



Diversified Agriculture

Ask a Planner Session

Feb. 9, 2023

Bonnie McInnis and Tyler McNab



Sturgeon
C O U N T Y



Why We Needed These Regulations

- **Council saw the need to support agricultural operators to expand and diversify their on-farm revenue sources.**
- **We received public inquiries about diversified agriculture operations.**
- **We had no mechanism to review, regulate and approve diversified agriculture activities.**



Timeline





Changes to the Land Use Bylaw

- **Passed on Nov. 15, 2022.**
- **Land Use Bylaw now has clear rules guiding the development of land and buildings for agribusiness and agritourism operations.**
- **Changes were based on:**
 - recommendations of the Agribusiness and Agritourism Review Task Force (AARTF)
 - public input from two public hearings
 - regulatory best practices



Changes to the Land Use Bylaw

- **Created a diversified agriculture use**

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.

- **Created an event venue use**

Event Venue means a use primarily intended to hold events and includes the provision of facilities to enable entertainment, public assembly, and/or the preparation of food and beverage services. This use does not include bed and breakfast, recreation facilities, visitor accommodation, or home-based business.

- **Created new district/zoning: AG2 - Agriculture 2**



Changes to the Land Use Bylaw

- **Modified the definitions of intensive agriculture and agricultural support service for clarity.**

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 onsite farm products. This does not include Cannabis Production and Distribution or Cannabis Retail Sales.

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

- **An agricultural use that brings more traffic and has more impact to the land, such as:**
 - value-added agricultural processing
 - retail sales of agricultural products
 - commercial experiences related to farming or farm life
- **It does not include events that are not primarily agricultural in nature, such as weddings, retreats, ceremonies and corporate functions.**

Diversified Agriculture

- **Process**
 - Apply for diversified agriculture use development permit
 - Development conditions are specified
 - Apply for safety code permits



Intensive Agriculture

- **A horticultural operation that has minimal seasonal site visits, such as:**
 - tree farm
 - greenhouse
 - “vertical” farm
- **Process**
 - Apply for development permit
 - Development conditions are specified
 - Apply for safety code permits





Agricultural Support Services

- **Agricultural industry related uses where intensity of the operations has significant land, transportation or water demands.**
- **It may include off-site impacts that are licensed under provincial or federal regulations, such as:**
 - Fertilizer plants
 - Seed cleaning plants
 - Abattoirs

Agricultural Support Services

- **Process**
 - Apply for development permit (discretionary)
 - Development conditions are specified
 - Apply for safety code permits





AG2 Land Use District

- **Provides an option to support agriculture developments that are a greater impact and intensity than typical uses under the AG - Agriculture district.**



AG2 Land Use District

- **Uses**

- Permitted uses
 - Agricultural support service
 - Diversified agriculture
 - Intensive agriculture
 - Visitor accommodations
 - Equestrian facility
- Discretionary uses
 - Event venue

- **Process**

- Apply for redistricting (requires Council approval)
 - Includes public hearing and landowner notification
- Apply for development permit, as needed



Event Venue

- **Event venue means a use primarily intended to hold events and includes the provision of facilities to enable entertainment, public assembly, and/or the preparation of food and beverage services, such as:**
 - wedding venue
 - commercial event space

Event Venue

- **Process**
 - Land must be zoned AG2
 - Apply for development permit (discretionary)
 - Development conditions are specified
 - Apply for safety code permits





Common Questions

- **How do these changes impact existing agricultural producers?**
- **How do these changes impact those currently operating agritourism or agribusiness or event venues?**
- **How do these regulation impact private events?**
- **How will I be notified if a nearby property owner applies to develop a diversified agriculture operation or event venue?**

A decorative graphic on the left side of the slide, consisting of a series of overlapping, wavy, curved bands in various shades of blue and green, creating a sense of movement and depth.

Questions?

Thank you!



For more information

Planning and Development

PandD@sturgeoncounty.ca

780-939-8275

Tyler McNab

Program Lead, Development and
Safety Codes

tmcnab@sturgeoncounty.ca

780-939-8342

Bonnie McInnis

Manager, Planning & Development
Services

bmcinnis@sturgeoncounty.ca

780-939-8375

sturgeoncounty.ca/agritourism



Thank you
