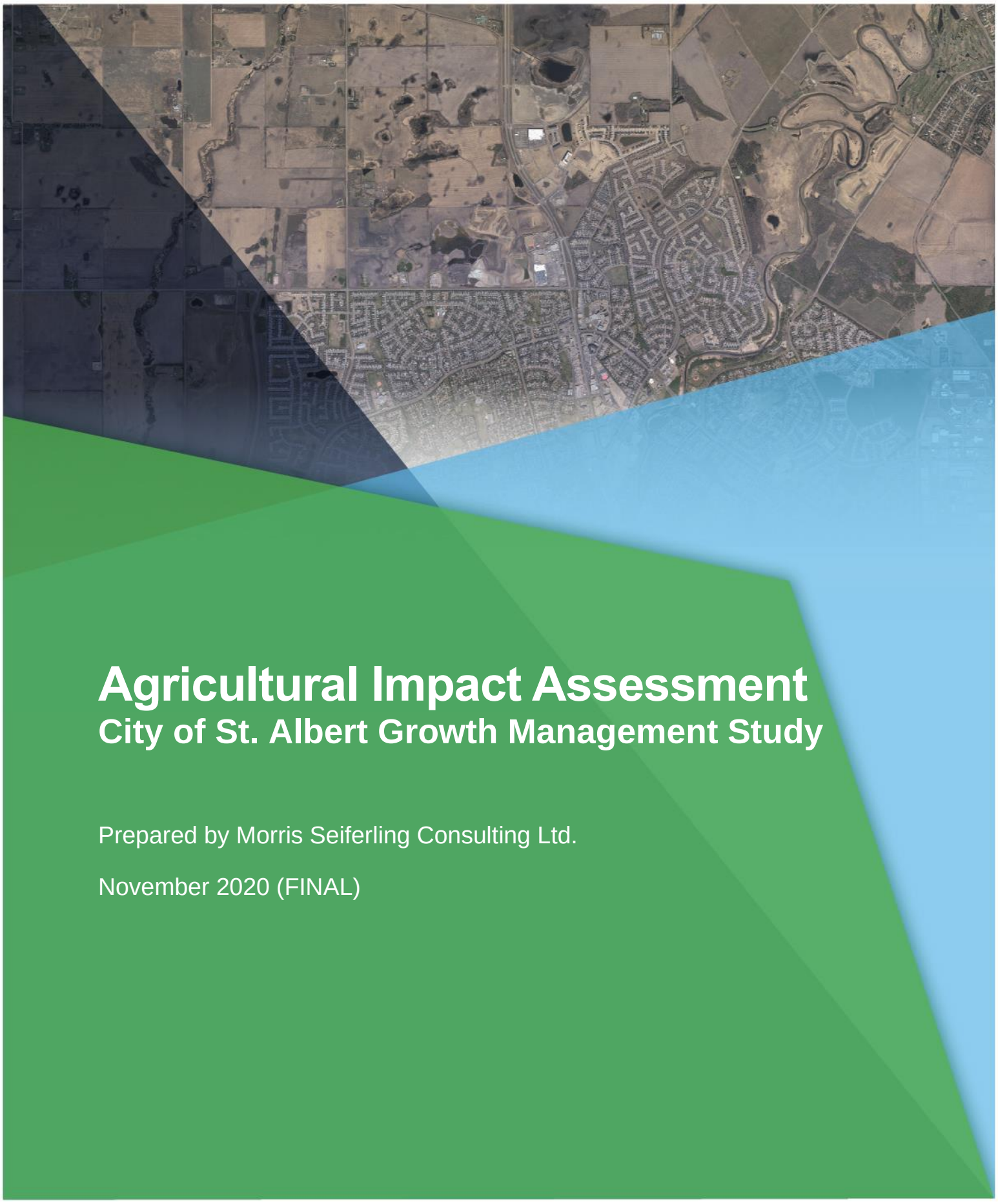
APPENDIX J
2020 Agricultural Impact Assessment

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Agricultural Impact Assessment
City of St. Albert Growth Management Study

Prepared by Morris Seiferling Consulting Ltd.

November 2020 (FINAL)

City of St. Albert Cultivate Life

Morris Seiferling Consulting Ltd.

ISL Engineering and Land Services

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1.0 Executive Summary

On February 28, 2017, the City of St. Albert (City) and Sturgeon County (County) signed a Memorandum of Agreement to begin negotiations on an adjustment of their common boundary to facilitate the City's future urban growth and development within a Maximum Potential Annexation Area (MPAA) of approximately 5,387 acres (2,180 hectares) immediately north, west and northeast of the City.

To support this initiative, the City undertook a Growth Management Study (GMS) of lands within the MPAA. The GMS required the development of several supporting technical reports including a desktop based Agricultural Baseline Assessment (ABA). The ABA described the agricultural lands (2019 baseline) and their use both within the MPAA and within 1 km of its boundary. Considering the results of these technical reports, and input received through several meetings with affected owners and the public, the City and County agreed to a smaller Recommended Annexation Area (RAA) within the original MPAA. Approximately 2,948 acres (1,193 hectares) of agricultural lands are within the RAA.

