

**MISCELLANEOUS – LAND USE BYLAW AMENDMENTS TO  
ACCOMMODATE FOOD PRODUCTION USES  
CITYWIDE  
BYLAW 49P2017**

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**EXECUTIVE SUMMARY**

This report proposes amendments to the Land Use Bylaw (LUB) to increase business opportunities in the industrial and commercial districts for commercial food production and to refine other existing rules related to agriculture and breweries.

The economic principles of the Municipal Development Plan (MDP) promote building a vibrant economy that attracts business investment. Further, the Council-endorsed vision of the Calgary EATS! Food System Assessment and Action Plan for Calgary supports multiple forms of urban as well as rural food production. The proposed LUB amendments further the MDP economic principles and the Calgary EATS! vision by increasing opportunities for small and large businesses in the important agribusiness sector.

The proposed LUB amendments (as contained in APPENDIX I):

1. Define a new Food Production use to provide an opportunity for small and large businesses to grow and distribute food, not only in the industrial districts, but also in commercial districts;
2. Include opportunities in the new Food Production use for the emerging businesses of aquaponics and aquaculture;
3. List the existing Brewery, Winery and Distillery use as permitted in the Industrial – General (I-G) district and Industrial - Redevelopment (I-R) district, and discretionary in the Industrial – Heavy (I-H) district;
4. Add Brewery Winery and Distillery to the list of uses allowed to operate as a Special Function – Class 2;
5. Increase food growing opportunities in Extensive Agriculture; and
6. Define Intensive Agriculture.

APPENDIX II summarises some examples of food growing rules in other North American cities, while APPENDIX III summarises the existing and proposed district listing of Food Production and Brewery, Winery and Distillery uses in the LUB.

**PREVIOUS COUNCIL DIRECTION**

At the 2015 July 27 meeting of Council, it was moved by Councillor; Seconded by Colley-Urquhart, that the SPC on Community and Protective Services recommendation in report CPS2015-0535 be adopted, as follows:

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“That Council receive this report for information, and direct Administration to:

1. Return to Council through the SPC on Community & Protective Services no later than December 2017 and every four years thereafter in advance of the business planning cycle with a progress report that reflects both The City of Calgary and community’s actions with respect to the Calgary EATS! Food System and Action Plan; and
2. Align the Calgary EATS! Progress Report with City of Calgary Results Based Accountability practices; as they develop before 2017.”

At the 2014 December 15 meeting of Council, the recommendations of the SPC on Community and Protective Services contained in report CPS2014-0732 (Calgary Food System Assessment and Action Plan Status/Progress Report) were moved by Councillor Colley-Urquhart, seconded by Councillor Woolley, that Council receive the report for information, and direct Administration to:

- “1. Establish a regular monitoring and reporting cycle on progress towards the Calgary EATS! Action Plan and report back in advance of each City business planning cycle to the Standing Policy Committee on Community and Protective Services, no later than 2015 July;
2. Continue to support the community in implementing the Calgary EATS! Food Assessment and Action Plan;
3. Examine opportunities to include food related policies more firmly into planning policies and practice; and
4. Explore opportunities to match or offset The City’s funding to support food system actions.”

At the 2013 December 16 meeting of Council, it was moved by Councillor Demong, Seconded by Councillor Pootmans, that the Recommendation of the SPC on Community and Protective Services in report CPS2013-0695 be adopted, as follows:

“...that Council approve Administration’s request to defer the report on Calgary EATS! Food System Assessment and Action Plan Progress/Status Report to no later than 2014 December.”

At the 2012 June 25 meeting of Council, CPS2012-0087 (Calgary Food System Assessment and Action Plan) was moved by Alderman J. Mar, seconded by Alderman B. Pincott, that Council:

- “1. Receive for information ‘Calgary EATS!’ Summary of a Food System Assessment and Action Plan for Calgary (Attachment 10 and Calgary

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Food System Assessment and Action Plan Engagement Process  
Summary (Attachment 2);

2. Endorse the vision and principles of the Calgary Food System Assessment outlined in Attachment 3;
3. Endorse the implementation of the recommended City of Calgary actions in collaboration with appropriate stakeholders as identified in Attachment 4;
4. Direct Administration to return with a progress/status report to Council through the SPC on Community and Protective Services, no later than 2013 December.”

