

# ZONING BYLAW RENEWAL INITIATIVE

## DISCUSSION PAPER

4

AGRICULTURE &  
RURAL ZONES

Edmonton

A series of Discussion Papers were created in 2020 to support Phase 1 of engagement and may include content that was subject to change as the draft Zoning Bylaw was refined.

The City of Edmonton provides these Discussion Papers for general information and educational purposes only. All persons and companies accessing this resource are advised not to rely on it and to seek their own professional advice for any particular purpose. All persons and companies must refer to Zoning Bylaw 20001 for the most accurate and up-to-date version, which can be found at [edmonton.ca/ZoningBylaw](https://edmonton.ca/ZoningBylaw). Where information in the Discussion Paper does not align with the text of the Zoning Bylaw 20001, the Zoning Bylaw 20001 prevails. In no event shall the City of Edmonton and its employees, members, agents, contractors, and suppliers be liable for any loss or damages of any kind arising in any way out of any use of the Discussion Papers .



## HOW TO USE THE DISCUSSION PAPERS

The discussion papers provide an entry point into the world of zoning by breaking it out into understandable parts and allowing Edmontonians to select topics that interest them. They explore various aspects of zoning and the new Zoning Bylaw, and provide the preliminary thinking and direction for the approach it may take. Please refer to the [Overview and Philosophy of the New Zoning Bylaw](#) for more information.

These papers are a **first attempt** at exploring potential directions for new zoning regulations. All Edmontonians – from developers to residents – are encouraged to explore the topics that interest them and provide feedback through the [Engaged Edmonton](#) platform. Information gathered through the discussion paper conversation will be used to help inform how the new Zoning Bylaw will be written.

## TOPICS



**PHILOSOPHY OF THE  
NEW ZONING BYLAW**



**NODES & CORRIDORS**



**DIRECT CONTROL  
ZONES**



**RESIDENTIAL ZONES**



**NOTIFICATIONS &  
VARIANCES**



**COMMERCIAL &  
INDUSTRIAL ZONES**



**OVERLAYS**



**AGRICULTURE &  
RURAL ZONES**



**SIGNS**



**OPEN SPACE &  
CIVIC SERVICES ZONES**



**CLIMATE RESILIENCE &  
ENERGY TRANSITION**



**SPECIAL AREA ZONES**



**ECONOMY**



## TABLE OF CONTENTS

Conversation Starter	4
Introduction	5
City Plan Intentions and Directions	7
General Approach to the New Zones	10
Zones Summaries	14
Next Steps	16
Get Involved!	17

## LIST OF FIGURES

Fig 1. Policy Guidance for the Agricultural and Rural Zones	5
Fig 2. Reimagining the Zoning Bylaw	6
Fig 3. The City Plan's Direction on Agriculture	7
Fig 4. The City Plan Concept Map	8
Fig 5. Properties currently zoned Agricultural in the Zoning Bylaw	11

## LIST OF TABLES

Table 1. Summary of Current and Proposed Agriculture and Rural Zones	11
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## APPENDICES

Appendix 1   Proposed Uses and General Descriptions for Reference in the Agricultural and Rural Zones	18
Appendix 2   Draft City Plan Agricultural Policies	19
Appendix 3   General Descriptions of existing Agricultural and Rural-related Zones in Zoning Bylaw 12800	20





# CONVERSATION STARTER

How can the new Zoning Bylaw help in protecting Edmonton's **food systems**?

This paper shows that the new Zoning Bylaw can help by

- 1 Defining areas in the city to **protect prime agricultural lands where possible** and allow Edmonton to contribute to the regional food system

  - **Agricultural Zone**
    - Permitted Uses
      - + Agriculture
      - + Residential
      - + Signs
    - Conditional Uses
      - + Food, Cultural, and Entertainment
      - + Outdoor Sales and Service
      - + Special Events
- 2 Allowing **a limited number of non-agricultural uses** to recognize that some lands can be converted to other uses **to support the rural and farming community**

  - **Rural Zone**
    - Permitted Uses
      - + Agriculture
      - + Recreation
      - + Residential – existing when this bylaw was passed
      - + Signs
    - Conditional Uses
      - + Outdoor Sales and Service
      - + Minor industrial
      - + Public Utility
      - + Special Events
- 3 Allowing **existing rural residential housing** and prohibiting **future rural residential development**
- 4 Removing any development permit requirements **for urban agriculture activity within the city**

  - **Urban Agriculture Use**

Urban farming would be allowed in most zones in the New Zoning Bylaw, except for areas where the city would not want food to be grown.

# INTRODUCTION

Like many other municipalities across Canada, Edmonton recognizes the importance of supporting greater food security for its residents and understanding where food comes from and how it gets to a person's table. **Establishing an integrated food system ensures that Edmonton and the surrounding region can continue to provide food for its residents now and into the future, to reduce dependency on the global supply chain.** This would reduce the impacts of potential disruptions or changes from climate change or other events.

