



# **CANOLA FARMS AREA STRUCTURE PLAN**

FINAL REPORT

July 2025 



ISL Engineering and Land Services Ltd. is an award-winning full-service consulting firm dedicated to working with all levels of government and the private sector to deliver planning and design solutions for transportation, water, and land projects.

At ISL, your identity is part of our identity. Diversity, Equity, and Inclusion (DEI) speaks to our core values and provides space for our teams to bring their authentic selves to work. ISL believes DEI creates the best outcomes for our clients while sustaining a happy and thriving work environment that allows for career development opportunities for all staff. ISL is committed to a focused effort on continuous improvement and development of a respectful and safe workplace.

# TABLE OF CONTENTS

1.0	Introduction.....	1
1.1	Purpose	1
1.2	Plan Area Location	1
1.3	Plan Preparation	3
1.4	Area Structure Plan Vision	3
1.5	Plan Interpretation	3
2.0	Policy Context .....	4
2.1	Statutory Plans and Land Use Bylaw	4
3.0	Site Analysis.....	5
3.1	Plan Area Context	5
3.2	Transportation Network	5
3.3	Wells, Abandoned Wells, and Rights-of-Way	5
3.4	Soils	6
3.5	Topography	6
3.6	Surface Drainage Assessment	6
3.7	Historical and Archaeological Review	7
3.8	Emergency Services	7
3.9	Health Services	7
3.10	Education	7
3.11	Property Ownership Patterns	7
3.12	Engagement	8
4.0	Land Use Concept.....	12
4.1	Land Use Statistics	12
5.0	Land Use Policies.....	14
5.1	General Land Use Policies	14
5.2	Agriculture Policies	14
5.3	Residential Policies	14
5.4	Suspended Well	14
5.5	Environmental Policies	15
5.6	Municipal Reserve Policies	15
6.0	Transportation .....	16
6.1	Transportation Policies	16
7.0	servicing and Utilities .....	17
7.1	Servicing Policies	17
7.2	Utilities Policies	17
8.0	Implementation.....	19
8.1	Amendments to the ASP	19
8.2	Development Staging	19



## TABLES

Table 1:	Property Ownership .....	7
Table 2:	Land Use Statistics .....	12

## EXHIBITS

Photo 1:	Looking southwest from the corner of Highway 41 and Township Road 512 .....	1
Photo 2:	Looking west from Highway 41 to agricultural lands, wetlands, and tree stands .....	3
Photo 3:	Looking west from Highway 41 a suspended well, access road and work area. ....	6

## FIGURES

Figure 1:	Location .....	2
Figure 2:	Existing Conditions .....	9
Figure 3:	Topography.....	10
Figure 4:	Property Ownership .....	11
Figure 5:	Land Use Concept .....	13

# 1.0 INTRODUCTION

## 1.1 Purpose

The Canola Farms Area Structure Plan (ASP) recognizes the importance of agricultural lands, accounts for existing residential development, and provides a framework for the future. The ASP is designed to:

1. Establish the conceptual land use, provision of reserve lands, identify transportation and servicing networks, and demarcate development phasing, in accordance with Section 633 of the *Municipal Government Act*, RSA 2000 (MGA),
2. Conform to applicable policies and plans, such as the Provincial Land Use Policies and the County's Municipal Development Plan, and
3. Summarize feedback received through engagement with referral agencies and plan area landowners.

