public roadways; or
 - d. requires traffic control, flag personnel, or pacer cars.
3. **“Neighbourhood Special Events”**:
 - a. are neighbourhood or community block parties that take place on or impact County land.

PART 3.0 ALBERTA, STRATHCONA COUNTY

This section provides excerpts from the relevant sections of Strathcona County’s Municipal Development Plan, Land use Bylaw and Concert or Special Events Bylaw, as well as a summary of work the County has completed to date on exploring revisions to the Land Use Bylaw for rural event venues. See **Appendix B** for the reference documents.

3.1 Municipal Development Plan

Definitions

Agri-business may include agricultural support services, agri-tourism, agricultural product processing and sales or home-based businesses.

Scale, Large: Means activities that are large in nature and extensive in scope, extent, traffic, servicing and employees. Large scale developments are those that likely require extensive upgrades to the road network.

Scale, Medium: Means activities that are medium in nature and moderate in scope, extent, traffic, servicing and employees. Medium scale developments are those that may require limited upgrades to the road network.

Scale, Small: Means activities that are minor in nature and limited in scope, extent, traffic, servicing and employees. Small scale developments are those that do not require upgrades to the road network.

Policy Areas

5.4 Agriculture Small Holdings Policy Area

Intent: The primary intent of the Agriculture Small Holdings Policy Area is to allow for opportunities such as agricultural operations, small scale commercial and associated residential that supports the agricultural viability of the area. The area is identified on Map 2: Rural Service Area and serves as a transition from urban development in the west to a lesser density of rural and agricultural uses in the east/southeast. It also provides for the conservation of environmentally significant areas.

Commercial:

Ensure the prioritization of small scale agricultural operations by requiring:

13. large scale agriculture support services and agricultural product processing to develop in identified and comprehensively planned business centres in the Heartland Policy Area, Local Employment Policy Area and the Urban Service Area.

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

14. home-based businesses where the proposed development:
 - a. is related to or serves the agricultural community; and
 - b. has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.

15. *small scale agri-tourism and nature based tourism where the development is on a parcel with an existing dwelling, covers a small land area and has limited onsite environmental impacts which are mitigated.*
16. *medium scale agri-tourism and nature based tourism where the proposed development:*
 - a. *is on a parcel with an existing dwelling;*
 - b. *mitigates environmental impacts;*
 - c. *is rezoned to a district consistent with the objectives and policies of the applicable policy area;*
 - d. *is compatible with adjacent land uses; and*
 - e. *has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.*

Support opportunities for livework, local food production and local food distribution by considering:

20. *large scale agri-tourism where the proposed development:*
 - a. *is on a parcel with an existing dwelling;*
 - b. *mitigates environmental impacts;*
 - c. *is rezoned to a district consistent with the objectives and policies of the applicable policy area;*
 - d. *is compatible with adjacent land uses; and*
 - e. *has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.*

5.5 Agriculture Large Holdings Policy Area

Intent: *The primary intent of the Agriculture Large Holdings Policy Area identified on Map 2: Rural Service Area is to support and promote the development of extensive agricultural operations on large unfragmented lands and to provide for limited commercial and residential uses that support these operations. The vast majority of the land in the Agriculture Large Holdings Policy Area is devoted to agricultural operations, and most of the land is under cultivation. The Agriculture Large Holdings Policy Area has been delineated by the high quality soils in the area. These prime and unique farmlands support a wide range of field crops, as well as a diversity of specialty crops.*

Commercial:

Ensure the prioritization of extensive agricultural operations by requiring:

13. *large scale agriculture support services and agricultural product processing to develop in identified and comprehensively planned business centres in the Heartland Policy Area, Local Employment Policy Area and the Urban Service Area.*

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

14. *small scale nature-based and agri-tourism where the development is on a parcel with an existing dwelling, covers a small land area and has limited onsite environmental impacts which are mitigated.*

Support opportunities for livework, local food production and local food distribution by considering:

15. *small scale agricultural support services, agricultural product processing and associated sales where the development:*

- a. *mitigates environmental impacts;*
 - b. *mitigates nuisance impacts on adjacent land uses; and*
 - c. *has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.*
17. *large and medium scale agri-tourism where the proposed development:*
- a. *is on a parcel with an existing dwelling;*
 - b. *mitigates environmental impacts;*
 - c. *is rezoned to a district consistent with the objectives and policies of the applicable policy area;*
 - d. *is compatible with adjacent land uses; and*
 - e. *has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.*

3.2 Land Use Bylaw

Definitions

AGRICULTURAL PRODUCT STAND means a use, accessory to the principal agricultural use, where agricultural products are sold on the same site as where the product is produced. This does not include agriculture intensive horticulture, greenhouse, agriculture product processing, or an abattoir.

AGRICULTURAL SUPPORT SERVICE means the use of land, buildings and structures for the purposes of supply of goods, materials or services directly and primarily to the agricultural industry. This may include, but is not limited to, the sale, cleaning, and storage of seed, feed, fertilizer and chemical products and the repair of agricultural equipment.

AGRICULTURE, GENERAL means the raising of crops or rearing of livestock, either separately or in conjunction with one another. This may include apiculture, aquaculture and vermiculture. This does not include an equestrian centre as defined in this Bylaw, minor intensive livestock agriculture or intensive horticulture agriculture.

AGRICULTURE, INTENSIVE HORTICULTURE means the primary and basic production and processing (i.e. cleaning, sorting, separating, grading or packing) of horticultural products such as vegetables, herbs and orchards, for sale on or off site. Typical uses include berry farms, tree farms, sod farms, plant nurseries and market garden operations. This does not include minor or intensive livestock agriculture, an agricultural product stand, a greenhouse or a cannabis production facility.

AGRICULTURE, MINOR INTENSIVE LIVESTOCK means the confinement of livestock that because of size, density, length of confinement, or product may have an adverse impact on nearby uses. This use either does not exceed the minimum size for an intensive livestock operation as defined in the Manure Characteristics and Land Based Code or is an indoor facility that exceeds the size limits but (through special management and technology) will reduce the level of impact to less than the minimum size for an intensive livestock operation.

AGRICULTURE, PRODUCT PROCESSING means a premise for the purpose of processing agricultural products including:

- *mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments and biological treatments of plant matter; or*
- *cutting, curing, smoking, aging, wrapping or freezing of meat.*

This may include accessory uses, including but not limited to office, sales, technical, administrative support, storage or warehousing. This does not include a cannabis production facility.

APICULTURE means the keeping and management of bees.

EQUESTRIAN CENTRE* means a facility on a lot equal to or greater than 8.0 hectares used for the training of riders or horses or for the boarding of horses, not owned by the property owner.

GREENHOUSE means a premises used primarily for the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers. The main part of the building must be plant-related and any aggregate sales must be a minor accessory component only. This does not include a cannabis production facility.

Land Use Districts

AD – Agriculture Future Development

Purpose: To provide transitional agriculture uses that will not prejudice the future use of land for development within a designated development area.

9.4.4. Subdivision Regulations

- a) For an unsubdivided quarter section, one (1) first lot out subdivision may be considered. The first lot out may consist of one of the following:
 - i. a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or
 - ii. a split along a natural or man-made severance.

9.4.5. Development Regulations – Principal and Accessory Buildings

- a) The maximum height shall be 10.0 m, except for agricultural buildings or structures.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m,
- d) The minimum setback from the side lot line shall be 10.0 m,
- e) The minimum setback from the rear lot line shall be 10.0 m.

AG – Agriculture General

Purpose: To foster agriculture and conserve agricultural land outside of the Urban Service Area by providing for a compatible range of agricultural uses with regulations that maintain large parcel sizes.

9.5.4. Fundamental Use Criteria

- c) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AG Zoning District shall be two (2) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.

9.5.5. Subdivision Regulations

- a) The minimum lot area shall be 32.0 ha;
- b) Despite Section 9.5.5 a), for an unsubdivided quarter section, one(1) first lot out subdivision may be considered. The first lot out may consist of one of the following: i. a split into two equal lots within the

Agricultural Large or Small Holdings Policy Area, the Beaver Hills Moraine Policy Area or the Agri-Industrial Transition Policy Area of the MDP; or

- ii. within the Agricultural Large or Small Holdings Policy Area of the MDP, a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing or proposed dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or*
- iii. within the Beaver Hills Moraine Policy Area of the MDP, a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or*
- iv. a split along a natural or man-made severance.*

9.5.6. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m except for an agricultural structure such as a silo or grain bin, or where restricted by the Airport Vicinity Protection Overlay.*
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.*
- c) The minimum setback from the front lot line shall be 20.0 m.*
- d) The minimum setback from a side lot line shall be 20.0 m.*
- e) The minimum setback from the rear lot line shall be 20.0 m.*
- f) Despite 9.5.6. d) and e) above, for a first lot out of a quarter section, the minimum setback from a side and rear lot line shall be 10.0 m.*

9.5.8. Other Regulations

- a) An equestrian centre shall be a discretionary use where:

 - i. the proposed use is located on a lot adjacent to an existing country residential subdivision; or*
 - ii. the equestrian centre is located within the Country Residential Policy Area of the Municipal Development Plan; or*
 - iii. a building to be used for the equestrian centre exceeds 1858 m² (20,000 ft²) in gross floor area.**

AGI – Agri-Industrial

Purpose: *To foster the development of primary and secondary agricultural processing with uses compatible with adjacent heavy industrial uses within the MDP Agri-Industrial Transition Policy Area.*

9.6.3. Fundamental Use Criteria

- a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AGI Zoning District shall be eight (8) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.*
- b) The minimum lot area shall be 4.0 ha.*

9.6.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.*
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.*
- c) The minimum setback from the front lot line shall be 10.0 m.*
- d) The minimum setback from a side lot line shall be 7.5 m.*
- e) The minimum setback from a lot line with a flanking road shall be 10.0 m.*
- f) The minimum setback from a rear lot line shall be 10.0 m.*

RA – Rural Residential/Agriculture

Purpose: To promote an agriculture and a rural lifestyle on properties between 8.0 ha and 32.0 ha. This includes a range of more intensive agriculture and agriculture-related uses.

9.10.3. Fundamental Use Criteria

- a) It is a fundamental use criterion of any permitted or discretionary use that the maximum density in the RA Zoning District shall be eight (8) parcels per quarter section, except where an approved Conceptual Scheme indicates up to ten (10) parcels per quarter section. Existing subdivided lots shall be considered as conforming for the purposes of this Bylaw.
- b) The minimum lot area shall be 8.0 ha.

9.10.4. Subdivision Regulations

- a) Unless otherwise specified by an adopted Area Structure Plan or Conceptual Scheme, each lot shall:
 - i. have a minimum lot width of 200 m;
 - ii. have a minimum lot width to depth ratio of no greater than 1:4; and
 - iii. be provided with access from an internal subdivision road, where possible.

9.10.5. Development Regulations – Principal Building

- a) The maximum height shall be 10.0 m, except where restricted by the Airport Vicinity Protection Overlay.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.

9.10.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 8.0 m except for an agricultural structure such as a silo or grain bin, or where restricted by the Airport Vicinity Protection Overlay.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.
- g) The maximum ground floor area of a single accessory building shall not exceed 425 m². A Development Office may consider an additional ground floor area of 100 m² where the building is accessory to a proposed agriculture, greenhouse or equestrian centre use.
- h) The maximum combined ground floor area of all accessory buildings on a lot shall not exceed 600 m².

9.10.7. Other Regulations

- a) An equestrian centre shall be a discretionary use where:
 - i. the proposed use is located on a lot adjacent to an existing country residential subdivision; or
 - ii. the equestrian centre is located within the Country Residential Policy Area of the Municipal Development Plan.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

RS – Small Holdings

Purpose: To foster a rural residential and agriculture lifestyle on lots of 2.0 ha to 8.0 ha within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. Development within this Zoning District shall conform to a Council-approved Conceptual Scheme or the Conceptual Scheme Policy.

9.16.3. Fundamental Use Criteria

- a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the RS Zoning District shall be eight (8) parcels per quarter section, except as approved within in a Conceptual Scheme. Existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.
- b) The following uses shall not be a permitted use or a discretionary use on lots that gain access by an internal subdivision road and/or on lots less than 4.0 ha in size:
 - i. agriculture, general;
 - ii. agriculture, intensive horticulture;
 - iii. an animal boarding facility; or
 - iv. a greenhouse.
- c) No subdivision or amendment shall be approved unless it conforms to an approved Conceptual Scheme or the Conceptual Scheme Policy.

9.16.4. Subdivision Regulations

- a) The minimum lot area shall be 2.0 ha.
- b) The maximum lot area shall be 8.0 ha.
- c) The minimum lot width shall be 45.0 m, except in the case of an irregular-shaped lot (such as a pie lot) fronting onto an internal cul-de-sac, the minimum lot width shall be 30.0 m.
- d) Each lot shall have a width to length ratio no greater than 1:4, except where approved as part of a Conceptual Scheme.

9.16.5. Development Regulations – Principal Buildings

- a) The maximum height shall be 10.0 m, except where restricted by the provisions of Section 9.3 (Airport Vicinity Protection Overlay).
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m, except it shall be 10.0 m where the lot flanks an internal subdivision road.
- e) The minimum setback from a rear lot line shall be 10.0 m.

9.16.6. Development Regulations – Accessory Buildings and Structures

- a) The maximum height shall be 8.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m, except it shall be 10.0 m where the lot flanks an internal subdivision road.
- e) The minimum setback from a rear lot line shall be 10.0 m.
- f) The maximum ground floor area of a single accessory building shall not exceed 325 m².
- g) In no case shall the total maximum ground floor area of all accessory buildings on a lot exceed 450 m².

- h) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish.

IA – Agri-Business

Purpose: To provide for agriculture-related businesses. Uses include primary and secondary agricultural processing and minor service functions in accessible and serviceable locations.

9.17.4. Subdivision Regulations

- The minimum lot area shall be 32.0 ha except for parcels that have been severed by natural or manmade features
- The minimum lot area may be reduced to 8.0 ha for intensive agriculture proposed within a previously unsubdivided quarter section.
- The minimum lot area may be reduced to 4.0 ha for agricultural uses other than intensive agriculture provided it may be demonstrated that such a parcel is of a sufficient size to accommodate the activities of the proposed agricultural operation.

9.17.5. Development Regulations – Principal Buildings and Accessory Buildings

- The maximum height shall be 16.0 m.
- The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- The minimum setback from the front lot line shall be 10.0 m.
- The minimum setback from a side lot line shall be 5.0 m.
- The minimum setback from a rear lot line shall be 10.0 m.

Summary of Permitted and Discretionary Uses – Strathcona County

	Agriculture Product Stand	Agriculture Support Service	Agriculture General	Agriculture Intensive Horticulture	Agriculture Minor Int. Livestock	Agriculture Product Processing	Agri-Industrial Support Services	Equestrian Centre	Greenhouse
AD – Ag Future Dev	P		P	D				D	D
AG – Ag General	P	D	P	D	P	D		P/D	D
AGI – Agri-Industrial	P	P	P	D	P	P	P		
RA – Rural Res/Ag	P		P	D	P			P/D	D
RS – Small Holdings	P			D					D
IA – Agri-Business		P	P		D				

Parking Requirements

Minimum Parking Requirements – Strathcona County

Use	Required Parking Stalls
Agricultural product stand	1 per product stand
Agricultural support service	1 per 100m ² gross floor area 3 per tenant/establishment
Agriculture general	None beyond spaces required for residential dwelling units
Agriculture, intensive horticulture	2 plus 1 per employee
Greenhouse	2 per 100m ² gross floor area of retail sales structure plus 1 per 100m ² gross floor area of yard and/or warehouse

Additional details on the design of parking requirements can be found in the reference documents located in [Appendix B](#).

3.3 Concert or Special Event Bylaw

Definitions

"Concert or Special Event" means any public or private event, gathering, celebration, festival, competition, contest, exposition or similar type of activity, held indoors, outdoors or a combination of both, which has an expected attendance of **more than 300 people**, including promoters, staff personnel and entertainers, and includes but is not limited to the following events:

- Music festivals or concerts, including live and/or pre-recorded music with professional and/or amateur performers;
- Dances and dance parties, including live and/or pre-recorded music with professional and/or amateur performers;
- Rodeos;
- Circuses;
- Trade shows;
- Expositions;
- Exhibitions;
- Athletic or sports events, meets, shows, contests, trials and other competitive events.