Edmonton and its surrounding municipalities will need to take multiple actions to keep the regional food system healthy and strong. This can include protecting agricultural lands that can grow food, encouraging food to be grown within the urban area, and supporting the establishment and expansion of agricultural businesses that can add more value to food products for sale locally and abroad.

As a first step, the City of Edmonton developed [fresh: Edmonton's Food and Urban Agriculture Strategy](#) in 2012 in consultation with citizens, community groups, businesses and other organizations. The strategy's vision helps guide Edmonton towards a resilient food and agriculture system that contributes to the local economy and the overall cultural, financial, social and environmental sustainability of the city. It provides nine strategic directions with recommendations for the City to implement in order to achieve this vision.

Two of the nine strategic directions found in *fresh* include expanding opportunities for urban agriculture and protecting agricultural lands within the city. As a start, the Administration changed the Zoning Bylaw in 2015 to allow urban agriculture as a use. It also created programs to allow more food to be grown in the city. Examples include allowing Edmontonians to raise hens and keep bees on their property, the Vacant Lots for Urban Agriculture Pilot Project, which offered under-used public land in the city to grow food, and the [pop-up Community Garden pilot project](#), a response to the COVID-19 pandemic to increase access to food in 30 communities.

A key component to building a successful and integrated food system is to work closely with neighbouring municipalities. The [Edmonton Metropolitan Regional Growth Plan](#) provides guidance to conserve prime agricultural land by

Fig 1. Policy Guidance for the Agricultural and Rural Zones



preventing land fragmentation and conversion, and promoting diverse agricultural production to ensure the industry can thrive for the long-term. The growth plan's policies direct Edmonton and other urban centres to grow in a compact manner that creates complete communities and manages infrastructure efficiently. This would reduce the amount of land needed for growth and as a result, help conserve land for agricultural purposes.

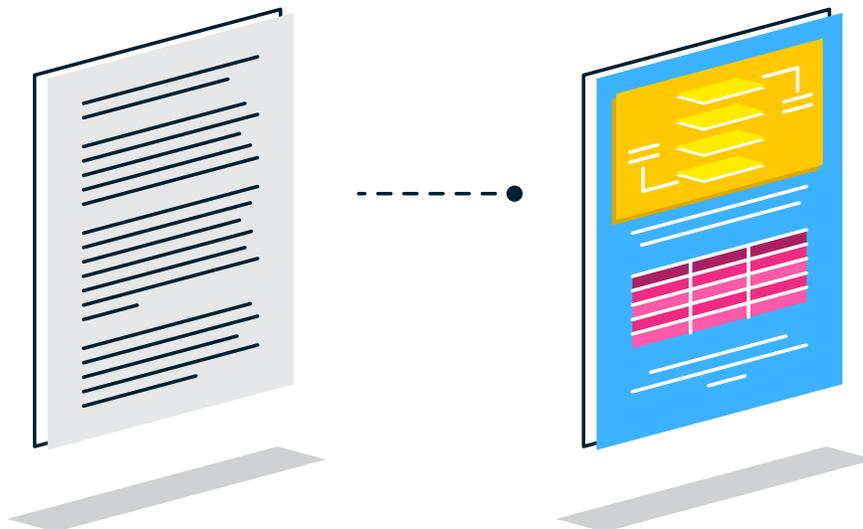
Both [fresh](#) and the [Edmonton Metropolitan Regional Growth Plan](#) recommended that a regional agricultural land use policy be created. As a result, the [Regional Agricultural Master Plan](#) is currently in development. If approved, this plan will give Edmonton and surrounding municipalities consistent guidance on how best to manage their collective agricultural resources and promote more value-added agriculture in the region.

## The New Zoning Bylaw

The Zoning Bylaw sets the rules for how land is used in Edmonton. While the city itself has less than 2-3% of the region's prime agricultural lands (mainly located in south Edmonton), there are some farms operating in the city. Edmonton also continues to contribute to the agricultural economy as a hub for food processing, distribution, and trade. Having effective zoning rules for agriculture allows the city to play its part in supporting and investing in a sustainable regional food system that can nurture agricultural businesses and provide a more secure source of local food for its residents.

The current Zoning Bylaw has become a long document full of complicated and sometimes confusing rules about how land can be used and developed. With the new Zoning Bylaw being created, the City has the opportunity to overhaul and re-imagine what kind of zoning regulations Edmonton needs in order for it to thrive and prosper in the future. The new bylaw aims to be easier to understand by everyone and ensure the rules that shape our city achieve the goals and objectives of [The Draft City Plan](#), Edmonton's blueprint for a city of 2 million people. This would include effective and easily understood zoning rules that preserve agricultural land and encourage agricultural-supportive businesses.