The Agricultural Impact Assessment (AIA) is intended to assess the impacts of the proposed RAA on current and future agricultural land and operations both within its boundaries and 1 km surrounding it. Although the RAA proposes that all agricultural lands within its boundaries convert to non-agricultural uses by 2070, the proposed conversion will be staged over this time. The AIA focused on the first 30 years of the proposed land use changes, as the identified trends were expected to continue through 2070.

Associated with the loss of these agricultural lands will be a corresponding loss of municipal assessment, investment and revenue related to agricultural use. However, there is an anticipated offsetting magnitude increase in municipal assessment, investment and revenue from these lands as they are converted from agriculture to residential, commercial and industrial uses.

In addition to impacts to agricultural lands within the RAA, there is also a potential for impact to agricultural lands within 1 km of its boundary. Conflicts may arise between residents within the RAA and agricultural operations in proximity to them as a result of dust, noise, odours, etc. that result from normal agricultural practices.

Although many of the impacts to agricultural lands will be offset by the proposed conversion to non-agricultural land uses within the RAA, the following recommendations are made to further mitigate and minimize the impacts to agriculture from these changes.

- That the City of St. Albert work with the Edmonton Metropolitan Region Board to amend the current Rural Area Policy Tier within the Recommended Annexation Area to the Metropolitan Area Policy Tier.
- That the City stage development within the Recommended Annexation Area to minimize the impact on agricultural lands by requiring contiguous development with existing, planned or built-up urban areas, conserve agricultural lands for agricultural purposes for as long as

possible and to allow time for resolution of potential conflicts including existing Confined Feeding Operations.

- That the City promote and support the development of value-added agriculture production, processing, and distribution as part of the commercial and industrial development within the Recommended Annexation Area and within 1 km of its boundary to provide additional opportunities for local agricultural producers.
- That the City work with agricultural operators and Recommended Annexation Area residents to proactively identity and address potential conflicts through education and the use of Beneficial Management Practices to reduce the impacts of agricultural operations.
- That the City initiate discussions with the University of Alberta and the Natural Resources Conservation Board on the potential for the development of a CFO on the St. Albert Research Station and determine appropriate planning/actions to mitigate/minimize any potential conflicts.

2.0 Introduction

On February 28, 2017, the City of St. Albert (City) and Sturgeon County (County) signed a Memorandum of Agreement to begin negotiations on an adjustment of their common boundary to facilitate the City's future urban growth and development within a Maximum Potential Annexation Area (MPAA) as shown in Map J.1. The MPAA encompasses an area of approximately 5,387 acres (2,180 hectares) immediately north, west and northeast of the City.

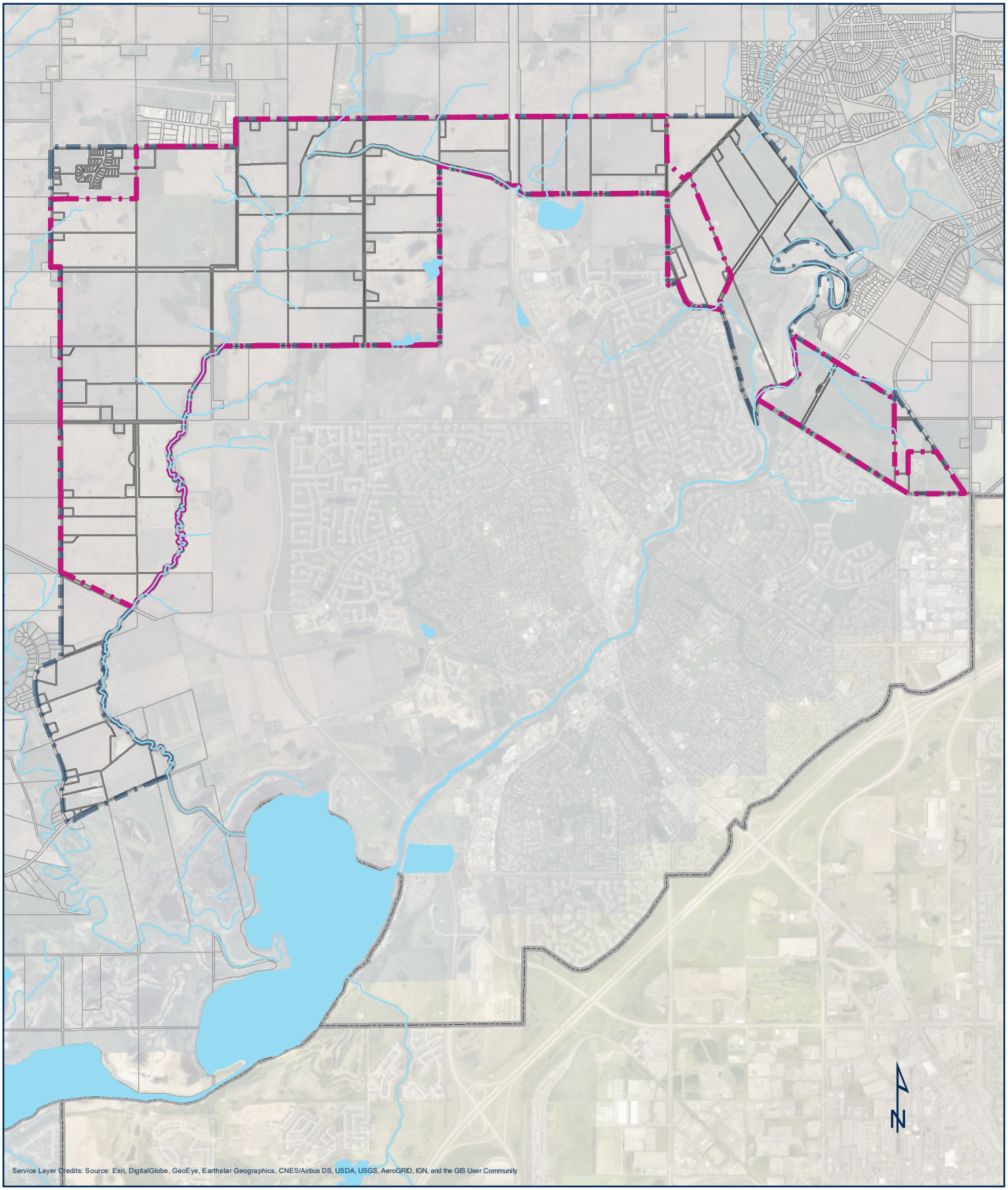
To support these negotiations, the City undertook a Growth Management Study (GMS) on lands within the MPAA. The GMS required the development of several supporting technical reports including an Agricultural Baseline Assessment (ABA). The ABA described agricultural lands and their use both within the MPAA and within 1 km of its boundary using 2019 as the baseline. The ABA is associated with this report and both reports will form appendices to the City's forthcoming Annexation Application report.

