

6.0 Phasing & Implementation

6.1 PHASING OVERVIEW

The Area Structure Plan is a relatively small area by typical ASP standards and does not require strict land use phasing. Portions of the ASP are already developed and future phasing will be determined largely by which developers or landowners have the capacity to develop their land. **Figure 7: Planning Areas** provides guidance as to the general phasing anticipated for the ASP lands; however it is recognized that future development may not exactly follow **Figure 7: Planning Areas**.

Policy 6.2.2

Development phasing should be guided by **Figure 7: Planning Areas**, with more immediate development anticipated within Planning Areas 1 and 2 and longer-term development anticipated in Planning Areas 3 and 4.

Policy 6.2.3

Where a development is required to extend infrastructure (roads, water, sanitary or storm water services) across undeveloped parcels of land in the ASP, the developer and Town may enter into an **Endeavour to Assist Agreement**, also known as a “latecomers agreement”.

6.2 PHASING POLICIES

Policy 6.2.1

Development should proceed based on logical and cost-effective extension of infrastructure guided by **Figure 12: Water System** and **Figure 5: Development Concept**.

6.3 IMPLEMENTATION POLICIES

Policy 6.3.1

This ASP is intended to guide future subdivision and development applications within the ASP lands. Future redesignation, subdivision and development applications in the Plan Area are not required to create a subsequent ASP, conceptual scheme or concept plan if they are in compliance with this ASP.

Policy 6.3.2

Where a proposed redesignation, subdivision or development application does not comply with this ASP the applicant shall be required to submit an application to amend this ASP and undertake the statutory plan amendment process in accordance with the Municipal Government Act.

Policy 6.3.3

All planning, subdivision and development applications, and any associated infrastructure construction shall comply with this Plan, and shall comply with the Town's Municipal Development, Land Use Bylaw, Town policy, and provincial and federal requirements.

Policy 6.3.4

The Town should consider review of this Area Structure Plan every five (5) years to determine if any updates are required.

