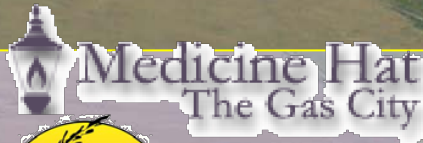


# TRI AREA INTERMUNICIPAL DEVELOPMENT PLAN 2010

- CYPRESS COUNTY BYLAW #2009-15
- TOWN OF REDCLIFF BYLAW #1616-2009
- CITY OF MEDICINE HAT BYLAW #3938



Cypress County





**Existing  
districts and  
uses continue**

d) Parcels within the IDP area that are currently zoned for other than A-1 District uses may continue under those Districts identified in the County Land Use Bylaw. New applications for subdivision and development are subject to any required amendments to the Land Use Bylaw as required by the policies of this IDP.

**Grandfathering  
existing uses**

e) Existing land uses with valid development permits that exist as of the date of approval of this Plan may continue to operate in accordance with the provisions of the Land Use Bylaw and the Municipal Government Act.

**Environmental  
Reserve**

f) Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as environmental reserve in accordance with the provisions of the Municipal Government Act. In some instances the approving authority may consider conservation easements in place of environmental reserves as provided for in Section 22 of the Environmental Protection and Enhancement Act.

**MR and SR in  
areas outside  
Potential  
Growth Area  
designation**

g) County subdivision applications for all parcels in designations other than the Potential Growth Area as shown on Map A will be required to dedicate, defer or pay cash in lieu for the full amount of Municipal Reserve owing as required by the County on a case by case basis in the forms provided for in the Municipal Government Act.



### **2.18.2 Environmental Protection Policies**

- Alberta  
stormwater  
guidelines**
- a) Subdivision and development permit applications shall conform with the Stormwater Management Guidelines for the Province of Alberta 1999, prepared by Alberta Environment as well as existing stormwater management studies for the area.
- Environmental  
Review  
required**
- b) An environmental review may be required where the County determines that significant seasonal and permanent drainages and wetlands are present or where environmentally significant areas are identified in this IDP. The environmental review shall address quality of stormwater runoff, mitigations to protect wetlands and seasonal drainages, soil erosion, air pollution, risk assessment for handling of hazardous goods, the impacts of development on wildlife, vegetation, the health of riparian ecosystems and processes plus other matters as may be determined by the County to be impacts. Generally, the environmental review should at a minimum follow the guidelines used by the Province to evaluate applications for oil and gas development.
- c) Where required by the County, an application for an ASP, subdivision or development permit shall be accompanied by an Environmental Review under a terms of reference adopted by the County. The review shall be prepared by a qualified individual or firm and shall identify issues and mitigations to address those issues.
- Environmental  
Reserve**
- d) Land suitable for Environmental Reserve (ER) may be identified at the subdivision application stage and be taken as

Environmental Reserve on its own, an Environmental Reserve easement or as a conservation easement when part of a more comprehensive agreement covering a significant part of the original parcel. Development buffers required under this Plan may include ER.

Steep slopes

e) Developers shall apply the slope policy as identified in the County Land Use Bylaw as amended from time to time. Additional mitigations may be required where the nature of the application would create additional erosion concerns.

protection of  
creeks, rivers  
and seasonal  
water bodies

f) Disturbance of existing creek drainages and water bodies shall be discouraged. Applications for subdivision or development shall maintain a minimum 30 metre setback from the high water mark of permanent creeks and/or periodic water bodies (e.g., ephemeral creeks). The setback for other water bodies shall be regulated as per the County Land Use Bylaw.

## **2.19 OIL AND GAS INFRASTRUCTURE**

### **2.19.1 Policy Context**

The approval and operation of wells and related facilities operate under the Oil and Gas Conservation Act that effectively eliminates municipal control over these developments, even when imminent pressures for increased land use and development may directly conflict with existing oil and gas infrastructure and proposed drilling and production applications.

Until legislation is changed to allow municipalities to determine approval and placement of oil and gas infrastructure within municipal boundaries, the IDP relies on policies that request Provincial authorities and the specific oil and gas