

**COMMITTEE MEETING DATE: 2025-05-20**

## **BRIEFING NOTE - TO COMMITTEE**

### **SUBJECT**

CANOLA FARMS AREA STRUCTURE PLAN – FOR INFORMATION

### **RECOMMENDATION**

THAT the County of Vermilion River Policy and Priorities Committee accept the Canola Farms Area Structure Plan prepared by ISL Engineering and Land Services Ltd. for information.

### **DETAILS**

**Background:** An application for an Area Structure Plan (ASP) has been submitted for the proposed Canola Farms ASP on the lands identified as NE-7-51-6W4M. The proposed ASP has four residential parcels, and the balance of the quarter section, for a total of five parcels. The County of Vermilion River (the “County”) current approved Municipal Development Plan (Bylaw 19-03) allows for a maximum separation of four parcels from a quarter section; further subdivision from a quarter section is a multi-lot subdivision and therefore requires the submission of an Area Structure Plan for approval.

**Discussion:** Administration is seeking comments from Council regarding the proposed Canola Farms Area Structure Plan to be provided to the Planning and Community Services Department no later than June 2, 2025.

**Relevant Policy/Legislation Practices:**

*Municipal Government Act*

Bylaw 19-03 – Municipal Development Plan

Bylaw 19-02 – Land Use Bylaw

Policy PD 007 – Sustainable Planning and Development Requirements

Policy PD 007 – Schedule ‘A’ Sustainable Planning and Development Requirements Checklist



**Desired Outcome (s):** THAT the County of Vermilion River Policy and Priorities Committee accept the Canola Farms Area Structure Plan prepared by ISL Engineering and Land Services Ltd. for information.

**Response Options:** THAT the County of Vermilion River Policy and Priorities Committee accept the Canola Farms Area Structure Plan prepared by ISL Engineering and Land Services Ltd. for information.

## IMPLICATIONS OF RECOMMENDATION

**Organizational:** Comments to be added to review of application

**Financial:** N/A

**Communication Required:** Council, Administration, Applicant

**Implementation:** For information

**Council Goal:**

## ATTACHMENTS

1. Bylaw 19-03 – Municipal Development Plan
2. Bylaw 19-02 – Land Use Bylaw
3. Policy PD 007 – Sustainable Planning and Development Requirements
4. Policy 007 – Schedule 'A' Sustainable Planning and Development Requirements Checklist

**PREPARED BY:** Director of Planning & Community Services

**DATE:**2025-05-14