Considering the results of these technical reports, and input received through several meetings with affected owners and the public, the City and County agreed to a smaller Recommended Annexation Area (RAA) within the original MPAA as also shown in Map J.1.

This desktop-based Agricultural Impact Assessment (AIA) is intended to assess the impacts of the proposed RAA on current and future agricultural land and operations within the RAA and within 1 km of its boundary. Although the RAA proposes that all agricultural lands within its boundary convert to non-agricultural uses by 2070, the AIA will focus on the first 30 years of this process as identified trends are expected to continue through 2070.

Both the ABA and AIA are based on the Agricultural Impact Assessment: Scope of Work requirements set out in Appendix D of the Edmonton Metropolitan Region Growth Plan (EMRGP).[1] The AIA will inform the annexation application for the RAA by the City to the Municipal Government Board.

[1] Edmonton Metropolitan Region Growth Plan, Appendix D, page 118.



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City of St. Albert Cultivate Life

- Maximum Potential Annexation Area (MPAA)
- Recommended Annexation Area (RAA)
- Municipal Boundary
- Parcel
- Watercourse
- Water Body

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ST. ALBERT GROWTH MANAGEMENT STUDY: AGRICULTURAL IMPACT ASSESSMENT

MAP J.1: MAXIMUM POTENTIAL AND RECOMMENDED ANNEXATION AREAS

3.0 Anticipated Impacts to Agriculture of the RAA

In 2019, approximately 2,948 acres (1,193 hectares) within the RAA were agricultural lands. 2,554 acres (1,034 hectares) of these lands were under annual cultivation and 394 acres (160 hectares) were used as unimproved pasture as outlined in Table J.1.[2]

Table J.1: Agricultural Land within the RAA (2019)

Legal	Area Acres (hectares)	Cultivated Acres (hectares)	Pasture Acres (hectares)
NW-15-54-25-4	3 (1)	0	3 (1)
NW-17-54-25-4	141 (57)	97 (39)	44 (18)
NE-18-54-25-4	155 (63)	130 (53)	25 (10)
NW-18-54-25-4	160 (65)	125 (51)	35(19)
SE-19-54-25-4	155 (62)	127 (51)	28 (11)
SW-19-54-25-4	137 (55)	99 (41)	38 (15)
NE-19-54-25-4	151 (61)	102 (41)	49 (20)
NW-19-54-25-4	101 (41)	100 (40)	1 (1)
SW-20-54-25-4	155 (63)	125 (51)	30 (12)
NW-20-54-25-4	147 (59)	133 (54)	14 (5)
NE-20-54-25-4	97 (39)	97 (39)	0
NW-21-54-25-4	96 (39)	89 (36)	7 (3)
NE-21-54-25-4	149 (60)	131 (53)	18 (7)
SW-22-54-25-4	101 (41)	100 (41)	1 (1)
NW-1-54-26-4	126 (51)	126 (51)	0
E-12-54-26-4	92 (37)	84 (34)	8 (3)

[2] From the Agricultural Baseline Assessment, November 2020, page 31.

Legal	Area Acres (hectares)	Cultivated Acres (hectares)	Pasture Acres (hectares)
SW-12-54-26-4	159 (64)	156 (63)	3 (1)
NW-12-54-26-4	144 (58)	143 (58)	1 (1)
S1/2-13-54-26-4	198 (80)	184 (74)	14 (5)
NW-13-54-26-4	152 (62)	131 (53)	21 (8)
NE-13-54-26-4	160 (65)	114 (46)	46 (19)
SE-24-54-26-4	9 (4)	5 (2)	4 (2)
SW-24-54-26-4	79 (32)	77 (31)	2 (1)
NW-24-54-26-4	81 (33)	79 (32)	2 (1)
Totals	**2,948 (1,193)**	**2,554 (1,034)**	**394 (160)**

Although the RAA does not provide for the continuation of agricultural use over its 50-year (through 2070) horizon for implementation, the proposed conversion of these lands to non-agricultural uses is planned to be staged. The staging will be determined in the GMS.