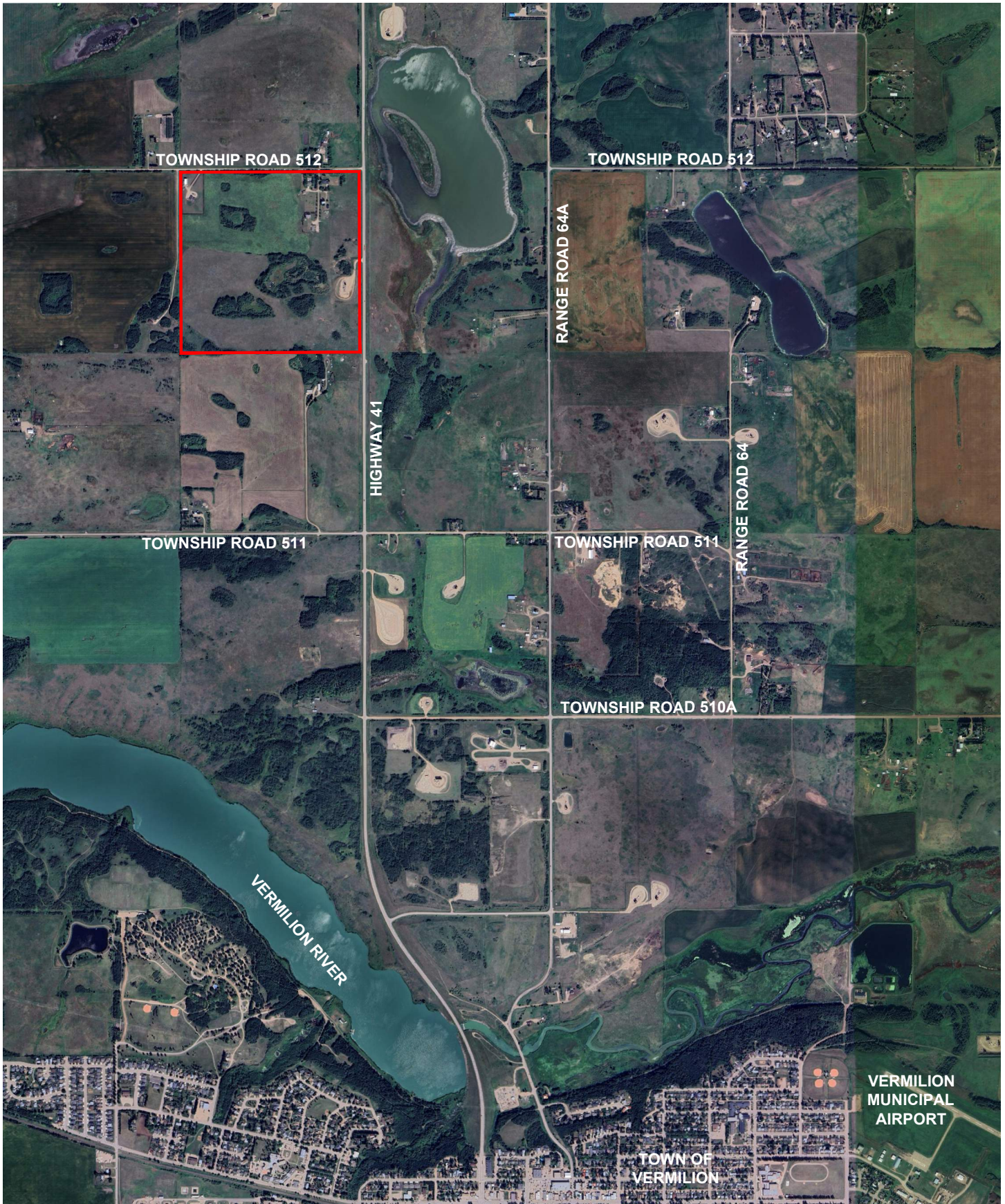
## 1.2 Plan Area Location

The Canola Farms ASP is in the western portion of the County of Vermilion River and is three kilometers north of the Town of Vermilion. The ASP is located at NE7-51-6-W4M on the southwest corner of Township Road 512 and Highway 41, as shown in **Figure 1**. The ASP consists of one quarter section of land.



*Photo courtesy of Google.*

*Photo 1: Looking southwest from the corner of Highway 41 and Township Road 512*



Plan Area

## Location Plan

Figure 1

Canola Farms ASP

June 2025



0 400 800 m



Integrated Expertise, Locally Delivered

### 1.3 Plan Preparation

Throughout the preparation of the ASP, policy considerations were reviewed, desktop analysis prepared, and there were discussions with the County, landowners, government agencies and service providers, including Alberta Transportation and Economic Corridors (TEC). A summary of these activities is described throughout the balance of the document.

The County advised that the following reports were not required with this ASP: Biophysical Assessment Report, Environmental Site Assessment, Geotechnical Assessment, Stormwater Management Concept or Engineering Design Brief, and Transportation Impact Assessment.

### 1.4 Area Structure Plan Vision

The Canola Farms ASP maintains existing agricultural lands, accommodates four residential parcels, limits access to adjacent roadways, preserves wetlands and existing tree stands, and recognizes a suspended well.



*Photo courtesy of Google.*

*Photo 2: Looking west from Highway 41 to agricultural lands, wetlands, and tree stands*

### 1.5 Plan Interpretation

Compliance with policies in this ASP shall be interpreted and applied as follows:

1. "Shall" and "will" mean mandatory compliance,
2. "Should" means compliance in principle but is subject to the discretion of the County or County where compliance may be undesirable or impractical due to specific circumstances, and
3. "May" means discretionary compliance or choice in the application of policy.

Unless otherwise stated, all words and expressions used in this ASP shall have the meanings assigned to them in the MGA, MDP and LUB.

## 2.0 Policy Context

### 2.1 Statutory Plans and Land Use Bylaw

This ASP has been prepared in accordance with the policy documents affecting the plan area. Conformance with County policies and land use compatibility with adjacent lands is a key consideration for this ASP.

#### Vermilion Intermunicipal Development Plan

The Vermilion Intermunicipal Development Plan (IDP) is a statutory plan adopted by the Town of Vermilion and the County of Vermilion River. The IDP is guided by six principles, including the efficient use of land, infrastructure, public services, and public facilities.

The Canola Farms ASP is located 800 meters (m) north of, and outside the IDP plan area. Although the policies of the IDP do not apply to the Canola Farms ASP they are instructive.

#### County of Vermilion River Municipal Development Plan

The County's Municipal Development Plan (MDP), Bylaw 19-03, as amended, describes the municipality as socially, environmentally, economically, and culturally sustainable. The MDP recognizes agricultural lands as a finite resource, and in policy 5.2.1 describes that quarter sections shall have a maximum density of four parcels. As a follow-up, policy 5.2.3 describes that any quarter section with more than four parcels is a multi-lot subdivision that "...may require a Land Use Bylaw amendment." To support these key elements of the MDP, policy 5.2.11(c) describes that multi-lot subdivisions should be clustered to reduce land use conflicts and servicing costs."

The Canola Farms ASP has four residential parcels, and the balance of quarter section, which totals five parcels. As a result, the plan area is considered a multi-lot subdivision. Three of the four residential lots are clustered to preserve agricultural lands and reduce land use conflicts. The agricultural lands will be preserved. The County has advised that a Land Use Bylaw amendment is not required.

The Canola Farms ASP conforms to MDP policy and will implement the MDP through its land use designations, policies, and public engagement program.

The MDP's Future Land Use map (Map 2) designates Highway 41 and its right-of-way as "Highway Development Area." There are no corresponding policies for this designation.

#### County of Vermilion River Land Use Bylaw

The County's Land Use Bylaw (LUB) designates the Canola Farms ASP as Highway Development (HD) District. This district supports commercial opportunities and allows existing residential dwellings.

Section 3.3.2 describes that all subdivisions with more than four parcels require the submission of a Site Development Plan or an ASP. On December 20, 2024, the County's Director of Planning and Community Services confirmed the ASP requirement.

#### Adjacent Area Structure Plans

The lands to the south of the Canola Farms ASP were formerly guided by the repealed North Gateway 41 ASP. The Vermilion River IDP replaced the North Gateway 41 ASP.