*Fig 2. Reimagining the Zoning Bylaw*



# CITY PLAN INTENTIONS AND DIRECTIONS

The Draft City Plan continues the conversation that began with ConnectEdmonton, which asked the public what kind of Edmonton they wanted to live in. What the City heard was that people wanted Edmonton to be **a healthy city in a prosperous region**. Part of being a healthy city includes a thriving food system that enables residents to have more food choices. Agriculture is an important driver of the regional economy, so a prosperous region should include **thriving farms and farm-related businesses**.

## Agricultural Lands in The City Plan Concept

The City Plan Concept identifies three areas in the southern parts of the city (Fig 4) as "Agricultural / Residential" or "Agricultural / Non-Residential." **These lands are intended to be used for agricultural purposes until such time that Edmonton's future growth requires these to transition to another activity.** For now, these areas should still be considered for agricultural use as part of the city's overall food strategy. The new Zoning Bylaw will regulate in order to maintain and support agricultural activity in these areas.

Fig 3. The City Plan's Direction on Agriculture

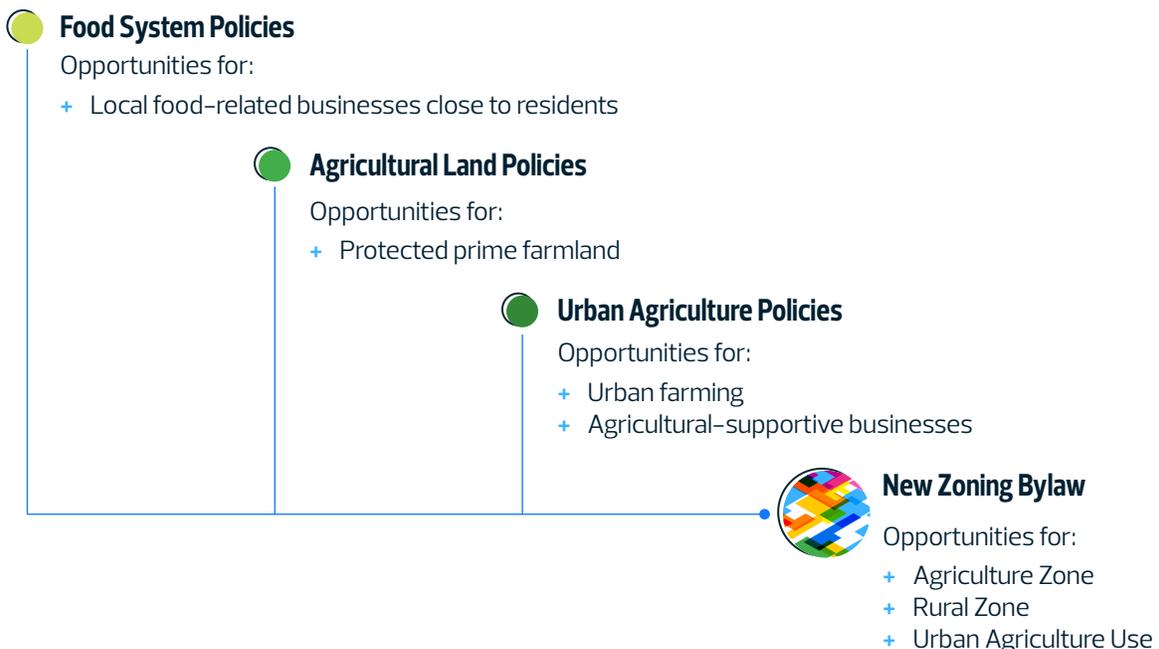
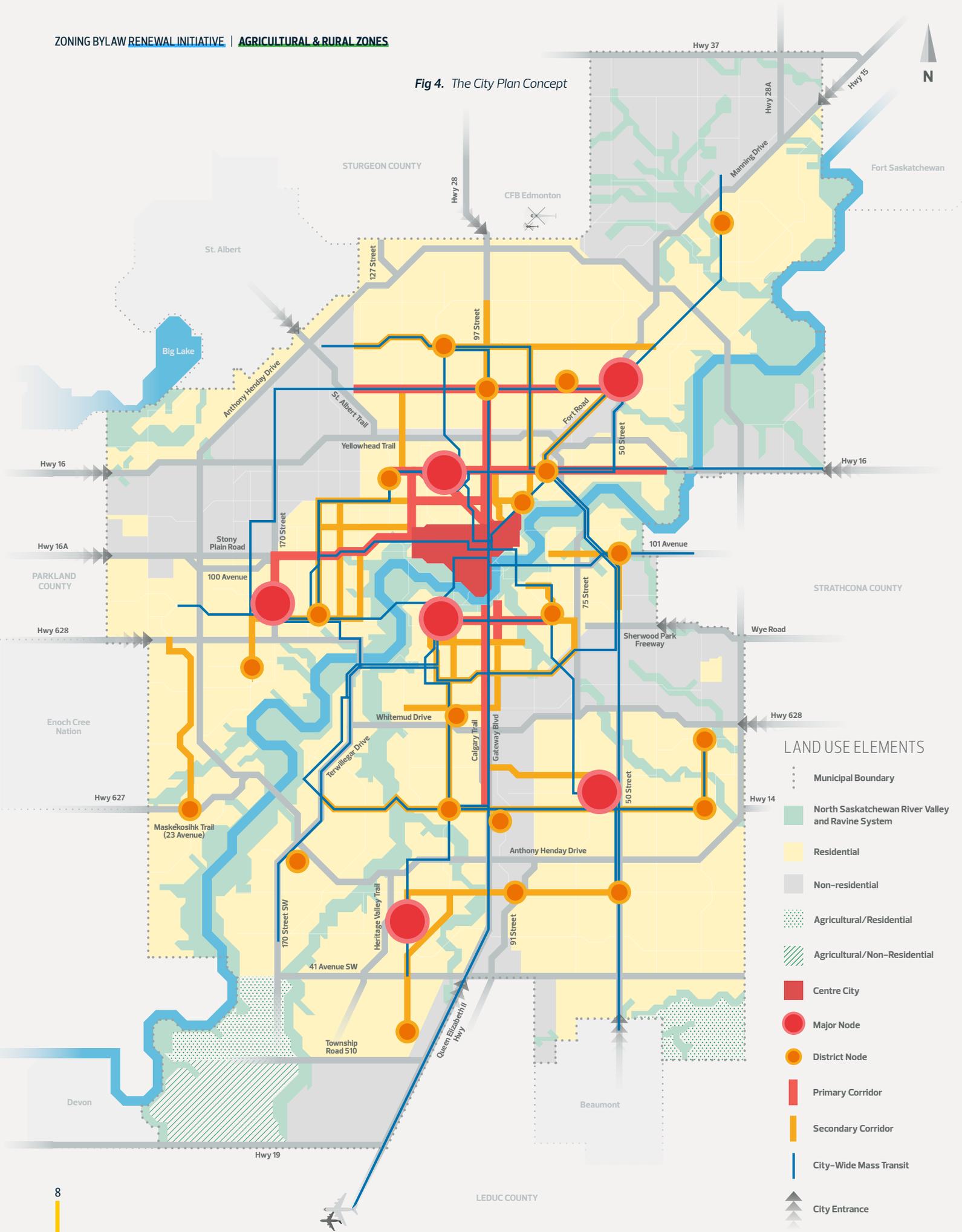


