
MEETING TYPE: Regular Council Meeting
MEETING DATE: January 17, 2023
AUTHOR: James Robertson, Land Agent
DEPARTMENT: Corporate Services
ITEM TITLE: ALR Exclusion Application #66684 (Lake Country Business Park)
DESCRIPTION: To consider exclusion of properties from the ALR for the Lake Country Business Park

QUESTION

Does Council approve forwarding an Agricultural Land Reserve (“ALR”) Exclusion application for 6 properties, prepared on behalf of the District, to the Agricultural Land Commission (“ALC”) for consideration?

OPTIONS

- A. THAT ALR Exclusion Application #66684 for the following properties be forwarded to the Agricultural Land Commission for consideration:
1. No Civic Address (PID 005-322-308, Roll No. 02173.280)
 2. No Civic Address (PID 005-322-260, Roll No. 02173.285)
 3. No Civic Address (PID 012-274-542, Roll No. 02126.000)
 4. 9130 Glenmore Road (PID 012-275-239, Roll No. 02128.000)
 5. 9162 Glenmore Road (PID 010-477-586, Roll No. 02140.000)
 6. 9265 Seaton Road (PID 012-275-247, Roll No. 02127.001)
- B. THAT ALR Exclusion Application #66684 for the following properties, not be forwarded to the Agricultural Land Commission for consideration:
1. No Civic Address (PID 005-322-308, Roll No. 02173.280)
 2. No Civic Address (PID 005-322-260, Roll No. 02173.285)
 3. No Civic Address (PID 012-274-542, Roll No. 02126.000)
 4. 9130 Glenmore Road (PID 012-275-239, Roll No. 02128.000)
 5. 9162 Glenmore Road (PID 010-477-586, Roll No. 02140.000)
 6. 9265 Seaton Road (PID 012-275-247, Roll No. 02127.001)
- C. THAT ALR Exclusion Application #66684 for the following properties be deferred pending additional information as identified by Council.
1. No Civic Address (PID 005-322-308, Roll No. 02173.280)
 2. No Civic Address (PID 005-322-260, Roll No. 02173.285)
 3. No Civic Address (PID 012-274-542, Roll No. 02126.000)
 4. 9130 Glenmore Road (PID 012-275-239, Roll No. 02128.000)
 5. 9162 Glenmore Road (PID 010-477-586, Roll No. 02140.000)
 6. 9265 Seaton Road (PID 012-275-247, Roll No. 02127.001)

EXECUTIVE SUMMARY

The District is sponsoring an exclusion application to the ALC to remove six parcels located in the Glenmore Industrial Lands, from the ALR.

KEY INFORMATION

The District is the sponsor of the application even though the properties affected are privately held. The District may forward the application or decline to do so. The ALC makes the final decision regarding exclusion based on the application.



BACKGROUND/HISTORY

The District of Lake Country has identified properties within the Glenmore Industrial Lands area as the site of the future Lake Country Business Park. It was determined that, prior to initiating an Area Structure Plan, six parcels, which are still within the ALR, should be excluded. The District approached the landowners in the summer of 2022 to discuss the District's proposal to exclude their properties from the ALR. All of the landowners agreed to have the District's Land Agent prepare and submit an exclusion application for their properties.



Figure 1. Glenmore Industrial Lands (yellow shaded area)

The ALC Exclusion Application process requires the applicant (the District) to hold a public hearing in accordance with section 465 of the *Local Government Act (LGA)* where, all persons must be afforded an opportunity to speak. In accordance with section 466 of the LGA, notice of a public hearing must be provided in a newspaper that is distributed at least weekly, once each week for 2 consecutive weeks. Following the public hearing, Council may pass a resolution to forward or not forward the application to the ALC. If forwarded, the application proceeds to the ALC for consideration. If the application is not forward, the application is refused. District staff will update the application status in the ALC Application portal to reflect the outcome of Council's resolution.

If the application is forwarded to the ALC, the application must include proof of notice including a copy of the newspaper advertisement and photographs of the sign showing the location of posting, a public hearing report or any other public comments received, a copy of the Council resolution and any other applicable materials.

DISCUSSION/ANALYSIS

Parcels 1 through 5 are being used for industrial or commercial enterprises with uses that include: sand & gravel extraction, aggregate sorting and storage, asphalt production and vehicle & boat storage. Parcel 6 was a farm until 2022 although no farming has occurred since 2022 and it is currently used as residential. All of the parcels are identified for industrial use in the Official Community Plan. Uses on properties immediately adjacent to the subject properties include sand and gravel extraction, aggregates stockpiling and asphalt production. The Glenmore Industrial Lands cannot be developed as Council envisions without exclusion of the subject properties from the ALR.

APPLICABLE LEGISLATION AND POLICIES

Agricultural Land Commission Act
Agricultural Land Reserve Regulations
Official Community Plan
Local Government Act
Community Charter

CONSULTATION AND COMMUNICATION

District staff met with property owners of each of the subject properties to review the proposal and obtain consent for the District to act as the agent for the application on their behalf. The District posted large signs on the subject properties, placed newspaper advertisements, received public comments via email and written submissions, and hosted the public hearing. All comments received through this process will be forwarded to the ALC for their review.

Respectfully Submitted,
 James Robertson, Land Agent

Report Approval Details

Document Title:	Lake Country Business Park - ALR Exclusions.docx
Attachments:	
Final Approval Date:	Jan 11, 2023

This report and all of its attachments were approved and signed as outlined below:

No Signature found

Greg Buchholz, Director of Utilities - Jan 10, 2023 - 2:49 PM

No Signature found

Jared Kassel, Director of Planning & Development - Jan 10, 2023 - 3:32 PM

No Signature found

Matthew Salmon, Director of Engineering and Environmental Services - Jan 10, 2023 - 3:57 PM

Reyna Seabrook, Director of Corporate Services - Jan 10, 2023 - 5:21 PM

Tanya Garost, Chief Administrative Officer - Jan 11, 2023 - 10:49 AM