Associated with the loss of agricultural lands, there will be a corresponding loss of annual municipal agriculture land assessment as outlined in Table J.2.[3] Although exempt from municipal taxation, a loss of investment in associated agriculture use buildings, capital equipment, machinery and infrastructure will occur as also identified in Table J.2.[4]

[3] From the Agricultural Baseline Assessment, November 2020, page 31.
[4] From the Agricultural Baseline Assessment, November 2020, page 31.

Table J.2: Estimated Loss in Municipal Assessment and Capital Investment on Agricultural Lands within the RAA

Legal	Municipal Annual Value Assessment Agricultural Land ($)	Municipal Annual Value Assessment Exempt Agricultural Use Buildings ($)	Capital Equipment and Machinery Investment for Cultivated Land ($)	Capital Infrastructure Investment for Pasture Lands ($)
NW-15-54-25-4	150	0	4,200	360
NW-17-54-25-4	49,060	30,450	27,160	5,280
NE-18-54-25-4	35,020	10,920	36,400	3,000
NW-18-54-25-4	32,310	0	35,000	4,200
SE-19-54-25-4	31,070	496,580	35,560	3,360
SW-19-54-25-4	92,160	150,960	27,720	4,560
NE-19-54-25-4	26,090	158,450	28,560	5,880
NW-19-54-25-4	25,880	150,960	28,000	120
SW-20-54-25-4	43,790	0	35,000	3,600
NW-20-54-25-4	26,200	0	37,240	1,680
NE-20-54-25-4	23,550	546,130	27,160	0
NW-21-54-25-4	31,310	0	24,920	840
NE-21-54-25-4	35,500	689,300	36,680	2,160

Legal	Municipal Annual Value Assessment Agricultural Land ($)	Municipal Annual Value Assessment Exempt Agricultural Use Buildings ($)	Capital Equipment and Machinery Investment for Cultivated Land ($)	Capital Infrastructure Investment for Pasture Lands ($)
SW-22-54-25-4	24,390	0	28,000	120
NW-1-54-26-4	29,700	17,820	35,280	0
E-12-54-26-4	42,350	0	23,520	960
SW-12-54-26-4	38,700	0	43,680	360
NW-12-54-26-4	33,700	0	40,040	120
NW-13-54-26-4	33,350	130,180	36,680	2,520
NE-13-54-26-4	32,620	0	31,920	5,520
SE-24-54-26-4	1,110	0	1,400	480
SW-24-54-26-4	12,770	0	21,560	240
NE-24-54-26-4	16,030	0	22,120	240
Totals	**714,810**	**2,381,750**	**667,800**	**45,600**

Map J.2 shows the proposed land use changes within the RAA over the next 50 years. Table J.3 shows the anticipated loss of agricultural land to these non-agricultural land uses over the first 30 years of implementation.[5]

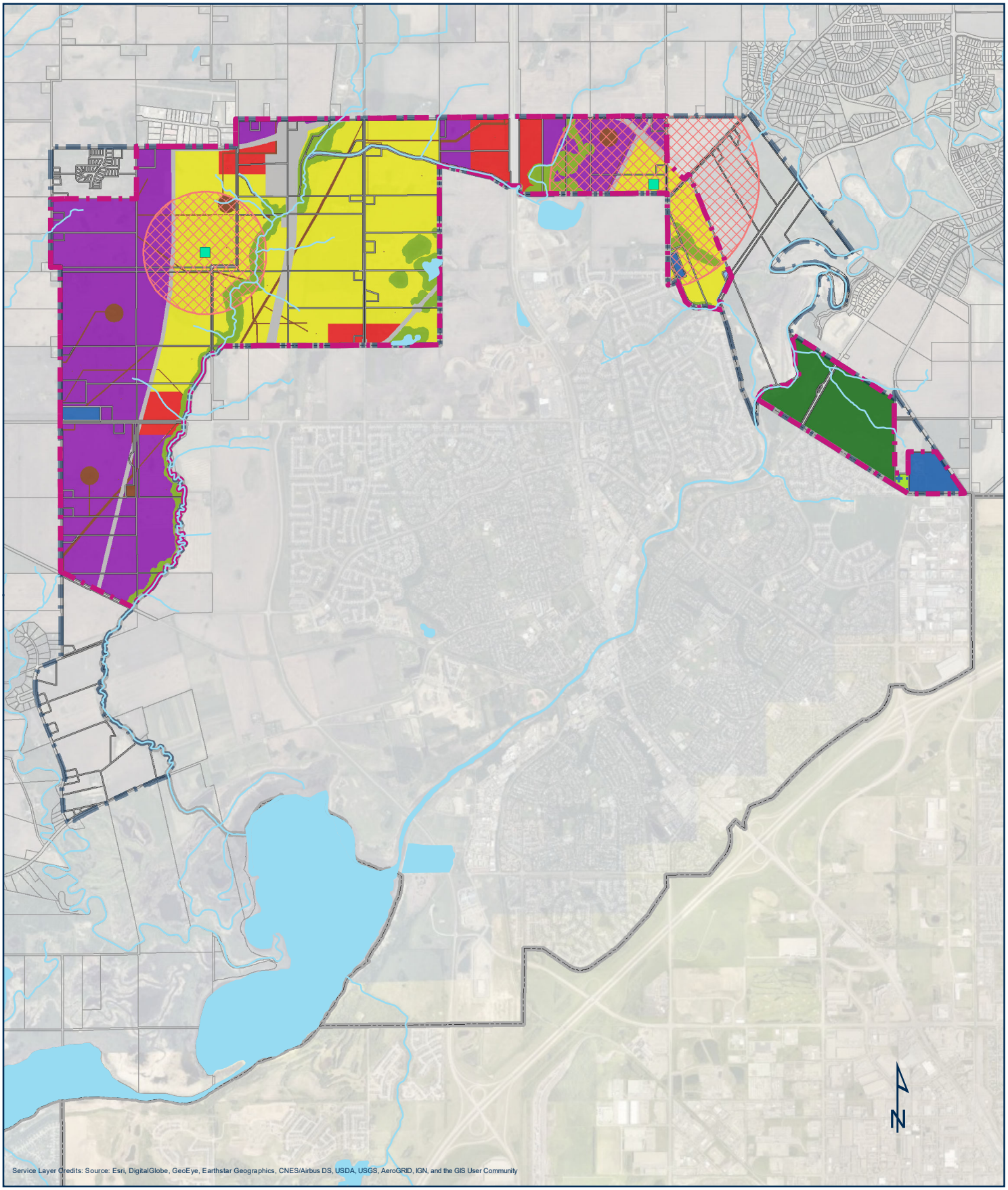
Table J.3: Anticipated Change from Agricultural to Other Land Use by 2050