Fig 4. The City Plan Concept



## **Draft City Plan Intentions and Directions on Agriculture**

The Draft City Plan policies will help implement The City Plan Concept and ensure the city contributes to a productive regional food system while supporting the city's long-term growth management objectives. The policies (see [Appendix 2](#) for details) provide direction to three areas related to agriculture and food: **general policies about food systems, preserving agricultural land, and promoting urban agricultural activity.**

### **Food System Policies**

The Draft City Plan recognizes that Edmonton is involved in all aspects of the food system – from growing food to processing it, distributing it, consuming it, and finally, its proper disposal. The policies seek to ensure existing agricultural operations remain viable while also spurring innovation and investment in other parts of the agricultural economy. This includes attracting more businesses that add value to the food processing, distribution, and disposal processes within our food system. It is also important to ensure that residents have reasonable access to local food options to meet their daily needs. The new Zoning Bylaw help to achieve these policies by:

- + creating more opportunities for people to grow and sell food,
- + reducing barriers to food-related businesses in the commercial and industrial zones, and
- + allowing more places such as markets, restaurants, and cafes to be located closer to where people live

### **Agricultural Land Policies**

According to the Edmonton Metropolitan Region Growth Plan, 38,250 hectares of farmland in the Edmonton Region was converted to non-agricultural uses between 2002 and 2012. Over 60% of these lands were prime agricultural farmland. Losing more land would erode the foundation of the Edmonton region's food system. Preventing agricultural farmland from being prematurely fragmented or converted to other uses wherever possible is vital to the long-term stability of the agricultural sector.

The Draft City Plan provides multiple policy directions for how this can be achieved. Rural or country residential development should continue to be prohibited to prevent additional land fragmentation outside of planned areas such as the lands designated as Agricultural / Residential in The City Plan Concept. This is the current practice within the Zoning Bylaw and can be continued in the new Zoning Bylaw. Large tracts of farmland become less productive when fragmented and converted for other non-agricultural uses or when nearby parcels are fragmented and converted. This can be avoided by allowing agriculture-supportive businesses and activities in the city and in appropriate rural zones, rather than on prime farmland. It is recognized that the city will eventually expand into some of Edmonton's rural areas as it grows. However, by following The Draft City Plan's policies, including its phasing and activation approach for managing growth, the city's expansion will be compact, contained, and located adjacent to existing developed areas to slow the rate of farmland loss and conversion to non-agricultural uses.