3.4 Rural Event Venues Engagement Process

The information in this section is not from an official strategy or bylaw but is provided for reference purposes. Earlier in 2020, Strathcona County undertook an engagement process with landowners who had expressed interest in operating a rural event venue. The potential rural event venues regulations were intended to respond to a desire from landowners to host re-occurring events on their lands, which differs from the Concert or Special Event Bylaw as it is intended to regulate one-off events.

In speaking with a representative from Strathcona County, they identified that interest from landowners was the driver to further explore how rural event venues (e.g., primarily for weddings) could be best regulated in the County. The engagement process was initiated before RAMP had been finalized and with RAMP identifying that non-agriculture uses are to be discouraged on prime agriculture lands, the County is reviewing how best to move forward with developing regulations for rural event venues. It is of interest to note that the concerns and challenges identified through Strathcona County's process is similar to the challenges being experienced by Sturgeon County landowners.

Definitions

Agri-Tourism means tourism with direct involvement between the tourist/consumer and the agricultural community.

Event - A celebration, ceremony, corporate function or similar activity for the benefit of someone other than the property owner that takes place on a periodic basis and that involves the assembling of individuals for the purpose of attending said activity.

Rural Event Venue - The use of buildings or structures on a lot that is located within the Rural Service Area that are available for rent from the property owner for the purpose of hosting scheduled events related to nature-based or agri-tourism.

Rural Event Venues are being proposed for Beaver Hills Policy Area, Agriculture Small Holdings Policy Area, and Agriculture Large Holdings Policy Area as described in MDP.

Potential Challenges (identified in February 2020 as part of engagement process)

- High cost of meeting Alberta Building Code and Fire Code regulations
- Limiting maximum size and occupancy of event venue building(s)
- Limiting frequency of events and/or hours of operation of an event venue, and associated enforcement
- Mitigating noise, light or other nuisance impacts on adjacent landowners, particularly from any outdoor components of the events
- Mitigating impacts of increased traffic on rural roads on adjacent landowners
- Potential additional impacts of accessory uses such as overnight accommodation for event guests
- Provision of adequate on site parking for attendees
- Provision of adequate waste and sewage disposal on site
- Edmonton Metropolitan Regional Board Region's Agricultural Master Plan (RAMP) may limit this type of use within the rural area

3.5 Tourism Strategy and Implementation Plan

Strathcona County also has a Tourism Strategy which highlights agritourism as an area to expand and combines agritourism with culinary opportunities. Agritourism is identified under Focus Area 3 – Product Development, the purpose of which is to “develop highly engaging tourism experiences to attract visitors to Strathcona County”

D. Agritourism and Culinary Experiences

3.D.1 – Leverage the development of the Multipurpose Agricultural Facility to expand agritourism offerings.

3.D.2 – As part of the business plan for the new Multipurpose Agricultural Facility, ensure tourism attraction and growth is specifically addressed. Ensure clear target markets are identified, experiences are developed, and a promotional plan is established that will reach high value tourism markets.

3.D.3 – Leverage Alberta Open Farm Days to expand agritourism offerings.

3.D.4 – Encourage local agricultural operators to explore tourism opportunities (e.g. farm stays, u-picks, farm tours, long-table meals, etc.).

3.D.5 – Develop unique culinary offerings in the County (e.g. farm-to-table, breweries, distilleries, restaurants, etc.).

3.D.6 – Incorporate culinary experiences into visitor and market ready experiences in all other product categories.

PART 4.0 ONTARIO

The Province of Ontario has provincial regulations relating to agribusiness, agritourism, and special events or event venues for agribusiness or agritourism related activities. As such, these must be considered when interpreting the regulations at the local level as guidance and direction is provided to municipalities from the provincial regulations.

4.1 Provincial References

The below provides relevant excerpts from two Ministry of Agriculture documents that address on farm agriculture, agriculture related and agritourism uses (see [Appendix B](#) to view the full documents).

Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas, Publication 851, Ministry of Agriculture Food and Rural Affairs, 2016

This document provides guidance on:

- agricultural, agriculture-related and on-farm diversified uses described in Policy 2.3.3. of the Provincial Policy Statements (PPS);
- removal of land for new and expanding settlement areas (PPS Policy 2.3.5) and limited non-agricultural uses in prime agricultural areas (PPS Policy 2.3.6);
- mitigation of impacts from new or expanding non-agricultural uses (PPS Policy 2.3.6.2).

PPS Policy 2.3.3.1

In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objective.

Specific parameters in the document represent best practices rather than specific standards and are based on the judgement and experience of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and the Ontario Ministry of Municipal Affairs (MMA) as well as consultation with municipalities and stakeholders on how to be consistent with PPS policies.

The PPS states that Ontario’s *prime agricultural areas* shall be protected for long-term use for agriculture and defines *prime agricultural areas* as areas where *prime agricultural lands* predominate. Local planning authorities are required to designate³ *prime agricultural areas* in their official plans, including *specialty crop areas*, Canada Land Inventory Classes 1, 2 and 3 land, associated Classes 4–7 land and additional areas where there is a local concentration of farms which exhibit characteristics of on-going agriculture. Controlling the types and scale of uses that are permitted in *prime agricultural areas* is a key way of protecting Ontario’s best farmland.

³ The term “designate” is not defined in the PPS. The province’s preferred approach to designating *prime agricultural areas* in official plans, and one that is followed by most municipalities, is to have “agriculture” or “*prime agricultural area*” as a category of land use identified on a land use schedule or map with corresponding policies in the official plan. Other approaches that achieve the same objectives of 1) mapping the lands and 2) through policies, provide for their protection and identify permitted uses, may also be acceptable.

The table below summarizes the specific criteria for *agricultural*, *agriculture-related* and *on-farm diversified uses*. The criteria cover all key descriptors referred to in Policies 2.3.3.1, 2.3.3.2 and 2.3.3.3 of the PPS and the applicable PPS definitions. Each criterion is discussed in detail in these guidelines

Criteria for permitted uses in prime agricultural areas

Type of use	Criteria as provided by PPS policies and definitions
Agricultural	<ol style="list-style-type: none"> 1. The growing of crops, raising of livestock and raising of other animals for food, fur or fibre 2. Includes associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment 3. All types, sizes and intensities of <i>agricultural uses</i> shall be promoted and protected in accordance with provincial standards 4. <i>Normal farm practices</i> shall be promoted and protected in accordance with provincial standards
Agriculture-Related	<ol style="list-style-type: none"> 1. Farm-related commercial and farm-related industrial uses 2. Shall be compatible with and shall not hinder surrounding agricultural operations 3. Directly related to farm operations in the area 4. Supports agriculture 5. Provides direct products and/or services to farm operations as a primary activity 6. Benefits from being in close proximity to farm operations
On-Farm Diversified	<ol style="list-style-type: none"> 1. Located on a farm 2. Secondary to the principal <i>agricultural use</i> of the property 3. Limited in area 4. Includes, but is not limited to, home occupations, home industries, <i>agri-tourism uses</i> and uses that produce value-added agricultural products 5. Shall be compatible with, and shall not hinder, surrounding agricultural operations

1.4 Principles of Permitted Uses

- *agriculture remains the principal use in prime agricultural areas*
- *prime agricultural areas are protected for future generations*
- *land taken out of agricultural production, if any, is minimal*
- *regard is given to the long-term (multi-generational) impact on prime agricultural areas*
- *normal farm practices are able to continue unhindered*
- *agricultural and rural character and heritage are maintained as much as possible*
- *uses are compatible with agricultural uses*
- *they make a positive contribution to the agricultural industry, either directly or indirectly*
- *servicing requirements (e.g., water and wastewater, road access, fire services, policing) fit with the agricultural context*

1.5 Municipal Consistency

Policy 2.3.3.1 of the PPS allows municipalities to develop their own criteria for permitted uses in municipal planning documents as long as they achieve the same objectives as the provincial guidelines.

Policy 4.9 of the PPS indicates that planning authorities and decision-makers may go beyond the PPSs minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the PPS.

Considerations for Municipal Consistency with PPS policies:

- Municipal approaches shall be consistent with all PPS policies.
- The PPS permits agricultural, agriculture-related and on-farm diversified uses in prime agricultural areas. None of these categories of uses can therefore be excluded.
- PPS policy 2.3.3.2 states that all types, sizes and intensities of agricultural uses shall be protected and promoted, in accordance with provincial standards. Therefore, prohibiting or restricting any types, sizes or intensities of agricultural uses must be avoided (Section 2.1.1 (3)).

2.1 Agricultural Uses

Agricultural uses: means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

2.1.1 PPS Criteria for Agricultural Uses

1. The growing of crops, raising of livestock and raising of other animals for food, fur or fibre.
(from the PPS agricultural uses definition)
2. Includes associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
(from the PPS agricultural uses definition)
3. All types, sizes and intensities of agricultural uses shall be promoted and protected in accordance with provincial standards.(from PPS policy 2.3.3.2)
4. Normal farm practices shall be promoted and protected in accordance with provincial standards.
(from PPS Policy 2.3.3.)

2.2 Agriculture-Related Uses

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

2.2.1 PPS Criteria for Agriculture-Related Uses

1. Farm-related commercial and farm-related industrial use.
(from the PPS definition of agriculture-related uses)
2. Shall be compatible with, and shall not hinder, surrounding agricultural operations.

(from PPS Policy 2.3.3.1) Note: this policy applies to both agriculture-related uses and on-farm diversified uses.

Agriculture-related uses that are compatible when first established may expand and grow over time. Before building permits are issued, the municipality needs to be satisfied that zoning requirements are met. If the compatibility criterion or any other PPS criteria cannot be met, the building permit may be withheld and the expanded business may need to be relocated to a suitable location outside of the prime agricultural area.

3. *Directly related to farm operations in the area.
(from the PPS definition of agriculture-related uses)*
4. *Supports agriculture.
(from the PPS definition of agriculture-related uses)*
5. *Provides direct products and/or services to farm operations as a primary activity.
(from the PPS definition of agriculture-related uses)*

Since agri-tourism uses do not provide products or services to farm operations, they would not qualify as agriculture-related uses. If located on farms and meeting all other criteria, these uses may be on-farm diversified uses.

Benefits from being in close proximity to farm operations. (from the PPS definition of agriculture-related uses)

2.3 On-Farm Diversified Uses

On-farm diversified uses: *means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. PPS, definitions*

2.3.1 PPS Criteria for On-Farm Diversified Uses

1. *Located on a farm. (from the label “on-farm” diversified uses and from the definition’s requirement that the use be secondary to the principal “agricultural use” of the property)*
2. *Secondary to the principal agricultural use of the property.
(from the PPS definition of on-farm diversified uses)*

Agricultural uses must remain the dominant use of the property. This is measured in spatial and temporal terms. Spatially, the use must be secondary relative to the agricultural use of the property.

Temporal considerations apply to uses that are temporary or intermittent, such as events. The frequency and timing of any events must not interfere with cropping cycles or other agricultural uses on the farm or in the surrounding area.

Temporary uses must meet all criteria for on-farm diversified uses. Acceptable uses must be compatible with and able to coexist with surrounding agricultural operations, and:

- *permanently displace little-to-no agricultural land, within the limits discussed under the “limited in area” criterion*
- *do not require site grading and/or drainage unless it improves conditions for agricultural production*
- *are one-time uses or held infrequently when impacts to agriculture are minimal*
- *any land used for a temporary use must be immediately returned to agriculture*
- *a harvestable crop is produced on the land the year in which the temporary use is*

implemented (if applicable)

- *meet compatibility requirements (e.g., do not require significant emergency, water and wastewater services; maintain reasonable noise and traffic levels in the area)*
- *impacts to the site itself and surrounding agricultural operations are mitigated (e.g., compaction, drainage, trespassing)*

If all of the above criteria are met, events may be accommodated through a temporary use zoning by-law under the Planning Act, 1990, provided no permanent alterations are proposed to the land or structures (e.g., stages, washrooms or pavilions). The temporary zoning must be structured in a way that the farmland is returned to agriculture immediately following the event (e.g., detailed provisions to avoid soil compaction, timing events to avoid impacts on cropping systems). The intention is that these uses are permitted only on an interim basis.

The Municipal Act, 2001, authorizes municipalities to pass by-laws, issue permits and impose conditions on events. These by-laws may require site plans, traffic plans, emergency plans and security plans. These by-laws can help ensure uses are reasonable without the need for other approvals.

Large-scale, repeated or permanent events are not on-farm diversified uses and should be directed to existing facilities such as fairgrounds, parks, community centres and halls, settlement areas or rural lands.

3. Limited in area. (from the PPS definition of on-farm diversified uses)

This criterion is intended to:

- *minimize the amount of land taken out of agricultural production, if any*
- *ensure agriculture remains the main land use in prime agricultural areas*
- *limit off-site impacts (e.g., traffic, changes to the agricultural-rural character) to ensure compatibility with surrounding agricultural operations*

The “limited in area” requirement should be based on the total land area that is unavailable for agricultural production as a result of the on-farm diversified use (i.e., the footprint occupied by the use, expressed as a percentage of lot coverage). The area calculation should account for all aspects related to an on-farm diversified use such as buildings, outdoor storage, landscaped areas, berms, well and septic systems, parking and new access roads. The lot coverage ratio should be based on the size of the individual parcel of land where the use is located, not the total area of a farm operation which could include several parcels.

Where available, uses should be within existing agricultural buildings or structures no longer needed to support agricultural production.

In the case of on-farm diversified uses that are intermittent, such as events, “limited in area” may mean an area greater than the general recommendations above (Section 2.3.1.1). When calculating the area for agri-tourism uses such as wagon rides or corn mazes, lands producing a harvestable crop are agricultural uses that are not included in area calculations. However, areas such as playgrounds and loading areas for hayrides should be included.

If more than one on-farm diversified use is proposed on a single property, the combined area of all on-farm diversified uses should be within the above area and lot coverage guidelines.

On-farm diversified uses that are proposed to grow beyond the area limits, either incrementally or otherwise, are not supported.

