

Area Structure Plans

PLANNING AND DEVELOPMENT DEPARTMENT

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What is an Area Structure Plan (ASP)?

An ASP is a statutory tool that provide the planning framework for the development of lands for commercial, industrial, and residential purposes. It ensures that development is conducted in a manner that is consistent with the goals, objectives and policies of the County. ASP's are prepared in accordance with the Municipal Government Act, Subdivision and Development Regulation, and the County's Municipal Development Plan

When is an ASP required?

An Area Structure Plan is required prior to the approval of a subdivision which would create more than four (4) parcels out of a quarter section. Some examples are:

- Multi lot residential subdivisions
- Multi lot commercial/industrial subdivisions
- If you already live on a quarter section with 4 parcels out, and wish to subdivide an additional parcel

At the discretion of the Development Authority, a Development Concept Plan or Outline Plan may be accepted if the total development area is under 8.08 ha (20.0 acres) in area otherwise indicated within an applicable statutory plan.

What is the process?

- Applicants will meet with the Director of Planning & Development to discuss parameters such as planning and statutory requirements in proposed plan area
- Plan development with all engineering documents (ex: storm water management plan, traffic impact assessment, private septic study, environmental assessment, etc.)
- Review of plan by the Development Authority
- Open house may be required by the Development Authority
- Presentation of Plan to Council for First Reading of bylaw
- Advertisement
- Plan amendments (if required)
- Public Hearing
- Presentation to Council for Second Reading, amendments (if required), and third reading

What is the cost?

- The fees for processing an ASP application are according to the current Fee Bylaw.
- There may be other costs associated with the cost such as Engineering, traffic impact assessment, private septic study, environmental assessment, etc.

QUICK FACTS

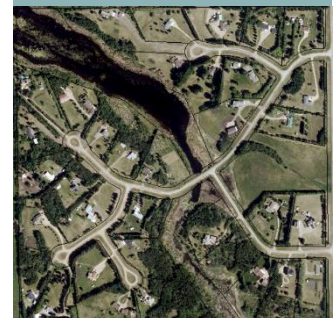
If the plan area is within 800m of a Provincial Highway, the proposed ASP must be submitted to the Alberta Ministry of Transportation for approval, prior to being given 3rd reading.

All approved Area Structure Plans within the County of Vermilion River are on our webpage

RELATED ITEMS

[Land Use Bylaw](#)

[County Applications](#)



REVISION DATE: 2020-12-14