## 3.0 SITE ANALYSIS

### 3.1 Plan Area Context

The Canola Farms ASP is primarily under agricultural cultivation and its balance contains four residential sites, a suspended well owned by Cenovus Energy, wetlands, and tree stands, as shown on **Figure 2**.

The agricultural lands are cultivated for wheat and canola and include pastureland. These lands also contain marsh and swamp, as per the Alberta Merged Wetland Inventory, and existing tree stands. The agricultural lands, wetlands, and forested areas will not be developed. The retention of the wetlands and forested areas, and any buffers around them will limit the impact of development on natural features and wildlife. Any activity which may affect a wetland area is subject to the regulatory requirements of the *Water Act* will require an application prior to disturbance and compensation to the province.

The four residential sites are in the northwest and northeast corners of the plan area. Each lot contains a dwelling, and some contain a water well and/or sanitary tank. The dwellings on these sites are generally located on the highest elevations within the plan area. Each residential parcel is accessed via Township Road 512. The three residential parcels in the northeast are accessed via a 15m wide private road right-of-way.

The lands surrounding the Canola Farms ASP are primarily under agricultural cultivation, and a large water body is located to the east. Seven residential dwellings are located within 800m of the ASP boundary. These lands are designated Agricultural (A) District or HD District.

The land use district and existing uses in the plan area are compatible with adjacent land uses.

### 3.2 Transportation Network

The plan area, except for a suspended well site, is accessed from Township Road 512 by a driveway to Block 3, and a shared access right-of-way (Plan 072 9035) to Block 1, 2, and 4. Access to the balance of the quarter section is provided in the northwest corner of Township Road 512. The suspended well site is accessed from Highway 41. No additional access to Township Road 512 or Highway 41 is expected. All accesses are shown on **Figure 5**.

Road widening has been dedicated to the Province along Highway 41 and the County along Township Road 512 by Plan 4917LZ (1.08 ha).

### 3.3 Wells, Abandoned Wells, and Rights-of-Way

The plan area was reviewed for active or suspended wells, abandoned wells, and rights-of-way, as shown in **Figure 2**. According to the Alberta Energy Regulator (AER) well map viewer and AbaData information, there are no active wells or abandoned wells within the plan area. A suspended well owned by Cenovus Energy Ltd. is located on an 1.96 ha leased area within the quarter section. The well site has an existing access route from Highway 41 and work area, as per AER Directive 079.



Photo courtesy of Google.

Photo 3: Looking west from Highway 41 a suspended well, access road and work area.

A low pressure gas line trends north/south across the quarter section and provides service to three of the four residential parcels.

### 3.4 Soils

The plan area is designated, as per SPIN2, 100% Class 2 (moderate limitations) and Sub Class C (adverse climate) soils. And, according to AbaData, there is no record of spills. Soil classification, in accordance with the County's online assessment tool, is described as "Dryland Arable" and "Dryland Pasture" with an adjusted rating of 82%.

The developer has reviewed the Alberta Water Well Database and is aware of the location and status of existing water wells in the surrounding area. The area is not experiencing development activity, there is no change in the number of residences, and there is no indication of a strain on existing water resources. The plan area currently has four dwellings. While the developer has no plans for construction of a dwelling on the quarter section, should a residence be established in the future, available data indicates the aquifer in this area could adequately support it.

### 3.5 Topography

The plan area slopes from northwest to east, with a high point along the western boundary and where the three residential lots are located. Depressional areas are in the southeast, as shown in **Figure 3**. The elevations range from 618 metres (m) in the northwest, 615m in the northeast, 612m in the central portion, and 609m in the southeast. In general, overland flows trend east to west. Any stormwater management plan for the plan area will reflect this overland flow, however no grading is anticipated.

### 3.6 Surface Drainage Assessment

A desktop surface drainage assessment of the plan area was conducted by ISL in May 2025. Approximately 1 hectare of the plan area, located within Lot 1 Block 4, is expected to surface drain toward the northwest and northeast, maintaining existing drainage patterns, as shown in **Figure 3**. The volume and rate of runoff from this area is anticipated to remain consistent with pre-development conditions. Post-development runoff flows are not expected to exceed those observed under existing conditions.

Surface runoff from this portion of the site will continue to discharge into the roadside ditches along Highway 41 and Township Road 512. No adverse impacts to adjacent properties is anticipated because of this drainage pattern. The remaining runoff from Lot 1 Block 4 will continue to flow toward the southeast and southwest, draining into the existing tree stand and the Highway 41 roadside ditch. No site improvements are proposed that would increase the rate or volume of runoff to neighbouring parcels beyond current levels.

### 3.7 Historical and Archaeological Review

Alberta's Historic Resources Management Branch granted approval to the ASP and subsequent development within the plan area on March 14, 2025. The Department also advised that, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery."

### 3.8 Emergency Services

The Vermilion Fire District will provide the fire service response to this area.

The County of Vermilion River Enforcement Services Program provides enforcement services to this area.

### 3.9 Health Services

The Canola Farms ASP is within the Town of Vermilion Health Unit, with the Vermilion Health Centre located four kilometers to the south. The centre provides a range of healthcare services including a 24/7 emergency department.

### 3.10 Education

The Canola Farms ASP is within the Buffalo Trails Public Division and East Central Catholic School Division, with Vermilion Elementary School, J.R. Robson School, Buffalo Trail Learning Hub, St. Jerome's Catholic School, and Lakeland College in proximity.