	2019 Acres (hectares)	2020-2030 Acres (hectares)	2031-2040 Acres (hectares)	2041-2050 Acres (hectares)
Agricultural Land Converted to Residential	0	0	56 (23)	113 (46)
Agricultural Land Converted to Commercial	0	0	14 (6)	19 (8)
Agricultural Land Converted to Industrial	0	0	70 (28)	125 (50)
Totals	**0**	**0**	**140 (57)**	**257 (104)**

There are currently two non-operating Confined Feeding Operations (CFOs) within the RAA.[6] While it is assumed that the RAA would have no impact on the poultry operation in the SE-21-54-25-4 as it has not operated since 1995, there is the potential for impact to the dairy operation in the SE-24-54-26-4 if its operators choose to reopen. Residents in proximity to the operation may complain about the dust, odour, noise, etc. that generally result from these types of operations. To help minimize these impacts on surrounding residences, a Minimum Distance Separation (MDS) distance is calculated for each CFO based on a number of factors established in the *Agricultural Operation Practices Act (*AOPA*).*[7] Although MDS does not prevent the development of residential or other land uses within it, an existing CFO can operate or reopen even though it results in nuisances to residents within the MDS. The municipality has the authority to determine the development of residential or other land uses within the MDS. The estimated MDS surrounding these two operations are also shown in Map J.2. Residents in proximity to other agricultural operations within the RAA may also complain about the dust, odour, noise, etc. that generally result from these operations although they do not have an associated MDS.

In addition to impacts to agricultural lands within the RAA, there is also a potential for impact to agricultural lands within 1 km of its boundary. Conflicts may arise between residents within the RAA and agricultural operations in proximity to its boundary as a result dust, odour, noise, etc. that result from normal agricultural practices on these lands.

[5] City of St. Albert Annexation Financial Impact Assessment, Version 6.0, October 14, 2020.
[6] Agricultural Baseline Assessment, November 2020, page 33.
[7] Agricultural Baseline Assessment, November 2020, page 34.



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City of St. Albert Cultivate Life

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- MPAA
- RAA
- Municipal Boundary
- Parcel
- Confined Feeding Operation
- MDS Category 4
- Future Residential †
- Future Commercial
- Future Industrial
- Future Environmental
- Future Arterial
- Circulation ‡
- Institutional ‡
- Public Utility ‡
- Parks/Open Space ‡
- Cemetery ‡
- River Lot 56 ‡
- Oil and Gas ‡

† Includes future institutional. ‡ Denotes those land uses within the RAA that already exist.

ST. ALBERT GROWTH MANAGEMENT STUDY: AGRICULTURAL IMPACT ASSESSMENT

MAP J.2: RECOMMENDED ANNEXATION AREA PRELIMINARY LAND USE

The University of Alberta may also be considering a CFO for research purposes on the St. Albert Research Station immediately north of the RAA. The potential location and size of this facility may be limited by the regulatory Minimum Distance Separation (MDS) requirements related to the proximity of the Station to proposed residential development in the RAA.[8] The Natural Resources Conservation Board, as the approval authority for CFOs at research facilities, can reduce (but not waive) the required MDS from nearby residences.

