

5.4 AGRICULTURE SMALL HOLDINGS POLICY AREA

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.

► Goal

Strathcona County will provide opportunities for small scale agricultural operations that support livework, local food production and local food distribution which respect the rural landscape and the environment.

► Objectives

Strathcona County's objectives are to **ensure** that the Agricultural Small Holdings Area:

1. *Prioritizes small scale agricultural operations;*
2. *Provides opportunities for livework, local food production and local food distribution;*
3. *Is viable over the long term; and*
4. *Respects rural landscapes, natural landscapes and heritage.*



► Policies Strathcona County Will



Agriculture

Support the prioritization of small scale agricultural operations by **considering**:

1. small and medium scale indoor agriculture 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.
2. subdivision subject to the following criteria:
 - a. the minimum parcel frontage shall be 200m. Frontage may be reduced due to environmental reserve land or road widening;
 - b. the minimum parcel size shall be approximately 8.0ha (20.0ac). Parcel size may be reduced due to road widening;
 - c. access can be provided from an existing roadway;
 - d. the subdivision configuration considers natural topography and physical features and developable area;
 - e. suitable environmental conditions exist for on-site water supply and on-site sewage disposal;

- f. a detailed, site specific, biophysical assessment where reserves are eligible; and
- g. the subject lands must be rezoned under the Land Use Bylaw to a district consistent with the subdivision criteria of this policy area.

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

3. the development of extensive agricultural and livestock operations.

Ensure viability in the long term by **requiring**:

4. that all developable areas within proposed lots are accessible.
5. new confined feeding operations to locate outside of the Agriculture Small Holdings Policy Area.

Support viability in the long term by **considering**:

6. the results of a minimum distance separation calculation, as per the *Agricultural Operation Practices Act*, from existing confined feeding operations when reviewing subdivision and development applications.
7. the continued operation and expansion of existing confined feeding operations in accordance with the *Agricultural Operation Practices Act*.

Ensure respect for rural landscapes, natural landscapes and heritage by **requiring**:

8. that the fragmentation of large wetlands by property lines is avoided where lands are proposed to be subdivided into parcels of approximately 16.0ha (40.0ac) or more. Where a parcel is reduced in size to under 16.0ha (40ac) due to the avoidance of a wetland,

reserves will be deferred proportionately to the parcels.

Promote respect for rural landscapes, natural landscapes and heritage by **encouraging**:

9. the development of equine and equestrian facilities.

Support respect for rural landscapes, natural landscapes and heritage by **considering**:

10. structures for the keeping of livestock where the structure:
 - a. is sized to accommodate no more than the number of allowable animals on the parcel; and
 - b. mitigates environmental impacts; and
 - c. mitigates nuisance impacts on adjacent land uses.
11. a reduction in the minimum parcel size, frontage and ratio for subdivisions for a split along a natural or manmade severance.



Residential

Ensure opportunities for livework, local food production and local food distribution by **requiring**:

12. that residential forms are limited to single dwellings and associated accessory buildings.



