

CANOLA FARMS AREA STRUCTURE PLAN – Review of Submission

May 9, 2025

Canola Farms Area Structure Plan Review

Upon review of the documents submitted for the Canola Farms Area Structure Plan (the “Plan”) dated January 2025, County of Vermilion River (the “County”) Planning and Community Services Department offers the following comments:

2.0 Policy Context

2.1 Statutory Plans and Land Use Bylaw

- i. The County of Vermilion River Municipal Development Plan section indicates that the County has advised that an amendment is not necessary. The Plan has not indicated when an amendment would be required should future development occur in the quarter section.
- ii. The County of Vermilion River Land Use Bylaw section does not contemplate future residential development, given that the MDP, LUB and this Plan each identify clustering.
- iii. The Plan does not identify the maximum land use intensity for the quarter section. Stronger wording should be used in section 8.2 – Development Staging, “...As no additional residential lots are anticipated...”

3.0 Site Analysis

3.2 Transportation Network

- i. Access to the unsubdivided residential Dwelling must be included, ensuring access to the parcel should further subdivision occur.
- ii. The current County of Vermilion River General Municipal Servicing Standards requirements are not met by the proposed fifteen (15) meter right-of-way, should the access be converted to a service road in the future. Provide clarification to the County as to how the access is to remain in place should a title-holder request conversion to a public road; and who would be responsible to pay the cost of the upgrade. Section 7.1.1 of the Plan indicates that development shall be “...in accordance with...County’s Design Standards...”.
- iii. Provide detailed mapping diagram(s) that demonstrate the location of access point(s) to accommodate agriculture equipment and vehicles, in addition to the current access from Township Road 512.
- iv. Section 6.1 indicates a transportation network, shown in Figure 5, however only the access rights-of-way is indicated. Further clarification is required.

1. How does the Plan accommodate County Policy PD 002 – Access Management Approaches and Policy PD 003 – Access Roads. *(both policies are available on the County's website)*

3.3 Wells, Abandoned Wells & Rights-of-Way

- i. Provide further clarity demonstrating what is to occur should the suspended well(s) be reclaimed. Demonstrate how access to a capped well(s) will be provided for serviceability of the well(s).
- ii. Ensure that reclamation of well(s) is completed keeping in mind future residential growth, given the Plan's proximity to current developed areas and that the Plan is forward-looking.

3.6 Historical and Archaeological Review

- i. Ensure that the Plan is updated using supporting information provided by the Province of Alberta.

3.7 Emergency Services

- i. Provide further clarity to define whether Protective/Enforcement Services is an Emergency Service identified within the Plan.
- ii. The Plan should not contemplate the number of Peace Officers available by the County, nor should the Plan identify the number of RCMP officers. The Plan must show support by Protective/Enforcement Services to the Plan Area, or to the County, and what those services include.

3.8 Health Services

- i. Further context is required to demonstrate what Alberta Health Services provides to the Plan Area.

3.9 Education

- i. Provide and identify any post-secondary education facility(s) and further context regarding the level of education provided by each education facility in the Plan Area.

3.11 Engagement

- i. Provide a map and/or table showing which landowner(s) were contacted as well as the location of the parcel(s). Include those parcel(s) of land that were contacted with no response received.

4.0 Land Use Concept

4.1 Land Use Concept Principles

- i. Diversity
 1. Provide reasoning to demonstrate a situation when a neighbor might seek a solution.
 2. Provide further clarification and/or context on how the Plan will accommodate both land uses identified.
- ii. Mobility
 1. Refer to the remarks provided in Section 3.2 and Transportation Policies above. This is not necessary.

- iii. Place
 - 1. Provide further clarification as to what is meant by "...strong identity..."

5.0 Land Use Policies

5.5 Environmental Policies

- i. The plan should provide direction on when a Biophysical and/or wetland would be required if further subdivision is contemplated.

5.6 Municipal Reserve Policies

- i. How is Municipal Reserve being dedicated and what is the intention of the dedication (e.g., land for playground, green space, environmental reserve, etc.)

7.0 Servicing and Utilities

7.1 Servicing Policies

- i. Identify to what standard water, sanitary and stormwater is to be installed to, and what types of systems are or are not allowed within the Plan Area (i.e., Private septic systems limited to field type systems)
- ii. The plan does not indicate if the current water table supports the current development or what restrictions if further development is suggested as no maximum density has been established other than a suggestion of anticipation.
- iii. Policy 7.1.3 identifies pre- and post-development rates, clarification of how and where surface drainage is occurring and to what standard and rate(s) (e.g., surface water draining across other titled lands, is there easements or natural drainage).
- iv. Surface water is identified that any alteration shall require provincial approval, however the Plan nor the Policies identify how an existing or new subdivision does not drain over other titled property.
- v. Policy 7.6 identifies low-impacting design and then details bioswales, but no other strategy as identified in 7.6(a).
- vi. Stormwater Management Plan is identified, no mapping has indicated the general surface flow pattern.

7.2 Utilities Policies

- i. Policy 7.2.1 identifies the corridors shown on Figure 5, there are no corridors or general servicing area provided on the map.
- ii. Policy 7.2.5(b) identifies sharing utility corridors, the policy should provide how this would be accomplished and who would be responsible for those areas.

8.0 Implementation

8.1 Amendments to the ASP

- i. Identify how the plan may be amended.
- ii. Identify what reporting will be undertaken if the plan is amended.

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- iii. Identify how and when the following will be used to inform a future developer and when are these going to be implemented when further development is to occur:
 - 1. Environmental Assessment; and/or
 - 2. Wetlands or biophysical Assessment;
 - a. Geotechnical Report;
 - b. Historical Resource Clearance – to be updated in this document;
 - c. Stormwater Management Plan;
 - d. Infrastructure – Preliminary Engineering (roads, utilities, etc);
 - e. TIA – this will be dependent on maximum density;
 - f. Utility easement and planning;
 - g. How does this plan direct ground water impacts; and/or
 - h. What is the minimum type of septic system.