**ADMINISTRATION RECOMMENDATION**

2017 June 29

That Calgary Planning Commission recommends **APPROVAL** of the proposed amendments to the Land Use Bylaw (1P2007).

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 49P2017; and

1. **ADOPT** the proposed amendments to Land Use Bylaw 1P2007, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 49P2017.

**REASONS FOR RECOMMENDATION:**

Administration recommends approval of the amendments to the Land Use Bylaw because:

1. They align with the Council-endorsed vision in Calgary EATS! to support multiple forms of urban food production;
2. They provide increased opportunities for economic development and diversification to help create a prosperous economy in accordance with the principles in the MDP;
3. They increase opportunities for greater local food production that may help enhance Calgary’s resiliency;

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4. They align with Building on our Energy: the 10-year Economic Strategy for Calgary, and the objective of positioning Calgary as Western Canada's leading food production, research and agribusiness innovation centre; and
5. They better position Calgary in the agribusiness sector, one of the industry areas identified by the federal government as providing long term economic growth in Canada.

**ATTACHMENT**

1. Proposed Bylaw 49D2017

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**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to Land Use Bylaw 1P2007 (APPENDIX I).

**Moved by: L. Juan**

**Carried: 8 – 0**

Reasons for Approval from Ms. Juan:

- I strongly support food related policies built into planning practice. These amendments will bring us one step closer to proper food access. These amendments will also allow entrepreneurs and business owners to operate in and urban setting. One of the barriers to food access is the growth and localization of food; these proposed bylaws are a step in the right direction. Congratulations to Administration and the Office of Sustainability for carrying out this work in a meaningful way.

Reasons for Approval from Mr. Wright:

- I was impressed with the approach addressing food/agriculture in our urban environment. It is logical, rational, and will move us along the sustainability track. I look forward to subsequent add ons to when Calgary becomes a leader in urban agriculture.

**2017 June 15**

**MOTION:**

The Calgary Planning Commission accepted correspondence from:

- New Urban Farm Partnerships dated 2017 June 21;

as distributed, and directs it to be included in the report in APPENDIX IV.

**Moved by: M. Tita**

**Carried: 8 – 0**

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**REGULATORY DISCUSSION**

**BACKGROUND - FOOD PRODUCTION**

There are many federal and provincial acts and regulations that regulate food production, processing and sales.

For example, there are federal rules on the use of pesticides, packaging, processing, and labeling. Provincial marketing commissions also regulate production, processing and marketing of most foods, including vegetables, while the Alberta Public Health Act and Food Regulation regulates the preparation and sale of food to the public.

In general, a food grower can sell unprocessed produce grown on a farm from the farm without Alberta Health Services (AHS) approvals, but food preparation and processing generally requires an AHS permit.

Commercial food production (growing) in Calgary is managed by the Land Use Bylaw (LUB) in three ways:

1. The grazing of livestock and the growing of crops in the Extensive Agriculture use in the Special Purpose – Future Urban Development (S-FUD) and Special Purpose –Transportation and Utility Corridor (S-TUC) districts;
2. As a food growing business in the General Industrial – Heavy, General Industrial – Light, General Industrial - Medium and Specialized Industrial uses; and
3. As an ‘ancillary function’ in various commercial and industrial uses in accordance with section 130(6) of the LUB (e.g. a restaurant with a small greenhouse or outdoor garden that may grow herbs or vegetables, or a food warehouse that grows herbs for stores and customers).

A business that primarily grows plant-base food (not animal-based food, which is a different use) indoors requires a “Manufacturer” business licence in the City of Calgary Business Licence Bylaw 32M98.

**POLICY ALIGNMENT**

The goals of the MDP suggest that development regulations should aim, where possible, to provide business opportunities that promote and enhance economic activity and diversification.

One of the seven general goals of the MDP is to build a prosperous economy. A key principle in section 2.1 of the MDP is that Calgary needs to create:

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“An environment where the local economy can be reasonably resilient and adaptive to economic cycles and emerging global trends.”

