

Red Deer County



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## Gasoline Alley East Major Area Structure Plan

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Red Deer County Planning  
& Development Services

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Bylaw No. 2016/21

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Adopted: August, 16, 2016

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## ENVIRONMENTAL RESERVE

- 8.6.13 Where applicable, the location of Environmental Reserves shall be indicated in all proposed Local Area Structure Plans.
- 8.6.14 Any Environmental Reserve land required on a parcel of land will be addressed at the time of subdivision, and will be considered particularly in areas that abut the bed and shore of any lake, river, stream, in accordance with the requirements of the Municipal Government Act.

## CONSERVATION EASEMENTS

- 8.6.15 Conservation Easements may be considered as a tool to preserve significant natural features and areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the easement agreement. Red Deer County may register the agreement on title, by way of a caveat.

## 8.7 Water Services

### Goal:

To provide a safe, secure, efficiently designed water distribution system that is able to serve all developments within the Plan area.

### Objectives:

1. To ensure all developments are adequately serviced by municipal water infrastructure.
2. To promote the efficient use of potable water resources.
3. To promote water conservation through Low Impact Development (LID) within the Plan area.

### Policies:

- 8.7.1 All new development shall be required to extend, if necessary, and connect to the municipal water system and design and fund their own on-site servicing requirements.
- 8.7.2 Servicing of the Plan area shall be accommodated through the installation of municipal water services within utility rights-of-way, required to be shown at the time of subdivision application and their locations approved by the appropriate Approving Authority and will be designed to minimize its impact on natural features.
- 8.7.3 Development shall follow the logical extension of the existing municipal piped water system.
- 8.7.4 All industrial and commercial developments shall be encouraged to utilize Low Impact Development design features such as installing water saving fixtures, and the capturing of roof run off rain water for on-site irrigation and landscaping purposes.

## 8.8 Sanitary Sewer Services

### Goal:

To provide safe and secure, efficiently designed sanitary sewer system to serve all development within the Plan Area.

### Objective:

1. To ensure all new developments are adequately serviced by municipal sanitary sewer services.