### 3.11 Property Ownership Patterns

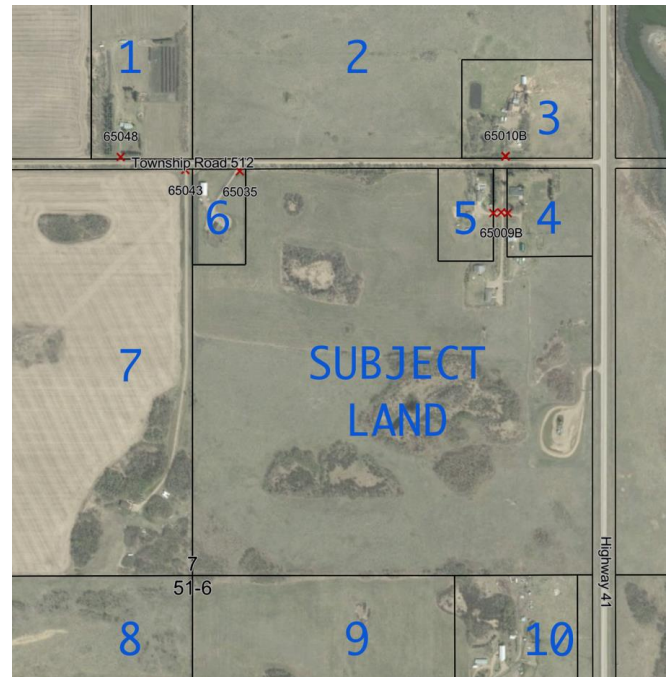
The land located within the plan area is owned by four different owners on five titled properties, as described in the following table and shown in **Figure 4**. The owner of NE7-51-6-W4M has created a fifth parcel of 3.76 ha, which necessitated the ASP. An existing dwelling is located on the site.

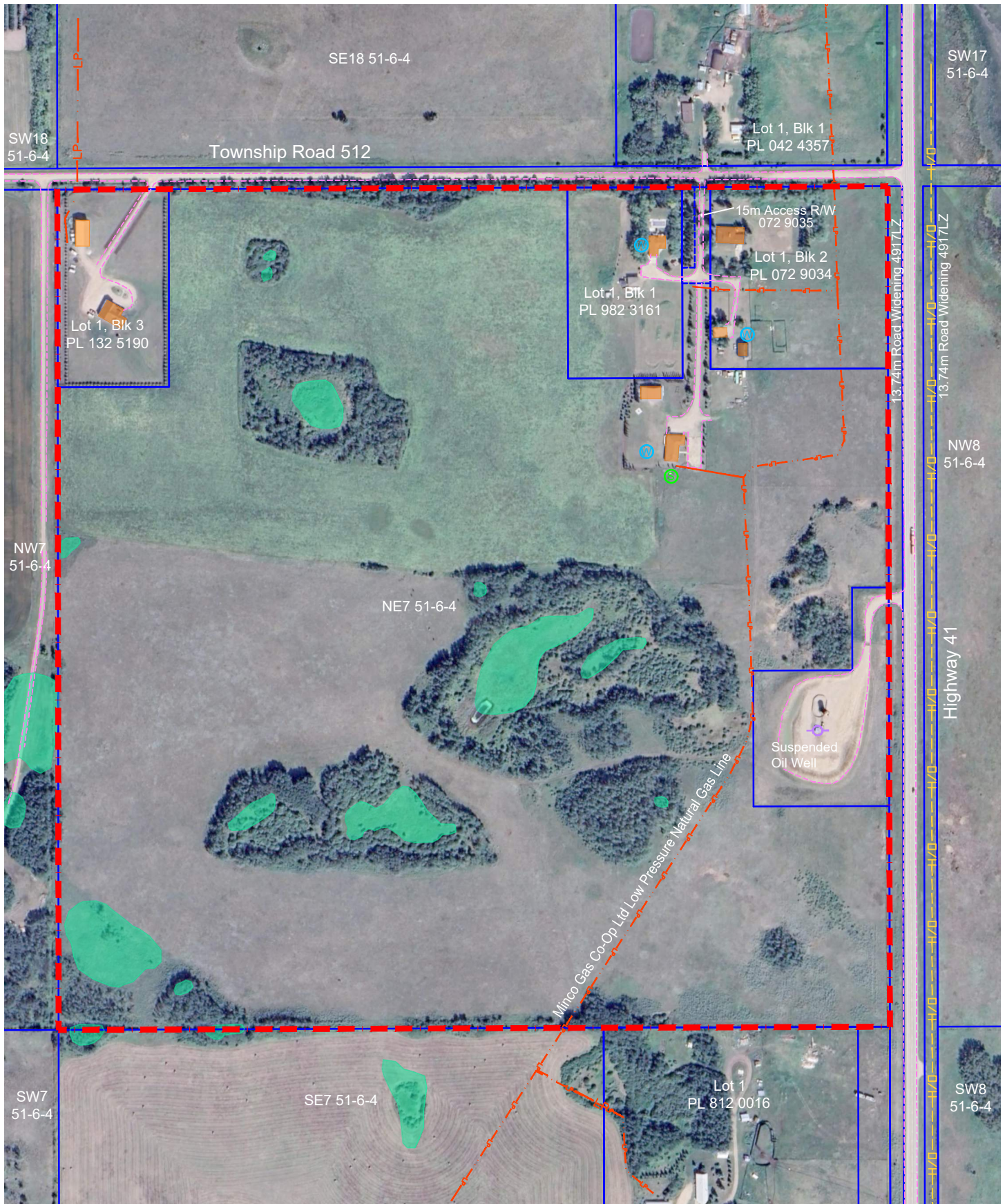
Table 1: Property Ownership

Legal Description	Owner	Area (ha)
Lot 1, Block 1, Plan 982 3161	Private Owner	2.01
Lot 1, Block 2, Plan 072 9034	Private Owner	2.96
Lot 1, Block 3, Plan 132 5190	Private Owner	2.02
Lot 1, Block 4	Private Owner	3.76
NE7-51-6-W4M (including well site)	Private Owner	51.29
	<b>Total Plan Area</b>	<b>64.01</b>

### 3.12 Engagement

Landowners in the Canola Farms ASP and landowners adjacent to the plan area were engaged in December 2024. Engagement activities included Facebook messages, texts, and/or phone calls. A total of 10 landowners and adjacent landowners, as shown in the aerial photo to the right, were contacted. Eight responses were received, and no concerns were raised. Landowners 4, 5, and 6, which own property within the plan area advised that they had no concerns. Two landowners did not respond to requests for comments.





