

## Bylaw 17403

Text Amendment to Zoning Bylaw 12800 to add several urban agriculture uses and associated regulations

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### Purpose

To amend and add use class definitions for urban agriculture uses, clarify when no development permit is required, add parking regulations, create a new special land use provision for urban agriculture and add the new uses to appropriate zones.

### Readings

Bylaw 17403 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 17403 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 2, 2015, and Saturday, October 10, 2015. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Previous Council/Committee Action

At the June 30, 2015, Executive Committee meeting, the following motion was passed:

That Administration prepare text amendments to Zoning Bylaw 12800 as outlined in Attachment 1 of the June 30, 2015, Sustainable Development report CR\_2355.

### Report

The Edmonton Food and Urban Agriculture Strategy focuses on a resilient food and agriculture system that contributes to the local economy and Edmonton's overall sustainability. In the past decade, people are becoming increasingly interested in where our food comes from and why there are so few farmers. Administration has examined the state of our food supply and the impact of current farming practices on our environment and the potential for food shortages. This research culminated in *fresh: Edmonton's Food and Agriculture Strategy*. *Fresh* is considered to be an innovative approach to food, however at its core it is a return to many of the traditions and practices that were once part of daily life. The proposed amendments to Zoning Bylaw 12800 enable residents and businesses to revive traditional practices. Three new uses are proposed to assert that primary food production is legal and encouraged in Edmonton.

### New Uses

The Urban Gardens use is for personal, community, or institutional food production and will be allowed in most zones. The Urban Outdoor Farms use is for commercial food production on private property, primarily intended for vacant and underutilized lots in Edmonton. The Urban Indoor Farms use is for commercial and industrial operations that take advantage of new technologies and processes to increase yield and operate year round. This use is intended to vary in scale from small commercial storefronts on commercial main streets to large warehouse formats in industrial areas.

Additionally two existing uses are changed to clarify how they differ from the three proposed new uses. Farms is renamed to Rural Farms and the definition remains unchanged. Greenhouses, Plant Nurseries and Market Gardens is renamed to Greenhouses, Plant Nurseries and Garden Centres, and the definition is updated to better align with the products these businesses sell.

The proposed amendments will allow urban agriculture activities more broadly throughout the city, with the intent to more closely align Zoning Bylaw 12800 with food production policies found in *The Way We Grow* and *fresh: Edmonton's Food & Urban Agriculture Strategy*, and to facilitate local food infrastructure expansion in Edmonton. The amendments will also ensure regulations and standards are in place for the appropriate design, maintenance and operation of urban agriculture operations.

### Policy

*fresh: Edmonton's Food and Urban Agriculture Strategy* has specific recommendations that are enacted by the proposed Zoning Bylaw 12800 amendments, including:

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

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 Way We Grow*, Edmonton's Municipal Development Plan:

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 Way Ahead*, City of Edmonton Strategic Plan, 2009-2018:

“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.

“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.

“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.

### **Public Consultation**

Since the June 30, 2015, Executive Committee meeting, Administration circulated the proposed amendments and invited comments from the previous focus group participants, Canadian Home Builders Association, Urban Development Institute, Edmonton Federation of Community Leagues, individual Community Leagues, and school boards. In particular, the circulation requested feedback on the composting regulations and the proposed zones each use would be added to.

The comments received from this circulation can be grouped into three themes:

#### **1) Composting**

Concerns about composting are addressed by providing options that improve site aesthetics and ensure improved compatibility with surrounding uses by requiring compost piles to be enclosed with a lid and barrier when near the edge of a property.

#### **2) Zone Application**

Regarding the zones where the new uses would be applied, we heard that Urban Outdoor Farms and Urban Gardens could be expanded into additional industrial zones as discretionary uses. The discretion should relate to the current or former uses on the site to assess contamination risk, and relate to the type of industrial area. We heard similar comments to expand Urban Outdoor Farms into additional commercial zones, community educational recreational and cultural service zones, and urban service zones.

#### **3) Regulation clarification**

Regarding regulations, the wording was changed to improve clarity as required.

### **Attachments**

1. Bylaw 17403
2. Mark-up of Proposed Text Amendment