Recommended Area Calculations for On-Farm Diversified Uses

- existing laneways shared between agricultural uses and on-farm diversified uses are not counted
 - area of **existing** buildings or structures, built prior to April 30, 2014, occupied by on-farm diversified uses is discounted (e.g., 50%)
 - area of **new** buildings, structures, setbacks, outdoor storage, landscaped areas, berms, laneways, parking, etc. are counted at 100%
 - on-farm diversified uses may occupy no more than 2% of the property on which the uses are located, to a maximum of 1 ha the gross floor area of buildings used for on-farm diversified uses is limited (e.g., 20% of the 2%)
1. Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products. (from the PPS definition of on-farm diversified uses)
 2. Shall be compatible with, and shall not hinder, surrounding agricultural operations. (from PPS Policy 2.3.3.1)

Compatibility Considerations

- does not hinder surrounding agricultural operations
- appropriate to available rural services and infrastructure
- maintains the agricultural/rural character of the area
- meets all applicable environmental standards
- cumulative impact of multiple uses in prime agricultural areas is limited and does not undermine the agricultural nature of the area

Table 2. Categories of uses permitted in prime agricultural areas provided all PPS criteria are met

Type of Use	Agricultural Use	Agriculture-Related Use	On-Farm Diversified Use
	Growing of crops or raising of animals; includes associated on-farm buildings and structures; all types, sizes and intensities; <i>normal farm practices</i> are promoted and protected	May or may not be on a farm; farm-related commercial or industrial use; compatible with surrounding agricultural operations; directly related to farms in the area; supports agriculture, provides products or services to farms; benefits from proximity to farms	On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, <i>agri-tourism uses</i> and value-added uses; compatible with surrounding agricultural operations
Greenhouse	Yes For growing plants	Yes For retailing plants grown in the area	Yes For growing or retailing plants or a variety of non-plant items

Type of Use	Agricultural Use	Agriculture-Related Use	On-Farm Diversified Use
Value-retention of farm products (e.g., grain drying, cold storage, grading, maple sap evaporating)	Yes Primarily for products produced on own farm	Yes Would service farms in the area	Yes No restriction on products or where they are from
Accommodation for full-time farm labour	Yes On-farm housing for own workers	No	Yes Could house workers from own or neighbouring farms
Value-added process (e.g., food processing)	No	Yes Could do value-added processing of farm products grown in the area	Yes No restriction on what could be processed or its origin
Pick-your-own operation (with associated uses)	Yes Includes harvesting of crops	Yes Could include retailing of farm products grown in the area (e.g., farm stand)	Yes Could include retailing of products grown beyond the area or unrelated to agriculture, as well as visitor amenities (e.g., playground)

Type of Use	Agricultural Use	Agriculture-Related Use	On-Farm Diversified Use
Winery, cidery, meadery	Growing of crops or raising of animals; includes associated on-farm buildings and structures; all types, sizes and intensities; <i>normal farm practices</i> are promoted and protected No	May or may not be on a farm; farm-related commercial or industrial use; compatible with surrounding agricultural operations; directly related to farms in the area; supports agriculture, provides products or services to farms; benefits from proximity to farms Yes Fruit or honey used is primarily from farms in the area; could include tasting and retailing; appropriate servicing (water and wastewater) must be available ⁷	On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, <i>agri-tourism uses</i> and value-added uses; compatible with surrounding agricultural operations Yes No restriction on where fruit or honey is produced; may include other permitted uses (e.g., tasting and retailing); appropriate servicing (water and wastewater) must be available ⁷
Small-scale micro-brewery, distillery	No	No Unless agricultural products from the area (e.g., grains) are the main input and appropriate servicing (water and wastewater) are available ⁷	Yes Appropriate servicing (water and wastewater) must be available ⁷

Type of Use	Agricultural Use	Agriculture-Related Use	On-Farm Diversified Use
Agri-tourism venture (e.g., bed and breakfasts, playgrounds, hayrides, corn mazes, haunted barns)	No	No	Yes ⁸
Home occupation	No	No Unless it primarily provides products or services to farms in the area (e.g., farm business advisor)	Yes All types
Commercial use	No	Yes Must provide products or services to farms in the area	Yes All types that are appropriate in <i>prime agricultural areas</i>

Type of Use	Agricultural Use	Agriculture-Related Use	On-Farm Diversified Use
	Growing of crops or raising of animals; includes associated on-farm buildings and structures; all types, sizes and intensities; <i>normal farm practices</i> are promoted and protected	May or may not be on a farm; farm-related commercial or industrial use; compatible with surrounding agricultural operations; directly related to farms in the area; supports agriculture, provides products or services to farms; benefits from proximity to farms	On a farm; secondary use; limited in area; includes, but is not limited to, home occupations, home industries, <i>agri-tourism uses</i> and value-added uses; compatible with surrounding agricultural operations
Landscaping business	No	No	Yes
Industrial use	No	Yes Must support farms in the area	Yes All types that are appropriate in <i>prime agricultural areas</i>
Machine repair shop	Yes For own use	Yes Must support agriculture in the area	Yes All types that are appropriate in <i>prime agricultural areas</i>
Agricultural research and training centre (i.e., government or associated with an academic institution)	Yes The growing of crops or raising of animals would need to be the primary activity	Yes Would need to provide products or services to farms in the area as a primary activity	Yes
Veterinary clinic	No	No	Yes Mixed or small animal clinic

Type of Use	Agricultural Use	Agriculture-Related Use	On-Farm Diversified Use
OTHER USES			
Renewable energy facilities under the <i>Green Energy Act, 2009</i> (e.g., solar, wind, biogas)	These uses fall under the <i>Green Energy Act, 2009</i> , and do not need approval under the <i>Planning Act, 1990</i> . See Section 4.1 #5		
Mobile/non-stationary use (e.g., cider press, pelletizer, hoof trimmer, seed cleaner)	These uses do not require a building permit or land use change under the <i>Planning Act, 1990</i> . If they are <i>normal farm practices</i> , they are promoted and protected in <i>prime agricultural areas</i> .		

2.4 Implementation

2.5.1 Official Plans

The official plan is the most important tool for implementing the PPS. PPS Policy 2.3.3.1 permits agricultural uses, agriculture-related uses and on-farm diversified uses in prime agricultural areas. Municipal official plan policies must explicitly state that these uses are permitted in prime agricultural areas.

Criteria for these uses may be based on these provincial guidelines or municipal approaches that achieve the same objectives. Uses that meet the criteria may then be permitted without the need for an official plan amendment. They may however, be subject to zoning by-law requirements, site plan control and other local requirements.

2.5.2 Zoning By-laws

Municipalities may choose to specify setbacks for some of the permitted uses in prime agricultural areas (e.g., to protect a municipal drinking water system, provide fire protection, mitigate odour, noise or dust. Municipalities should adopt “as-of-right” zoning for agricultural uses and other permitted uses that are clearly compatible and appropriate in prime agricultural areas.

Other uses may be located in prime agricultural areas subject to a minor variance or zoning by-law amendment to ensure issues such as site layout and traffic are compatible with surrounding agricultural uses.

*Temporary use zoning by-laws permit the temporary use of land, buildings or structures for up to 3-year periods, as provided for in the *Planning Act, 1990*. They are inappropriate for uses involving physical changes to the site, new or improved buildings or structures, or uses that result in the creation of a new lot.*

Temporary use zoning by-laws are also an effective way to deal with event-type uses such as concerts, rodeos and farm shows.

2.5.3 Site Plan Control

Areas under site plan control must be described in the municipal official plan and designated in a site plan control by-law.

As a best practice, most municipalities exempt agricultural uses from site plan control and this practice should continue. Municipalities may find it useful to apply site plan control to on-farm diversified uses given the broad range of uses permitted (both farm- and non-farm-related uses). Site plan control is also useful to apply to agriculture-related uses (Figure 4)

Site plan control may be used to ensure that new uses fit in with the agricultural character of the area and are compatible with surrounding agriculture. Use of this tool avoids the need for official plan and zoning by-law amendments. For example, municipalities could use site plan control to address elements such as:

- entrances, parking, pedestrian pathways, and emergency vehicle access
- lighting, walkways and the appearance and design of buildings
- site grading, fencing, landscaping, and drainage
- outdoor storage, visual screening and loading areas

It is recommended that where any agriculture- related uses and on-farm diversified uses are under site plan control, municipalities consider an expedited site plan approval process (e.g., delegated authority for planning departments to approve).



Figure 4. Clustering of farm buildings

2.5.4 Development Permits

Municipalities may use a development permit system to streamline the land-use planning process by combining zoning, site plan and minor variance processes.

2.5.5 Municipal By-laws

A municipality can control or restrict noise, hours of operation or signage on the site of agriculture- related or on-farm diversified uses by using its authority under the Municipal Act, 2001, to pass specific municipal by-laws.

Municipalities can have special event by-laws to regulate temporary uses.

4.2 Simcoe County and Township of Oro-Medonte

In Ontario, there is a two-tiered planning and development process. In this comparator example, Simcoe County would be the higher tier government and be comparable to the EMRB, while the Township of Oro-Medonte would be the lower-tiered government and be comparable to Sturgeon County. For the purposes of this review, Simcoe County's Official Plan was reviewed to identify any directions that the Township of Oro-Medonte would then have to align with related to direction on agricultural uses.

4.2.1 Simcoe County Official Plan

Definitions

AGRICULTURAL USES means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full time farm labour when the size and nature of the operation requires additional employment.

AGRICULTURE-RELATED USES (PPS 2014) means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

DEVELOPMENT means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process; or
- b) works subject to the Drainage Act.

ON-FARM DIVERSIFIED USES means uses that are secondary to the principle agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

PRIME AGRICULTURAL AREA means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

RURAL, RURAL AREAS, or RURAL DEVELOPMENT refers to areas or development in the rural area which are located outside settlement areas and which are outside prime agricultural areas.

SECONDARY USES for Agricultural Uses means uses that are small in scale and secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

SPECIALTY CROP AREA means areas designated using evaluation procedures established by the province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a) Soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- b) A combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

Policy Areas

1.3 Goals of the Official Plan

- *To protect, conserve, and enhance the County's natural and cultural heritage;*
- *To achieve wise management and use of the County's resources;*
- *To further community economic development which promotes economic sustainability in Simcoe County communities, providing employment and business opportunities*

3.4 Land Use Designations

- 3.4.1 *Where the policies of local municipal official plans are considered more restrictive to development than the policies of this Plan, the more restrictive policies shall apply provided they are consistent with the PPS and conform to Provincial plans.*
- 3.4.2 *Where it is stated in the following sections that particular land uses or types of subdivision are permitted, a planning application will still be subject to the location and site criteria and other policies of Section 4 of this Plan, local municipal official plans, zoning bylaws, and other bylaws as appropriate, as well as the Greenbelt Plan, the Growth Plan, the Lake Simcoe Protection Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, where applicable.*
- 3.4.5 *The permitted land uses listed in the designations are not intended to be all inclusive. Other uses which meet the intent of the designation and other objectives of this Plan may be considered and may be identified as permitted uses in local municipal official plans and zoning bylaws provided they are consistent with the PPS and conform to Provincial plans.*

3.6 Agricultural Designation

Objectives

- 3.6.1 *To protect the resource of prime agricultural lands and prime agricultural areas, while recognizing the inter-relationship with natural heritage features and areas and ecological functions, by directing development that does not satisfy the Agricultural policies of this Plan to Settlements and the Strategic Settlement Employment Areas and Economic Employment Districts and directing limited uses that are more suitable to the Rural designation accordingly.*
- 3.6.2 *To enable the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural economy in accordance with the Planning Act and the Farm Practices Protection Act and its successors.*
- 3.6.3 *To ensure the availability and sustainability of prime agricultural areas for long-term use for agriculture and support a diversified agricultural economy.*
- 3.6.4 *promote a sustainable local food system that enhances opportunities for food, agriculture and agriculture-related businesses and/or producers to deliver products locally.*

Agricultural Policies

- 3.6.6 *Permitted uses within the Agricultural designation are agricultural uses, agriculture- related uses (PPS 2014), processing of agricultural products, on-farm diversified uses, natural heritage conservation and forestry, mineral aggregate operations subject to Section 4.4, and agricultural produce sales outlets generally marketing production from the local area*
- 3.6.9 *Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2, and 3 soils, in order of priority.*

- 3.6.10 *Development in prime agricultural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and the natural heritage system and cultural features.*
- 3.6.12 *Non-agricultural uses in prime agricultural areas may only be permitted for:*
- a) *extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with the appropriate policies of this Plan, Provincial policy statements issued under the Planning Act and Provincial plans; or*
 - b) *limited non-residential uses, through a site-specific local municipal official plan amendment, provided that all of the following are demonstrated:*
 1. *the land does not comprise a specialty crop area;*
 2. *the proposed use complies with the minimum distance separation formulae;*
 3. *there is an identified need within the planning horizon provided for in this Plan for additional land to be designated to accommodate the proposed use;*
 4. *alternative locations have been evaluated, and*
 - a. *here are no reasonable alternative locations which avoid prime agricultural areas; and*
 - b. *there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands;*
 5. *the proposed use requires minimal site alteration, as determined through pre-consultation with the local municipality and the approval authority;*
 6. *the proposed use shall be compatible with the surrounding agricultural uses or in a location that is separated from the primary agricultural operations by physical features and demonstrated to cause minimal disruption to surrounding area;*
 7. *the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby settlement areas;*
 8. *the proposed use complies with all other applicable provisions of this Plan; and*
 9. *applications for non-agricultural uses must be supported by adequate technical assessment to ensure that appropriate services for the proposed use can be provided.*

Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and existing land uses are to be mitigated to the extent feasible. Local municipalities shall utilize site plan control to regulate the impact of non-agricultural uses in prime agricultural areas.

3.7 Rural Designation

Objectives

- 3.7.1 *To recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities.*

Rural Policies

- 3.7.3 *Lands in the Rural designation shall be the focus of rural and agricultural land uses.*
- 3.7.4 *The following are permitted in the Rural designation:*
- a) *those land uses permitted in the Agricultural designation*
- 3.7.5 *Other rural land uses such as rural industrial and rural commercial development that cannot be located and are not appropriate in a settlement area may be permitted in the Rural designation and also subject to the following additional criteria:*

The proposed use must:

- a) *generate minimal traffic or be in the proximity of an arterial road or highway;*
- b) *have sewage and water service needs suitable for individual services;*

- c) *not be located on prime agricultural lands except for land uses otherwise permitted in the Agricultural designation;*
- d) *for rural commercial uses, must primarily serve the travelling public and tourists to the area on the basis of convenience and access.*

Local official plans shall also contain policies which require applicants to consider, as part of their development application, matters such as site hydrogeology, stormwater management, and spills containment.

3.7.10 Development in rural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and to minimize any negative impact on significant natural heritage features and areas and cultural features.

3.8 Greenlands

Development Control

3.8.15 Outside of settlement areas, and subject to Section 3.3.15 (other than for 3.8.15 vi. which is subject to policy 4.4.1), the following uses may be permitted in the Greenlands designation or on adjacent lands as described in Section 3.3.15:

- i. Agricultural uses;*
- ii. Agriculture-related uses;*
- iii. On-farm diversified uses;*

4.10 Local Municipal Official Plans

4.10.1 Local municipal official plans shall establish planning strategies and policies for the local municipality which are consistent with all applicable provincial policies, conform to all applicable provincial plans, and which implement and are in conformity with this Plan. Local municipal official plans may include policies which are more restrictive to development than the policies in this Plan, but may not be more permissive than the policy direction established in this Plan.

4.2.2 Township of Oro-Medonte Official Plan, Consolidated October 2020

Because of the two-tiered planning system in Ontario, Oro-Medonte's Official Plan must be in alignment with Simcoe County's Official Plan.

Definitions

Agricultural Use: *means the use of land for the growing, producing, keeping or harvesting of farm products and which may include, as an accessory use, a single detached dwelling.*

Agricultural Use, Intensive: *means the use of land for the purpose of raising livestock such as poultry or cattle for consumption and may include a feedlot and which may include, as an accessory use, a single detached dwelling.*

Agricultural Use, Specialized: *means land where specialty crops such as tender fruits (peaches, cherries, plums) grapes, other fruit crops, ginseng, vegetable crops, greenhouse crops and crops from agriculture developed organic soil lands are predominately grown, usually resulting from:*

- a) *Soils that have suitability to produce specialty crops, or lands that are subject to special climactic conditions, or a combination of both; and/or*
- b) *A combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities produced, store or process specialty crops.*

Policy Areas

Section A1 – Community Vision

The agricultural areas of the Township are also considered to be an important component of what makes up the character of the community. These areas must be preserved for future agricultural use so that they can continue to serve an important role in the local economy. The fragmentation of agricultural areas and the introduction of incompatible uses in these areas will be strongly discouraged by this Official Plan.

The rural area is considered to be an asset to the community. It is the intent of the Official Plan to protect this asset by only encouraging development in the rural area that is compatible with the open space, agricultural and natural character of the area.

Encouraging additional economic development in the Township is also a key goal of this Official Plan. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key component of this Plan.

A2.4 AGRICULTURE

A2.4.1 Goal

It is the goal of this Plan to preserve areas demonstrating high capability for agricultural production for that purpose.

A2.4.2 Strategic Objectives

- a) *To ensure that agriculture remains an integral part of the economy of the Township and the County.*
- b) *To ensure that non-agricultural uses which may have an impact on the viability of farm operations are not permitted.*
- c) *To encourage the establishment of farm-related uses and other secondary uses on farm properties to improve the livelihood of area farmers.*
- d) *To encourage the establishment of uses and activities on farm properties that highlight the importance of agriculture and its history in the Township.*
- e) *To encourage the maintenance of the character of agricultural areas by maintaining farm buildings and other elements of the built and natural landscapes that contribute to that character.*

A2.7 ECONOMIC DEVELOPMENT

A2.7.1 Goal

It is the goal of this Plan to create jobs and to provide opportunities for economic development.

A2.7.2 Strategic Objectives

- a) *To foster a competitive and positive business climate in the Township.*
- b) *To facilitate opportunities to provide a range of goods and services to the public by ensuring that the land use planning framework is supportive of development, as appropriate.*
- d) *To encourage the development and diversification of the tourism industry in the Township.*
- i) *To protect lands that have the potential of being used for agricultural purposes from incompatible development to ensure that farming operations can operate with the maximum degree of flexibility and efficiency.*

SECTION A3 – LAND USE CONCEPT

A3.2.1 Agricultural

Lands designated Agricultural meet one or more of the following criteria:

- a) They consist of areas where prime agricultural land predominates. Prime agricultural lands include specialty crops and or/Classes 1, 2 or 3 for potential agricultural capability according to the Canada Land Inventory;
- b) they consist of lands which, in spite of varying market conditions, are considered to be viable ongoing operations;
- c) they support intensive farming operations; and/or,
- d) they are surrounded by or contiguous to other agricultural operations.