0 100 200 m  
1:5000

Integrated Expertise, Locally Delivered



- Plan Area
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- ATCO Powerlines
- Well Leased Area
- Road Widening

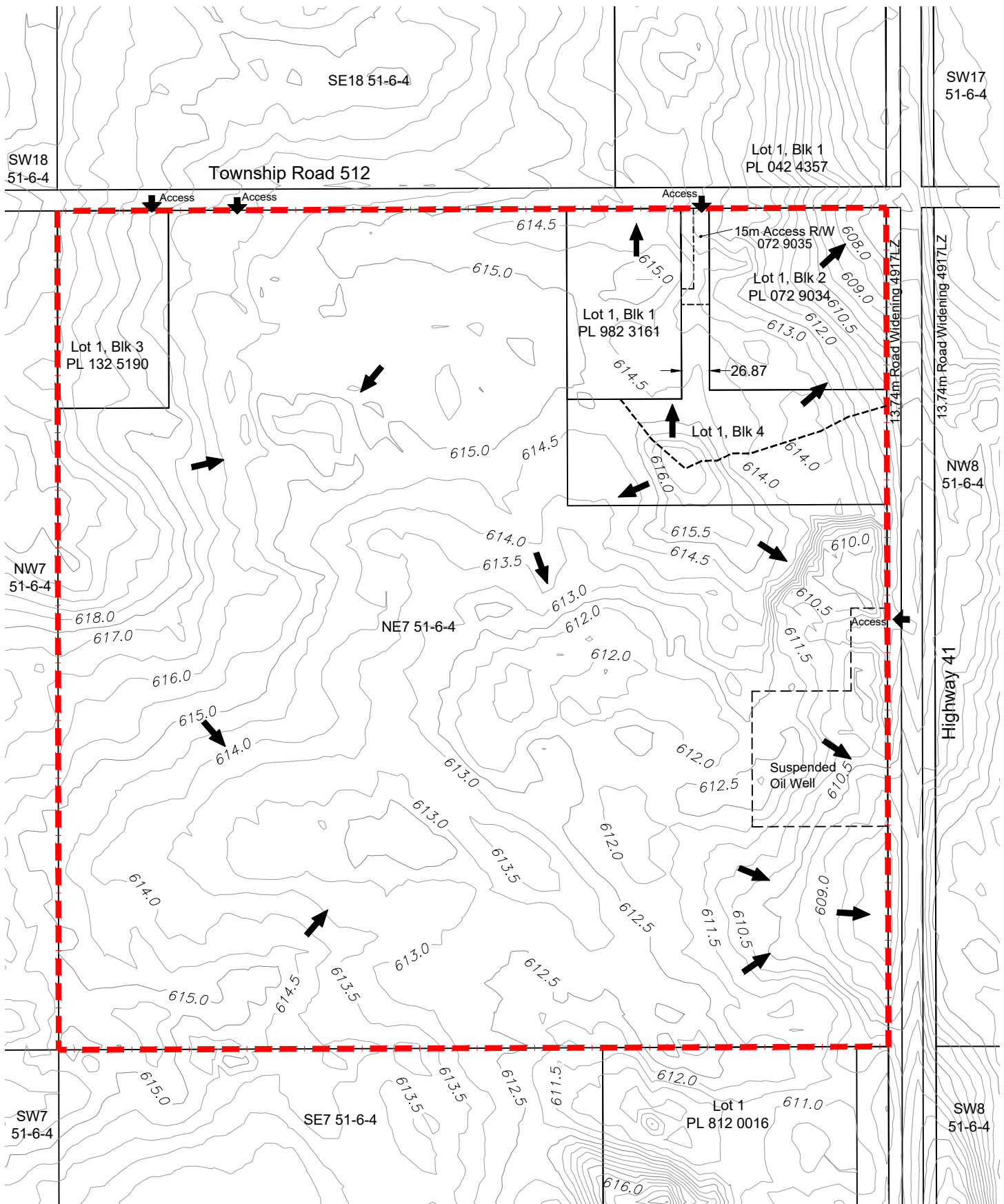
- Water Well
  - Sanitary Tank
  - Suspended Oil Well
  - AMWI\* Marsh
- \*Alberta Merged Wetland Inventory