[8] The Natural Resources Conservation Board policy for approving CFOs at research facilities requires them to comply with the operational requirements of the regulations under the *Agricultural Operations Practices Act* (manure storage and management). An approval officer has discretion to reduce (but not waive) the required minimum distance separation of these facilities from nearby residences.

4.0 Anticipated Offsets of Agricultural Impacts

Although there will be an anticipated loss of all agricultural lands and associated agricultural investments and revenues within the RAA through its implementation, there are anticipated offsets to some of these losses.

While the estimated total loss of agricultural lands within the RAA will be 140 acres (57 hectares) between 2031 and 2040 and 257 acres (104 hectares) between 2041 and 2050 as outlined in Table J.3, these lands are not all developable for other land uses. Table J.4 shows the anticipated net developable acres and corresponding hectares for residential, commercial and industrial development on lands removed from agriculture within the first 30 years.[9]

Table J.4: Anticipated Net Developable Acres on Agricultural Lands Converted to Other Uses.

	2019 Acres (hectares)	2020-2030 Acres (hectares)	2031-2040 Acres (hectares)	2041-2050 Acres (hectares)
Residential	0	0	33 (13)	67 (27)
Commercial	0	0	9 (4)	12 (5)
Industrial	0	0	44 (18)	89 (36)
Totals	**0**	**0**	**86 (35)**	**168 (68)**

Table J.5 shows the estimated magnitude increase in overall municipal assessment in the RAA as agricultural lands are converted to non-agricultural uses over the first 30 years, a trend which is expected to continue through 2070.[10]

As it is difficult to estimate the municipal value assessment for exempted agricultural buildings (depreciation vs. upgrading /new construction), the calculations in Table J.5 use the 2019 value assessment for these buildings as a base.[11] The estimated assessment for residential lands is based on an average of 16 Dwelling Units per net residential developed acre (40 per hectare)[12] multiplied by the average current residential lot assessment within the RAA of $335,400.[13]

[9] City of St. Albert Annexation Financial Impact Assessment, Version 6.0, October 14, 2020.
[10] City of St. Albert Annexation Financial Impact Assessment, Version 6.0, October 14, 2020.
[11] Agricultural Baseline Assessment, November 2020, page 31.
[12] Table 16.1 Planning Densities of Approved New Residential Areas Since March 2017 for St. Albert, EMRGP 2017, page 35.
[13] City of St. Albert Annexation Financial Impact Assessment, Version 6.0, October 14, 2020.

Estimates for commercial and industrial assessments use the City's generalized "Assessment per Acre Analysis" of $3,000,000 per net developed acre for commercial lands and $2,800,000 per net developed acre for industrial lands.[14]

Table J.5: Estimated Municipal Value Assessment within the RAA

	Municipal Value Assessment (2019) $	Estimated Total Municipal Value Assessment (2020-2030) $	Estimated Total Municipal Value Assessment (2031-2040) $	Estimated Total Municipal Value Assessment (2041-2050) $
Agricultural land	714,810	8,301,296 [15]	7,907,069	7,183,381
Exempt Agricultural Use Buildings	2,381,750	23,817,500	22,686,411 [16]	20,610,055 [17]
Total	3,096,560	32,118,796	30,592,573	27,793,518
Residential Converted from Agricultural Land	0	0	177,196,800	359,763,200
Commercial Converted from Agricultural Land	0	0	27,000,000	36,000,000
Industrial Converted from Agricultural Land	0	0	123,200,000	249,200,000
Totals	3,096,560	32,118,796	357,980,280	672,756,636

Table J.6 shows the estimated magnitude of increase in capital equipment and machinery value over the first 30 years as associated agricultural lands are converted to non-agriculture non-residential uses, a trend which is also expected to continue through 2070.

Although there will be depreciation on existing agricultural machinery and equipment during this period, it is also anticipated that new machinery and equipment will be purchased to continue agricultural operations until these lands are converted to non-agricultural uses. As this is difficult to estimate, Table J.6 uses the 2019 equipment and machinery values until associated lands are anticipated to be removed from agriculture use.

[14] Provided by Greg Dahlen, City of St. Albert Assessor via December 3, 2019 email.
[15] Temporary increases in assessment due to anticipated land value increases while still in agricultural use.
[16] Based on estimated loss of agricultural land with associated agriculture exempted buildings.
[17] Based on estimated loss of agricultural land with associated agriculture exempted buildings.

Table J.6: Estimated Machinery and Equipment Value Assessment as a Result of the RAA[18]

	Machinery and Equipment Value (2019) $[19]	Estimated Total Machinery and Equipment Assessment (2020-2030) $	Estimated Total Machinery and Equipment Assessment (2031-2040) $	Estimated Total Machinery and Equipment Assessment (2041-2050) $
Agricultural Land	713,400	7,134,000	6,795,207	6,173,280
Commercial Converted from Agricultural Land [20]	0	0	17,763,158	23,684,211
Industrial converted from Agricultural land [21]	0	0	81,052,632	257,894,737
Totals	**713,400**	**7,134,000**	**105,610,997**	**287,752,228**

[18] Based on total agricultural acres lost and net developable acres for commercial and industrial.
[19] There is no machinery and equipment assessment associated with residential lands.
[20] City of St. Albert Annexation Financial Impact Assessment, Version 6.0, October 14, 2020.
[21] City of St. Albert Annexation Financial Impact Assessment, Version 4.0, October 14, 2020.

