

Calgary Planning Commission Review and Administration's Response – PUD2019-0289
Enabling Urban Agriculture and Local Food Sales

Comment/Question	Administration's Response
1.0 NEW USE: URBAN AGRICULTURE	
Would a home-owner need a Development Permit to sell produce from their parcel?	A Home Occupation 2 Development Permit would be required.
Did we consider Chickens?	Chickens are managed under the Responsible Pet Ownership Bylaw and are therefore outside of the scope of this bylaw review.
Is there a possibility to waive greenhouse requirements? Did you look at a larger size allowed for greenhouses? Can you do multiple greenhouses? With our climate, there is a need to extend the growing season. Would there be a possible to increase the size for greenhouse through an exemption?	Greenhouses under 10 square meters do not need a Development Permit, which is why we have the size restriction. Could build multiple greenhouses under 10 square meters without a Development Permit. We could consider the possibility of an exemption as we move forward. Hard to understand what would be grown in a building versus what would be grown in bare land. We can adjust as we move forward.
If you had a single family or low-density district, could you grow and sell commercially under a Home Occupation?	The Urban Agriculture use does not apply to low-density residential because we did not want people to rent their yards to a farmer, but a homeowner can apply for a Development Permit – Home Occupation 2 as the property owner and sell produce grown on the parcel.
In the Proposed Best Practices document, under the last page (3), where it talks about selling off site to a restaurant will require a business license. Any exemptions?	We have met with the Chief License Inspector. Since there is no public health risk for fruits and vegetables, we would waive the business license for offsite sales.
Other Discussion	
Will vacant City-owned lands be declared for agriculture? Who decides which parcels? What are the criteria? What is the selection process for the urban farms?	Administration is working with Real Estate and Development Services to identify parcels that are being held for future urban development; we scanned land inventory to look for parcels that would work for urban agriculture using specific criteria. We are using the Urban Agriculture Pilot Project at Highfield to test the idea.
Public-private partnerships: Land developers who have land that they are not building on immediately, there is an opportunity to	We heard from stakeholders that one of the greatest challenges for urban farmers is finding land to grow on. The City could be a

collaborate with the City to make use of these lands for a food hub or urban agriculture.	connector between urban farmers and private land-owners.
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2.0 NEW DEFINITION: LOCAL FOOD SALES	
What would a development permit look like? What is the requirements for local food sales? Parking requirements? Don't understand why this would not just be exempt?	In residential, a Development Permit would be required through Home Occupation 2 permit. In Commercial/Industrial, to sell from the parcel from which the food is grown would require a Development Permit. To sell offsite on City-owned land with City permission would not require a Development Permit.
Other Discussion	
Food hubs (i.e. shared commercial spaces): How do these amendments consider this? How could the City support food hubs? Increasing access to kitchens?	The local food sales definition will help entrepreneurs to incubate small businesses and should be a boost to those micro-businesses which in turn will increase demand for a food hub type consolidation/distribution model. The City could support a food hub through the provision of land.
3.0 AMENDMENT TO THE PARK USE	
No comments received	N/A
4.0 AMENDMENT TO THE FOOD PRODUCTION USE	
Appreciate that the Land Use Bylaw is setting Calgary up for this emerging agribusiness activity.	N/A
5.0 AMENDMENT TO THE BREWERY, WINERY, DISTILLERY USE	
Increasing the public area for brewers is great. The energy and entrepreneurial spirit around microbreweries in Calgary is really excellent. It allows for entrepreneurial spirit.	N/A
6.0 REASONS FOR SUPPORT	
Commissioner Foht	This initiative to provide guidelines on growing and distributing locally produced food is long overdue. I feel this an excellent start and sorting out how the city will select producers for City owned lands is an important step. I am also encouraged that the City will put together a plan for future road widening and future interchange land areas that could be part of the inventory available for this land use.

	This is great and going in the right direction.
6.0 REASONS FOR SUPPORT	
Commissioner Schmalz	<p>Look to encourage public and private partnership with suburban developers. Look at future interchange land in new suburbs to be used as community/urban agriculture hubs.</p> <p>Encourage community building in new areas of the city.</p> <p>Diversifies the locations of urban agriculture throughout the City to meet all Calgarians needs.</p>
Commissioner Scott	<p>This is an outstanding piece of work to facilitate local food production and distribution / sales within the Calgary region, and supports several economic, health and well-being and transportation/energy related sustainability objectives.</p> <p>The approach contains a monitoring / improvement feedback component: I would be interested in specifically testing the ability to increase the size of the greenhouse DP/BP waiver for greenhouses greater than 10 square metres. This may require further revisions to the bylaw definition of ancillary structure but could be worthwhile give Calgary's short outdoor growing season and seasonal variability.</p>
Commissioner Juan	<p>This work provides the opportunity for urban farms, enables healthy local food systems, and decreases food waste. These amendments release restriction from the bylaw, and when executed will increase access, and creatively help Calgarians eat local.</p> <p>Supports food access, food security and food dignity.</p>