

# **MDP 2010**

*Adoped by Bylaw 78/2010, July 8, 2010*



# Environmental Conservation & Open Space

2. The MD should require that protective measures be taken in instances where a proposed development or land use redesignation would be located in or near the following areas:

- 2.1. Fish spawning grounds
- 2.2. Nesting, feeding and staging areas for birds
- 2.3. Historical and archaeological resource sites
- 2.4. Wintering areas for ungulates
- 2.5. Wildlife corridors
- 2.6. Wetlands

3. To ensure that the natural qualities of the landscape or the wildlife habitat are protected within an Environmentally Significant Area, the MD may require the following at the redesignation, subdivision or development permit stage:

- 3.1. Development setbacks from the water course
- 3.2. Reduction in densities
- 3.3. Buffers
- 3.4. Dedication of reserves
- 3.5. Preservation of shoreline vegetation
- 3.6. Restrictive covenants to further control and/or restrict development

4. Features and setbacks that are not suitable for development, where public access is not desirable and where municipal enforcement and management is not required may be designated as an *Environmental Reserve Easement*.

5. A *Conservation Easement* may be considered to preserve significant natural features and/or areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and/or areas shall be clearly stated in the easement agreement.

6. The MD shall work with those agencies having jurisdiction, to assist in identifying existing and potential air quality concerns and to mitigate or eliminate these issues.

7. At the time of subdivision, land that is within the 1:00 year floodway may be designated Environmental Reserve or Environmental Reserve Easement. Development on existing titles partially within the 1:100 floodway shall be restricted to the area outside the 1:00 year floodway. Development and/or Re-development of land wholly within the 1:00 year floodway is discouraged but may proceed in conformance with the requirements of the Land Use Bylaw.

*“Conservation is a state of harmony between men and land.”*

Aldo Leopold

## **Conservation Easement:**

The easement is a voluntary legal agreement on land that is executed between the landowner and an easement holder, such as a municipality or conservation organization, and which prohibits certain types of uses or development from occurring on the land.