## Existing Conditions

Figure 2

Canola Farms ASP

June 2025



- Plan Area
- Existing Contours
- Surface Drainage

0 100 200 m  
1:5000



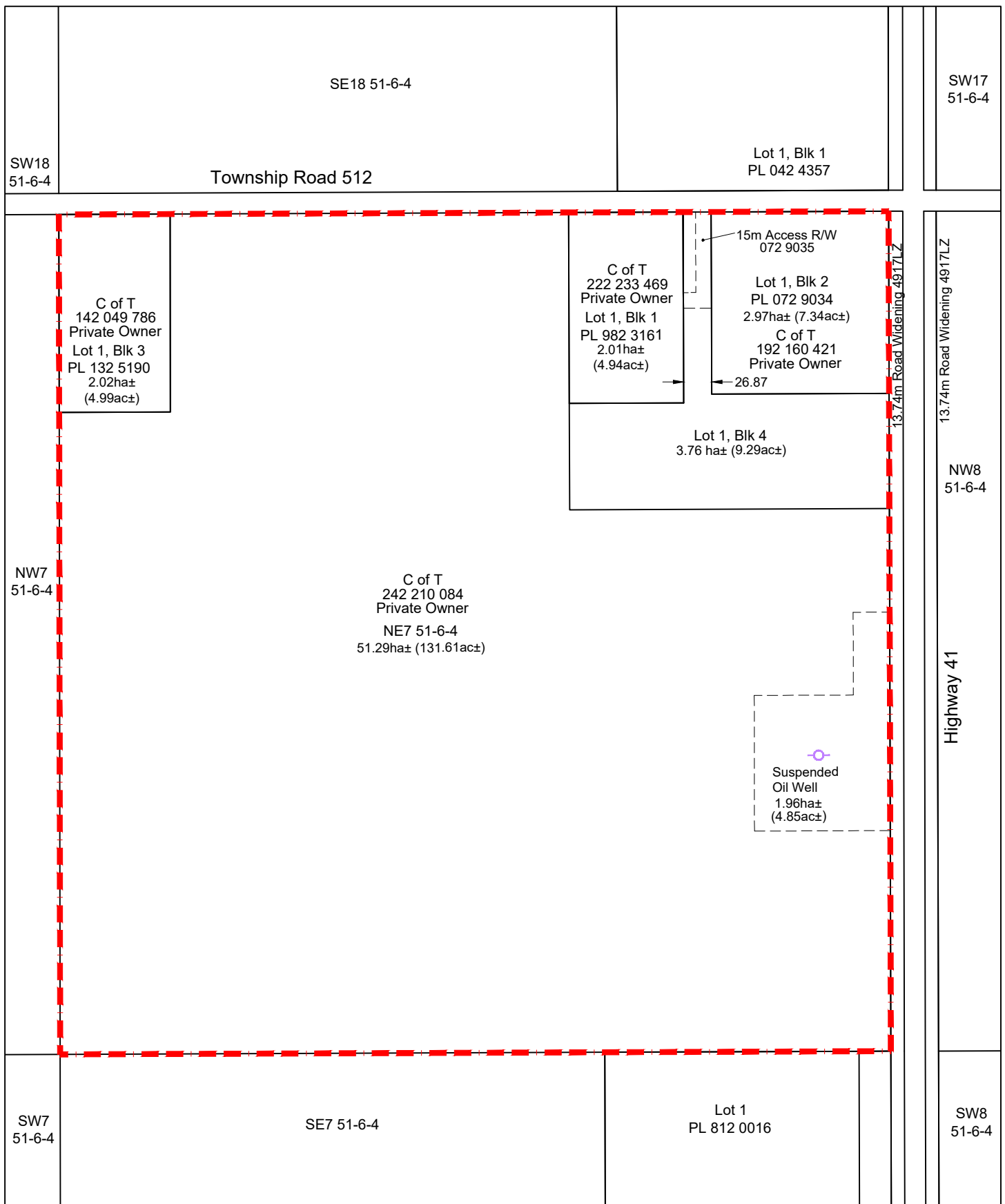
Integrated Expertise, Locally Delivered

## Topography

Figure 3

Canola Farms ASP

June 2025



--- Plan Area

## Property Ownership

Figure 4

Canola Farms ASP

June 2025



0 100 200 m  
1:5000



Integrated Expertise, Locally Delivered

## 4.0 Land Use Concept

The Canola Farms ASP provides a mix of agricultural and residential uses, preserves agricultural lands, accommodates four residential parcels, a suspended well on a lease area, conserves wetland and forested areas, and limits access to Highway 41. Canola Farms is intended to contribute to the County's sustainable future. The total residential density within the plan area is four lots: Lot 1 Block 1, Lot 1 Block 2, Lot 1 Block 3, and the recently subdivided Lot 1 Block 4.