Table J.7 shows the anticipated magnitude of increase in annual gross revenue forecasted for the RAA over the first 30 years as these lands are converted from agricultural to residential, and non-residential uses. This trend is expected to continue through 2070.[22]

Calculations for agricultural lands are based on $550 gross annual revenue per acre.[23] Gross annual income for residential purposes is based on an average income of households in St. Albert of $119,905 multiplied by an average 16 residential development units/developed acre.[24] Gross annual income from non-residential lands is based on average job estimates for light industrial, manufacturing and processing, warehouse and distribution, retail and business centre of 17 jobs per developed acre and an estimated average GDP per acre of $102,600.[25] This results in an estimated average of $1,708,938/developed acre for non-residential lands.[26]

Table J.7: Estimated Gross Annual Income as the result of the RAA

	Total Average Annual Gross Income (2019) $	Estimated Total Average Annual Gross Income (2020-2030) $	Estimated Total Average Annual Gross Income and GDP (2031-2040) $	Estimated Total Average Annual Gross Income and GDP (2041-2050) $[27]
Agricultural land	1,621,400	16,214,000	15,443,998	14,030,496
Residential	0	0	63,309,840	191,848,000
Non-residential	0	0	87,155,838	263,176,452
Totals	**1,621,400**	**16,214,000**	**165,909,676**	**469,054,948**

[22] Based on total agricultural acres lost and net developable acres for residential and non-residential.
[23] Based on 2019 gross annual revenue; Agricultural Baseline Assessment, November 2020, page 32.
[24] Median Total Income of Households, Census Profile, 2016 Census, St. Albert, Statistics Canada.
[25] Estimates based on Aerotropolis Viability Study – Final Report, September 2015, pages 107- 110.
[26] Estimates based on Aerotropolis Viability Study – Final Report, September 2015, page 111.
[27] This includes anticipated revenue from 2031-2040.

5.0 Recommendations to Mitigate/Minimize Impacts to Agriculture

Although many of the impacts to agricultural lands will be offset by the benefits associated with the proposed conversion of these lands to non-agricultural land uses within the RAA, the following recommendations are intended to further mitigate/minimize the impacts to agriculture within the RAA and adjacent to it.

5.1. EMRGP Policy Tier Amendment

Although the EMRGP delineates most lands within the RAA as being within the conceptually defined Metropolitan Area (MA) Policy Tier, some lands along the west side of the RAA are in the conceptually defined Rural Area (RA) Policy Tier. The MA Policy Tier supports the proposed land use changes in the RAA to non-agricultural uses as it is intended to encourage intensification of built-up urban areas.[28] However the growth direction in the RA Policy Tier does not appear supportive of these land use changes as it requires that prime agricultural lands be conserved and maintained to support efficient agricultural production, value-added agriculture production, diversification of the agricultural sector; and that fragmentation and conversion of prime agricultural lands for non-agricultural uses should be minimized.[29] As the 2016 EMRGP is due to be comprehensively updated on a ten-year cycle, the City could use the required EMRGP update process to propose amending the Policy Tier from RA to MA in order to accomplish the proposed land use change from agriculture to non-agricultural within the RAA.

Recommendation: That the City of St. Albert work with the Edmonton Metropolitan Region Board to amend the current Rural Area Policy Tier within the Recommended Annexation Area to the Metropolitan Area Policy Tier.

5.2. Staging of Development

The City's Municipal Development Plan requires the avoidance of premature subdivision and conversion of agricultural lands to other land uses, reducing leapfrog development, and ensuring contiguous development from existing urban areas.[30] In addition, the EMRGP MA Policy Tier requires that prime agriculture lands be conserved for agricultural purposes for as long as possible, recognizing that these lands will urbanize over time to accommodate growth.[31]

[28] Agricultural Baseline Assessment, November 2020, page 8
[29] Agricultural Baseline Assessment, November 2020, pages 8-9.
[30] Agricultural Baseline Assessment, November 2020, pages 10-11.
[31] Agricultural Baseline Assessment, November 2020, page 9.

The staging of development within the RAA should be consistent with this policy direction and also give the City sufficient lead time to request that the EMRB make the required Policy Tier amendment from RA to MA in the EMRGP in order to accommodate the proposed urban development in the RAA. In addition, the staging of development should allow the City sufficient lead time to work with the owners of CFOs within the RAA to confirm long-term plans, and to identify and implement options to resolve potential conflicts. These may include cancelling the existing authority for the CFOs to operate thereby eliminating their associated MDS.

Under section 29(1)(a) of the AOPA, the NRCB may cancel an authorization for a CFO if the owner requests or consents to the cancellation. Under section 29(1)(b), the NRCB may also cancel an authority if the CFO is abandoned.[32] When deciding whether a CFO has been abandoned, the NRCB will typically consider:

- the CFO's current use and condition;
- what steps are being taken to keep the CFO's facilities in a condition such that they could resume being used;
- when the CFO stopped being used and the owner's reason for that stoppage; and
- whether the CFO has changed ownership during the period of disuse and, if so, whether the new owner purchased the CFO on the reasonable expectation that it could be operated as a CFO.

