

# AREA STRUCTURE PLANS

## COUNTY OF VERMILION RIVER PLANNING & COMMUNITY SERVICES DEPARTMENT

<https://www.vermilion-river.com/departments/community-services/development-permits>

### 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 Third Reading.
- All approved Area Structure Plans within the County of Vermilion River are on our webpage.

### What is an Area Structure Plan (ASP)?

An ASP is a statutory tool that provides the planning framework for the development of lands for commercial, industrial and residential purposes. ASP's ensure that development is constructed 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 (MDP).

### When is an ASP Required?

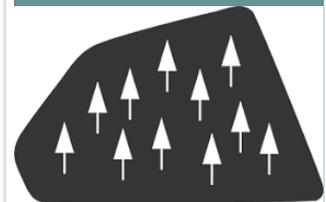
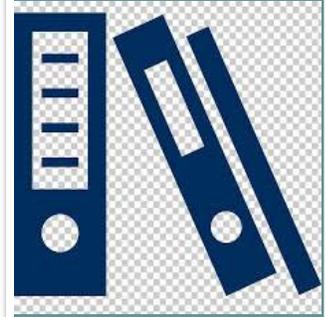
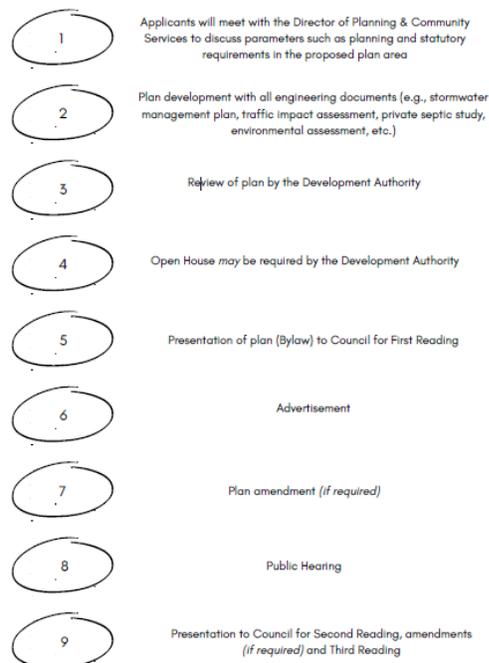
An Area Structure Plan is required *prior* to the approval of a subdivision which would create more than four (4) parcels out of a quarter section.

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* 8.08ha (20.0 acres) in area otherwise indicated within an applicable statutory plan.

### What is the Process?



### 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.

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