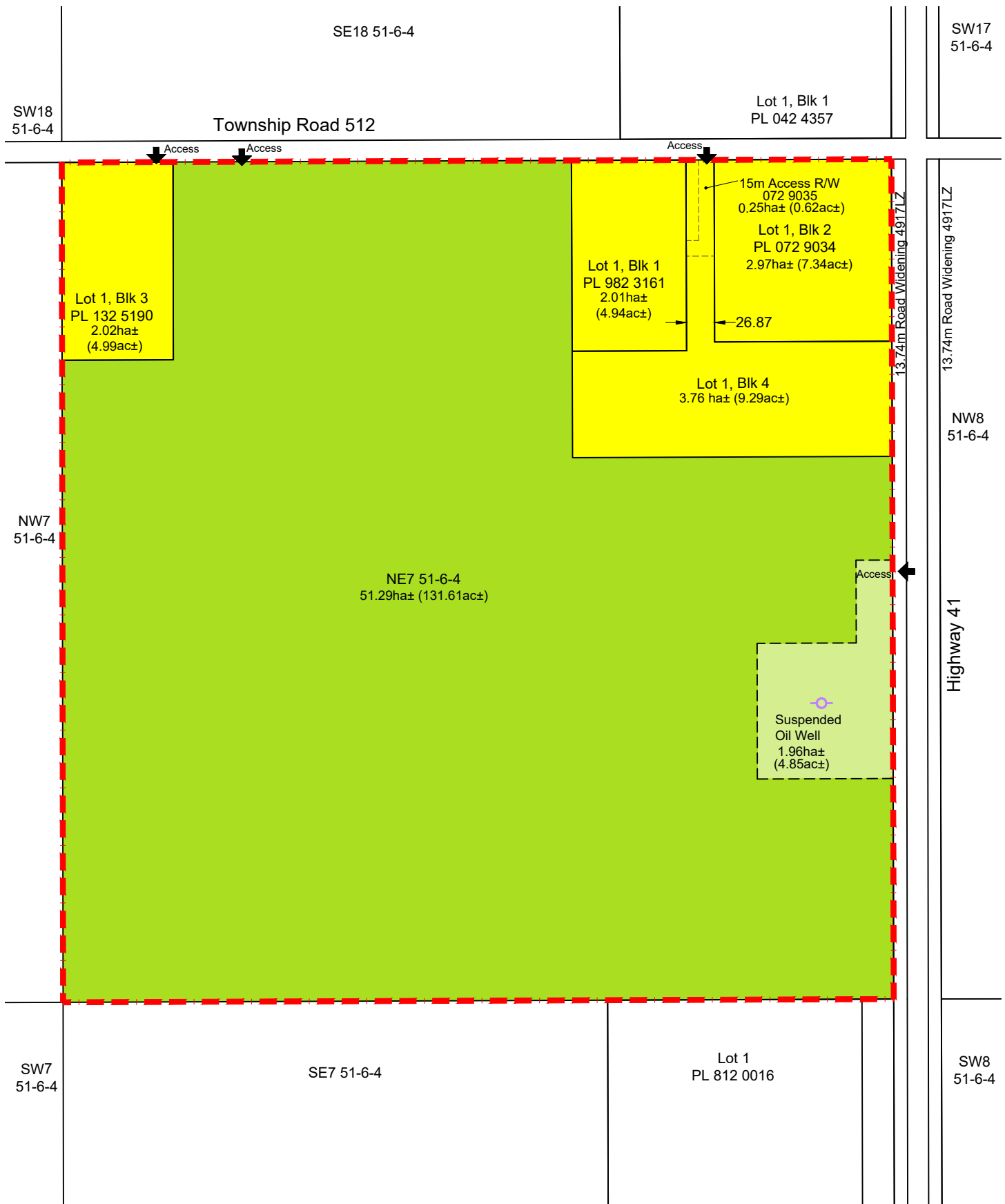
### 4.1 Land Use Statistics

The land uses within Canola Farms and their areas in hectares and by percentage are identified in the following table.

Table 2: Land Use Statistics

Proposed Land Use*	Area (ha)	% of GDA
ASP Area	64.01	
Gross Developable Area (GDA)	64.01	100.0%
Agricultural	51.29	80.1
Residential	10.76	16.8
Suspended Oil Well	1.96	3.1
Total	64.01	100.0%

\* Areas are approximate, and any discrepancies are a result of rounding.



0 100 200 m  
1:5000



Integrated Expertise, Locally Delivered

Plan Area	64.01 ha± (158.17 ac±)
Residential	10.76 ha± (26.59 ac±)
Agricultural	51.29 ha± (126.73 ac±)
Well Leased Area	1.96 ha± (4.85 ac±)

## Land Use Concept

Figure 5

Canola Farms ASP

June 2025

## 5.0 LAND USE POLICIES

This section provides a description of the general policies that will guide development throughout the plan area, and includes policies for agriculture lands, residential lands, a suspended well, environmental and municipal reserve, and transportation, services and utilities.

### 5.1 General Land Use Policies

1. Development in the plan area shall follow the land use designations shown on **Figure 5: Land Use Concept**.
2. Prior to the time of development, the County may require the following studies:
  - a. Biophysical Impact Assessment,
  - b. Phase I Environmental Site Assessment,
  - c. Servicing Design Report, and/or
  - d. Transportation Impact Assessment.

### 5.2 Agriculture Policies

1. The agricultural lands within the plan area, as shown on **Figure 5**, shall be maintained and remain in agricultural operation.
2. The County may promote the growth of the agricultural sector by:
  - a. advancing food production, processing and distribution, and value-added opportunities related to agriculture products and services,
  - b. supporting manufacturing, packaging, shipping and distribution to wholesalers, and farmers markets, and
  - c. collaborating with agricultural operators, and current and new non-agricultural users within and adjacent to the plan area to address potential conflicts through education and other mechanisms

### 5.3 Residential Policies

1. The plan area shall consist of four residential parcels and each shall take access from Township Road 512, as shown in **Figure 5**, either directly or by a shared access easement.

### 5.4 Suspended Well

1. A suspended well owned by Cenovus Energy is located within a 1.96 ha leased area within the quarter section. This area shall be maintained unless reduced by the leaseholder and leasee.
2. The well site is accessed from Highway 41. This access shall be maintained.

## 5.5 Environmental Policies

The plan area has 10 wetlands and nine forested areas. All are located within agricultural lands. Implementing retention strategies for wetlands and forested areas will limit the impact of development on natural features and wildlife within the plan area. Alberta Environment and Protected Areas requires project applicants to follow the wetland mitigation hierarchy approach of; Avoid, Minimize, and Replace (Alberta Wetland Mitigation Directive, 2018 [[Alberta Wetland Mitigation Directive](#)]).

1. If development is proposed within a within or adjacent to a wetland or forested area, a Biophysical Impact Assessment (BIA) including fieldwork shall be undertaken by a Professional Biologist shall be provided prior to development, preferably at the time of redistricting. The BIA shall examine relevant valued ecosystem components including, but not limited to, wildlife and wildlife habitat, wetlands, fish habitat potential, vegetation including rare plants, and hydrology, and shall compile and include all fieldwork results. These studies shall be conducted no greater than three years prior to development to remain valid. The required fieldwork shall include the following, if applicable:
  - a. Wetland fieldwork conducted during the growing season and following Alberta Environment and Protected Areas (AEPA) directives to support a *Water Act* application for wetland disturbance. The fieldwork shall delineate and classify each wetland. If construction is planned within 3 years, ABWRET-A values shall be assigned to all wetlands identified in the plan area. The BIA shall include recommended development setbacks to undisturbed wetlands that will remain.
  - b. Wildlife field studies, specifically migratory bird assessments, raptors and raptor nest assessments, amphibian assessments, reptile and hibernacula assessments and searches for protected nests and cavities under the Migratory Bird Regulation (2022), or others deemed necessary by the Professional Biologist. Species surveys shall be undertaken following the Sensitive Species Inventory Guidelines to assess for protected species and the need for mitigation specific to those species and to remain in compliance with the *Wildlife Act* and *Migratory Bird Convention Act*. The wildlife field studies shall evaluate habitat quality and suitability for sensitive species in the plan area.
  - c. A vegetation field assessment shall be included in the BIA and shall include rare plants, weeds, and rare ecological communities and describe habitat types.
  - d. Fish and fish habitat studies of waterbodies with potential to support fish life to determine fish presence to ensure compliance with the *Fisheries Act*.
2. It is the landowner/developer's responsibility to obtain all necessary environmental approvals required for development. This may include but is not limited to a *Water Act* approval for wetland disturbance and *Historical Resources Act* clearance. Appropriate construction mitigation will be required to remain in compliance with other environmental regulatory requirements including but not limited to the *Migratory Birds Convention Act*, *Alberta Wildlife Act*, *Alberta Weed Act*, *Agricultural Pests Act*, *Environmental Protection and Enhancement Act*, and *Species at Risk Act*.