### **Urban Agriculture Policies**

The Draft City Plan policies continue to encourage and support more agriculture in the city. While many residents and community groups already grow food for personal enjoyment and consumption, there has been limited interest in commercial urban farming to date. Edmonton's urban agriculture community is in its infancy and even small barriers may prevent startups and trials. In order to expand opportunities for more diverse types of urban agriculture ventures, the new Zoning Bylaw should look to reduce regulatory barriers to opening and operating urban farming businesses.

## GENERAL APPROACH TO THE NEW ZONES

Zoning Bylaw 12800 regulates Edmonton’s agricultural and rural activities through five zones. The new Zoning Bylaw proposes to simplify this so that there are only two zones used to protect our agricultural lands and support rural residents and businesses: an **Agriculture Zone**, and a **Rural Zone**. The proposed uses and regulations will be clear and provide flexibility in the types of activities that can support agricultural operations.

**Table 1.** Summary of Current and Proposed Agriculture and Rural Zones

Proposed Zone	General Purpose of the Zone	Equivalent Zone in current Zoning Bylaw	
<b>Agriculture</b>	Protect agricultural land from premature fragmentation and conversion and support agricultural activities	AG	Agriculture Zone
		AGI	Industrial Reserve Zone
		AGU	Urban Reserve Zone
<b>Rural</b>	Allow minimal non-agricultural uses that support the rural Edmonton community. These uses generally do not require municipal servicing. This zone also permits existing rural residential developments but prohibits future residential subdivision	AGI	Industrial Reserve Zone
		AGU	Urban Reserve Zone
		RR	Rural Residential Zone
		RMH	Mobile Home Zone

Note: See [Appendix 3](#) for general descriptions of the existing zones of the Zoning Bylaw

For properties currently zoned Industrial Reserve (AGI) or Urban Reserve (AGU), the closest equivalent zone could be either Agriculture or Rural as shown in [Table 1](#). It would depend on several factors such as:

- + Existing agricultural or non-agricultural uses
- + Property size
- + Has the property been previously subdivided
- + Current designations in statutory plans and the City Plan Concept.

Properties zoned Rural Residential (RR) and Mobile Home (RMH) where there is no municipal servicing are proposed to be zoned Rural as these are existing rural residential uses.

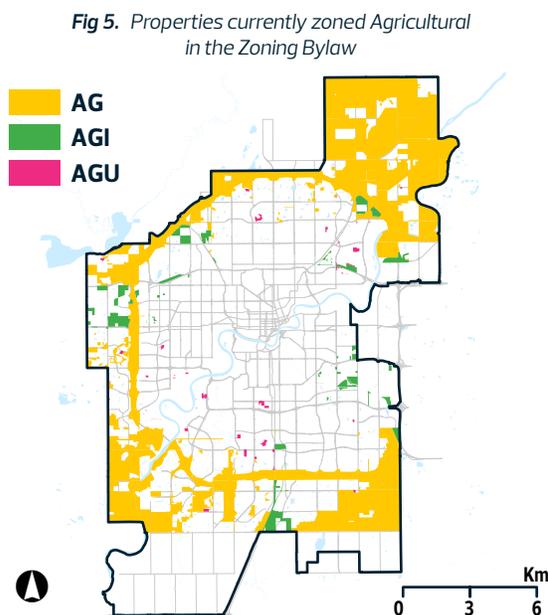
Existing uses in the current Zoning Bylaw, such as natural resources development (mining and resource extraction) and land treatment (storing contaminated soil), could be considered Heavy Industrial uses and would be more appropriately located in the proposed Heavy Industrial Zone. Separating such activities from the new Agriculture zone would ensure that only uses that support current and future agricultural activity are permitted.

As part of the process to rezone Edmonton, in alignment with the new Zoning Bylaw, there will be further analysis to determine the appropriate zone equivalencies in the context of the new Zoning Bylaw. Any proposed rezonings should align with the relevant statutory plans.

## Agriculture Zone

The purpose of the Agriculture Zone is to continue **to define areas in the city where farms and other agricultural businesses are permitted to operate, protect prime agricultural lands where possible, and allow Edmonton to contribute to the regional food system**, as set out in City policies.

The Agriculture Zone would generally apply to lands outside of Anthony Henday Drive and lands located in the south and northeast part of the city ([Fig 5](#)) that are generally undeveloped.



These lands are identified as “Residential” or “Non-Residential” in The City Plan Concept ([Fig 4](#)). As Edmonton grows to a city of two million people, it is anticipated that these lands will convert to non-agricultural uses over time. However, the Agriculture Zone can help ensure these lands remain suitable for agricultural activities until the planned growth of these areas are needed and set to be developed through future approved plans.

The additional lands designated as “Agricultural / Residential” and “Agricultural / Non-Residential” in The City Plan Concept will continue to be zoned for Agricultural purposes based on the annexation agreement between the City of Edmonton and Leduc County (see “[Other Considerations](#)”).