A3.2.2 Rural

The Rural designation generally includes all of the rural areas in the Township that do not satisfy the criteria for lands in the Agricultural designation.

PART C LAND USE DESIGNATIONS

C1.1 OBJECTIVES

- (c) To promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township.

C1.2 PERMITTED USES

The principle use of land in the Agricultural designation as shown on the schedules to this Plan shall be agriculture.

Other permitted uses include single detached dwellings, bed and breakfast establishments, home occupations, home industries, commercial dog kennels, forestry, resource management uses, farm implement dealers and feed and fertilizer distribution facilities, storage facilities for agricultural products, greenhouses, agricultural research and training establishments, **farm related tourism establishments, agriculturally-related commercial uses, commercial uses on farm properties and seasonal home grown produce stands.**

development of new tourist commercial and recreational uses in the Agricultural designation is not contemplated by this Plan.

C1.3 DEVELOPMENT POLICIES

C1.3.4 Commercial Development Policies

New agriculturally-related commercial development may be permitted subject to an amendment to the implementing Zoning By-law and may be subject to Site Plan Control.

Before considering such an amendment, Council shall be satisfied that the proposed use:

- a) is small in scale;
- b) is required in close proximity to the farming operations in the area;
- c) is intended to serve agricultural uses;
- d) is located where it would have the least impact on existing and future agricultural operations;

- e) cannot be sited in a nearby settlement area or rural area because it requires a large land area and/or may be incompatible with residential uses;
- f) can be serviced with an appropriate water supply and means of sewage disposal;
- g) is to be accessed by municipal roads that can accommodate the increased traffic generated by the proposed use;
- h) will not cause a traffic hazard as a result of its location on a curve or a hill; and,
- i) can be appropriately buffered from adjacent residential uses.

Any expansions to existing commercial uses in the Agricultural designation may be subject to Site Plan Control in order to minimize potential impacts on adjacent uses

C1.3.6 Expansions to Existing Tourist Commercial Uses and Recreational Uses

The implementing Zoning By-law shall place all existing tourist commercial uses such as private parks, trailer or recreational vehicle parks, mobile home parks, rental cabin establishments and private campgrounds and accessory recreational and commercial facilities and recreational uses such as golf courses, in a special Zone that permits only the amount of development that existed on the date the Plan was adopted by Council. Minor expansions to existing tourists commercial uses and recreational uses such as golf courses may be permitted subject to an amendment to this Plan, the policies of Section C7 Recreational, and the implementing Zoning By-law.

considering an amendment to the implementing Zoning By-law to permit the expansion of an existing tourist commercial use or recreational use, Council shall be satisfied that:

- a) the proposed expansion is minor in nature;
 - b) the proposed expansion will not affect the viability of surrounding agricultural operations;
 - c) the entire use is serviced with an appropriate water supply and means of sewage disposal;
 - d) the existing use and the expansion area is accessed by public roads that can accommodate the traffic generated by the use; and,
 - e) the proposed expansion area can be appropriately buffered from adjacent residential uses.
- Any expansion to an existing tourist commercial use shall be subject to Site Plan Control.

C1.3.8 Farm Related Tourism Establishments

Given the proximity of the Township to growing urban areas, Council supports the development of uses that highlight the importance and value of the agricultural way of life in the area. On this basis, permanent uses such as art galleries, artist studios, farm machinery and equipment exhibitions, farm tours, holiday-related exhibitions and small-scale educational establishments that focus on farming instruction are permitted in the Agricultural and Rural designations subject to rezoning. Prior to considering such an application, Council shall be satisfied that:

- a) the use is clearly associated with agriculture;
- b) the use will highlight the importance of agriculture to the economy;
- c) the use is clearly an accessory use to a farm operation or a single detached dwelling on the same lot;
- d) every effort has been made to locate the use in an existing farm building such as a barn, or is to be located in a new building that is designed to be representative of the area's agricultural and rural character;
- e) the use will not hinder the future expansion of agricultural operations in the surrounding area;
- f) traffic generated by the use can be safely accommodated on area roads; and,
- g) all other municipal requirements, such as a license under the Municipal Act, are complied with.

All such uses may be subject to Site Plan Control, depending on the scale of the use. In addition, such uses shall be encouraged to locate in existing farm buildings wherever possible.

C1.3.9 Commercial Uses on Farm Properties

The development of accessory commercial uses on farm properties is permitted, provided:

- a) the use is clearly associated with and located on a farm property;
- b) the retail component has a floor area of no more than 200 square metres; and,
- c) the majority of the products offered for sale, in terms of monetary value, are produced or manufactured on the farm property.

The development of a new commercial use on a farm property shall be subject to Site Plan Control.

Secondary Plans

C17.2.7 Agricultural Designation

- a) It is the intent of this Secondary Plan that all lands designated 'Agricultural' shall be subject to the permitted uses and policies of Section C1 (Agricultural) of the Oro-Medonte Official Plan.

SECTION E1 – IMPLEMENTATION TOOLS

E1.3 TEMPORARY USE BY-LAWS

The municipality may pass temporary use by-laws permitting temporary housing, temporary accommodation facilities, tourist uses and facilities, parking lots, events and industrial uses related to the resource base of the area and other similar uses. Such a use shall generally conform to the intent of the Official Plan.

These temporary uses may be authorized for a specific time period up to three years and should be applied where it is considered inappropriate by the municipality to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical. Subsequent by-laws granting extensions of up to three years may be passed. However, once the by-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing Zoning By-law.

Prior to the approval of a temporary use Zoning By-law, Council shall be satisfied that the following principles and criteria are met:

- a) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood;
- c) The proposed use shall not require the extension or expansion of existing municipal services;
- d) The proposed use shall not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;
- e) parking facilities required by the proposed use shall be provided entirely on-site;
- f) The proposed use shall not warrant the need for road improvements during the term of the use; and,
- g) The proposed use shall generally be beneficial to the neighbourhood or the community as a whole.

4.2.3 Township of Oro-Medonte Zoning Bylaw

Definitions

Agriculture-Related Use: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Agricultural Support Use: means premises used for storing, blending and distributing agricultural support products such as fertilizers, seed and agricultural chemicals.

Agricultural Use: means the use of land for the growing, producing, keeping or harvesting of farm products and which may include, as an accessory use, a single detached dwelling.

Agricultural Use, Intensive: means the use of land for the purpose of raising livestock such as poultry or cattle for consumption and may include a feedlot and which may include, as an accessory use, a single detached dwelling.

Agricultural Use, Specialized: means lands where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, ginseng, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- h) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- i) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities to produce, store or process specialty crops.

A specialized agricultural use may also consist of a market garden where the products of a specialized agricultural use grown on the lot are sold.

Agri-tourism Uses: means those farm-related tourism uses, including limited accommodation such as bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Commercial Greenhouse: means premises used for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which is sold directly from the lot either at wholesale or retail.

Farm Produce Sales Outlet: means premises where the products of an agricultural use on the same lot are sold at retail to the travelling public.

Farmers Market: the use of land or building for the occasional or periodic activity of holding a market where food and/or new or used goods are offered for sale to the public.

Food Processing Establishment: means premises in which food is processed or otherwise prepared for human consumption but not consumed on the premises.

Market Garden: means an area of land that is used for the growing of vegetables and/or berry fruit crops and/or flowers that are then sold at retail on the lot to customers who either purchase the product after it has been picked or pick the product themselves.

On-farm Diversified Uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Zones

A/RU Agricultural/Rural

Lot Size Standards for A/RU Zone (see p.33 of 212 in Zoning Bylaw)

Uses	Minimum Lot Sizes
Agricultural uses	2.0 ha.
Agricultural uses, intensive	4.0 ha.
Agricultural uses, specialized	4.0 ha.
Equestrian facilities	4.0 ha.
Farm produce sales outlets	4.0 ha.
Forestry uses	4.0 ha.
Hobby farms	2.0 ha.

Provisions for Buildings, Except Single Detached Dwellings

	Boarding stables, barns, agricultural buildings	Veterinary clinic, home industries and custom workshops including any accessory outdoor storage
Minimum setback from front lot line	30.0 m	30.0 m
Minimum setback from exterior side lot line	15.0m	30.0 m
Minimum setback from interior side lot line	15.0 m	30.0 m
Minimum setback from rear lot line	15.0 m	30.0 m
Maximum height	N/A	11.0 m
Minimum lot size	N/A	N/A

Industrial – ED Economic Development Zone

Agricultural support uses: A maximum of 25% of the gross floor area of the premises may be used for the selling of goods, wares or merchandise at retail or wholesale to the public.

Agricultural uses: A single detached dwelling is not permitted as an accessory use.

Lot Size Standards for Industrial – ED Economic Development Zone

Uses	Standards
Minimum lot area	0.4 ha
Minimum lot frontage	40 m
Minimum required front yard	11 m
Minimum required exterior side yard	11 m
Minimum required interior side yard	6 m
Minimum required rear yard	11 m
Width of planting strip adjacent to front lot line	6 m
Width of planting strip adjacent to exterior side lot line	6 m
Maximum height	12 m

Parking Requirements

Minimum Parking Requirements – Township of Oro-Medonte

Use	Required Parking Stalls
Agricultural support use	1 parking space per 45m ² gross floor area
Bed and breakfast establishment	1 parking space that is rented to travelers
All other uses unless specified	1 parking space per 35m ² gross floor area

5.20 Parking Area and Driveway Regulations

5.21.2.2 *Parking of Commercial Motor Vehicles, Recreational Vehicles, and School Buses in the A/RU Zone Within the Agricultural/Rural zone for properties larger than 36 hectares in lot area, no person shall use any parking space, parking area or lot for the parking or storage of more than a total of three of the following: a commercial motor vehicle in excess of 3,600 kilograms gross vehicle weight, a large recreational trailer, or school bus subject to the following provisions:*

- *The large commercial motor vehicle or large recreational trailer is owned by an occupant of the dwelling unit.*

5.38 Temporary Parking for Special Events

Notwithstanding any other provision of this By-law, the temporary and short term parking of motor vehicles is permitted in the Agricultural/Rural (A/RU) Zone subject to the following requirements:

- The temporary and short term parking of motor vehicles is associated with and accessory to a Special Event that has obtained the required Permit for a Special Event from the Township of Oro-Medonte;*
- The temporary and short term parking of motor vehicles on a lot or property shall not occur for more than five (5) consecutive days;*
- The temporary and short term parking of motor vehicles on a lot or property is not permitted overnight and does not include camping;*
- The temporary and short term parking of recreational vehicles on a lot or property is not permitted; and*
- The location of the temporary and short term parking of motor vehicles for a special event is not located on lands designated in a Prime Agricultural Area as defined in the Provincial Policy Statement.*

The following table lists the permitted uses for two zones where agriculture-related uses are supported. Unlike Land Use Bylaws in Alberta, the land use zones only include a list of permitted uses. Should a landowner wish to add a new use to a zone, an application to amend the Zoning Bylaw is required as per [Section 7 Exception](#) of the Zoning Bylaw.

Summary of Permitted Uses – Township of Oro-Medonte

	Agricultural uses, intensive	Agriculture uses	Agriculture support uses	Agriculture uses, specialized	Bed and breakfast establishment	Equestrian facilities	Farm produce sales outlets	Hobby farms	Forestry uses	Market gardens
A/RU Agricultural/Rural	P	P		P	P	P	P	P	P	P
Industrial – ED Economic Development		P	P							

Section 7 Exceptions

If an application is made that proposes a use that is not a permitted use in the Zone or proposes alterations that vary from the regulations for development, then an amendment for a site specific exception to the Zoning Bylaw is required. The following shows an example of a what a site specific exception could look like.

Example Site Specific Zone 7.30 *30 - East Part of Lot 21 And 22, Concession 8 (Former Oro)

Notwithstanding any other provision in this By-law, the following provisions apply to the lands denoted by the symbol *30 on the schedules to this By-law.

7.30.1 Permitted uses

Only the following temporary special event type uses are permitted:

- a) an agricultural fair
- b) antique show
- c) automotive flea market
- d) boat show
- e) craft and hobby show
- f) country festival
- g) vehicle show and sales
- h) highland games
- i) old car sales and auction

For the purposes of this section, a rock music or heavy metal show is not a permitted special event. No permanent buildings or structures for a temporary special event are permitted.

7.30.2 Permitted accessory uses

Concession booths and overnight camping in conjunction with, and accessory to, a permitted special event is permitted. Parking for the temporary special event is also permitted.

7.30.3 Duration and number of permitted special events

Temporary special events shall not run for more than nine consecutive days and each temporary special event shall be followed by three consecutive days where no temporary special event shall take place on the lands covered by this section and by Section 7.31. Temporary special events shall not run for more than 100 days in any calendar year on the lands covered by this section and by Section 7.31

7.30.4 Definitions

The following definitions apply to the following terms used in this Section of the By-law:

- a) *Agricultural fair, market, festival or show* – Means an exhibition of: i) animals and/or birds, a rodeo or ploughing match ii) farm products or production of any kind, and which in both cases may include an assembly of vendors offering items for sale, activities, amusements and other possible services to the public, which is associated with such an exhibition.
- g) *Cultural Festival or Event* – means a cultural, spiritual, religious and or ethnic festival operated by cultural, religious, spiritual, ethnic and/or other similar groups. Groups of or individual vendors are permitted to offer goods for display, demonstration or sale including but not limited to the sale of food, beverage and other goods. Dance and musical performances are permitted, as are amusements suitable for such an event.
- h) *Market* – shall mean an event (market) operated by a group of or individual farmers and/or vendors for the purpose of:
The exhibiting and sale of agricultural goods and products, including vegetables, fruits, meats, flowers and other similar food, beverage and products.
- i) *Any such Farmers' Market shall be permitted to have a portion of vendors that may sell crafts, clothing, and goods and made to order food for consumption on site, often associated with or accompanying a Farmers' Market.*

4.2.4 Township of Oro-Medonte Special Event Manual

Special events are defined in the below and Township and other agency requirements are briefly described (See **Appendix B** to view the full documents, including the notification/permit form for more details about what is required when applying for a special event permit).

Definitions

A Special Event can be defined as any of the following events or activities held on a Township property or the following events or activities on private property which attract more than 500 persons who participate or attend:

- a) *parades, processions, marathons, bicycle races, adventure/obstacle races, recreational events, animal shows, car/automobile shows and other events which may utilize also the sidewalks or vehicular travel portion of municipal streets, highways, parking lots or properties, excluding indoor facilities operated by the Township;*
- b) *carnivals, bazaars, gatherings and similar events which offer such activities as amusement rides or devices, games of skill, animal rides or exhibitions, food concessions or live entertainment;*
- c) *outdoor concerts, festivals or entertainments offering live or recorded music or entertainment for public or private audiences;*
- d) *organized scheduled contests and exhibitions;*
- e) *marine events, including any prescheduled organized concentration of watercraft, involving participants and/or spectators, of a competitive or non- competitive nature;*
- f) *scheduled races, exhibitions or other events involving the operation of motorized vehicles or any type;*
- g) *activities or events requiring a variance from the regulations of any municipal department;*
- h) *outdoor assemblies for demonstration, political, religious and/or cultural purposes;*
- i) *the showing of feature films; filming of television commercials, documentaries, educational films, television films, television network programs, music videos and commercial still photography.*

1.2 Permit Requirement:

The Township regulates special events through the Special Events Bylaw. A permit is required for all special events as defined in section 1.1.

1.3 Permit Requirement - Exemptions:

Notwithstanding the events and activities set out in Section 2.1, a permit shall not be required for any events or activities as set out in Subsections 2.1(a) to (i) taking place solely on private property if such events or activities are:

- *permitted in the Township's zoning by-laws or has otherwise been authorized by the Township, and,*
- *part of the normal operations of a business or institution, and specifically will not reasonably:*
 - *have the potential to strain the community's emergency services response;*
 - *have a foreseeable impact on the regular flow of traffic;*
 - *adversely affect the Oro-Medonte Community;*
 - *present an elevated risk to the health and safety of participants or general public;*

1.3.3 Determination of eligibility for exemption shall be made in the Director of Recreation and Community Service's sole and absolute discretion

2.1 Special Event Permit and Notification Process:

The process has two distinct parts with varying requirements for events taking place on public or private property.

