

## Diversified Agriculture, Agriculture Support Service & Intensive Agriculture

### Diversified Agriculture, Agriculture Support Service & Intensive Agriculture Definitions

**Agricultural Support Service** means the use of land, buildings and structures for the purposes of supplying and selling of goods, materials, services directly and primarily related to the agricultural industry. The intensity of the operations has significant land, transportation or water demands and may include off-site impacts that are licensed under provincial or federal regulations. Typical uses include abattoirs; fertilizer plants; sale, cleaning and storage of seed and feed. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or warehousing. This does not include Cannabis Production and Distribution or Cannabis Retail Sales or general industrial.

**Diversified Agriculture** means an agricultural use that brings additional traffic or impacts to the parcel than activities anticipated in the Extensive livestock or Extensive and Intensive agriculture uses. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life but does not include events that are not primarily agricultural in nature such as weddings, retreats, ceremonies and corporate functions. This use does not include home based business, visitor accommodation, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales.

**Intensive Agriculture** means a horticultural operation that generally operates on smaller tracts of land. Without restricting the generality of the foregoing, this may include nurseries, greenhouses, market gardens, u-pick farms, and tree farms. This use accommodates minimal site visits, typically on a seasonal basis, for customers purchasing of strictly on-site farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.

**Our Development Authority will determine what use best fits your plan, based on the information that you provide.**

### What to consider when applying

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| <ul style="list-style-type: none"> <li>• Hours and season of operation;</li> <li>• Peak site visits;</li> <li>• Anticipated noise;</li> <li>• Traffic volume and routing;</li> <li>• Servicing (ie: water and sanitary);</li> <li>• Site plan showing existing and proposed buildings, including outdoor areas open to the public</li> </ul> | <ul style="list-style-type: none"> <li>• Signage;</li> <li>• Occupancy of all current or proposed buildings including temporary buildings and farm buildings;</li> <li>• Equipment and/or material storage;</li> <li>• Number of employees;</li> <li>• Number of commercial vehicles; and</li> <li>• Any other information that the Development Authority considers necessary.</li> </ul> |
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**Planning and Development**  
 9613-100 Street  
 Morinville, AB T8R 1L9  
 Phone (780) 939-8275  
 Fax (780) 939-2076  
 Email: PandD@sturgeoncounty.ca

For Office Use	
Permit Number:	_____
Date Received:	_____
Received By:	_____

## Development Permit Application for Diversified Agriculture, Agriculture Support Service & Intensive Agriculture

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

### APPLICANT INFORMATION

Applicant Name _____	Landowner Name _____
If different than applicant	
Applicant Address _____	
Mailing address	
City/Town _____	Province _____ Postal _____
Phone _____	Alternate Phone _____ Fax _____
Email _____	

### LAND INFORMATION

Municipal Address _____	Subdivision _____
Legal Description	Lot _____ Block _____ Plan _____ Parcel Size _____
	Quarter _____ Section _____ Twp _____ Rge _____ W _____
Existing Use of Land or Building _____	Estimated Project Value (cost of material & labour): _____

### BUSINESS DESCRIPTION

Name of Business \_\_\_\_\_

Provide a detailed description of the business, operations outline or plan; including number of attendees, peak site visits, hours and season of operation, signage, and servicing (attach a letter if more space is needed)

## VEHICLES & TRAFFIC

List all vehicle types and equipment associated with your business including; truck size(s), type, and weight, machinery, trailers, ect. (Agricultural Equipment that will not be used for Diversified Agriculture or Agriculture Support Services use may be excluded)		_____	_____
		_____	_____
		_____	_____
		_____	_____
What is the estimated road traffic volume for the business? (number of average trips per day to and from the site, customers and employees)		_____	Where is the road traffic being routed from? (Provide Sketch if necessary)
		_____	_____
What road traffic type will be at the event? (Eg. Personal, commercial, buses ect.)		_____	What are the number of on-site parking stalls for employees and customers?
		_____	_____

## INFRASTRUCTURE

What is the water supply?  What is the estimated daily peak water use(m <sup>3</sup> ), if municipal or hauled water ?	<input type="checkbox"/> On-Site (Well) <input type="checkbox"/> Municipal <input type="checkbox"/> Hauled	<input type="checkbox"/> On-Site (Private) <input type="checkbox"/> Municipal <input type="checkbox"/> Hauled	What type of sanitary service?  What is the approximate sanitary daily peak use? (Municipal Servicing Plan required in 25 m <sup>3</sup> or more)
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## SITE INFORMATION