### Uses

Agricultural activity, such as growing food crops and other plants, raising animals, and boarding animals, is the primary permitted use in this zone. A limited number of residential buildings would be allowed to accommodate the farmer or other users of the land. Other secondary uses and activities are proposed to be permitted conditionally, such as agri-tourism (e.g., corn mazes, petting zoo), farm-based retail, farm-based cafes or restaurants, etc. in order to provide additional income sources that could help maintain the farm’s viability.

### Regulations

The proposed regulations for the Agriculture Zone will focus on preserving farmland in parcel sizes that are conducive to large-scale farming while preventing opportunities to subdivide this land. This would mean limited opportunities for land subdivision. While other farm-related uses could be permitted conditionally, there would be some regulations that restrict the size of these secondary activities to ensure that farming remains the primary activity on the property.

## Rural Zone

There are two purposes to the Rural Zone. The first is **to allow agricultural uses and limited non-agricultural uses to serve rural residents and business activities**. The second purpose is **to regulate existing rural residential properties that have been subdivided and developed**. Creating a separate zone that allows limited non-agricultural uses would help support the rural and farming community and recognizes that some sites have

already been converted for non-agricultural activities. The new Zoning Bylaw would be able to direct non-agricultural uses away from productive farmland.

This zone would generally apply to unserviced properties outside of the Anthony Henday Drive that have been subdivided and are less than 32 hectares in size.

### Uses

While farming would still be allowed in the Rural Zone, this zone would also allow other non-agricultural activities commonly found in rural areas where municipal servicing is generally not required. Examples of these activities would include farm-related businesses, food storage facilities, food processing facilities of a limited scale, or outdoor storage facilities. Existing rural residential subdivisions and rural mobile home parks would be permitted in this zone to allow their continued use, but the zone would still prohibit new residential subdivisions until City Council approves plans to develop new neighbourhoods in accordance with the growth strategies of The Draft City Plan. This would ensure future comprehensive land development and servicing occurs in an orderly and efficient manner, while preventing premature conversion of rural lands.

The Rural Zone also proposes to allow public utilities as a conditional use. This would enable the development of a renewable energy facility (e.g., a solar farm) to help the City meet its climate resiliency goals as long as the land does not have significant agricultural value and the site is designed so that any impacts from the facility are minimized and addressed appropriately.

### Regulations

Since the proposed Rural Zone is intended for agricultural activity and limited non-agricultural uses where necessary, there would be limited regulations to any proposed uses. Impacts on adjacent properties will likely be minimal and over-regulation may create barriers to uses that could support the agricultural community.

As the new Zoning Bylaw reimagines how the City will regulate residential uses, existing rural residential development would continue to permit two dwelling units on each site, which is equivalent to the current allowance for a single-detached house with a secondary suite or a garden suite. To ensure that agricultural and rural lands are not fragmented or prematurely converted and developed for residential uses, rural residential subdivisions will continue to be prohibited in accordance with Draft City Plan policy.

## Urban Agriculture

A strategy of fresh and The Draft City Plan is **to encourage more food to be grown within the city, not just on agricultural land, to take advantage of underused land, and to provide Edmontonians with more local food options.** This would help support Edmonton’s food security and economic diversification.

Currently, residents do not require any City approval to grow food on their property. However, permits are required for urban farming businesses interested in commercially growing food for sale. This may have limited the growth of urban farming businesses within the city. **Since the rules were introduced in 2016, only eight Urban Indoor Farm permits and three Urban Outdoor Farm permits have been issued.** To date, 51 permits have been issued for residents to raise hens in the city and 192 permits for bees.

Given the limited impacts from existing urban farming operations, the new Zoning Bylaw proposes **to minimize barriers for urban**

**agriculture.** Commercial urban farming occurring outdoors or within existing buildings would be allowed in most zones in the new Zoning Bylaw without a development permit. In areas where food shouldn’t be grown outdoors because of health, safety or environmental reasons, such as on heavy industrial sites or protected natural areas like the River Valley, urban agriculture would not be permitted. Urban farming occurring in new buildings or requiring building expansions would require a development permit to ensure the site and building are designed appropriately. This proposal intends to provide opportunities for diverse types of agricultural operations, from vertical farms, to food grown on vacant lots, to farming enterprises that may occur with other businesses on a site. Other City approvals could still be required if food-growing activity occurs on City-owned land

**Raising chickens and beekeeping would continue to be allowed in the urban areas of the city, subject to existing animal licensing regulations.**

## Other Considerations

In 2019, the City of Edmonton completed the annexation of lands from Leduc County. While some of these lands are identified as “Agricultural / Residential” and “Agricultural / Non-Residential” in The Draft City Plan, these lands will continue to be regulated based on the current zoning rules as agreed upon between the City of Edmonton

and Leduc County as part of the annexation agreement. The new Zoning Bylaw rules can only apply to these lands if the land is rezoned. As a result, there may be some inconsistencies in how agricultural land is regulated and protected because of these two sets of rules.

