

Section 62A Urban Agriculture

- 62A.1 In districts where URBAN AGRICULTURE is a discretionary use, the Development Authority will consider approval only after careful evaluation of several factors, including, but not limited to:
- a. the size and scale of the site and agricultural operation;
 - b. the potential impacts on the adjacent properties;
 - c. the potential impacts on infrastructure including utility connections, sidewalks, curbs, and storm sewers;
 - d. the history and previous use of the site; and
 - e. the presence and location of wetlands or waterways.
- 62A.2 Application Submission Requirements
- The development permit application must provide a proposed farm management plan that includes:
- a. a site plan;
 - b. the type and intended use of equipment;
 - c. the type and use of pesticides or other agricultural chemicals to be used and frequency and duration of use;
 - d. mitigation measures that will be implemented to address nuisances, including noise and odours;
 - e. a plan showing how infrastructure will be protected (if required);
 - f. lot grading plan (if required);
 - g. a proposed sediment and soil erosion plan (if required).
- 62A.3 The development permit for Urban Agriculture shall be issued for a one (1) year term and will automatically renew annually. Renewal is contingent on compliance with all municipal bylaws, regulations, and specific permit conditions. The City reserves the right to revoke the permit if there is non-compliance or if there are negative impacts on adjacent properties, infrastructure, or the environment, following a review process and written notice to the permit holder.
- 62A.4 No on-site processing of fruits and vegetables, or manufacturing of food product is allowed.
- 62A.5 No on-site sales are allowed unless the land use district in which urban agriculture is located allows it and the appropriate permits are obtained.
- 62A.6 All accessory structures, including greenhouses, must comply with all standards applicable to the land use district in which the accessory structure is located and the appropriate permits are obtained.
- 62A.7 Outside storage of mechanical equipment or any related equipment or materials, including fuel is not permitted in residential or commercial zoning districts.
- 62A.8 The use must not generate odour, waste, noise, smoke, glare, dust, fire hazard, visual impact, or any other hazard or nuisance, more than that which is characteristic of the land use district in which it is located under normal circumstances wherein no urban agriculture exists.
- 62A.9 It is the landowner's responsibility to ensure that any utility connections (storm, sanitary, water) are adequately marked and protected during farming operations.

- 62A.10 All pesticide applications must be done according to the Environmental Codes of Practice for Pesticides published by Alberta Environment and persons applying pesticides must follow the directions on the label including any setbacks.
- 62A.11 It is the landowner's responsibility to meet all pertinent regulations regarding the control of noxious weeds per the Alberta Weed Control Act, SA 2008, c W-5.1.
- 62A.12 This use does not include urban hen and urban bees. Keeping animals is controlled and enforced under the City's Animal and Responsible Pet Ownership Bylaw C-1226.
- 62A.13 It is the urban farming operator's responsibility to ensure that all products, including soil meet health and safety standards.
- 62A.14 Surface water discharge from the site must comply with the City's Lot Grading Bylaw C-1366.
- 62A.15 Compost may only consist of plant or plant-based material and shall not utilize any mechanical processes.
- 62A.16 Prior to issuing a Development Permit, the City's Fire Department will assess the interface between urban development and the proposed agricultural use. This evaluation will utilize Alberta FireSmart™ principles and best practises to determine if fire prevention and mitigation measures are necessary. If required, these measures will be specified as conditions within the Development Permit.