

Agricultural Land Reserve (ALR) Block Exclusion Proposal

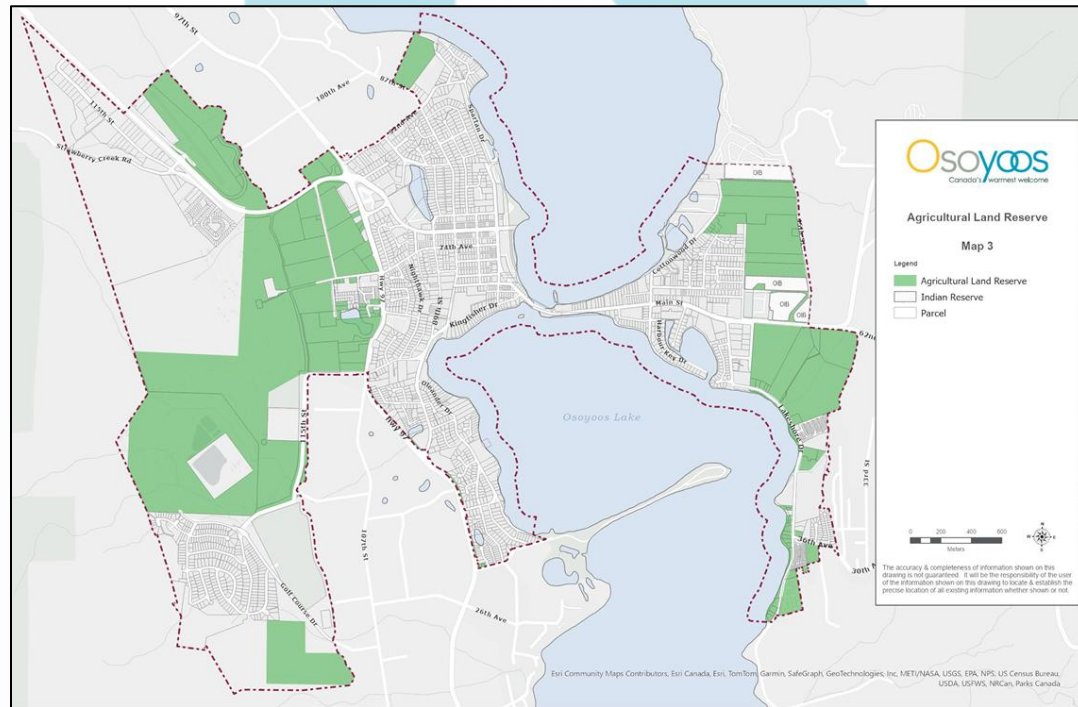
Public Hearing

June 9, 2026

Public Hearing - ALR Exclusion Proposal

Background

- Approximately 326.7 ha of lands in the Town are within the Agricultural Land Reserve (ALR).
- 138.24 ha is designated Agriculture (AG) under the Official Community Plan (OCP) Bylaw No. 1375, 2021.
- A majority of ALR lands within the Town have non-agricultural land use designations.



