



Diversified Agriculture

Ask a Planner Session

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Sturgeon
C O U N T Y

How We're Supporting Diversified Agriculture

- Agricultural landowners can further diversify their operations.



Agricultural
processing
facilities



Event
venues

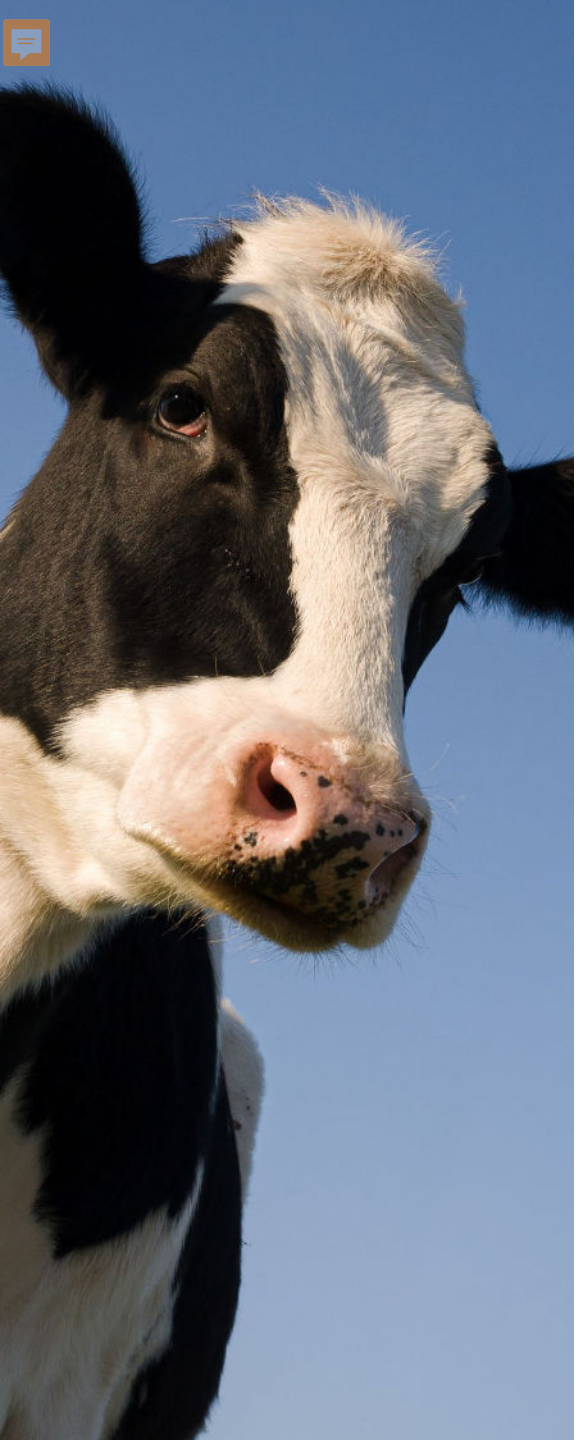


On-farm
experiences



Timeline





How This Impacts: Farmers

- This bylaw **does not** apply to farmers who only cultivate crops or raise livestock, or those with valid development permits



How This Impacts: Neighbours

- If you live near an existing or future operation, you may be indirectly impacted.
- You can give input on:
 - rezoning applications
 - event venue development permit approvals



How This Impacts: Operators

- If you live near an existing or future operation, you may be indirectly impacted.
- You can give input on:
 - rezoning applications
 - event venue development permit approvals



How This Impacts: Home-Based Businesses

- This bylaw **does not** impact home-based businesses.



How This Impacts: Private Events

- These changes **do not** impact landowners' ability to hold a private event, like a family wedding or reunion, on their property



Changes to the Land Use Bylaw

- Created two new uses:
 - diversified agriculture
 - event venue
- Created a new land use district:
 - AG2 – Agriculture 2
- Updated definitions for:
 - intensive agriculture
 - agriculture support service



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
- It does **not** include events that are not primarily agricultural in nature.



Diversified Agriculture

Process

1. Apply for a development permit
2. Development conditions are specified
3. Apply for safety code permits, if needed





Intensive Agriculture

- A horticultural operation that has minimal seasonal site visits.

Process

1. Apply for development permit
2. Development conditions are specified
3. Apply for safety code permits

Agriculture Support Services

- Agricultural industry related uses where intensity of the operations has significant land, transportation or water demands.

Process

1. Apply for development permit (discretionary)
2. Development conditions are specified
3. 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.

| Permitted uses | Discretionary uses |
|---|---|
| <ul style="list-style-type: none">• Agricultural support service• Diversified agriculture• Intensive agriculture• Visitor accommodations• Equestrian facility | <ul style="list-style-type: none">• Event venue |



AG2 Land Use District

Process

1. Apply for redistricting (requires Council approval)
 - a) Includes public hearing and landowner notification
2. Apply for development permit

Event Venue

- Event venues primarily use is to hold events, like weddings and commercial events.

Process

1. Land must be zoned AG2
2. Apply for development permit (discretionary)
3. Development conditions are specified
4. Apply for safety code permits





Questions?



For more information

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Thank you