Further, a policy in section 2.1 of the MDP is to:

“Attract and retain suitable business and industry in Calgary by fostering economic diversification and providing a climate that supports and enhances economic activity.”

The vision in section 2.1 of the Calgary EATS! Food Strategy, endorsed by Council in 2012, “Supports multiple forms of urban as well as rural food production”

Finally, Target 73 of imagineCALGARY states that “By 2036, sustainable urban food production increases to five percent”, and Target 74 states “By 2036, the consumption of urban- and regionally produced food by Calgarians increases to 30 percent.

## **PROPOSED AMENDMENTS TO THE LUB**

Many other cities take various regulatory approaches to managing food growing. The methods taken by some of these cities are outlined in APPENDIX II.

### Food Production

The business of growing or producing food in a building, and indeed all production or general manufacturing businesses, is managed through only four use definitions: General Industrial – Light, General Industrial – Medium, General Industrial - Heavy and Specialized Industrial.

The general difference between the General Industrial – Light, General Industrial – Medium, General Industrial - Heavy and Specialized Industrial uses are if the impacts of the use are contained inside a building, inside the parcel boundaries containing the use, or are felt outside the parcel containing the use; and whether part or all of the processes and functions of the business (e.g. processing components such as pipe or conveyors, or material storage) are contained in a building or occur outside the building. Regardless, all of these uses allow food production and processing provided live animals are not involved in any aspect of the operation. The processing of live animals is defined as a Slaughter House, which is a DC Direct Control District use.

The advantage of using a limited number of use definitions to accommodate a broad range of general manufacturing uses is it allows tenants and business types to change within a broad range without the need for a Development Permit. One limitation of this approach is when one type of business within the definition might be suitable in another land use district, such as in a commercial district, while other businesses within the same definition are not.

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The definitions of General Industrial – Light, General Industrial – Medium, General Industrial - Heavy and Specialized Industrial can include businesses that may be incompatible with adjacent residential uses due to their performance or aesthetic impact or because of the type of industrial materials and processes (e.g. the use of chemicals or flammable materials).

Existing methods of growing food have improved and new methods of growing food in urban areas have emerged. Newer methods of growing food indoors include aquaponics and vertical farming. Aquaponics is an integrated system where waste created by fish is used to supply nutrients to hydroponically grown plants, which in turn clean the water and return it to the fish. Vertical farming is where plants are grown in layers or on vertical surfaces, allowing tall buildings, warehouses or even shipping containers to be used to grow food. Finally, inland aquaculture is also emerging as way of supplying fresh fish to urban markets. All of these methods of growing food are well suited to urban areas, where food can be grown close to the consumer, minimising greenhouse gas emissions needed for transportation and maximising food freshness. Some of the new technologies for growing food mean that food can be grown and sold from a single urban location.

New opportunities for growing food can also mean increased business opportunities, employment, economic activity and diversification, as well as improved resiliency as local food production means a lesser reliance on imported food. This is evidenced by other cities in Canada and North America, which are promoting different methods of local urban food production by allowing it in industrial and commercial districts.

In Calgary, amendments to the LUB are required to allow aquaponics and aquaculture to occur in the industrial districts, and to allow aquaponics and other methods of growing food indoors such as vertical farming, to occur in the commercial land use districts.

New use: Food Production

Administration recommends creating a new use definition called "Food Production" in order to extend food production to all the commercial districts, since allowing all types of production / manufacturing uses in the commercial districts may not be appropriate.

In order to allow business tenants in the industrial districts to continue to change from food production to other production or manufacturing uses without need for a new development permit, Administration recommends adding the proposed Food Production use to be included within the existing use definitions of General Industrial – Heavy, General Industrial – Light, General Industrial - Medium and Specialized Industrial. This regulatory approach allows Food Production to be extended to the commercial districts via a new use definition while still maintaining the advantages of the broad definitions of General Industrial – Heavy, General Industrial – Light, General Industrial - Medium and Specialized Industrial in the industrial districts.