Part 1: Special Event Notification/Permit Form:

The form acts as both the initial notification to the Township that an event will be taking place within the municipality and if being held on public lands/property this form also acts as the permit application form. Venues operating in the Township of Oro-Medonte should discuss with the Director of Recreation and Community what is deemed a special event versus regular business operations. If the event is not deemed a "special event", notification of the event by email or phone is encouraged.

Part 2: Special Event Operations Plan:

The document is to provide a detailed overview of the special event and the planning and controls mechanisms for event implementation.

Timing of Submissions:

Special Event Notification/Permit forms are to be submitted to the Director, Recreation and Community Services a minimum of 120 days prior to the event.

Operating Plans are to be submitted a minimum of 60 days prior to the special event.

PART 5.0 BRITISH COLUMBIA

Similar to Ontario, the Province of British Columbia has provincial regulations relating to agribusiness, agritourism, and special events or event venues for agribusiness or agritourism related activities. As such, when interpreting the regulations at the local level, it is important to note the directions and regulations provided from the province that inform the regulations at the municipal level.

5.1 Provincial References

The below provides relevant excerpts from two Ministry of Agriculture documents that address on farm agriculture, agriculture related and agritourism uses. (See [Appendix C](#) to view the full documents)

4.4.1 Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission, Final Committee Report to the Minister of Agriculture, Recommendations for Revitalization, December 2018

This document was prepared by the BC Minister of Agriculture’s Advisory Committee for Revitalizing the Agriculture Land Reserve and the Agricultural Land Commission between January 2018 and December 2018.

The Committee identified several key issues requiring immediate government attention. The one presented below is relevant to on-farm agritourism and commercial agriculture-related uses.

1. AN URGENT NEED TO CURB SPECULATION AND NON-FARM IMPACTS IN THE ALR

As populations grow and urban land prices increase, the pressure to develop the ALR builds. An updated legislative framework is required to protect it from this pressure and prevent prime ALR parcels being lost to investors and speculators for non-farm uses.

Expansive ‘agri-tourism’ and related processing facilities are included among the list of non-farm uses.

The Committee suggests that developing an ‘Agriculture First’ ethic would require three strategic shifts in Government decision-making policy. Two strategic shifts dealing with on-farm related and agritourism uses are relevant to this Best Practice Review are presented below:

- a) A recognition that ‘Agriculture First’ means the ALC mandate and governing authority is the priority on the Agricultural Land Reserve*
- b) That a healthy, Protected and Productive ALR requires limitations on non-farm activity within the ALR*

- **Strategic Shift 1 – Agriculture First ALR Governance.** *Strong legislative and regulatory changes are required for this shift.*
- **Strategic Shift 2 – A Protected, Productive ALR.** *A protected, productive ALR is a vital component of BC’s agricultural fabric, and food security for the future. It requires a legislative and regulatory preference for agricultural activities with provincial rules and limits for non-farm use.*

The Final Committee Report to the Minister of Agriculture: Recommendations for Revitalization situates final Committee recommendations under the three strategic shifts. The below recommendations relate to the Committee’s Strategic Shift 2 and address non-farm uses on farms in the ALR.

RECOMMENDATION 14: Establish a Maximum Cumulative Footprint for farm-related commercial and industrial uses permitted in the ALR in order to:

1. Ensure agricultural production remains the primary ALR land use; and,
2. Not eliminate economic opportunities for farmers

A cumulative lot coverage limit would help: achieve greater balance between agricultural land protection and economic opportunities for farmers; minimize off-site impacts and improve compatibility of farm-related commercial and industrial uses with surrounding agricultural operations (e.g., traffic, changes in agricultural-rural character, noise, water use, effluent discharge, etc.); improve consistency among municipalities in terms of land area that could be developed for these uses; level the playing field for different types of permitted farm-related commercial and farm-related industrial uses; mitigate the physical impacts associated with locating one or more of these uses on a farm (it is not uncommon for there to be processing, agri-tourism accommodation and retail sales associated with one farm operation).

Recommended Actions:

1. Establish a Maximum Cumulative Footprint in the Regulation.

To effectively ensure that agricultural production remains the primary use of land in the ALR, the Committee recommends that the cumulative footprint be regulated using a “parcel based ratio” not to exceed 2% of the parcel, up to a maximum of 1 hectare (2.47 acres) for the following farm- related commercial and farm-related industrial uses:

- Farm retail sales in 2(2)(a)
- Facilities for the storing, packing, preparing or processing farm products in 2(2)(b)
- Agri-tourism (infrastructure such as buildings, structures, parking) in 2(2)(e)
- Alcohol Production Facilities in 2(2.1)
- Accommodation for Agri-tourism in 2(3)(a)
- Temporary sawmill in 2(3)(e)
- Pet breeding and kennels in 2(3)(h)

2. One Cumulative Footprint per Farm

In making a recommendation that the “cumulative” impact of these uses be regulated with a parcel based ratio, it is the Committee’s intention that one or more of the above- listed uses could be developed on a farm provided that they are clustered on one parcel with a total area not to exceed a certain percentage of “the” parcel where the uses are sited.

3. Pre-qualification Requirements and Ongoing Thresholds

The Committee recommends that the 50% rule for products sold and/or processed remain with the exception of temporary sawmills in 2(3)(e) and pet breeding and kennels in 2(3)(h), that the owner provide evidence of at least 3 years of farming the necessary primary farm product(s) prior to the construction of any farm-related commercial and farm-related industrial uses.

4. Include Additional Definitions in the Regulation

To help further clarify what is meant by “preparing” and “processing” farm products in 2(2)(b), the Committee also recommends that the following definitions, taken directly from the Ministry of Agriculture’s Guide for Bylaw Development in Farming Areas be included in the Regulation:

‘On-Farm processing’ means the undertaking of processes, including mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments and biological treatments on a farm unit to:

- Prepare farm products or value-added products to sell, or

- Prepare feed for livestock, poultry, farmed game or fur bearing animals but excludes on-farm composting and on-farm product preparation.

'On-farm product preparation' means cleaning, sorting, separating, grading or packing farm products.

RECOMMENDATION 16: Support 'Agriculture First' in the ALR by clarifying rules and limits to large scale, non-farm gatherings and events.

Whether events are held in the ALR as part of an agri-tourism experience, at an alcohol production facility, or under the "gathering for event" provisions, the over-build of facilities and infrastructure to support these uses has extensive and lasting impacts to the ALR land base. Under the guise of agri-tourism, commercial tourism is becoming a primary business focus on many ALR properties. Without placing limits on these uses, there is significant risk for overdevelopment of ALR land for commercial uses that out-compete primary farm production.

Recommended Actions:

1. Enable local and First Nation Governments to prohibit gathering for events, including events held at alcohol production facilities and events billed as an agri-tourism activity, by bylaw.
2. Clearly define in the Regulation the nature of permitted food service provisioning at alcohol production facilities in the ALR, and explicitly indicate that restaurants, bistros, cafes, catering kitchens are not permitted.
3. Strongly convey in the Regulation, in particular Part 1 s. 4(f), that "harvest festivals" and "other seasonal events" held at the farm for the purpose of "promoting or marketing" farm products produced on the farm must be subordinate to and customarily associated with active farm use on the parcel, and that purpose-built and/or permanent event spaces are not permitted in the ALR. Specifically, the Committee recommends:
 - Amend the definition of 'agri-tourism' to clarify that it is a tourism experience (activity, service, or facility) combining agricultural or rural settings with the products of agricultural operations. The experience takes place on a 'farm operation' (as defined in the Farm Practices Protection (Right to Farm) Act) classified as a farm under the Assessment Act and which is in active operation each year, is paid for by visitors, and is accessory to the farm operation.
 - Add clarification that 'accessory (agri-tourism)' means that offering the agri-tourism experience must be subordinate to operating an active farm on the same parcel.
 - Clarify that 'off-farm' and 'nonfarm products' means products that are not from the farm unit of which the subject property is part.
 - Incorporate a definition of 'season (agri-tourism)' to clarify that this refers to one of the four periods of the year: spring, summer, autumn or winter; the period of the year when something that regularly occurs every year happens; e.g. pumpkin festival before Halloween; and/or the period(s) when most people take their holidays, go to visit places, or take part in an activity outside of work.
 - Clarify that 'seasonal (agri-tourism)' means agri-tourism experiences that relate to, are dependent on, determined by, or characteristic of a particular season of the year, that fluctuate according to the season or at specific time of the year, and that occur for less than twelve months of the year, and that 'regular seasonal (agri-tourism)' means the occurrence over the same season(s), or at the same time, each year

RECOMMENDATION 17: Protect the ALR from expansive accommodation by:

- Amending the definition of ‘sleeping unit’; and
- Clarifying what accommodation is not permitted as agri-tourism accommodation in the ALR

Recommended Actions:

1. Ensure that agri-tourism accommodation units in the ALR remain small-scale seasonal and short term.
2. Maintain the intent to provide an additional economic opportunity for farmers and ranchers whose primary use of the land is for farming.
3. Amend the definition of ‘sleeping unit’ to more specifically limit scale and scope:
 - **‘Bedroom Accommodation Unit’** means a unit for temporary accommodation of not more than 30 days comprising a sleeping/living area and ensuite sanitary facility, but not including a cooking facility or kitchen appliance except a coffee maker and bar refrigerator, and does not include a hotel or motel.

4.4.2 A Manual to Guide Agritourism Development in British Columbia, BC Ministry of Agriculture, January 2017

The manual provides step-by-step guidance for farmers interested in engaging in agri-tourism. The below highlights salient information for consideration in the Sturgeon County Agribusiness and Agritourism Review:

In BC, agri-tourism is defined as⁴¹: a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act. These activities may include:

- a) *an agricultural heritage exhibit displayed on the farm;*
- b) *a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these;*
- c) *cart, sleigh and tractor rides on the land comprising the farm;*
- d) *activities that promote or market livestock from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and petting zoos;*
- e) *dog trials held at the farm;*
- f) *harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing farm products produced on the farm;*
- g) *Corn mazes prepared using corn planted on the farm.*

⁴ Agricultural Land Commission Act, Policy L-04, October 2016. Activities Designated as Farm Use: Agri-tourism activities in the Agricultural land reserve (ALR).

Figure 2: Definitions of agri-tourism & farm tourism in tourism literature

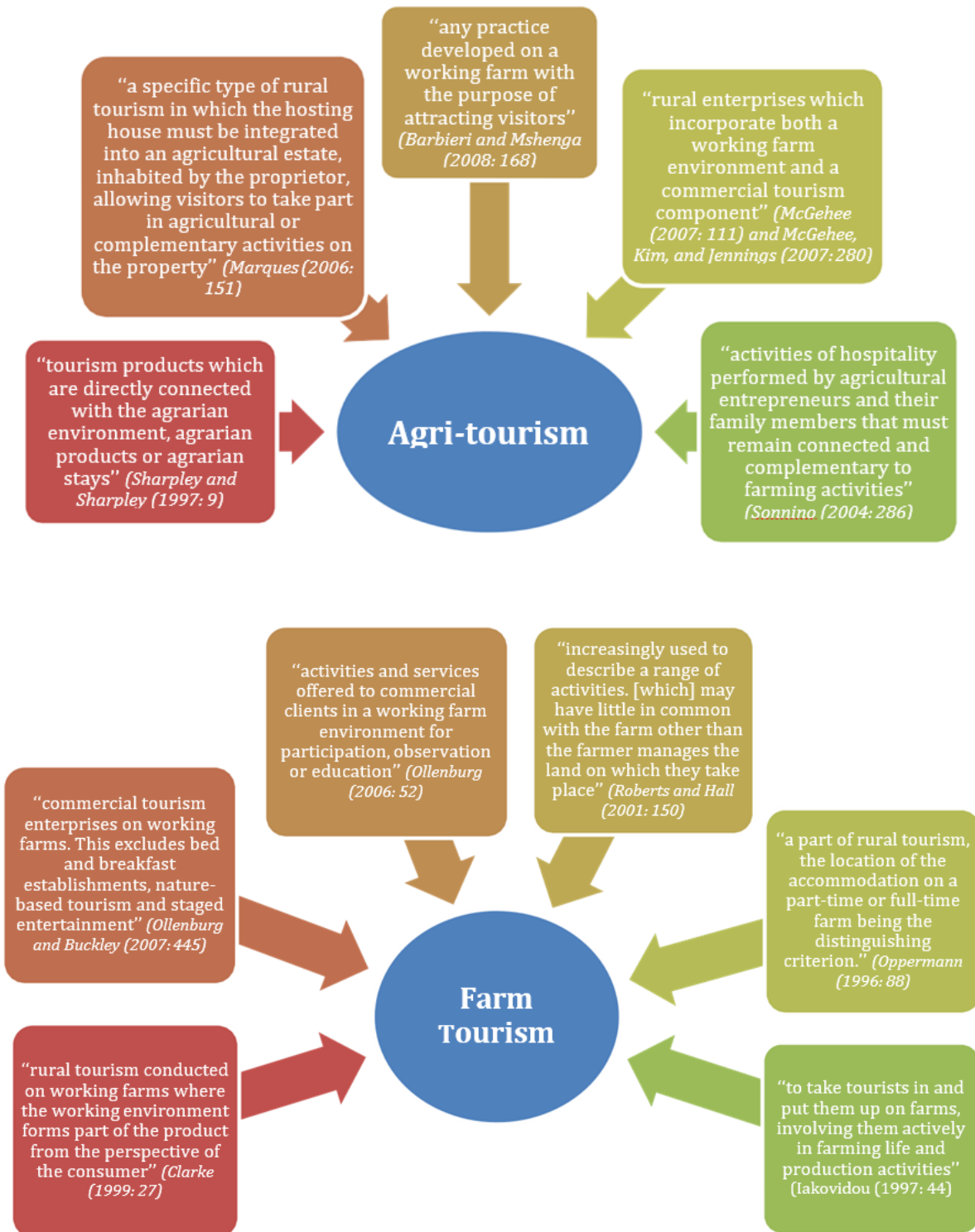


Table 1: Types of Agri-Tourism Activities

Types of activities	Examples
Recreation activities	Any recreation activities that take place in rural and farm settings such as: farm tours*, hunting, fishing, cattle driving*, petting zoo*, horseback riding, dog trials*,harvesting, bird watching, hiking, visiting wineries, cycling, all-terrain vehicle tours, photography and videography, painting and sketching, animal husbandry, gardening, corn mazes*, egg hunt, barn dancing, boating, floral arrangements, hay or sleigh rides*, off-roading, etc.
Events/festivals	Any events or festivals that celebrate within rural and farm settings such as: harvest festivals*, heritage celebrations, seasonal events* that promote and market farm products.
Educational services^{viii}	Any delivery of an educational* or learning experience on the farm such as: tours of farm operations*, workshops to learn new skills, lessons and courses, heritage tours to learn about the history and evolution of farm practices, demonstrations on making goods or animal care, farm work experience, craft shows, dog training, etc.
Direct marketing	Activities where farms are directly marketing their products* in a way that enables contact with visitors such as: farmers' market, farm stands, u-pick operations, meals prepared and served on site, picnics, cutting Christmas trees, etc.
Overnight visits	Agri-tourism accommodation for temporary use by tourists in conjunction with agricultural uses and farm activities or experiences ⁵ .

See footnote

Chapter 4 – Factors for success in agri-tourism

Zoning regulations and local bylaws indicate the types agri-tourism activities permitted on the farm. The activities must comply with the zoning of their farm and the bylaws enforced by their local municipality or regional district. The zoning regulations, policies and bylaws in place will differ based on the location of the farm and whether or not it is in the Agricultural Land Reserve (ALR). Farms in the ALR must contact the Provincial Agriculture Land Commission as the ALR regulations may restrict a farms ability to deliver certain agri-tourism experiences. Farms outside the ALR may have more flexibility to provide agri-tourism services that are considered non- farm use however the activities must conform to local bylaws and regulations.

