

# Alberta Beach Regional Intermunicipal Development Plan

Lac Ste. Anne County, Village of Alberta Beach, Summer Village of Val Quentin & Summer Village of Sunset Point





## 7 General Development Policies

**Map 6: Future Land Use Concept Plan** describes the desired land use patterns within the IDP area to accommodate future growth, taking into account existing transportation and servicing systems, manmade and natural constraints, and the desire to retain prime agricultural land uses. Certain components are common to all, or many of the specific land use areas, such as watercourses and road systems. Policies relevant to these common components are described in this section.

### 7.1 Environmental Management

As shown on **Map 3: Existing Natural Features**, the IDP area includes multiple tributaries, associated wetland and/or riparian corridors, and forest and/or shrub vegetation blocks. Effective environmental management and protection of these natural features is a priority for all four municipalities. The primary objective of this IDP is to preserve areas of environmental significance, and to identify areas that are subject to environmental constraints such as flooding, erosion or subsiding. The policies in this section correspond with **Map 7: Environmental Management Policy Areas**. It should be noted that the exact boundaries of the environmentally significant areas are preliminary in nature and should be further studied and refined at the subdivision stage.

#### *Policies*

##### 7.1.1 Environmental Reserve, Environmental Reserve Easements, Conservation Easements and Development Setbacks

The Environmental Reserve, Environmental Reserve Easement or Conservation Easement shall be established in accordance with Section 664 of the MGA at the Area Concept Plan or Area Structure Plan stage.

- a) Areas identified as Priority Vegetation Conservation Areas or Priority Wetland Conservation Areas in **Map 7** shall be dedicated as Environmental Reserve or Environmental Reserve Easement or Conservation Easement.
- b) Areas adjacent to permanent water bodies such as key tributaries/creeks shall provide a development setback in accordance with the Lac Ste. Anne County Riparian Setback Matrix Model (RSMM) as identified in **Map 7**:
  - i) New buildings in existing subdivisions will be required to provide the setback established by RSMM (from high water mark to the new building).
  - ii) New subdivisions will be required to dedicate the setback established by RSMM (from high water mark to the property line) as Environmental Reserve.

##### 7.1.2 Area Structure Plans

Environmentally significant areas and features shall be inventoried and identified for preservation, where warranted, through the Area Structure Plan process. In addition, an Environmental Impact Assessment must be submitted as part of the Area Structure Plan process for