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The proposed definition of Food Production also includes a rule that aquaculture can occur only in the Industrial - General and Industrial Heavy districts, districts not located adjacent to residential land use districts.

APPENDIX III summarizes the existing and proposed districts listing Food Production activities.

Brewery, Winery and Distillery

Council adopted the use Brewery, Winery and Distillery in 2016 in order to promote and manage increased interest in small brewery businesses in Calgary. At that time, new rules were added to formally allow private hospitality areas, the direct sale of products to the public, an area where the public can consume beverage made on site, and the preparation and sale of food.

As the City has now gained experience implementing the new rules, Administration recommends moving Brewery, Winery and Distillery from a discretionary use to a permitted use in the Industrial - General (I-G) and Industrial - Redevelopment (I-R) districts, where manufacturing uses have been traditionally listed as permitted uses. Further, Administration recommends that Brewery, Winery and Distillery should be listed in the Industrial - Heavy district in order to extend the benefits of the new use (i.e. public area for consumption of beverages) to alcoholic beverage manufacturing businesses previously approved under other land use definitions. APPENDIX III summarises the existing and proposed district listings for Brewery, Winery and Distillery.

Special Function – Class 2

Special Function - Class 2 is a use where a temporary structure is erected on a parcel that operates as a Conference and Event Facility, Restaurant: Neighbourhood, Night Club and all sizes of Drinking Establishment and Restaurant: Licensed. It can only occur on a parcel 15 cumulative days in a year. Administration recommends adding Brewery, Winery and Distillery to this list in order to facilitate special events.

Extensive Agriculture

Extensive Agriculture is a permitted use in the Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – Transportation and Utility Corridor (S-TUC) District. Extensive Agriculture is where crops may be grown and livestock grazed outdoors. It is a suitable low impact use to accommodate farming on land pending urban development (S-FUD district) or on land preserved for transportation and infrastructure uses (S-TUC district).

Stakeholders identified that the definition and rules of Extensive Agriculture need to be clarified to allow small greenhouses to germinate seeds and other small buildings to accommodate subsidiary agricultural uses. Administration recommends these minor amendments.

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Intensive Agriculture

Intensive Agriculture is listed as a DC Direct Control District only use in section 21(3) of the LUB. This means that it can only occur when approved through a land use redesignation to a DC. Intensive Agriculture is currently undefined, resulting in some uncertainty as to what constitutes Intensive Agriculture. Administration recommends defining Intensive Agriculture as a concentrated method of raising livestock, such as feedlots, hog and poultry farms and rabbitries to provide clarity and contrast with the proposed Food Production use.

**BUSINESS AND COMMUNITY CONSULTATION**

Broad stakeholder consultation was undertaken to identify issues and gauge support for change. In early 2016 broad internal consultation and best practice research was undertaken in conjunction with meetings with external stakeholders to identify barriers to the agri-business sector, along with a follow-up public online survey undertaken from 2016 March 03 - March 18. External stakeholder consultation included discussions with persons involved or interesting in starting food growing businesses, such as aquaponics and aquaculture. Additionally, Administration met with the Calgary Economic Development (CED) Agribusiness Advisory Committee to receive advice and feedback on the proposed LUB amendments. The CED Agribusiness Advisory Committee supports the amendments to broaden opportunities for growing food in Calgary, including the addition of aquaponics and aquaculture in the proposed Food Production use.

Over 300 persons and community and industry stakeholder groups were directly invited to two public open houses held in old city hall in November 2016. Additionally, the open houses were broadcast on the Planning & Development Twitter accounts nextCityYYC and imagineCALGARY, as well as the imagineCALGARY and the City of Calgary – Your Local Government Facebook account, where 138 comments were posted.

Generally, there was strong support for change based on the comments received at the open house and directly from stakeholders. The majority of comments received support increased opportunities to grow food within the City.

Sixty of the 65 comments received at the public open house were in support of extending food production to the commercial land use districts.

All 63 comments supported the minor changes to Extensive Agriculture.

Thirty-five of 58 comments supported a definition for Intensive Agriculture, while a number of comments gave tentative support provided aquaponics, aquaculture and greenhouses were not included in the definition.

