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## MEMORANDUM

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**TO:** ADVISORY PLANNING COMMISSION  
**FROM:** JAMES VAN HEMERT, CONSULTING TOWN PLANNER  
**SUBJECT:** DRAFT OFFICIAL COMMUNITY PLAN AMENDMENT  
**DATE:** 11/18/2021

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### Background

The Town is obligated to recognize within its boundaries land subject to the Agricultural Land Reserve policies and regulations of the Province. An amendment is necessary to revise the land use map and include policies to recognize and support agricultural use. The following text is provided as an initial draft. The Town will send this draft to the Agricultural Land Commission as a referral with the intent of receiving their approval. The Town will also be seeking a nonfarm use exception by way of a separate application.

### Agriculture and the Agricultural Land Reserve

#### Introduction

A parcel of 6.2 ha to the east of the '100 houses' subdivision, and to the south of the Trans Canada Trail lies within the Agricultural Land Reserve (ALR). This site includes the former AB Greenwell School. This parcel is contiguous on its southern boundary to a relatively large area of land lying within the ALR.

#### Provincial Legislative Context

Notwithstanding any other provisions of this bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the Regulation), and any Orders of the

Agricultural Land Commission (ALC). The ALCA and Regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.

### **Agricultural goals and objectives**

- a) Reserve lands within the ALR for agricultural and related uses
- b) Minimize conflicts between farm and non-farm uses
- c) Support and promote the economic viability of the agriculture sector

### **Agricultural policies**

- a) Permit a full range of agricultural and complementary uses in the ALR and encourage value-added activities that can improve farm viability
- b) Where proposed development abuts the ALR, agricultural activity must be protected from negative urban influences through the use of such mechanisms as establishing buffers, registering restrictive covenants, and requiring development permits
- c) Recognize and protect the needs and activities of farm operations when considering adjacent
- d) and nearby land uses
- e) Plan for uses that are compatible with agriculture along the ALR boundary
- f) Preserve contiguous areas of agricultural land and avoid severance by transportation and utility corridors
- g) Encourage partnerships with the agriculture community, senior governments, and private enterprise to promote the development of the agriculture sector
- h) Protect land within the (ALR) and other agriculturally productive lands from inappropriate development.
- i) Support re-use of the former AB Greenwell School facility, inclusive of building, parking lot, playground, and playing fields, for nonfarm uses of public works administration, public works yard, and fire department training yard.



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James van Hemert