Recommendation: That the City stage development within the Recommended Annexation Area to minimize the impact on agricultural lands by requiring contiguous development with existing, planned or built-up urban areas, conserve agricultural lands for agricultural purposes for as long as possible and to allow time for resolution of potential conflicts.

5.3. Value-Added Agriculture Businesses

The EMRGP MA Policy Tier promotes the diversification and growth of the agriculture sector in an urban context.[33] The County's MDP promotes the growth and expansion of value-added agriculture.[34]

The development of value-added agriculture businesses as part of the proposed commercial and industrial development within the RAA would both support this direction and help mitigate the loss of agricultural lands by providing additional local markets, services and opportunities for locally grown agricultural products. These could include manufacturing of food and non-food products, packaging, shipping, agriculture services, and agri-tourism.

Examples of promoting and supporting the development of value-added agriculture include:

- Proactively pursuing/promoting existing and new land use districts to encourage the development of value-added businesses;
- Reviewing and amending municipal regulations, policies, processes, etc. to encourage value-added initiatives; and

[32] Permit Cancellations Under AOPA Section 29, Natural Resources Conservation Board, April 23, 2018, page 3.
[33] Agricultural Baseline Assessment, November 2020, page 8.
[34] Agricultural Baseline Assessment, November 2020, page 16.

- Partnering with local and regional groups and educational and technical institutions to develop and promote business skills training, provide information on opportunities for value-added opportunities (e.g. utilization of regional commercial food preparation facilities such as the Portage College Food Services Centre of Specialization and the Leduc Food Processing Centre), and support/develop the use of local kitchens for commercial food preparation.

Recommendation: That the City promote and support the development of value-added agriculture production, processing, and distribution as part of the commercial and industrial development within the Recommended Annexation Area and within 1 km of its boundary to provide additional opportunities for local agricultural producers.

5.4. Agricultural Impacts Adjacent to the RAA

There is a potential for the RAA to impact agricultural lands and operations within 1 km of its boundary. Conflicts may arise between residents within the RAA and adjacent agricultural operations as a result of dust, noise, odours, etc. that result from normal agricultural practices.

Recommendation: That the City work with agricultural operators and Recommended Annexation Area residents to proactively identity and address potential conflicts through education and the use of Beneficial Management Practices to reduce the impacts of agricultural operations.

The University of Alberta may be considering developing a CFO for research purposes on the St. Albert Research Station site immediately north of the RAA. The potential location and size of this facility may be limited by the MDS requirements related to the proximity of the Station to proposed residential development in the RAA.

Recommendation: That the City initiate discussions with the University of Alberta and the Natural Resources Conservation Board on the potential for the development of a CFO on the St. Albert Research Station and determine appropriate planning/actions to mitigate/minimize any potential conflicts.

6.0 References

1. Aerotropolis Viability Study – Final Report, September 2015, available at: https://www.leduc.ca/sites/default/files/Leduc%20Aerotropolis%20Final%20Report%20_WEB.pdf
2. Census Profile, 2016 Census, St. Albert available at: https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=FED&Code1=48031&Geo2=PR&Code2=48&SearchText=St.+Albert--Edmonton&SearchType=Begins&SearchPR=01&B1=Income&TABID=1&type=0
3. City of Edmonton Long-Term Economic Outlook: 2014-2024, Spring 2014, available at: https://www.edmonton.ca/business_economy/documents/Edmonton_Economic_Outlook_2014-2024_spring2014.pdf
4. Edmonton Metropolitan Region Board, Edmonton Metropolitan Region Growth Plan, October 26, 2017, available at: http://emrb.ca/Website/media/PDF/Publications/EMRGP-Interactive.pdf
5. Edmonton Metropolitan Region Board, Edmonton Metropolitan Region Growth Plan, Monitoring and Reporting Indicators, March 2017 available at: emrb.ca/Website/media/PDF/Publications/2017-Growth-Plan-Monitoring-Reporting-Indicators-(Approved-March-9-2017).pdf
6. Permit Cancellations Under AOPA Section 29, Operational Policy 2016-3, Natural Resources Conservation Board, April 23, 2018, available at: https://www.nrcb.ca/public/download/files/97575
7. City of St. Albert Annexation Financial Impact Assessment, Version 6.0, October 14, 2020, CORVUS Business Advisors

7.0 Glossary

Note: Additional definitions are provided in the associated Agricultural Baseline Assessment.

Assessment per Acre Analysis is a generic assessment developed by the City of St. Albert that provides an average estimated assessment per developed acre of land for new non-residential (commercial, industrial) developments for Fiscal Impact Analysis and planning purposes based on developments over the past 10-years. Currently this is estimated at $3,000,000 per developed acre for commercial and $2,800,000 per developed acre for industrial.

Gross Domestic Product/Employee is the monetary value of all finished goods and services produced by an employee annually.

Machinery and Equipment generally means materials, devices, fittings, installations, appliances, apparatus and tanks, and anything that forms an integral part of an operational unit intended for or used in manufacturing and processing.

Non- Residential Land is land that a municipality has designated for non-residential purposes (e.g., commercial, industrial).

Residential is land that a municipality has designated for single family homes, apartments, co-operatives, townhouses, and any other place where people live.