Thirty-four of 40 comments supported Breweries, Wineries and Distilleries being listed as a permitted use in the Industrial - General District.

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**CONCLUSION**

The proposed Food Production use supports both MDP policy that promotes creating opportunities to all business to build a vibrant, diverse and resilient economy, and the Calgary EATS! objective to promote and build a local food system.

The amendments also align with the 10-year Economic Strategy for Calgary objective to shift the region to high value food production, by providing more opportunities in terms of locations and methods of growing food.

The other minor amendments related to food and agriculture support a simpler approval process for "Brewery, Winery and Distillery" businesses and increased opportunities for agricultural operations in the S-TUC and S-FUD districts.

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APPENDIX I

PROPOSED AMENDMENTS TO LAND USE BYLAW 1P2007

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
  - (a) Renumber section 25(1)(j)(iii)(A) as 25(1)(j)(iii)(A.1).
  - (b) Insert the following in 25(1)(j)(iii):

“(A) Brewery, Winery and Distillery;”
  - (c) Delete section 191 and replace with:

“**“Extensive Agriculture”**

    - (a) means a **use**:
      - (i) where land is used to raise crops and graze livestock outdoors;
      - (ii) where trees and shrubs are intensively grown outdoors;
      - (iii) that may have ancillary agricultural **buildings** and structures that support the outdoor activities; and
      - (iv) that may include ancillary structures for small-scale subsidiary agricultural pursuits;
    - (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;
    - (c) where an ancillary structure is a greenhouse in the S-FUD or S-TUC District:
      - (i) it is limited to a maximum of 200 square metres in **gross floor area**;
      - (ii) it must be 30 metres from a **Dwelling Unit** located on a **parcel** in a **residential district** or in another municipality, measured from the closest point of the greenhouse to the closest point of the **Dwelling Unit**; and
      - (iii) it must use existing approved road access;

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- (d) does not require *motor vehicle parking stalls*; and
- (e) does not require *bicycle parking stalls – class 1 or class 2.*”
- (d) Insert the following new section:
  - “198.1 “Food Production”
    - (a) means a *use*:
      - (i) where plants are grown to produce food in a *building*;
      - (ii) that may include hydroponics, aquaponics and vertical growing;
      - (iii) where food grown on-site may be processed and packaged;
      - (iv) that may include aquaculture only when the *use* is in the I-G or I-H Districts;
      - (v) where no dust or vibration is seen or felt outside of the *building* containing the *use*; and
      - (vi) where all of the processes and functions associated with the *use* are contained in a fully enclosed *building*;
    - (b) is a *use* in the General Industrial Group in Schedule A to this Bylaw;
    - (c) where the *Development Authority* may require, as a condition of a *development permit*, equipment designed and intended to remove odours from the air where it is discharged from the *building* as part of a ventilation system;
    - (d) where the *Development Authority* may require, as a condition of a *development permit*, a Public Utility and Waste Management Plan, completed by a qualified professional, that includes detail on:
      - (i) the management and disposal of waste products and airborne emissions, including smell;
      - (ii) the quantity and characteristics of liquid and waste material discharged the *use*; and

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- (iii) the method and location of collection and disposal of liquid and waste material;
  - (e) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
    - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; and
    - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
  - (f) does not require **bicycle parking stalls – class 1**; and
  - (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.”
- (e) Delete the word “and” that follows “shipping;” in 203.1(a)(ii);
- (f) Insert “and” after “**use**” in subsection 203.1(a)(iii).
- (g) Insert the following new subsection in 203.1(a):
- “(iv) that may include **Food Production**;”
- (h) Delete the word “and” in subsection 203.2(a)(ii)(B);
- (i) Insert “and” after “**Distributing**;” in subsection 203.2(a)(ii)(C).
- (j) Insert the following new subsection in 203.2(a)(ii):
- “(D) **Food Production**;”
- (k) Delete the word “and” after “shipping;” in 203.3(a)(ii)
- (l) Insert the word “and” after “**parcel**;” in 203.3(a)(iii).
- (m) Insert the following new subsection in 203.3(a):
- “(iv) that may include **Food Production**;”