Are materials and/or equipment related to the business stored outdoors?  <input type="checkbox"/> Yes <input type="checkbox"/> No	What is being stored and where?  _____ _____ _____
Are deliveries made to the property associated with the business?  <input type="checkbox"/> Yes <input type="checkbox"/> No	How frequent? _____
Is there a proposed sign for your business?  <input type="checkbox"/> Yes <input type="checkbox"/> No	What is the total size (m <sup>2</sup> ) of the sign? _____
What is the proposed maximum occupancy – outdoor area(s)? _____	What is the proposed maximum occupancy – indoor area(s)? _____
How many on-site employees? _____	How many months is the business open for public access? _____
Will alcohol be served and/or sold?  <input type="checkbox"/> Yes <input type="checkbox"/> No	What are your operational hours? (Weekdays and Weekends/ Holidays) Weekdays _____ Weekends _____ For seasonal businesses; What are your operational months _____

What is the expected noise? Describe	
How do you plan on mitigating the noise?	
What is the expected smoke/steam/dust (including activity from the traffic route)? Describe	
How do you plan on mitigating the smoke/steam/dust (including activity from the traffic route)?	
What is the expected odour/fumes/exhaust? Describe	
How do you plan on mitigating the odour/fumes/exhaust?	
What is the expected heat/glare/lighting? Describe	
How do you plan on mitigating the heat/glare/lighting?	
What delineation or privacy measures security and privacy are established to adjacent parcels (Eg. Fencing, vegetation)?	

## BUSINESS INFORMATION

Where can we find you? We love to follow Sturgeon County Businesses!

Website \_\_\_\_\_ Facebook \_\_\_\_\_

Instagram \_\_\_\_\_ Twitter \_\_\_\_\_

Other \_\_\_\_\_

Yes, I would like to receive occasional email updates from Sturgeon County Economic Development

## APPLICANT AUTHORIZATION

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.

\_\_\_\_\_  
Signature of Authorized Applicant(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Landowner

\_\_\_\_\_  
Date

**All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.**

\_\_\_\_\_  
Signature of Landowner

\_\_\_\_\_  
Date

### FOR OFFICE USE ONLY – PERMIT FEES ARE NON-REFUNDABLE

Fee \$ \_\_\_\_\_ Penalty \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Tax Roll # \_\_\_\_\_ Zoning \_\_\_\_\_

Diversified Agriculture  Agriculture Support Services  Intensive Agriculture

Please be advised that any information provided to Sturgeon County (the "County") in order to process your application is subject to the Access to Information Act (ATIA) and may be used and disclosed in accordance with the legislation. Specifically, all documents and studies required to be prepared and submitted by the applicant to the County are deemed publicly available, and the property of the County once submitted to the County to process the application. Unless the applicant explicitly indicates, in advance and clearly on the face of the record, that certain parts of the information are provided in confidence to the County and are to remain confidential, all documents and studies submitted to the County may be subject to disclosure under the ATIA. If confidentiality is required, it is the responsibility of the applicant to clearly mark such records as Confidential and provide a written rationale for the request. Should the applicant provide the County with such a declaration of confidentiality, the County will take this under consideration to determine if the document and/or study can be accepted in confidence; however, the County cannot guarantee that such information will remain confidential and will not be subject to disclosure pursuant to the ATIA.

## Diversified Agriculture, Agriculture Support Service Application & Intensive Agriculture Checklist

**Completed Development Permit Application Form**

Completed in full and signed by all registered landowners or person authorized on their behalf.

**Land Title Certificate**

Searched within 30 days prior to the application. If the parcel is titled to a company name, you will also be required to provide a Corporate Registry. These documents can be obtained at any Provincial Registry Office or online at [www.spin.gov.ab.ca](http://www.spin.gov.ab.ca).

**Site Plan**

Drawing that shows all buildings and areas used for the business and/or public, outdoor areas, parking and access. A surveyed plot plan may be required depending on the scale of the operations.

**Construction Drawings**

**N/A**

Complete construction drawings for any proposed buildings or site work.

**Complete Building Permit Application(s)**

Available at [www.sturgeoncounty.ca](http://www.sturgeoncounty.ca)

or

**Farm Building Confirmation(s)**

No public access & limited to low occupancy farm storage.

**Abandoned Oil Well Declaration Form Map**

**N/A**

Required for all building developments greater than 505ft<sup>2</sup> (46.9m<sup>2</sup>)

**Utility Applications**

**N/A**

Required for all parcels with Municipal Servicing, including for most parcels within a subdivision.

**Alberta Transportation Approval**

**N/A**

300 m from a provincial right-of-way or 800 m of the centerline of a highway and public road intersection

**Approach Application/Deposit**

**N/A**

Required where no access to the parcel exists or the upgrade of the access required to meet Sturgeon County minimum standards.

Please ensure that all documentation listed forms part of your application.

Following review of the application, additional information may be requested in accordance with the Land Use Bylaw.

**PERMIT FEES ARE NON-REFUNDABLE and SUBJECT TO CHANGE**

**All development and construction that occurs prior to permit issuance is subject to a penalty of double the current permit fee.**

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## Fee Information

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### Credit Card Information:

Visa: MasterCard: 

CARD NUMBER:	EXPIRY DATE: MONTH, YEAR
NAME THAT APPEARS ON THE CARD:	
SIGNATURE OF CARDHOLDER:	