



Intensive Vegetation Operations in Foothills County

Land Use Bylaw Regulations & Applications

www.foothillscountyab.ca

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INTENSIVE VEGETATION OPERATION means a system of tillage for the concentrated raising of specialty crops for retail or wholesale distribution, including but not limited to tree farms, greenhouses, plant nurseries, sod farms, berry farms, u-pick operations, and similar uses. This definition does not include a cannabis production facility.

1. A Development Permit is required for all Intensive Vegetation Operations where the use is listed as permitted or discretionary use in the applicable land use district.
2. Where the use is not listed as a permitted or discretionary use, a site-specific amendment to allow for the use under the applicable land use district would be required in advance of a Development Permit.

APPLICATION REQUIREMENTS:

.All applications for Development Permits must be accompanied with the following information:

1. A site plan (can be hand drawn) showing:
 - a. the entire parcel;
 - b. north at the top of the page;
 - c. identify and show all existing structures and any proposed buildings with measurements from the same, in feet or metres, to all parcel lines;
 - d. identify and show the area intended for the farming operations or buildings associated with intensive vegetation operation;
 - e. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas;
2. Description of the business, types of vegetation and if they are outdoors or indoors;
3. What buildings will be used on the parcel for this business, include storage areas;
4. Are there any buildings proposed and if so, for what purposes will they be used for? Please also include the building size and why it is necessary;
5. Number of people to be employed;
6. Method of distribution or sales (i.e. farmers markets, grocery stores, on site sales/retail) please keep in mind that, if approved, the Development Officer, under the authority of the Land Use Bylaw, can only allow for wholesale operations;
7. Provisions for loading and parking;
8. Access locations to and from the lot including roads and highways to be used and dust control measures to be implemented;
9. Vehicle generation, break down between employees and customers on a daily basis, also please list the types of vehicles to be expected;
10. Will there be deliveries to the site, if so, how many and how often;
11. Hours and days of operation;
12. Amount of water required for this business and intended water source;
13. Garbage and storage areas and the fencing and screening proposed for same, and methods for disposing of garbage;
14. Do you plan on composting on site, if so, please provide description of volume and how you control your composting;
15. Methods of controlling noise, dust, or drainage from the lot;
16. Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e. gas, oil, etc.). Please also include how it is being stored and how much is being stored and why it is necessary to have in relation to this business;
17. Are there any materials being brought in from other sites for fill (i.e. clay, dirt, etc.) and please give a detailed explanation as to where it is going how much of an area is to be built up, is it a wetland area, etc. Where is the material coming from and what roads and types of trucks will be used to haul the material to the site? Particulars of any proposed use or involvement by persons other than residents of the lot;
18. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application.