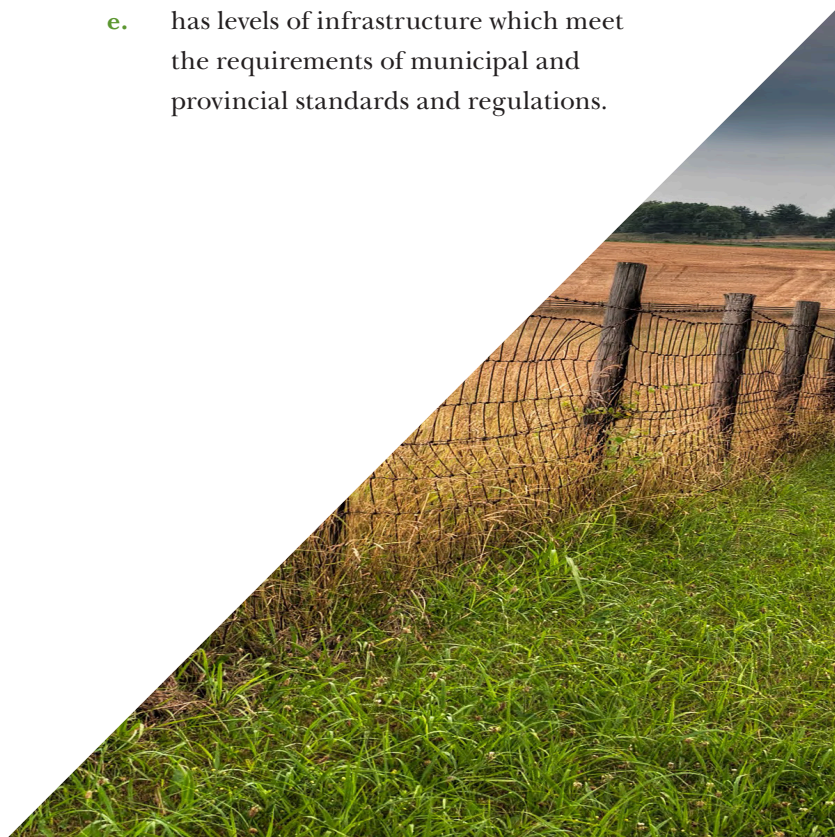
Commercial

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:

17. the development of small scale agriculture support services, agricultural product processing and associated sales where the proposed 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.
18. home-based businesses where the proposed development has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.
19. small scale commercial recreation where the proposed development is on a parcel with an existing dwelling and has levels of infrastructure which meet the requirements of municipal and provincial standards and regulations.
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.



Open Space, Community Services and Schools

Ensure respect for rural landscapes, natural landscapes and heritage by **requiring**:

21. municipal reserves in the following forms:
 - a. as cash-in-lieu;
 - b. as land where the land is needed to provide the desired linkages within the County's approved Active Transportation Strategy; or
 - c. as land where it enhances desired public recreation next to land dedicated as environmental reserve.



Conservation

Ensure respect for rural landscapes, natural landscapes and heritage by **requiring**:

22. environmental reserves in the following forms:
 - a. as environmental reserve lands adjacent to a crown claimed river, stream, lake, natural watercourse or other natural water body where public access is desired;
 - b. as environmental reserve lands where the environmental feature enhances the desired linkages within the County's approved Active Transportation Strategy;

- c. as environmental reserve lands where the environmental feature is within an environmentally significant area; or
- d. as environmental reserve easement for environmental features identified for conservation within a biophysical assessment.

Promote respect for rural landscapes, natural landscapes and heritage by **encouraging**:

- 23. developments to retain the natural topography of a parcel by conserving environmental features, with special consideration given to areas identified within a biophysical assessment.
- 24. developments to retain tree stands where the trees:
 - a. do not inhibit an agricultural operation; or
 - b. provide protection for watercourses or other environmental features.
- 25. the retention of wetlands through avoidance or minimization.



Industry and Energy

Promote the prioritization of small scale agricultural operations by **encouraging**:

- 26. new aggregate resource extraction operations to locate outside of the Agriculture Small Holdings Policy Area.

Ensure viability in the long term by **requiring**:

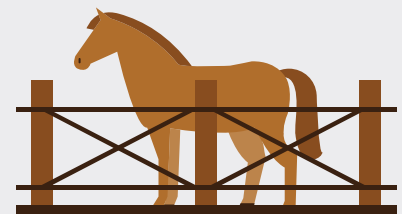
- 27. safety and preventative mitigation measures are implemented for developments adjacent to rail lines.
- 28. new aggregate extraction to mitigate nuisance impacts resulting from the aggregate extraction on the adjacent agricultural lands and operations with buffering, site orientation and other techniques.

AGRI-BUSINESS



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

EQUINE SECTOR



Strathcona County has an prominent equine sector which includes training, trail riding and competition. Strathcona County encourages the showcasing of this sector and developing both economic and social opportunities within it.

Promote viability in the long term by **encouraging**:

29. pipelines to locate within the alignments shown on Map 11: Pipeline Corridors.

Support viability in the long term by **considering**:

30. development for the generation of renewable energy where the development:
 - a. is directed to lower class soils; and
 - b. does not negatively impact adjacent land uses.



Transportation and Utilities

Ensure the prioritization of small scale agricultural operations by **requiring**:

31. a road network that allows for the safe and timely movement of agricultural equipment and goods.

Ensure viability in the long term by **requiring**:

32. all development to provide individual private on-site water and wastewater services.
33. responsible maintenance and provision of drainage corridors and infrastructure.
34. that all new parcels have access to a roadway.

