

## Diversified Agriculture & Agriculture Support Service

### Diversified Agriculture & Agriculture Support Service Definition

**Diversified Agriculture & Agriculture Support Service** 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

Diversified Agriculture & Agriculture Support Service does not include weddings, corporate retreats or other similar events, it also does not include visitor accommodation use for cabins or campsites. An event venue application, community building or visitor accommodation application will be required in these cases.

Depending on the zoning of your property, Diversified Agriculture & Agriculture Support Service may be discretionary or not permitted. If you need to rezone your parcel, our team will be happy to go over the rezoning steps.

### What to consider when applying

- Hours and season of operation;
- Peak site visits;
- Anticipated noise;
- Traffic volume and routing;
- Servicing (ie: water and sanitary);
- Site plan showing existing and proposed buildings, including outdoor areas open to the public
- Signage;
- Occupancy of all current or proposed buildings including temporary buildings and farm buildings;
- Equipment and/or material storage;
- Number of employees;
- Number of commercial vehicles; and
- Any other information that the Development Authority considers necessary.

**We welcome you to discuss your plans with our Planning and Development team.**





**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

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 _____
Applicant Address _____	If different than applicant
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 _____	

### 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 events? (number of vehicles per day)		_____	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?
_____		_____	_____

## INFRASTRUCTURE

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

## VENUE

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> )?	_____
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 venue open for public access?	_____
Will alcohol be served and/or sold?	<input type="checkbox"/> Yes, AGLC Class D, E, F (Consumption Offsite)	What are your operational hours? (Weekdays and Weekends/ Holidays)	Weekdays
	<input type="checkbox"/> Yes, AGLC Class A, B, C (Consumption Onsite)		_____
	<input type="checkbox"/> No		Weekends
			_____

What is the expected noise? Describe	
What is the expected smoke/steam/dust (including activity from the traffic route)? Describe	
What is the expected odour/fumes/exhaust? Describe	
What is the expected heat/glare/lighting? Describe	
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 \_\_\_\_\_

**Paid By: Cash / Cheque / Debit / VISA / MasterCard**

**Diversified Agriculture & Agriculture Support Service Application 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 depicts site details of your development. A surveyed plot plan may be required depending on scale of 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.

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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.

*The personal information provided will be used to process the Development Permit application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of Municipal Planning Commission. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 – 100 Street, Morinville, Alberta, T8R 1L9 (780) 939.4321.*

## Diversified Agriculture & Agriculture Support Service Application Fee Information

### Credit Card Information:

Visa:

MasterCard:

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