# ZONES SUMMARIES

## **Agriculture Zone**

### **General Purpose**

The purpose of this zone is to protect agricultural land and support agricultural activities.

### **Permitted Uses**

(See [Appendix 1](#) for a description of each use)

- + Agricultural
- + Residential
- + Signs

### **Conditional Uses**

(See [Appendix 1](#) for a description of each use)

- + Food, Cultural, and Entertainment
- + Outdoor Sales and Service
- + Special Events

### **Use Regulations**

- + The number of animals that an agricultural operation can raise can be equal to no more than 43 Animal Units per hectare for a duration of 90 consecutive days or more.
- + Only one residential dwelling can be permitted per lot
- + One or two additional residential buildings for temporary farm workers would be permitted, subject to restrictions on size or occupancy. These buildings should be temporary structures (e.g. mobile trailers)
- + Conditional uses would only be allowed when these are secondary activities to support the on-site farming operation
- + Conditional uses would be allowed depending on the site size
- + The area that conditional uses would be allowed on-site would be limited to ensure that agriculture remains the primary activity on-site

### **Site Regulations**

- + Minimum site area requirement of 32 ha to ensure that agricultural lands are large enough to be viable.

- + Subdivision regulations are proposed to be similar to rules that currently exist in the bylaw. One subdivision of a quarter-section (64.7 ha) is allowed for **ONE OF** these reasons:
  - a farmstead;
  - splitting the property in half; or
  - property separated by a natural feature
- + A basic setback requirement would apply for all buildings and structures
- + There will be no landscaping regulations in this zone

### **Development Regulations**

- + There would be no height limit for agriculture-related buildings
- + There would be a height limit for residential buildings to be consistent with other single detached houses in the city

### **Performance Criteria**

- + Areas where animals gather and make noise should be setback a certain distance from neighbouring residential buildings



## Rural Zone

### General Purpose

The purpose of this zone is to allow agricultural and limited non-agricultural uses that support the rural Edmonton community. These non-agricultural uses generally do not require municipal servicing. This zone also permits existing rural residential developments but prohibits future residential subdivision.

### Permitted Uses

(See [Appendix 1](#) for a description of each use)

- + Agriculture
- + Recreation
- + Residential – existing when this bylaw was passed
- + Signs

### Conditional Uses

(See [Appendix 1](#) for a description of each use)

- + Minor Industrial
- + Public Utility
- + Special Events

### Use Regulations

- + Only two residential dwellings are permitted per lot, which is consistent with what is permitted currently (secondary suite or garden suite).
- + The two dwellings must be in the same building
- + Minor industrial would be allowed if it is contemplated as part of an approved statutory plan

### Site Regulations

- + Minimum lot size requirement of 1 ha to max 4 ha is proposed to continue to regulate existing rural residential development only
- + For all other uses, a minimum lot size of 8 ha is proposed to minimize premature land fragmentation where possible
- + Future rural residential subdivision is prohibited. Land subdivision would only be permitted when it meets the policies of an approved District Plan or existing Area Structure Plan / Neighbourhood Structure Plan

### Development Regulations

- + A standard height limit for residential buildings is proposed similar to a single-detached house
- + No height limit is proposed for all other uses
- + Residential regulations such as setbacks would still be required to ensure existing residential development continues to be a conforming use
- + There would be standard setback requirements for other uses
- + There would be lot coverage limits based on the type of use
- + Outdoor Sales and Service or Minor Industrial uses would require minimal landscaping to screen any outdoor storage areas or industrial operations
- + There would be some basic landscaping requirements for uses that aren't residential or agricultural to maintain the rural nature of the area

### Performance Criteria

- + Conditional uses may be restricted based on property size and where these can be located.

## NEXT STEPS

While Edmonton has only a small percentage of prime agricultural lands within the region, the City can still contribute to the overall health of the region's food system by **protecting its farmland, reducing agricultural land conversion or fragmentation, promoting urban agriculture, and supporting agricultural-related businesses within the city.**

The proposed Agriculture and Rural Zones seek to find the balance between supporting agricultural activity and protecting agricultural land in the city and recognizing the growth directions found in The Draft City Plan. These proposed zones and regulations are a first attempt at creating a New Zoning Bylaw. This will require input from **residents, farmers, businesses, and many others to help refine and improve these ideas** to ensure the final regulations will achieve the goals of a strong regional food system that can feed its residents for the long-term.