⁵ As per policy L-05, agri-tourism accommodation in the ALR is designated as a permitted non-farm use unless otherwise prohibited by a local government or bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government. The accommodation is permitted if, a) all or part of the parcel on which the accommodation is located is classified as a farm under the Assessment Act, b) the accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms including bed and breakfast bedrooms, and c) the total developed area for buildings, landscaping and access for the accommodation is less than 5% of the parcel

Figure 7: Key factors that contribute to a successful agri-tourism experience

Key Success Factors:

1. Creating a visitor experience consisting of tangible and intangible products
2. Access to land and space
3. Farm is in an accessible location for visitors
4. Agri-tourism operation is marketed as a destination
5. Activities provided through experience match the visitors' expectations
6. Access to financial resources to cover start-up costs and invest in future activities
7. Access to human resources
8. Activities adhere and comply with local government regulations
9. Presence of other agri-tourism operators

Further to item 8 in Figure 7 above, farmers should understand the following before diversifying into agritourism:

- *Local municipal or regional district zoning and building code requirements in place for the types of activities permitted on the farm, the scale, type or size of operation that can take place.*
- *Food safety regulations set by The Canadian Food Inspection Agency (CFIA).*
- *WorkSafe BC's regulations and the regulator standards of WorkSafe to ensure that the farm has sufficient insurance and liability coverage for the agri-tourism operation/activity.*
- *Land and space including:*
 - *Neighbouring properties and the level of noise your experience may create;*
 - *Zoning bylaws and setback requirements for buildings, structures and parking;*
 - *Any dangerous aspects of property that could threaten visitor safety;*
 - *Areas not open to visitors i.e., livestock pens.*
- *Safety and integrity of the buildings, shelters, fences, corrals, working facilities, equipment, roads and trails located on or near the property;*
- *Access to the property;*
- *Presence of surrounding amenities on and off farm;*
- *Presence of other agritourism operators in close proximity to cross-promote;*
- *Access to adequate, well-trained resources to staff visitor hours;*
- *Adequate insurance to manage risk. An extension to existing insurance for general agricultural activities or a new policy may be necessary for agritourism operations;*
- *Liability for a personal injury or property damage to a third party. Make your agritourism operation as safe as possible and have a risk management plan;*
- *Biosecurity. Use common sanitary procedures by having hand washing stations for visitors, secure unfriendly animals away from the public, ensure animals are vaccinated and that records are on hand. Avoid using sick, vulnerable, pregnant or nursing, underweight animals and unvaccinated animals. Supervise all visitor contact with animals.*

Special Events

Special events on the farm can be a useful way to promote the farm to visitors. Special events are short term ways to provide activities that are not always present

Relevant Provincial Resources

Some relevant resources to aid the farmer's understanding of the provincial regulatory aspects of Agritourism are shown below:

Networking and Partnerships

Organization	Website	Organization Description
<p>Agriculture Land Commission</p>	<p>http://www.alc.gov.bc.ca/alc/content.page?id=650C876AD9904910B4807D9DCCB1F067</p>	<ul style="list-style-type: none"> Established in 1973, the Agricultural Land Commission (ALC) is an independent administrative tribunal comprised of appointed Commissioners that are responsible for administering the ALC Act. The ALC manages and considers the land use applications that are put forward requesting land to be removed from the Agriculture Land Reserve, to subdivide land within the ALR and to use agricultural land for non-farm purposes or to include land into the ALR. As well, the ALC conducts other activities including: policy development, local government land use planning and bylaw reviews, regulation interpretation, ALR boundary reviews and compliance and enforcement activities. The ALC also participates in other government land use initiatives and liaises with stakeholder groups. <p>Relation to agri-tourism:</p> <ul style="list-style-type: none"> The ALC website is where Farms can learn about the ALR policies and regulations and the agri-tourism activities that are permitted. Farms within the ALR looking to delivery certain agri-tourism experience may desire to enter the process of rezoning a part of their parcel to enable the provision of certain agri-tourism activities that are considered to be non-farm by the Agricultural Land Commission Act. Strengthening Farming is an initiative of the BC Ministry of Agriculture that is jointly implemented with the Agricultural Land Commission. The Strengthening Farming program promotes strong working relationships between local and provincial governments and the farming community. This initiative works to provide guidance and support for local governments, First Nations and the farming community throughout the province relating to B.C.'s agricultural legislation.
<p>Ministry of Agriculture Strengthening Farming Program</p>	<p>http://www2.gov.bc.ca/gov/topic.page?id=0F162AFAFAEC454C9CC89D0D6E39599A</p>	<p>Relation to agri-tourism:</p> <ul style="list-style-type: none"> The Strengthening Farming initiative works to support farms through two main program components: (1) Farm Practices Protection; and (2) Planning for Agriculture. The program supports fair resolution of land use conflicts and effective community planning for a sustainable agriculture in British Columbia. The initiative provides support for Farms in a number of ways; this initiative may be helpful for Farms that are changing their agricultural practices to incorporate agri-tourism, for those who may be experiencing conflicts with neighbors, or for Farms looking to enter the rezoning process. WorkSafeBC is dedicated in promoting workplace health and safety for the workers and employers in BC. In the event of work-related injuries or diseases, WorkSafeBC works with the affected parties to provide return-to-work rehabilitation, compensation, health care benefits, and a range of other services.
<p>WorkSafe BC</p>	<p>http://www.worksafebc.com/</p>	<p>Relation to agri-tourism</p> <ul style="list-style-type: none"> Farms that have hired help or are considering hiring family members or external staff are strongly recommended to ensure the logistics around employment and workplace safety compile with the WorkSafe BC standards. The WorkSafe BC website is a beneficial resource to enable farms to be connected with a WorkSafe professional who can guide them through the processes of developing an agri-tourism operation that aligns with the regulator standards of WorkSafe and to ensure that the farm has sufficient insurance and liability coverage for the agri-tourism operation at play.

5.2 Squamish-Lillooet Regional District, Electoral Area D

5.2.1 Electoral Area D Zoning Bylaw

Definitions

Agriculture means the use of land, buildings, and structures for the growing, producing, raising or keeping of animals and plants, including apiculture, and the primary products of those plants or animals. It includes activities designated as farm use, such as storing, packing, preparing, and/or processing of farm products and related activities as per the ALCA and Use Regulation. It also includes farm retail sales, the repair of farm machinery and related equipment used on the same farm, agroforestry, horse riding, training, and boarding, greenhouse and nursery uses, but does not include kennels, pet breeding, or a cannabis production facility.

Agritourism Activities means:

- a) The following activities:
 - i) an agricultural heritage exhibit displayed on the farm.
 - ii) a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities accessory to any of these.
 - iii) cart, sleigh, and tractor rides on the land comprising the farm.
 - iv) subject to Section 2(2)(h) of the ALR Use, Subdivision, and Procedure Regulation, activities that promote or market livestock from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving, and petting zoos.
 - v) dog trials held at the farm.
 - vi) harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing farm products produced on the farm.
 - vii) corn mazes prepared using corn planted on the farm.
 - viii) services that are ancillary to (i) through (vii) and that are in compliance with the ALC Act, and the ALR Use, Subdivision, and Procedure Regulation.

- b) The activities identified in (a)(i)-(viii):
 - i) must be carried out on land that is classified as a farm under the Assessment Act.
 - ii) must be to which members of the public are ordinarily invited, with or without a fee.
 - iii) must not use, construct, or erect any permanent facilities. No existing permanent facilities may be used, or converted for use, without an approved non-farm use application and a valid building permit for assembly use.
 - iv) must be in compliance with the Agricultural Land Commission Act, and the ALR Use, Subdivision, and Procedure Regulation.
 - v) must be accessory to and related to the principal use of the property, which is farming.
 - vi) must be temporary and seasonal, and promote or market farm products grown, raised, or processed on the farm.
 - vii) must not include any accommodation.

Aquaculture means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in man-made containers of water, and includes the growing and cultivation of shellfish on, in, or under the foreshore or in the water.

Assembly Use, Commercial means a use providing for the assembly of persons during the term of a defined event or activity, including but not limited to a party, wedding, or corporate retreat, where there is an exchange of money or other consideration for the use of the property for the said event or activity.

Bed and Breakfast means the use of a single family dwelling for tourist accommodation of not more than 8 guests, where the single family dwelling is owner or resident occupied and is a principal residence.

Brewery, Cidery, Distillery, Meadery and Winery mean a brewery, cidery, distillery, meadery or winery, as applicable, that is licensed under the Liquor Control and Licensing Act to produce beer, cider, spirits, mead or wine and ancillary use(s) as defined by B.C. Reg. 171/2002, as amended.

Farm Retail Sales means the retail sale to the public of tangible products grown or raised on a farm, from that farm and may include the sale of non-farm products as permitted by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation. Farm retail sales exclude the retail sale of cannabis.

Gatherings for Events means:

- c) a gathering of people on a farm for the purposes of attending the following activities:
 - i) i) A wedding, unless (a)(iii)(.2) applies,
 - ii) A music festival, or
 - iii) An event, other than
 - .1 an event held for the purpose of agritourism, or
 - .2 the celebration, by residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.
- d) The activities identified in (a)(i)-(iii):
 - i) must be carried out on land that is classified as a farm under the Assessment Act.
 - ii) must be to which members of the public are ordinarily invited, with or without a fee.
 - iii) iii) must not use, construct, or erect any permanent facilities. No existing permanent facilities may be used, or converted for use, without an approved non-farm use application and a valid building permit for assembly use.
 - iv) must be accessory to and related to the principal use of the property, which is farming.
 - v) must be in compliance with the Agricultural Land Commission Act, and the ALR Use, Subdivision, and Procedure Regulation.
- e) No more than 10 gatherings for an event of any type may occur on the farm within a single calendar year, or such other number as may be allowed by the Agricultural Land Commission Act and Regulation, and no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event.
- f) No single event can be more than 24 hours in duration.

Home Craft means an accessory use of a parcel in conjunction with a single family dwelling for a limited and small scale craft carried on for remuneration, and does not include home office, or industrial uses. Home craft may include painting, drawing, sculpting, sewing, pottery, stained glass and glass blowing, wood turning and wood carving, the offering of singing, dancing, and music lessons, and the preparation of food. Home craft may include limited sales from the parcel where the home craft use is located in an associated gallery space of up to 10 m²

Home Office means an accessory use of a single family dwelling for a non-manufacturing based office business or professional practice that is carried on for remuneration, and does not include home craft, or industrial uses.

Intensive Agriculture means a use of land, buildings, or structures for confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms.

Permanent Facilities (in the Context of Agritourism Activities and Gathering for an Event) means facilities that include, but are not limited to: new or converted buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 2 consecutive days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres).

Seasonal (in the Context of Agritourism and Temporary Farm Worker) means:

- Relating to, dependent on, determined by, or characteristic of a particular season of the year.
- Fluctuating according to the season.

Temporary (in the Context of Agritourism and Temporary Farm Worker) means having a limited duration, lasting or designed to last for only a limited time each week, month, or year.

Zones

AGR 1 – Agricultural Zone 1

Permitted Uses

- agriculture, including intensive agriculture
- aquaculture
- forestry practices, including silviculture and harvesting, but not including processing or manufacturing
- brewery, cidery, distillery, meadery, or winery subject to the Liquor Control and Licensing Act
- farm residence, subject to Section 6.1.4
- agritourism activities, subject to Section 4.4
- farm retail sales, subject to Section 6.1.5
- gathering for an event, subject to Section 6.1.8
- secondary suite
- home office
- home craft
- farm employee residence, subject to Section 6.1.4
- temporary farm worker housing, subject to Section 6.1.6
- accessory buildings and accessory uses
- seasonal cabins
- bed and breakfast use of not more than 4 bedrooms for short term accommodation
- wildlife and scenery viewing purposes
- kennel or boarding facility
- Unpaved airstrip or helipad for use of

Regulations

Maximum Floor Area Ratio

COLUMN I Matter to be Regulated		COLUMN II Regulations
.17	Maximum gross floor area of a brewery, cidery, distillery, meadery, or winery provided that the size of the facility is commensurate with the agricultural operation supporting it and in accordance with the ALCA and Regulation	500 m ²
.18	Maximum gross floor area of food and beverage lounge associated with a brewery, cidery, distillery, meadery, or winery Indoor gross floor area Outdoor gross floor area	50 m ² 50 m ²
.19	Maximum gross floor area of a tasting room associated with a brewery, cidery, distillery, meadery, or winery	50 m ²
.20	Additional regulations pertaining to a Brewery, cidery, distillery, meadery, or winery	See Section 6.1.7
.21	Maximum setback for the non-farm use footprint from the front parcel line to the	40 m

General Requirements

6.1.7 Breweries, cideries, distilleries, meaderies, or wineries

- .1 The number and frequency of special events, other than those that fall within the gathering for an event use, held at a brewery, cidery, distillery, meadery, or winery lounge (indoor and outdoor space) and a valid lounge endorsement shall be limited to:
 - .1 A maximum of 4 special events in a calendar year, that occur outside of regular approved business hours.
 - .2 Of those 4 special events in a calendar year, no more than 1 special event per weekend.
- .2 Off-street parking for a brewery, cidery, distillery, meadery or winery must be located within the farm residential footprint area, and/or the non-farm use footprint, and be in accordance with Section 5 and Section 6.1.10 of this Bylaw.

6.1.8 Gathering for an Event

- .1 the farm must be located on land classified as a farm under the BC Assessment Act.
- .2 permanent facilities must not be used, constructed, or erected in connection with the event.
- .3 parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity.
- .4 no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event.
- .5 the event must be of no more than 24 hours duration.
- .6 no more than 10 gatherings for an event of any type may occur on the farm within a single calendar year or such other number as may be allowed by the Agricultural Land Commission Act and Regulation.
- .7 the gathering for an event use and uses accessory to it must be located entirely within the farm residential footprint and/or the non-farm use footprint.
- .8 the non-farm use footprint shall be in accordance with the following:
 - .1 On parcels that are less than 4 ha, the non-farm use footprint shall be a maximum of 500 m².
 - .2 On parcels that are 4 ha or greater but less than 8 ha, the non-farm use footprint shall be a maximum of 1,500 m².

- .3 parcels that are 8 ha or larger but less than 16 ha, the non-farm use footprint shall be a maximum of 2,000 m².
- .4 On parcels that are 16 ha or greater, the non-farm use footprint shall be a maximum of 2,500 m².

6.1.9 Agritourism

.1 Agritourism Activities

- .1 can only occur on a property that has farm class under the BC Assessment Act.
- .2 only include those specific activities included in the definition of agritourism activities in this bylaw.
- .3 must be accessory to and related to the principal use of the farm.
- .4 must promote or market farm products from the farm.
- .5 must be temporary and seasonal.
- .6 permanent facilities must not be used, constructed, or erected in connection with the agritourism activity.
- .7 do not include any overnight accommodation.
- .8 excludes permanent commercial kitchen facilities.

.2 Siting Requirements

Off street parking for agritourism activities must be located within the farm residential footprint area and/or the non-farm use footprint area, and be in accordance with Section 5 and Section 6.1.8 of this Bylaw.

.3 Timing and Frequency Requirements

Agritourism activities are limited to a maximum of 12 events per calendar year.

6.1.10 Parking and Loading

Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 5 of this Bylaw.

General Regulations

4.3 Accessory Buildings

4.3.5 The following provisions for accessory buildings and uses apply to all zones:

- .1 An accessory building shall not be used as a dwelling or for providing overnight accommodation.
- .2 Subject to the requirements of Table I, Table II, Table III, or Table IV, as applicable, no more than two accessory buildings, one having a maximum gross floor area of 55 m², and the other having a maximum gross floor area of 10 m², shall be permitted on a parcel prior to construction of a principal building or establishment of a principal use.
- .3 No persons shall operate a home office, home craft, or other business enterprise in an accessory building on a parcel unless a lawfully constructed principal building exists on a parcel or a valid building permit under the Squamish-Lillooet Regional District Building Bylaw No. 863, 2003 as amended from time to time has been issued for a principal building on a parcel.
- .4 For clarity of interpretation, farm buildings and structures used in conjunction with an agriculture use on land classified as a farm under the BC Assessment Act, shall not be subject to the maximum gross floor area regulations for accessory buildings.
 - .1 Notwithstanding this Section 4.3.5.4, permanent facilities, farm buildings and structures cannot be used in conjunction with an agritourism activity or a gathering for an event use without an approved non-farm use application from the Agricultural Land Commission, an approved rezoning application from the SLRD, and valid building permits from the SLRD.

4.4 Agritourism Activities

The following agritourism activities requirements shall apply to all lots within the Agricultural Land Reserve (ALR) and are subject to the provisions of the Agricultural Land Commission Act.

