

File No. A24-01

A Request to Exclude Lands from the
Agricultural Land Reserve (ALR)

May 28, 2024 Public Hearing

File No. A24-01 – Public Hearing

Statutory Context – *Agricultural Land Commission Act*

- *Agricultural Land Commission Act* amended in 2019 - private property owners no longer able to apply for the exclusion of lands from the ALR
- Exclusion applications can only be submitted by local governments, First Nations governments, prescribed bodies, and Provincial/Federal governments
 - These bodies may make exclusion applications for lands owned by the respective government/prescribed body, and lands within that government's jurisdiction (e.g., privately-owned lands)

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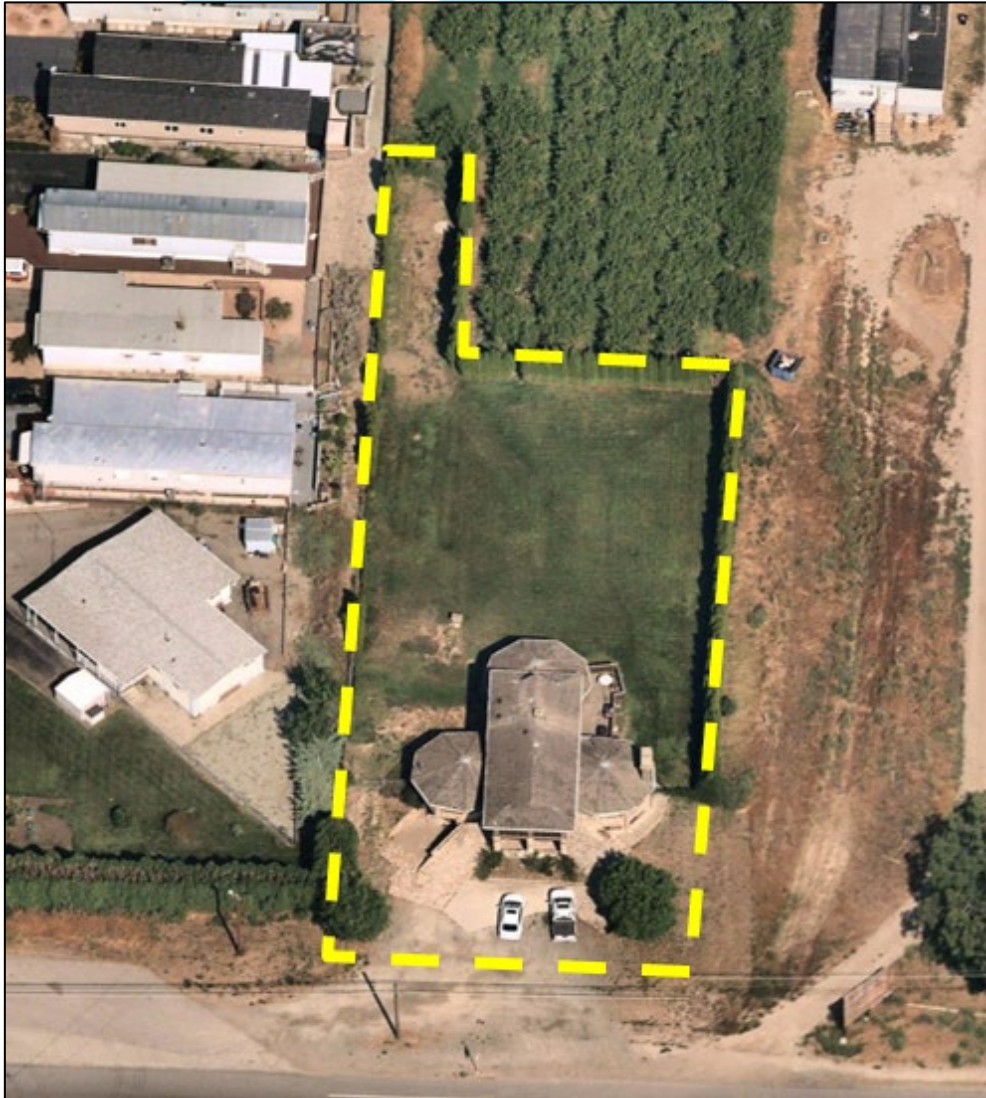
Statutory Context – *Agricultural Land Commission Act (cont.)*

- *Agricultural Land Commission Act* further requires that an applicant (i.e., the respective government body) give notice of the application and of a public hearing respecting that application

Previous Council Consideration

- April 23rd, 2024 – Council resolved to initiate an application to the ALC to exclude the subject property from the ALR and directed staff to schedule and notify of the associated public hearing

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Location: 4704 Main Street

OCP: Agriculture

Zoning: Agricultural (AG)

Other Relevant Information:

- Current boundaries of the parcel a result of a previous homesite severance
- Previous ALC exclusion applications (refused)
- Not used for farm purposes
- Parcel connected to municipal water/sewer

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Request

- That the Town initiate an application to exclude the property from the Agricultural Land Reserve (ALR) to develop the property for multi-family residential use.
- If exclusion is successful, the applicant has tentatively proposed the following to facilitate the multi-family residential development:
 - Amend the OCP designation from Agriculture to Low-Medium Density Residential (or other similar designation) and request inclusion within the Growth Containment Area;
 - Amend the zoning from Agricultural (AG) to Low Density Residential (R3) (or other similar zoning)