



Municipal Development Plan Bylaw 13-020



september, 2013

into the subdivision and/or development review process.

9.3.4 minimization of fragmentation

Prioritize clustered development as a subdivision approval criterion in subdivision design or other similar land use techniques to minimize fragmentation of natural spaces.

9.3.5 green development incentive

Consider the implementation of environment friendly development components, such as the dedication of additional reserve land or increased setbacks from water bodies, by exchanging them with developers for more flexible regulations, such as increased height or density or reduced parking requirements.

9.4 Environmental Reserve and Conservation Easements

9.4.1 environmental reserve dedication

Require the dedication of *environmental reserve (ER)* and/or registration of *ER* easements at the time of subdivision in accordance with the *Act*.

9.4.2 environmentally significant areas defined at the asp preparation stage

Require developers to define wetlands and other environmentally significant areas that shall be subject to *ER* dedication as part of the *ASP* approval process based on scientific review and engineering criteria.

9.4.3 confirmation of environmental reserve requirements

- a) Where the need for *ER* requires confirmation, or situations arise where the amount of *ER* proposed to be dedicated exceeds the allocations identified in the *Act*, require that a geotechnical report, biophysical assessment, and/or hydrogeological study be prepared to support the proposed dedication.
- b) For subdivisions adjacent to a water course, survey of the top of bank may be required by a registered Alberta Land Surveyor as part of the application process to use as the basis for determining *ER* requirements.
- c) For subdivisions located in proximity to permanent water bodies or wetlands, require that *ER* be determined in accordance with the **Riparian Setback Matrix Model** as presented in Appendix 2.

9.4.4 environmental reserve easement

Consider the use of an *ER* Easement in instances where areas are not suitable for development (a swamp, gully, ravine, coulee, or land that is unstable or subject to flooding), and public access to and protection of a water body is not required.

9.4.5 conservation easements

- a) Support the use of *conservation easements (CEs)* to protect environmentally sensitive features outside of the subdivision process.
- b) With other *CE* grantee agencies, offer on a case by case basis, the option for a *CE* for lands that may or may not be eligible for *ER* but that contain high-quality, environmentally sensitive or environmentally significant features.
- c) Encourage implementation of *CEs*, but will not be used as a mandatory condition of subdivision approval.
- d) Work jointly with other organizations to determine programs that may provide funds to landowners for the restoration and preservation of environmentally sensitive lands.

9.5 Hazard Lands

9.5.1 knowledge base

Expand the knowledge base on hazardous lands, such as steep slopes and unstable soils that exist in the County as a means to improve land use and servicing decisions.

9.5.2 flood plains

Do not permit permanent structures within the flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect shall be required by the County to confirm that the development has been properly flood proofed. In addition, developers shall be required to submit an Emergency Response Plan in these cases.

9.5.3 geotechnical investigation

Any application for development that contains or is in the vicinity of a swamp, gully, ravine, coulee or natural drainage course, is subject to flooding, abuts the bed and shore of any lake, river, stream or other body of water, or in the opinion of the County is unstable may be required to submit a geotechnical investigation. The investigation shall:

- a) Consist of background research, borehole drilling, Standard Penetration Tests (SPTs), laboratory analysis, visual analysis, and index testing;
- b) Include a report with summary recommendations written in layperson's terms;
- c) Be reviewed and stamped by a qualified professional geotechnical engineer in the province of Alberta;
- d) Be available for review by a qualified professional engineer identified by the County; and
- e) Include any other items required at the discretion of the County.