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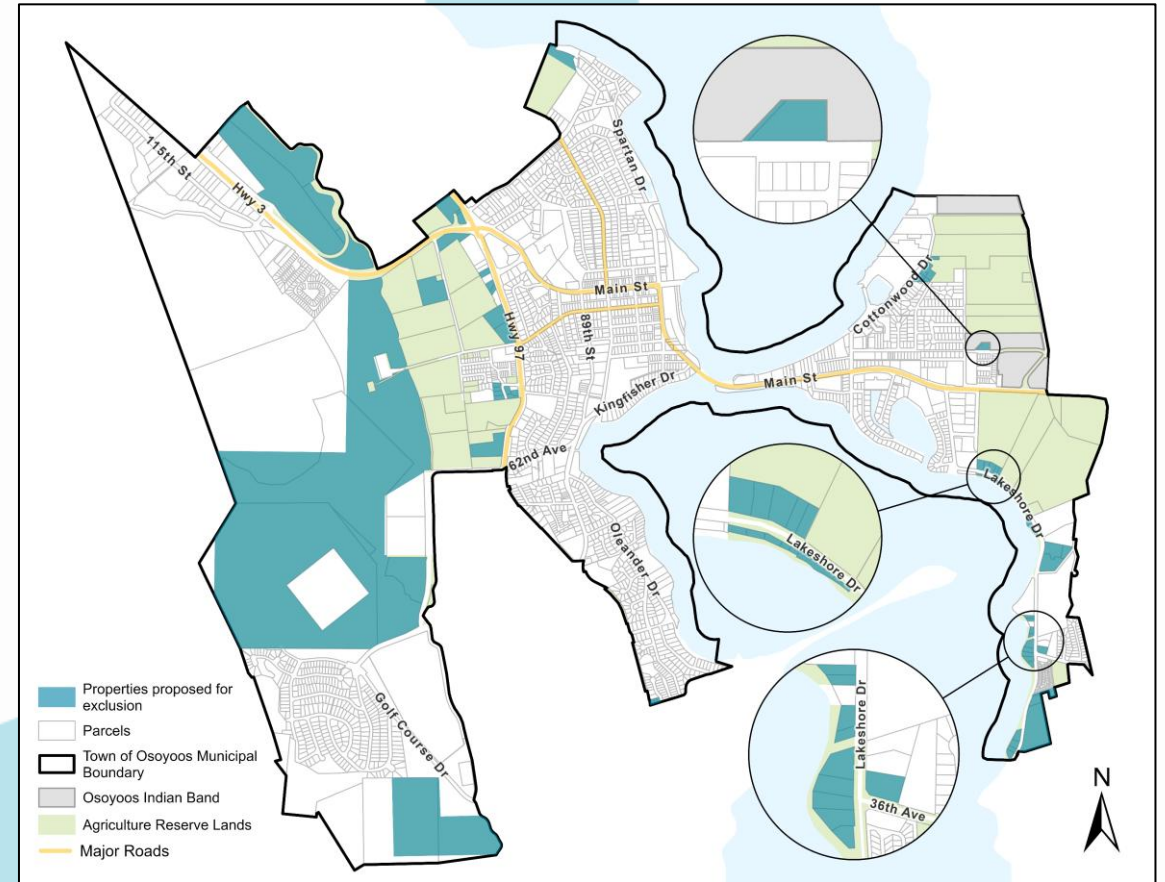
Issue

- Challenges of ALR status for non-agricultural properties:
 - Does not reflect intended land use (per Town bylaws);
 - Restricts use/subdivision of the property despite zoning allowances;
 - Property owners may be unaware of ALR status;
 - Additional (potentially unexpected) application process can result in lengthy delays and additional costs.

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Lands Proposed for Exclusion

- The identified exclusion candidates largely meet the following criteria:
 - ALR lands designated for non-agricultural land uses under the OCP Bylaw; and/or,
 - ALR lands which historically and currently are not being used for agriculture.
- Total of ~178.11 ha of lands



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Statutory Context

- As of September 30, 2020, private property owners no longer able to apply for the exclusion of lands from the ALR.
- Exclusion applications can only be submitted by the Province, First Nation or local governments, and prescribed bodies.
 - These bodies may make exclusion applications for lands within that government's jurisdiction
- When making an exclusion application, the applicant must provide notice of the application, and also notify and hold a public hearing on the matter.

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Previous Council Consideration

- On December 9, 2025, Council resolved to initiate an application to the ALC to exclude 62* non-agricultural parcels from the ALR and schedule a public hearing for April 28, 2026.
- On March 24, 2026, Council resolved to include 7 additional properties along Wren Place and 97th Street and a ~0.9 ha portion of the property at 9425 87th Street to the exclusion proposal.
- On April 28, 2026, a public hearing was held, and Council subsequently resolved to refer the proposed application back to COTW for further discussion respecting tax implications.
- On May 12, 2026, following a discussion relating to potential tax implications, Council resolved to schedule a public hearing for June 9, 2026.

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Implications

- For properties currently subject to restrictions within the ALR, the exclusion of these properties would remove the requirement to apply to, and obtain approvals from, the ALC to undertake non-farm uses or subdivide.
- NOTE: This project does not propose any zoning amendments.
 - All properties would remain subject to Town land use bylaw regulations (e.g., zoning) regardless of the outcome of the exclusion application.

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Next Steps

- After the public hearing, Council will consider whether to submit the application to the ALC.
- If Council is supportive, staff would submit the application and work with the ALC to progress the application (e.g., attend exclusion meeting, etc.).
- If the application is approved, conditions may need to be met prior to the approval being actioned.

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Next Steps

- Given the recent messaging from the ALC in relation to staffing reductions, it is unclear how long the process will take.
 - In the meantime, ALR properties will remain subject to the ALC Act and regulations.
- Some properties *may* currently be considered exceptions to use restrictions under the ALC Act.
 - I.e., less than 2 acres in area as of December 21, 1972 and sole parcel on title.
 - Remain subject to restrictions on subdivision.