General Requirements

- .1 Agritourism Activities
 - .1 can only occur on a property that has farm class under the BC Assessment Act.
 - .2 must be accessory to and related to the principal use of the farm.
 - .3 must promote or market farm products from the farm.
 - .4 must be temporary and seasonal.
 - .5 do not include any overnight accommodation – that is considered agritourism accommodation.
 - .6 not include non-agricultural commercial assembly, indoor recreation or outdoor recreation uses.
 - .7 permanent commercial kitchen facilities
- .2 Buildings and structures, including farm buildings, used for agritourism activities must have a valid building permit issued by the SLRD.

Siting Requirements

- .3 Buildings and structures used for agritourism activities must be located within the farm residential footprint area.
- .4 Off street parking for agritourism activities must be located within the farm residential footprint area, and be in accordance with Section 5 of this Bylaw.
- .5 Buildings and structures used for agritourism activities shall be limited to a catered food and beverage service using only farm products from the farm on which the agritourism activity is occurring, or a farm located in SLRD Electoral Area D, or the District of Squamish.

Floor Area Requirements

- .6 Buildings and structures used for agritourism activities shall be limited to 500 m² of gross floor area.

Timing and Frequency Requirements

- .7 Agritourism activities are limited to a maximum of 4 events per calendar year between the months of May and September inclusive.

4.5 Assembly and Commercial Assembly

Where expressly permitted in a zone, or expressly permitted in association with a use in this section, assembly and commercial assembly uses shall comply with the following regulations:

Assembly

- .1 Assembly uses are not permitted in farm buildings.
- .2 Assembly uses are permitted in conjunction with the following uses:
 - .1 restaurant
 - .2 commercial lodging

- .3 Furry Creek community use*
- .4 Village Commercial (Porteau Cove)*
- .5 campground*
- .6 retreat centre*
- .7 day lodge*
- .8 neighbourhood pub*

Commercial Assembly

- .3 Commercial assembly uses are not permitted in farm buildings.*
- .4 Commercial assembly uses are not permitted in conjunction with single family dwellings.*
- .5 Commercial assembly uses are permitted in conjunction with the following uses:*
 - .1 restaurant*
 - .2 commercial lodging*
 - .3 Furry Creek community use*
 - .4 Village Commercial (Porteau Cove)*
 - .5 retreat centre*
 - .6 day lodge*
 - .7 neighbourhood pub*

4.19 Signage

Signs in all zones shall comply with the SLRD Sign Bylaw No. 681, 1998, as amended from time to time.

4.21 Temporary Use Permit Area

Pursuant to Section 492 of the Local Government Act, land in all zones, with the exception of land in the PS1 Zone, RCLHA1 and RCLHA2 Zones, and Open Space Area and Riparian Area of the CD1 Zone, is designated as a temporary use permit area.

5.1 Off-Street Parking & Loading Spaces

- 5.1.1 No off-street parking spaces shall protrude onto public property or a dedication public right-of-way.*
- 5.1.4 All parking and loading spaces associated with any and all of the permitted land uses in an Agriculture zone, must be located within the farm residential footprint and/or the non-farm use footprint.*
 - .1 Notwithstanding Section 5.7, all parking areas and loading areas associated with agritourism activities, brewery, cidery, distillery, meadery, winery, farm retail sales, gathering for an event, temporary farm worker housing uses in an Agriculture zone, must not use any hard surfacing such as asphalt or concrete. Furthermore, no gravel or any other type of fill shall be used to cover the land where the parking is located.*

5.3 Number of Parking and Loading Spaces

- 5.3.3 Where more than one use is located on a parcel, the total number of parking to be required shall be the sum total of the requirements for each use.*
- 5.3.4 Where more than one use is located in a building, the total number of parking spaces to be required may recognize the mix of uses and determine the number of spaces required based on the various portions of the building dedicated to each use.*

5.3.5 Accessible parking spaces shall be provided in accordance with the BC Building Code, as amended from time to time.

Table 2: Number of Parking and Loading Spaces

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
			Class I (long term) Bicycle Parking	Class II (short term) Bicycle Parking
1.0 Dwellings				
Secondary suite	1	No Requirement.	No Requirement.	No Requirement.
Home office	No Requirement.	No Requirement.	No Requirement.	No Requirement.
Home craft	1	No Requirement.	No Requirement.	No Requirement.
2.0 Agricultural & Rural				
Any combination of Agritourism Activity, Brewery, Cidery, Distillery, Meadery, Winery, Farm Retail Sales, and/or Gathering for an Event uses	<ul style="list-style-type: none"> • 20 spaces maximum combined • 40 spaces maximum combined • 60 spaces maximum combined • 80 spaces maximum combined 	No Requirement	No Requirement	A minimum of 6 spaces.
Agritourism Activity	<ul style="list-style-type: none"> • 10 spaces maximum • 20 spaces maximum • 30 spaces maximum • 40 spaces maximum 	No Requirement.	No Requirement.	A minimum of 6 spaces.
Brewery, Cidery, Distillery, Meadery, Winery	<ul style="list-style-type: none"> • 10 spaces maximum • 20 spaces maximum • 30 spaces maximum 	No Requirement.	No Requirement.	A minimum of 6 spaces.

COLUMN I Class of Building or Use	COLUMN II Off Street Parking Spaces	COLUMN III Off Street Loading Spaces	COLUMN IV Bicycle Parking Spaces	
<ul style="list-style-type: none"> on parcels that are 16 ha or greater 	<ul style="list-style-type: none"> 40 spaces maximum 			
Farm Retail Sales				
<ul style="list-style-type: none"> on parcels less than 4 ha on parcels that are 4 ha or greater but less than 8 ha on parcels that are 8 ha or larger but less than 16 ha on parcels that are 16 ha or greater 	<ul style="list-style-type: none"> 10 spaces maximum 20 spaces maximum 30 spaces maximum 40 spaces maximum 	No Requirement.	No Requirement.	A minimum of 6 spaces.
Gathering for an Event				
<ul style="list-style-type: none"> on parcels less than 4 ha on parcels that are 4 ha or greater but less than 8 ha on parcels that are 8 ha or larger but less than 16 ha on parcels that are 16 ha or greater 	<ul style="list-style-type: none"> 10 spaces maximum 20 spaces maximum 30 spaces maximum 40 spaces maximum 	No Requirement.	No Requirement.	A minimum of 6 spaces.
Garden nursery	4 per 100 m ² of retail sales area plus 1 per 185 m ² of greenhouse area	No Requirement.	No Requirement.	A minimum of 6 spaces.

5.4 Location and Siting of Parking Spaces

5.4.1 Off-street parking spaces may be located on another parcel within 100 m of the building or use the spaces serve under the condition that legal assurances are established to ensure that the parcel is used only for parking serving the building or use.

5.5 Dimensions of Parking Spaces

5.5.3 For any commercial use the off-street parking spaces and maneuvering aisles shall meet the following minimum dimensions:

Type of Parking Space	Width	Length	Clear Height
Standard Space	2.8 metres	5.8 metres	2.1 metres
Standard Parallel Parking Space	2.6 metres	7.3 metres	2.1 metres
Small Car Space	2.7 metres	5.5 metres	2.1 metres
Disabled Space	3.7 metres	5.8 metres	2.1 metres
Loading Space	3.0 metres	9.0 metres	4.0 metres
Minimum Maneuvering Aisle Width			
	90 degrees	60 degrees	45 degrees
Two-Way Traffic	7.0 metres	6.4 metres	6.1 metres
One-Way Traffic	7.0 metres	4.9 metres	4.6 metres

5.7 Surfacing of Parking and Loading Spaces

5.7 All parking areas and loading areas shall contain a surface that is durable and dust-free and be graded and drained as to properly dispose of all surface water.

5.8 Lighting

5.8 Any lighting used to illuminate parking areas and loading areas shall be so arranged that all direct rays of light are reflected upon such parking areas and loading areas, and not on any adjoining premises.

5.9 Loading Spaces

5.9 Subject to Table 2 of Section 5, if a use requires less than 4 parking spaces, then no loading space is required.

- .1 In the case of mixed uses, the total off-street loading requirements shall be the sum of the requirements for the various uses calculated separately.
- .2 Off-street loading spaces shall be located on the same lot as the use served.
- .3 All off-street loading spaces shall be a minimum of 9 m in length and 3 m in width, and have a vertical clearance of 4 m.
- .4 Adequate provision shall be made for access by vehicles to all off-street loading spaces by means of a 6 m manoeuvring aisle and shall be located so that each separate use within a development has access to a space.
- .5 All off-street loading spaces shall be clearly marked with the words "LOADING SPACE ONLY" on the pavement or wall facing.

5.10 Bicycle Parking

5.10 Bicycle parking shall be provided in accordance with Table 2: Loading and Parking Spaces.

- .1 The number of bicycle parking spaces required for any use is calculated according to Table 2 in Section 5.14 in which Column I classifies the types of uses, and Column IV sets out the number of required bicycle parking spaces that are to be provided for each use in Column I.
- .2 If a use is not listed in Table 2, the number of bicycle parking spaces shall be calculated on the basis of a similar use as determined by the Director of Planning and Development.

5.2.2 Electoral Area D Official Community Plan

Definitions

Agriculture means farm use as defined in the Agricultural Land Commission Act and BC Regulation 171/2002.

Dispersed Outdoor Recreation means recreation that generally occurs throughout a large area and is not confined to a specific place, and includes hiking, primitive camping, hunting, fishing, horseback riding, and cross-country skiing.

Green Infrastructure means infrastructure that is planned and designed with sustainability and reduced emissions in mind, and includes systems that minimize energy use, minimize greenhouse gas emissions, minimize life cycle costs and consider the energy and emissions intensity of the construction materials.

Intensive Recreation means recreation that generally occurs in a more specific location with a high density of use, in areas that are easily accessible, and often includes developed facilities. Activities and facilities can include vehicle camping, picnicking, interpretive trails and buildings, skiing, snowshoeing, beach and water activities, boat launches, and parking lots.

Plan Area means all lands, including the surface of water within Electoral Area D, as described in the Letters Patent of the Squamish-Lillooet Regional District.

Sensitive Ecosystem means any fragile or rare portion of a landscape, and includes wetlands, riparian areas, grasslands, woodlands, older forests, cliffs, bluffs, and sparsely vegetated lands.

Sleeping Units means sleeping unit as defined by the Agricultural Land Commission Policy #5 “Permitted Uses in the ALR: Agri-Tourism Accommodation”.

Viewshed means the landscape visible from a particular geographic point, and especially having aesthetic, scenic or historical value.

Policy Areas

Economic Sustainability

5.5.14 The Board encourages economic diversification initiatives accessory to and compatible with farming that add value to locally produced farm products by:

- Supporting the development of farm outlets for the sale of local agricultural products;
- Permitting roadside stands for farm gate sales of agricultural products;
- Permitting bed and breakfasts in agricultural areas and guest houses/small scale agritourism operations that feature farm vacations and farming related activities; and,
- Supporting home occupations that produce value added products from locally produced agricultural products.

5.5.15 Bed and breakfast establishments may be considered within the Agriculture land designation.

Food Security

5.5.20 *Food security should be supported through community gardens and agricultural land trusts, public edible landscaping, responsible composting and animal rearing, preservation and appropriate use of the Agriculture Land Reserve, support of local food growers and community kitchens, food distribution and cooking programs and food and nutrition education.*

Decision making criteria for lands designated Agriculture

5.5.21 *The following criteria shall be used when making decisions, recommendations, setting conditions of approval, application requirements and setting policy for Zoning Bylaws and Development Permit Area guidelines including but not limited to permitted uses, non-farm uses, parcel size, subdivision, Development Variance Permits and Temporary Use Permits in Electoral Area D:*

- *What is the agricultural potential of subject & adjacent parcels and how would it be affected?*
- *What is the Agriculture capability rating (CL) of the land?*
- *Does the proposal, decision or action benefit / support / restrict farming on the property?*
- *Does the proposal, decision or action benefit / support / restrict farming on neighbouring properties?*
- *What is the Impact on existing or potential farm uses?*
- *What is the potential for conflict between farm and non-farm uses?*
- *What are the good and bad examples of similar applications? What might the precedence be of those related applications, and/or of this application?*
- *Does it conform to regional & community planning objectives?*
- *Is there an alternate location outside ALR where a use or activity could be located?*
- *What alternative sites outside the ALR have been explored?*
- *What are the cumulative negative effects on agriculture of the proposal in conjunction with other development occurring in the area?*
- *How does the application align with the policies of this OCP and with other SLRD policies and bylaws?*
- *What is the recommendation of the professional agrologists at the Ministry of Agriculture?*

5.5.22 *Agricultural Impact Assessments should be considered to measure the impacts of a proposed major rezoning, subdivision or non-farm use on the ALR or farmed lands. Mitigation should be required for identified impacts. An Agricultural Impact Assessment prepared by a qualified professional should address the following:*

- *Loss of ALR land and existing agricultural use, and consequential impacts on existing farm operations as a result of the development proposal;*
- *Severance or separation of ALR lands and areas of existing agricultural use from the main body of the ALR, or from the main portion of operating farms;*
- *Loss or alteration of access to ALR lands and existing agricultural use;*
- *Disturbance of drainage and aquifers affecting ALR lands and existing agricultural use;*
- *Disturbance of on-farm irrigation systems or other utilities;*
- *Disturbance of fencing and other works used for livestock control and property security;*
- *Increased noise near noise-sensitive agricultural operations;*
- *Increased public access and consequential problems (e.g. littering, vandalism, theft, interference with livestock etc.); and*
- *Disturbance of existing livestock and machinery movements, either on-farm or between farm properties.*

5.2.3 Squamish-Lillooet Regional District Special Event Bylaw

A bylaw of the Squamish-Lillooet Regional District provides for the regulation of special events.

Definitions

“Class I Special Event” means a Special Event having an attendance of two hundred (200) or more people and less than five hundred (500) people, or any Special Event the Regional District expects will have an attendance of two hundred (200) or more people and less than five hundred (500) people.

“Class II Special Event” means a Special Event having an attendance of five hundred (500) or more people and less than one thousand (1,000) people, or any Special Event the Regional District expects will have an attendance of five hundred (500) or more people and less than one thousand (1,000) people.

“Class III Special Event” means a Special Event having an attendance of one thousand (1,000) or more people, or any Special Event the Regional District expects will have an attendance of one thousand (1,000) or more people.

“Special Event” means any public assembly, show, exhibition, carnival, fair, concert, rave, vehicular race, parade, sporting event, performance or other event attended by, or which may reasonably be expected to be attended by, more than 200 people, and which may occur on one day or on consecutive days.[]

“Special Event Permit” means a permit granted by the Regional District pursuant to the provisions of this bylaw.

SECTION 3 GENERAL

- 3.1 If the Regional District has reason to believe that more than two hundred (200) people are expected to attend at any location with respect to a Special Event within the Regional District, the Regional District may give notice in writing to any or all of the owners or occupiers of the lands upon which the Special Event is to be held, or the promoters of the Special Event, requesting any or all of them to apply for a Special Event Permit to hold a such Special Event and to comply with the provisions of this bylaw.
- 3.2 Notwithstanding section 3.1 and the definition of Special Event, an application may be made for a Special Event Permit for an event not expected to exceed 200 people and upon application to the Regional District, the event shall be deemed to be a Class I Special Event herein for the purposes of this bylaw, to which all provisions of this Bylaw, including section 4.1 vii) a), shall be applicable. Nothing herein requires any such Special Event to be granted a Special Event Permit.
- 3.3 Non-consecutive dates shall constitute separate Special Events.