## GET INVOLVED!

- Submit your feedback about this discussion paper at [engaged.edmonton.ca](https://engaged.edmonton.ca)
- Visit [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal)
- For all other ideas and feedback regarding Zoning Bylaw Renewal Initiative, please use the [General Feedback Form](#)
- Subscribe to our [newsletter](#)
- Contact us at [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)



## Appendix 1 | Proposed Uses and General Descriptions for Reference in the Agricultural and Rural Zones

Use	Description	Some Examples
<b>Residential</b>	Any building specifically designed for people to live in.	House, mobile homes, or farm residences.
<b>Outdoor Sales and Services</b>	Activities that primarily occur outside and have some off-site impacts.	Animal boarding facilities, farm equipment sales, greenhouses, or RV storage.
<b>Minor Industrial</b>	Activities that have some off-site impacts and require some specific regulations to deal with the impacts.	Cannabis production facilities.
<b>Food, Cultural, and Entertainment</b>	<p>Spaces where people come together for entertainment, food and drink, or recreational purposes.</p> <p>Occurs at a variety of scales and requires regulations to minimize impacts appropriate to the zones.</p>	Small churches or cafes.
<b>Public Utility</b>	<p>Spaces, buildings, structures, or facilities that provide common utilities to neighbourhoods and the city overall.</p> <p>Require regulations to minimize impacts appropriate to the zone.</p>	Utility corridors and substations or renewable energy facilities.
<b>Special Events Temporary Uses</b>	<p>Temporary activities that occur in a space.</p> <p>Require regulations to minimize impacts appropriate to the zone.</p>	Festivals, pop-up shops, or customer appreciation events.
<b>Agricultural</b>	Any activity associated with raising animals or growing plants, except for Cannabis. Allows the sale of agricultural products raised or grown on site; Accessory products permitted to be sold. This use also allows for topsoil removal and grading	Produce farms, hobby farm, animal breeding facilities, or animal boarding facilities.
<b>Recreation</b>	Activities that require large, open spaces that may have some minor development for recreation or associated commercial purposes.	Campgrounds.
<b>Signs</b>	May be part of a structure or devices, freestanding or on a building, and is used to convey information or to advertise	Freestanding signs, or signs on buildings.

## Appendix 2 | Draft City Plan Agricultural Policies

I want to LIVE in a place that feels like home.		
<b>Intention</b>	2.2.2	Ensure affordable housing and local food options to support social equity and meet the needs of all Edmontonians.
<b>Direction</b>	2.2.2.4	Encourage an integrated local food economy through a range of activities and amenities including investment in value-added food processing, local distribution, consumption and disposal.
<b>Direction</b>	2.2.2.5	Facilitate local urban agricultural opportunities through education, supportive programming and regulation.
<b>Intention</b>	2.3.1	Promote opportunities to accommodate growth through the compact development of new and existing neighbourhoods.
<b>Direction</b>	2.3.1.6	Enable and encourage new growth in alignment with priority areas as outlined in Managing Growth in Edmonton.
<b>Direction</b>	2.3.2.4	Manage growth strategically across and within the redeveloping area, developing area, and future growth area.
<b>Direction</b>	2.3.2.7	Prevent any further subdivision of Rural Residential or Agricultural lands that creates additional Rural Residential parcel(s) or would otherwise facilitate further country residential development.

I want to PRESERVE what matters most		
<b>Outcome</b>	5.3	Edmonton maintains and invests in regionally significant ecological connectivity, natural assets, agricultural lands and infrastructure services.
<b>Intention</b>	5.3.1	Support the conservation of agricultural land to reduce its loss and fragmentation and contribute to economic development and resilience of the food system.
<b>Direction</b>	5.3.1.1	Facilitate urban agricultural activities and protect agricultural operations through regulation, programming, land use and design.
<b>Direction</b>	5.3.1.3	Attract innovation and investment in urban agricultural intensification.
<b>Direction</b>	5.3.1.4	Prevent premature fragmentation and conversion of agricultural lands for residential and non-residential uses.
<b>Direction</b>	5.3.1.5	Cooperate with regional partners to steward agricultural resources and value added industries.
<b>Direction</b>	5.4.1.5	Conserve agricultural land in order to improve food system resilience, support the long-term viability of the agricultural sector and mitigate climate change.

## Appendix 3 | General Descriptions of existing Agricultural and Rural-related Zones in Zoning Bylaw 12800

Existing Zone	General Purpose of the Zone
Agricultural Zone (AG)	To conserve agricultural and rural Uses.
Industrial Reserve Zone (AGI)	To allow for agricultural and rural Uses that do not prejudice future Use when the lands are required for Industrial Use
Urban Reserve Zone (AGU)	To allow for agricultural and rural Uses and a limited range of other uses, that do not prejudice the future use of these lands for urban use.
Rural Residential Zone (RR)	To provide for Single Detached Residential development of a permanent nature in a rural setting, generally without the provision of the full range of urban utility services. The RR Zone is intended to regulate rural residential development within existing rural residential subdivisions that existed prior to the passage of this Bylaw, and is not intended to facilitate future rural residential development and subdivision, which is contrary to the Municipal Development Plan.
Mobile Home Zone (RMH)	To provide for Mobile Homes developed within a Mobile Home Park or Mobile Home Subdivision.

# ZONING BYLAW RENEWAL INITIATIVE

Edmonton