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(n) Insert the following new section:

**“217.1 “Intensive Agriculture”**

(a) means a *use*:

- (i) where livestock or other farmed animals are continuously confined in a ***building*** or outside;
- (ii) where concentrated feeding and rearing methods are used grow, maintain and bring animals and their products to market; and
- (iii) includes feedlots, hog and poultry farms, rabbitries, fur farms and other intensive methods of feeding and raising livestock;

(b) is a *use* within the Direct Control Uses Group in Schedule A to this Bylaw;

(c) requires a minimum number of ***motor vehicle parking stalls*** based on a parking study required at the time of a land use redesignation application; and

(d) does not require ***bicycle parking stalls class 1 or class 2.***”

(o) Renumber subsection 309(a)(i) as 309(a)(i.1).

(p) Insert the following new subsection in 309(a):

“(i) **Brewery, Winery and Distillery;**”

(q) Delete subsection 309.1(a)(ii) and replace with the following:

“(ii) that may include any of the following *uses*:

(A) **Food Production;** and

(B) **Health Services Laboratory – Without Clients;**”

(r) Insert the following new subsection in section 703(3):

“(g.1) **Food Production;**”

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- (s) Insert the following new subsection in 723(3), 1261(3), 1267(3) and 1367(3):  
“(j.1) **Food Production;**”
- (t) Insert the following new subsection in 740(3), 759(3) and 1307(3):  
“(m.1) **Food Production;**”
- (u) Insert the following new subsection in 778(3), 845, 863(3) and 1181(3):  
“(k.1) **Food Production;**”
- (v) Insert the following new subsection in 798(3), 1245(3) and 1255(3):  
“(q.1) **Food Production;**”
- (w) Insert the following new subsection in 815(3) and 1377(3):  
“(p.1) **Food Production;**”
- (x) Renumber subsection 830(4)(c.1) as 830(4)(c.2).
- (y) Insert the following new subsection in 830(4)  
“(c.1) **Food Production;**”
- (z) Insert the following new subsection in 882(3):  
“(l.1) **Food Production;**”
- (aa) Insert the following new subsection in 907(2):  
“(d.1) **Brewery, Winery and Distillery;**”
- (bb) Delete subsection 908((2)(b.1).
- (cc) Insert the following subsection in 968:  
“(e.2) **Brewery, Winery and Distillery;**”
- (dd) Delete subsection 969(b.1).
- (ee) Insert the following subsection in 1001(1):  
“(a.1) **Brewery, Winery and Distillery;**”



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- (ff) Insert the following new subsection in 1273(1):
  - “(d.1) **Food Production;**”
- (gg) Amend Schedule A by inserting “Food Production” alphabetically in the General Industrial Group.

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APPENDIX II

FOOD GROWING RULES IN OTHER CITIES

Vancouver has 4 land use definitions in its Zoning and Development Bylaw to manage the growing of food indoors and outdoors, including 2 definitions of “Urban Farm”.

The definition of Urban Farm – Class B in Vancouver is:

**Urban Farm - Class B**, which means the use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales;

Urban Farm – Class B is a listed use in 11 of the 12 commercial districts and 14 of the 15 industrial districts.

The City of Edmonton has 4 industrial districts and one Agricultural district in its Zoning Bylaw to conserve and manage land for permanent agricultural uses.

The City of Edmonton’s Zoning Bylaw includes use definitions of “Urban Indoor Farms” and “Urban Outdoor Farms”. The “Urban Indoor Farms” definition is:

**Urban Indoor Farms** means the cultivation and harvesting of plant and/or animal products primarily within enclosed buildings for the primary purpose of wholesale or retail sales. Accessory activities may include on-Site sales, composting of plants grown on-Site, outdoor storage, and **food** packaging and processing. Typical activities include vertical farms, hydroponic systems and aquaponic systems. This Use does not include Livestock Operations, Rural Farms, Recreational Acreage Farms, Urban Outdoor Farms, Urban Gardens or the cultivation or growth of cannabis.

Urban Indoor Farms is a listed use in 16 commercial districts and 7 industrial districts.

