

Bylaw 17527

Text Amendment to Zoning Bylaw 12800 to add Urban Agriculture Uses to additional zones

Purpose

To add Urban Gardens, Urban Outdoor Farms and Urban Indoor Farms to additional zones.

Readings

Bylaw 17527 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17527 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 29, 2016, and Saturday, February 6, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the October 19, 2015, City Council Public Hearing the following motion was passed:

That Administration prepare amendments to Zoning Bylaw 12800 as follows:

1. To allow urban gardens in special area residential zones such as Terwillegar, Griesbach and Ambleside.
2. To allow Urban Farms in Commercial Shopping Centre zones.

Report

Three new use classes, Urban Indoor Farms, Urban Outdoor Farms, and Urban Gardens were proposed and approved by City Council on October 19, 2015, along with the zones to which the new uses will apply. During the City Council Public Hearing, City Council directed Administration to add the uses to additional zones.

Bylaw 17527 (Attachment 1) proposes to add as a permitted use to the following zones:

Urban Indoor Farms:

- (CSC) Shopping Centre Zone
- (CSCa) Ambleside Shopping Centre Zone
- (CB3) Commercial Mixed Business Zone
- (UVCa) Ambleside Urban Village Commercial Zone

Urban Outdoor Farms:

- (CSCa) Ambleside Shopping Centre Zone
- (CS1) Community Services Zone 1
- (TC-C) Heritage Valley Town Centre Commercial Zone

Urban Gardens:

- (TSDR) Terwillegar Single Detached Residential Zone
- (TSLR) Terwillegar Small Lot Residential Zone
- (RA7a) Ambleside Low-Rise Apartment Zone

In addition, Attachment 1 proposes to make the following changes:

- Add Urban Gardens as a discretionary use to the (TMU) Terwillegar Mixed Use Zone.
- Add Urban Outdoor Farms as a discretionary in (RR) Rural Residential Zone.
- Remove Urban Outdoor Farms as a discretionary use from (CS3) Community Services Zone 3.
- Change Urban Gardens from a permitted to a discretionary in (IM) Medium Industrial Zone.

These changes are consistent with Council direction. The remaining Terwillegar and Greisbach zones refer back to the base standard zone that they were derived from for their list of permitted and discretionary uses.

In addition, the proposed bylaw introduces new wording to exclude cultivation or growth of marijuana from the Urban Indoor Farms Use Class. Health Canada approved marijuana production facilities are intended to be located in industrial areas under the General Industrial use class.

Policy

The proposed bylaw amendment supports *fresh: Edmonton's Food and Urban Agriculture Strategy* recommendations 5.3.2.1 Pursue urban agriculture opportunities in existing and developing neighbourhoods; 5.3.2.3 Develop partnerships to support innovation in urban agriculture; and 5.8.2.3 Support for-profit urban and peri-urban agriculture, including assessing regulatory barriers to allow and encourage urban compatible food production, processing and selling activities (e.g., garden gate sales) within residential and other zones.

The proposed bylaw amendment supports *The Way We Grow*, Edmonton's Municipal Development Plan objective 10.1.1: Increase access to local food through regional, city-wide and neighbourhood-level approaches to sustainable urban food systems and build resilience into the food and urban agriculture system to withstand both gradual and sudden changes in the food supply.

Corporate Outcomes

The proposed bylaw amendment contributes to *The Way Ahead*, City of Edmonton Strategic Plan 2009-2018, corporate outcomes: 5. “Edmontonians are connected to the city in which they live, work and play” by providing pathways for individuals and organizations passionate about the local food movement to expand their reach and areas of influence in their work and leisure pursuits; 9. “Edmonton is an environmentally sustainable and resilient city” by providing a framework for urban food production which can support the local food movement and supports built-in sources of food production; and 11. “Edmonton has a globally competitive and entrepreneurial business climate” as it enables local food producers to grow businesses within the City limits, and supports the diversification of Edmonton’s economy.

Public Consultation

The Public Hearing on October 19, 2015, provided opportunity for members of the public to share their views with City Council and Administration.

Attachments

1. Bylaw 17527
2. Mark-up of Proposed Text Amendment