## 5.6 Municipal Reserve Policies

The developable area in the Canola Farms ASP is 64 ha. Municipal reserve, if subdivision is approved, will be provided in accordance with the Municipal Government Act and as required by the County.

## 6.0 TRANSPORTATION

### 6.1 Transportation Policies

Access to the plan area is shown in **Figure 5**.

1. The plan area is within Alberta Transportation and Economic Corridor's (TEC) development influence area. Canola Farms's transportation network and accesses shall be developed to minimize the impact of development on provincial highway operations.
2. No new access to the plan area shall be provided, unless they conform to County's access policy
3. Residential parcels shall be accessed from Township Road 512, as shown in **Figure 5**.
4. The suspended well site shall be accessed from the existing right-in/right-out on Highway 41, as shown in **Figure 5**, and is subject to change in accordance with TEC guidelines.
  - a. Any additional direct access to the plan area from Highway 41 is prohibited.

## 7.0 SERVICING AND UTILITIES

### 7.1 Servicing Policies

1. All infrastructure shall be developed in accordance with provincial regulations and the County's Design Standards.
2. Water, sanitary, and stormwater servicing shall be provided by private, on-site services.

The developer has reviewed the Alberta Water Well Database and is aware of the location and status of existing water wells in the surrounding area. Given that the area is not currently experiencing significant development activity and there is no change in the number of residences within the plan area, there is no indication of strain on existing water resources. While the developer has no current plans for construction, should an additional residence be established in the future as a result of parcel creation, available data indicates the aquifer in this area could adequately support it.

3. All developments shall retain stormwater on-site, and discharge at a post-development rate that does not exceed pre-development release rates.
4. The costs of extending any services, including the costs to determine capacity, construction, connection, oversizing, and upgrading of existing infrastructure associated with their development, shall be borne by the proponent.
5. *Water Act* approval shall be required for any activity that may alter the flow or level of water; change the location of water; change the direction of water flow; cause the siltation of water; cause erosion of bed or shore of any waterbody; or if there is any anticipated effect on the aquatic environment.
6. The County encourages innovative and sustainable designs for development, such as low-impact development design strategies with the goal of reducing overall stormwater discharge, recharging groundwater, and enhancing water quality using bioretention cells (rain gardens), bioswales (grassed swales), green roofs, permeable pavers, and/or xeriscaping,

### 7.2 Utilities Policies

Gas, power, telephone, and fibre shall be provided or upgraded by the developer/landowner to the plan area by the extension of existing adjacent infrastructure in coordination with the relevant utility provider.

1. The integrity of utility corridors, as shown in **Figure 5**, will be protected and maintained, where possible, including power poles and lines throughout the plan area, and a low pressure gas line that trends north/south across the quarter section. If an impact is expected and relocation is necessary, advanced notification to the providers is required.
2. Pipelines, rights-of-way, and wells:
  - a. may be relocated, consolidated or removed at the time of development at the developer's expense. Once pipelines, rights-of-way, and wells, are relocated, consolidated or removed, those lands shall take on the land use designation of adjacent lands, as identified in **Figure 5**.

- b. shall operate and/or be removed and remediated in accordance with federal, provincial and municipal legislation or regulation.
3. Ground disturbances, surface works, and road crossings within proximity of a pipeline, right-of-way, and well requires prior written approval from utility owners before any work is commenced.
4. Development adjacent to oil and gas wells, pipelines, and rights-of-way shall comply with federal, provincial, and municipal legislation, regulation and setbacks.
5. At the time of subdivision and development:
  - a. Shallow utilities should be placed within road rights-of-way or within registered easements,
  - b. The proponent should investigate the opportunity to share utility corridors, and where appropriate make use of these corridors for open space and trails,
  - c. The proponent shall identify by survey all wells, pipelines, and all rights-of-way to confirm the locations shown on **Figure 2**, and
  - d. At the time of development permit application for any application adjacent to pipelines, rights-of-way or well, the Development Authority may require the submission of an Environmental Site Assessment or Risk Assessment to identify possible risks and any strategies to mitigate and/or minimize the risk.
6. The suspended well in the plan area requires a minimum 5.0 m radius around the well and an emergency access, as per Alberta Energy Regulator (AER) Directive 079. The existing well site meets and exceeds these requirements by providing a 1.96 ha leased area that includes an emergency route accessed via Highway 41.

## 8.0 IMPLEMENTATION

This ASP will be implemented through a variety of mechanisms available to the County, including: the MDP, the LUB, subdivision review, the development permitting process and development agreements.

### 8.1 Amendments to the ASP

The land use designations and line work shown in **Figure 5** are not intended to be precise, may change and are included to identify the general location of land uses. An amendment to the ASP is not required provided the purpose of the ASP, its policies, statistics, and land use concept are generally maintained. However, a shift in policy direction or a significant shift in the location of a designation or increase/reduction of a particular land use area shall require an ASP amendment.

Any proposed amendment to this ASP shall follow the process defined within the Municipal Government Act and/or the bylaws and policies set by the County of Vermilion River. The proponent of the amendment will engage with the community in accordance with County's Public Engagement Policy AD 027 prior to any decision of Council.

### 8.2 Development Staging

The development staging for the Canola Farms ASP is based upon existing development, which consists of four residential lots and an agricultural parcel. As no additional residential lots are anticipated, no development staging is required.