

Municipal Development Plan FACTS!

DEVELOPMENT NOT REQUIRING A PERMIT:

The current approved Land Use Bylaw (Bylaw 19-02) exempts “a Building or structure with a gross Floor Area of under 13.5 square meters (145 sq. ft.) which is not on a permanent foundation” and “Construction with a total value of under \$3,500.00, including the nominal value of labour” from requiring a development permit.

HORTICULTURE:

Horticulture considers the commercial use of land where visitors may be on site or where they may be off-site impacts to adjacent lands.

COMMUNITY GARDENS:

Community Gardens are typically managed by local community groups who desire to transform vacant lots into green spaces and contribute to the overall well-being of the community.

The Land Use Bylaw **DOES NOT** regulate the type or quantity of produce seeded or harvested in your personal garden plot for household use.

FENCES:

Barbed wire fences in the Agriculture District **DO NOT** require a development permit. However, razor wire fences do require a development permit due to the sensitive nature of the material.

LAND USE BYLAW AMENDMENTS:

Landowners have the ability to submit an application to amend the Land Use Bylaw to allow for specific uses of their land that is not currently allowed in their Land Use District. The current Land Use Bylaw (Bylaw 19-02), the draft Land Use Bylaw (Bylaw 25-05) and the Fee Bylaw (Bylaw 21-12) establishes costs for Land Use Bylaw Amendments borne by the applicant. The fee is established to cover the costs incurred for advertising, adjacent landowner and agency notifications, administration time, etc.

GENERAL PROVISIONS VS. SPECIAL PROVISIONS:

The draft Land Use Bylaw (Bylaw 25-05), Section 9: General Provisions establishes the processes, procedures and application requirements for all development permit applications. Section 10: Special Provisions establishes additional regulations that Council may require for specific uses that are listed as Permitted or Discretionary within a specific Land Use District.

APIARIES:

As per the *Bee Act*, RSA 2000, c. B-2, all beehives are required to be registered with the Province of Alberta. The draft Land Use Bylaw (Bylaw 25-05) includes the same regulations as the current Land Use Bylaw (Bylaw 19-02), with two (2) regulations removed.

Land Use Bylaw &



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ALTERNATIVE ENERGY SYSTEMS:

In the draft Land Use Bylaw (Bylaw 25-05), commercial and industrial Alternative Energy Systems are required to adhere to appearance requirements in order to minimize negative impacts on adjacent properties and help to ensure that these taller developments provide as minimal visual intrusions on neighbors as possible.

DIVERSIFIED AGRICULTURE & VALUE-ADDED AGRICULTURE:

Diversified Agriculture and *Value-Added Agriculture* refer to commercial agricultural development that brings additional traffic or other impacts to the parcel and includes commercial uses. These uses, when intensive, can have significant impacts on neighbouring properties and County of Vermilion River road infrastructure.

INDUSTRIAL DEVELOPMENT:

Industrial development carries off-site impacts (i.e., noise, dust, odour, contamination, impacts to infrastructure); developers are required to provide information detailing their mitigation process to any off-site impacts. The Development Authority uses this information in determining site suitability and any design mitigations that must be applied to minimize the off-site impacts to neighbouring properties.

INTENSIVE VS. EXTENSIVE AGRICULTURE:

Intensive Agriculture uses high inputs like labor, technology, and chemicals to maximize yield on a smaller land area.

Extensive Agriculture uses larger land areas with fewer inputs and lower yields per unit area.

FEATURE	INTENSIVE AGRICULTURE	EXTENSIVE AGRICULTURE
Land Use	Small, highly productive land areas, often near urban areas	Large, less productive land areas, often further from urban areas
Inputs	High inputs of labor, capital, fertilizers, pesticides, and machinery	Low inputs of labor, capital, fertilizers, and pesticides, relying more on natural systems
Output	Higher yield per hectare, but can be less sustainable due to high inputs	Lower yield per hectare, but can be more sustainable due to lower inputs
Sustainability	Lower sustainability due to potential environmental impact from chemical use and other inputs	Higher sustainability due to reliance on natural systems and fewer chemicals
Examples	Market gardening, plantation farming, mixed crop and livestock, urban farming	Ranching, pastoral nomadism, shifting cultivation, extensive grazing

For more information, please contact Planning & Community Services:

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