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## MEMORANDUM

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**TO:** CHIEF ADMINISTRATIVE OFFICER  
**FROM:** JAMES VAN HEMERT, CONSULTING TOWN PLANNER  
**SUBJECT:** OFFICIAL COMMUNITY PLAN AMENDMENT TO SUPPORT AGRICULTURE AT AB GREENWELL SCHOOL SITE  
**DATE:** 12/17/2021

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The Town's Official Community Plan does not recognize the existence of the Agricultural Land Reserve (ALR), within which the former AB Greenwell School site resides. 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.

Further, it is prudent to undertake an amendment to the OCP at this time to run parallel with an anticipated application to the Agricultural Land Commission (ALC) for a non-farm use for the site. We have been advised by the Executive Director of the Commission that such a course of action will be seen in a positive light by the ALC when they consider our request for a non-farm use. Following a denial and a failed appeal to the ALC to remove the land from the ALR, a non-farm use application is our only remaining course of action.

The non-farm use application will request the following:

1. the use of the existing building for public works administration, garage, and shop,
2. use of the playing field as a public works yard and training area for the Fire Department, and

3. use of a 20 metre-wide strip of land along the northern edge of the property for the construction of a collector road which would serve as a critical second point of access for development of the new neighbourhood under construction south of the Trans Canada Trail.

The non-farm use would cover 3.1 ha of the 6.2 ha site, inclusive of the former school site and future roadway.

The Advisory Planning Commission has reviewed draft objectives and policies for agriculture and recommended on November 24, 2021, their consideration by Council.

A draft bylaw for Council consideration will be prepared for the January 2022 regular Council meeting.



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James van Hemert