The City of Victoria's Zoning Bylaw defines “Small Scale Commercial Urban Food Production” as:

- (a) cultivating and harvesting plants or fungi;
- (b) beekeeping and harvesting honey;
- (c) keeping poultry to collect eggs; and
- (d) sorting, cleaning and packaging the items noted above for retail purposes, as well as selling and storing harvested products on the premises.

“Small-scale commercial urban food production” is a listed and permitted use in all districts in the city.

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Finally, the City of Portland in the state of Oregon lists the growing of food using various definitions in all its Commercial, Employment and Industrial zones in its Zoning Code. For example, Agriculture is defined as "...activities that raise, produce or keep plants or animals," and is listed in all Employment and Industrial districts, in conjunction with a separately listed use for Manufacturing and Production. Further, "Market Gardens" are defined as "A site where food is grown to be sold. The food may be sold directly to consumers, stores or other buyers, or at Farmers Markets." Market Gardens can include structures and are listed in all Commercial, Industrial and Employment zones with rules managing the sale of value-added products.

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**APPENDIX III**

**FOOD PRODUCTION AND BREWERY, WINERY AND DISTILLERY USES**

District	Brewery		Food Production	
I-G	D	P	P1	P1
I-B	D	D	P2	P2
I-E	D	D	D	D
I-C	D	D	P2	P2
I-R	D	P	P	P
I-O	N/A	N/A	D3	D3
I-H	N/A	D	D	D
C-N1	D	D	N/A	D
C-N2	D	D	N/A	D
C-C1	D	D	N/A	D
C-C2	D	D	N/A	D
C-COR1	D	D	N/A	D
C-COR2	D	D	N/A	D
C-COR3	D	D	N/A	D
C-R1	N/A	N/A	N/A	D
C-R2	D	D	N/A	D
C-R3	D	D	N/A	D
C-O	N/A	N/A	N/A	D
CC-X	D	D	D	D
CC-COR	D	D	N/A	D
CC-EMU	D	D	N/A	D
CC-EPR	D	D	N/A	D
CC-ET	D	D	N/A	D
CC-EIR	D	D	N/A	D
CC-ERR	D	D	N/A	D
MU-1	D	D	N/A	D
MU-2	D	D	N/A	D
CR20-C20/R20	D	D	N/A	D

P = Permitted

D = Discretionary

P1 = Permitted except in new buildings on major streets or expressways,  
 then discretionary

P2 = Permitted in existing buildings, otherwise discretionary

D3 = Discretionary only when already existing

MISCELLANEOUS – LAND USE BYLAW AMENDMENTS TO  
ACCOMMODATE FOOD PRODUCTION USES  
CITYWIDE  
BYLAW 49P2017

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APPENDIX IV



June 21, 2017

Laurie Kimber  
Senior Planner  
Planning and Development  
City of Calgary

Dear Laurie,

Re: Land Use By-law amendments; food growing, processing and distribution

This letter is in support of proposed amendments to the City of Calgary Land Use By-law which will advance aspirations set out in the city's food strategy CalgaryEATS that was endorsed by Council in 2012. We hope that you can include this letter in your report to Calgary Planning Commission later this month and subsequently to City Council.

New Urban Farm Partnerships (NUFP) is a grass roots organization that aims to support urban agriculture by catalyzing partnerships between urban farmers and land holders. We believe that there is tremendous opportunity to activate transitioning and underutilized lands within the city for sustainable small-scale fruit and vegetable production.

The expansion and clarification of land use by-law provisions related to food production will be instrumental in moving toward a resilient food system. Local food production and associated entrepreneurial opportunities can make a valuable contribution to the wellbeing of citizens offering social, educational, health and economic benefits to Calgarians through job training, creating employment, and community building.

New Urban Farm Partnerships encourages the Calgary Planning Commission to endorse, and Council to approve, the proposed amendments to the Calgary Land Use by-law that will support a sustainable and resilient food system in the City.

Yours truly,

Audrey Smith, Founder  
*New Urban Farm Partnerships*

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*New Urban Farm Partnerships*

L. Kimber