

June 27, 2025

CVR File No.: 2255-C03

ISL Engineering and Land Services
7909 – 51 Ave. NW
Edmonton, AB T6E 5L9**RE: Review of Area Structure Plan Submission for**
Canola Farms Area Structure Plan
NE-7-51-6W4M

Attn: David Schoor,

The County of Vermilion River (the "County") Planning & Community Services Department has reviewed your recent submission titled "Canola Farms Area Structure Plan" (the "Plan"), dated January 2025, prepared by ISL Engineering and Land Services. Please find comments below for your consideration.

1. Section 2.1 Statutory Plans and Land Use Bylaw – County of Vermilion River Municipal Development Plan
 - Review the designation being used in this paragraph:
 - *"The MDPs Future Land Use Map (Map 2) designates Highway 41 and its right-of-ways as "Highway Profile Special Purpose"*
2. Section 3.4 Soils
 - Confirm soil classification with the assessment of the land. Assessment can be viewed here: Online Assessment Reports:
<https://camalot.munisight.com/asmtInfo.html#refreshed>
3. Section 5.6 Municipal Reserve Policies
 - Wording should include the roll of the Province of Alberta *Municipal Government Act*
4. Section 7.2.5(c) Utilities Policies
 - Confirm "Figure 5" is the correct figure being referenced, or to include "Figure 2"
5. Section 8.1 Amendments to the ASP
 - Suggested wording that may be included:
 - *Any Proposed amendment to this ASP shall follow the process defined within the Municipal Government Act and/or bylaws/policies set by the County of Vermilion River. The Developer or initiator of the amendment will engage with the Community in accordance with the County's Public Engagement Policy AD 027 prior to any decision on amending the plan.*

This communication is to offer guidance to the applicant on the submission upon review of an Area Structure Plan proposal and does not establish in any way, a decision or a guarantee of approval on the part of the County of Vermilion River.



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Please make necessary changes to the ASP and provide a revised document, by **July 9, 2025**, for final submission for presentation to Council for First Reading. The next steps shall be as follows:

- First Reading presented to Council for discussion and public review – July 15, 2025
- Public Hearing – August 11, 2025
- Second and Third and Final Reading made available to Council – August 11, 2025
- Subdivision Application can be submitted to Municipal Planning Services (2009) Ltd. for review and decision by the Subdivision Authority

If you should have any questions, please contact the undersigned at the County of Vermilion River Administration Office.

Regards,



Roger Garnett, C.E.T.
Director of Planning & Community Services

Andrea Neufeld

From: Roger Garnett
Sent: July 3, 2025 11:41 AM
To: Andrea Neufeld
Subject: FW: Canola Farms ASP - File 2255-C03
Attachments: 2025-06-27_Canola Farms_ASP Review Letter.pdf; Asmt Info - Farmland Details (651070103).pdf; 250703_Canola Farm ASP_Final.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Roger Garnett, C.E.T.

Director, Planning & Community Services



From: David Schoor [REDACTED] >
Sent: July 3, 2025 11:00 AM
To: Roger Garnett [REDACTED]
Cc: Shawn Jacula [REDACTED]
Subject: FW: Canola Farms ASP - File 2255-C03

Hi Roger, thank you for the comments. We're happy to update the ASP based on the 5 comments the County provided. The updated ASP is attached. A summary of the updates is provided below. We anticipate this information is sufficient to meet the July 9, 2025 submission timeline, and the ASP and subdivision will be advanced in accordance with the schedule described in the June 27, 2025 letter.

1. For the first point, the text has been revised to read "Highway Development Area" instead of "Highway Profile Special Purpose".
2. Soils for the plan area are currently described in Section 3.4 with SPIN2 information. Information from the County's online tool, as requested, is attached. This information is summarized in Section 3.4 as "Dryland Arable" and "Dryland Pasture" with an adjusted rating of 82%.
3. For the third point, text in Section 5.6 of the ASP has been revised with the bold text, "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."
4. Section 7.2.5.c is updated as Figure 2.
5. Wording for Section 8.1, as requested, is added.

David Schoor, MCP, RPP, MCIP | Development Regulation Lead
ISL Engineering and Land Services Ltd.
T: 780.438.9000 C: 780.233.9835

From: Roger Garnett <[REDACTED]>
Sent: Friday, June 27, 2025 4:46 PM