SECTION 4 APPLICATION REQUIREMENTS

- 4.1 An application, in writing, for a Permit to hold a Class I, II, or III Special Event shall be made to the Regional District office not less than Sixty (60) days, nor more than Two Hundred and Seventy (270) days, before the first day on which such a Special Event is to be held. An application for a-Class I, II, or III Special Event permit shall:
 - i) state the legal description of the property (or properties) at which the Special Event is to occur
 - ii) state the name, address and telephone number of the promoter of the Special Event and

- the name, address, and telephone number of the owner or occupier of the property (or properties) at which the Special Event is to take place*
- iii) *the dates of the Special Event including setup and teardown*
 - iv) *the total number of expected spectators and participants including volunteers*
 - a. *include a sketch plan of the property showing the following: the location and use of existing structures*
 - b. *the location and use of any temporary structures proposed for the Special Event including any temporary seating arrangements which may be proposed*
 - c. *the location and size of parking areas*
 - d. *the location, number and arrangement of washrooms and other sanitation facilities*
 - e. *the location, size, and nature of garbage disposal, recycling, and composting containers*
 - f. *the location, size, and nature of domestic water dispensing facilities*
 - g. *the location of cooking facilities and other food and drink preparation, if such are proposed*
 - h. *the location of first aid sites and equipment*
 - i. *the location of any water body within 30 metres of the proposed site*
 - j. *where a Special Event is to occur on more than one property, a sketch plan showing a) to i) above is required for each property*
 - v) *be accompanied by a statement describing the proposed arrangements for the following:*
 - a. *access and egress to and from the Special Events site(s)*
 - b. *security and crowd control*
 - c. *fire protection, this shall include a copy of the applicant's letter and fire plan as sent to the Provincial Wildfire Management Branch*
 - d. *first aid*
 - e. *water supply systems as defined by the Drinking Water Protection Act*
 - f. *sanitary facilities*
 - g. *garbage, recycling, wastewater, and organics collection and removal, and consideration of Bear Smart guidelines*
 - h. *food premises including offsite storage of food and food related equipment, cold storage and ice trucks*
 - i. *emergency medical facilities*
 - j. *source of heat for cooking facilities (if any)*
 - k. *power to support all of the above*
 - l. *land disturbance, dust and sediment control*
 - m. *noise control to protect the quiet, peace, rest, enjoyment, comfort and convenience of neighbouring residents and the general public*
 - vi) *if the applicant, or the owner or occupier of the lands on which the Special Event is intended to take place, intends to charge a Fee, directly or indirectly, for persons to participate in or attend the Special Event, the application must be accompanied by a payment of:*
 - a. *\$100 for a Class I Special Event*
 - b. *\$200 for a Class II Special Event*

- c. *\$300 for a Class III Special Event*
 - 1) *plus \$100 for every one thousand (1,000) participants or any part thereof between two thousand (2,000) participants and ten thousand (10,000) participants.*
 - 2) *plus \$200 for every one thousand (1,000) participants or any part thereof between ten thousand (10,000) participants and twenty thousand (20,000) participants.*
 - 3) *plus \$300 for every one thousand (1,000) participants or any part thereof over twenty thousand (20,000) participants.*
- vii) *comply with any requirements, permits or approvals from the SLRD Building Department, the BC Safety Authority, the Liquor Control and Licensing Branch of the Provincial government and the B.C. Agricultural Land Commission, if applicable.*
- 4.2 *All applications for a Class I, II, or III Special Event shall be accompanied by the following:*
 - i) *written approval from the registered owner and occupier of the land(s) upon which the Special Event is to be held; written confirmation from the Medical Health Officer responsible for the area in which the Special Event is to be held, that he or she is satisfied with arrangements relating to public health;*
 - ii) *written undertaking by the applicant to indemnify and save harmless the Regional District and its directors, officers, servants, agents, employees, contractors, subcontractors, and others from and against all costs, losses, damages, compensation, claims, demands, actions, judgments and expenses, including actual legal expenses of every kind, description and nature whatsoever, in any way connected with or arising from the Special Event, in whole or in part, including but not limited to, any death or injury to persons or property loss or damage resulting from any acts or omissions of the Permit Holder, its directors, officers, servants, agents, employees, contractors, subcontractors and others, or that would not have occurred but for the use or occupation of the property by the Permit Holder;*
 - iii) *where an event is multi-jurisdictional, confirmation of extra-jurisdictional approval(s).*
- 4.3 *In addition to the requirements of Section 4.1 and 4.2, applications for Class II and III Special Events shall be accompanied by the following:*
 - i) *written confirmation from the Royal Canadian Mounted Police (RCMP) officer or designate in charge of the area(s) in which the Special Event is to be held, stating that they are satisfied with arrangements relating to public order and security;*
 - ii) *written confirmation from the Ministry of Transportation & Infrastructure stating that they are satisfied with arrangements relating to access to the Special Events site(s);*
 - iii) *if access will be from a forest service road, then written confirmation from the Ministry of Forests, Lands, and Natural Resource Operations stating that they are satisfied with arrangements relating to access to the Special Events site(s).*

SECTION 5 SECURITY

- 5.1 *The Regional District will require as a condition of granting a Class II or III Special Event Permit, the posting of a security by the owner or occupier of the premises, or by the person or persons holding the Special Event.*
- 5.2 *An application must be accompanied by a security deposit in the form of cash or a standby irrevocable letter of credit in the amount of:*
 - i) *\$5,000.00 for a Class II Special Event*
 - ii) *\$10,000.00 for a Class III Special Event.*
- 5.3 *The Regional District may set a higher or lower amount for the security required in*

subsection 5.2 if the Regional District believes that the scope, scale, and nature of the proposed Special Event creates an increased or decreased risk of damage to persons, land and property.

- 5.4 *Subject to section 5.5, the Regional District will hold any security deposit for a maximum of 30 days following the conclusion of the Special Event, at which time the Regional District shall return the security or such portion of the security not returned under subsection 5.5.*
- 5.5 *If, in the opinion of Regional District, the Special Event causes damage or results in the Regional District incurring financial costs and expenses for the cleanup, repair, reconstruction or replacement of any public place or Regional District property which is not remedied immediately upon demand, the Regional District may from time to time draw down on the security posted to the extent of any cost incurred or expected to be incurred by the Regional District in connection with the cleanup, repair, reconstruction, or replacement, including but not limited to legal costs on a solicitor and own client basis.*
- 5.6 *For the purposes of Section 5, damage caused by the Special Event includes, but is not limited to, damage caused by a participant or spectator at the Special Event.*

SECTION 6 INSURANCE

- 6.1 *As a condition of granting a Class I, II, or III Special Events Permit, the Regional District will require proof of insurance to cover the agreement to indemnify and save harmless the Regional District, as follows:*
 - i) *A. Class I: Commercial General Liability of \$2,000,000 minimum per occurrence in Canadian funds;*
B. Class II & III: Commercial General Liability of \$5,000,000 minimum per occurrence in Canadian funds;
 - ii) *the document must include a cross liability clause;*
 - iii) *the following must be “named insured” included in the coverage: Squamish-Lillooet Regional District;*
 - iv) *30 days prior written notice of cancellation or material change.*
- 6.2 *If the Regional District believes the nature of the proposed Special Event creates an increased risk of injury or death to participants or spectators, or an increased risk of damage to property, the Regional District may require the applicant to provide additional insurance coverage.*

SECTION 7 COSTS, CHARGES AND EXPENSES

- 7.1 *All costs, charges and expenses whatsoever incurred in meeting the requirements of this bylaw shall be borne by the applicant.*

SECTION 8 POWERS OF THE REGIONAL DISTRICT

- 8.1 *Where the Regional District considers that because of the nature of the proposed Special Event, including but not limited to, considerations as to the:*
 - i) *small number of participants;*
 - ii) *small number of spectators;*
 - iii) *minimal need for traffic control, crowd control, security or parking;*
 - iv) *minimal need for emergency services and personnel;*
 - v) *few anticipated community impacts;*
 - vi) *proposed dates and times of the Special Event; or*
 - vii) *proposed route and use of public places.*

An applicant may be exempted from providing some or all of the information and materials prescribed in Sections 4, 5, or 6 of the bylaw.

- 8.2 *In addition to the requirements set out in sections 4, 5 and 6 of this bylaw, the Regional District may impose one or more of the following conditions as part of the Special Event Permit:*
- i) *A. the form, content, means and extent of notice to potentially affected owners and occupiers surrounding the Special Event property including, without limiting the generality of the foregoing, any one or more of the following:*
 - 1. *highway signage at or near the entrance to the lands on which the proposed Special Event is to be held, indicating the dates and times of the Special Event;*
 - 2. *copies of the Special Event Permit, or the application therefor, or both, to be posted at or near:*
 - (a) the entrance to the lands on which the Special Event is to be held;*
 - (b) any other public place designated by the Regional District within the electoral area in which the Special Event is to be held;*
 - 3. *where the applicant has a website, publishing the details of the proposed Special Event on such website;*
 - 4. *publication of the Special Event Permit, or the application therefor, or both, on the website of the Regional District;*
 - 5. *mailing copies of the Special Event Permit, or the application therefor, or both, to potentially affected owners and occupiers surrounding the Special Event property; and*
 - 6. *such further and other reasonable notice to potentially affected owners and occupiers surrounding the Special Event property as may, in the opinion of the Regional District, be reasonable in the circumstances.*
 - B. the permitted venue(s) or route(s), or both, of the Special Event;*
 - ii) *A. the maximum permitted number of days on which the Special Event may be held;*
 - B. the permitted dates and times of the Special Event, including restrictions or conditions placed on any planned activities of the Special Event within the dates and times specified and in accordance with this section;*
 - iii) *the maximum permitted number of participants or spectators or both;*
 - iv) *the procedures required to be in place to address access and egress to and from the Special Event for participants, spectators, event personnel, and emergency medical, police, and fire vehicles, equipment and personnel;*
 - v) *the number and qualifications of emergency medical personnel and equipment that must be available during the Special Event;*
 - vi) *the number and qualifications of traffic control and security personnel and equipment that must be available during the Special Event;*
 - vii) *the procedures required to be in place to address traffic control, traffic direction and safety concerns;*
 - viii) *the procedures required to be in place to address crowd control and security concerns;*
 - ix) *limitations on noise permitted during the Special Event, including limitations on noise permitted and limitations on planned activities which may produce noise during any specified times of the Special Event;*
 - x) *such reasonable terms and conditions as are, in the opinion of the Regional District, reasonably necessary to protect the safety, health, welfare and property of the participants and spectators of the Special Event and the safety, health, welfare,*

property, quiet, peace, rest, enjoyment, comfort and convenience of the general public.

- 8.3 *The Regional District upon being satisfied as to compliance with the provisions of this bylaw, including any Special Event specific conditions imposed by the Regional District, may issue a Special Event Permit for the holding of a Special Event and may stipulate that such Permit is contingent upon receipt of any outstanding documents or approvals required by this bylaw.*
- 8.4 *The Regional District may refuse to issue a Special Event Permit if:*
- i) the applicant has not submitted all the information and the written confirmation required in Sections 4, 5, and 6;*
 - ii) the applicant has submitted false or misleading information;*
 - iii) the issuance is prohibited by, or contrary to, another bylaw, act, or regulation, or applicable authorizing agency;*
 - iv) the applicant is not in compliance with all the provisions of this bylaw;*
 - v) the quiet, peace, rest, enjoyment, comfort and convenience of neighbouring residents cannot be adequately protected by the applicant's proposed arrangements pursuant to section 4.1(vi)(m) herein, nor by any conditions that may be imposed by the Regional District pursuant to section 8.2 of this bylaw; or*
 - vi) the nature of the proposed Special Event creates an increased risk of injury or death to participants or spectators, or an increased risk of damage to property which cannot be adequately addressed for the Regional District by way of additional insurance coverage from the applicant pursuant to section 6.2 of this bylaw.*
- 8.5 *Where the Regional District considers that an applicant for a Special Event Permit is unlikely to be able to meet the requirements of this bylaw or the specific conditions of a Special Event Permit imposed pursuant to sections 5.3, 6.2 and 8.2, or any of these sections, or has breached the conditions of this bylaw or the conditions of a current or previous Special Event Permit, the Regional District may refuse to issue, or may revoke, the Special Event Permit.*
- 8.6 *The Board delegates to the Chief Administrative Officer of the Regional District the authority, on behalf of the Regional District, to:*
- i) exempt an applicant from having to provide some or all of the information and materials prescribed in sections 4, 5 or 6 of the bylaw, pursuant to section 8.1 of this bylaw;*
 - ii) impose specific conditions for a Special Event Permit pursuant to sections 5.3, 6.2 and 8.2, or any of these sections;*
 - iii) approve applications for Special Event Permits pursuant to section 8.3 of this bylaw;*
 - iv) amend at any time Special Event Permits granted pursuant to this bylaw;*
 - v) refuse to issue a Special Event Permit pursuant to any of the grounds enumerated in sections 8.4 and 8.5 of this bylaw; and*
 - vi) revoke Special Event Permits pursuant to section 8.5 of this bylaw;*
- provided that the Chief Administrative Officer must consult with the appropriate Electoral Area Director(s) for the area(s) in which the proposed Special Event is to be held before exercising this authority.*

SECTION 9 INSPECTIONS

- 9.1 *Bylaw enforcement officers, other Regional District staff and members of the Royal Canadian Mounted Police are hereby authorized to enter, at all reasonable times, on any property subject to this bylaw, to ascertain whether this bylaw is being observed.*

SECTION 10 PENALTIES

- 10.1 *Any person who violates any of the provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of this bylaw, or who refuses, or omits or neglects to fulfill, observe, carry out or perform any duty or obligation imposed by this bylaw, is guilty of an offence and*
- (a) *pursuant to the Local Government Act or the Offence Act or both shall be liable on summary conviction to:*
 - (i) *a fine not exceeding two thousand dollars (\$2,000.00), imprisonment of not more than 6 months, or both,*
 - (ii) *the costs of prosecution, and*
 - (iii) *any other penalty or remedy imposed or permissible pursuant to an enactment;*
 - (b) *the penalties and remedies imposed under subsection (a) shall be in addition to and not in substitution for any other penalty or remedy imposed by or permissible under this bylaw or any other enactment; and*
 - (c) *each day that a violation is caused or allowed to continue constitutes a separate offence under this bylaw.*

SECTION 11 PROHIBITIONS

- 11.1 *Every person commits an offense contrary to the provisions of this bylaw who:*
- i) *organizes or holds a Special Event, unless the Regional District has issued a valid Special Event Permit for such an event*
 - ii) *obstructs the entry of any person or persons charged with the administration or enforcement of this bylaw*
 - iii) *allows a Special Event to take place contrary to the terms of a valid Special Event Permit or other written approval issued pursuant to this bylaw.*

Appendix A: Alberta Reference Documents/Forms

- A1: Rocky View County Municipal Development Plan**
- A2: Rocky View County Land Use Bylaw**
- A3: Rocky View County Special Events Bylaw**
- A4: Rocky View County Special Event Application**
- A5: Rocky View County Special Event Reference Guide**
- A6: Rocky View County Small Event Application**
- A7: Rocky View County Small Event Reference Guide**
- A8: Strathcona County Municipal Development Plan**
- A9: Strathcona Land Use Bylaw Sections**
- A10: Strathcona County Concert and Special Events Bylaw**
- A11: Strathcona County Concert and Special Events Application Part A**
- A12: Strathcona County Concert and Special Events Application Part B**
- A13: Strathcona County Rural Event Venues Engagement Presentation**
- A14: Strathcona County Rural Event Venues Comment Form**
- A15: Strathcona County Tourism Strategy and Implementation Plan**



A1: Rocky View County Municipal Development Plan



ROCKY VIEW COUNTY

MUNICIPAL DEVELOPMENT PLAN

April 2021 | For CMRB Approval

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Executive Summary

What is the Municipal Development Plan

Rocky View County's Municipal Development Plan (MDP) sets out the guidelines for growth and development in the County over the next 20 years. The MDP provides a comprehensive land use policy framework which outlines where and how development and growth may take place across the County.

The Municipal Development Plan is a statutory document required by the Province of Alberta as specified by the Municipal Government Act.

Why is the Plan Needed

The County has grown by approximately 15,000 people over the past 20 years and will continue to grow. The MDP sets the vision for how to accommodate this growth in a sustainable manner, and will serve as an important decision-making tool for Council, County Administration, developers, residents, and other stakeholders.

What Is Included in the Plan

The MDP's vision and guiding principles provide structure to the Plan and will guide future decision making. The vision defines the ideal state for Rocky View County while the six guiding principles, relating to responsible growth, economic diversification, community development, agriculture, the environment, and partnerships add further detail about the elements and actions required to achieve the vision.

The MDP's land use policies will guide development throughout the County and identify growth areas for residential, commercial, industrial, and institutional development. These growth areas, presented as the MDP's Growth Concept, provide a planning framework that balances sustainable development with providing a high quality of life and diverse range of residential and economic opportunities.

County-wide policies within the MDP provide high level direction on County services, operations, and infrastructure. They are intended to improve County services, promote economic diversification, enhance quality of life, and strengthen community identity.

How will the MDP be Implemented

Implementation of the MDP will occur through several mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans;
- Carrying out next steps required to implement the vision, guiding principles, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters.

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure development is being effectively guided.