

# Saddle Hills County



## Municipal Development Plan

(Office Consolidation including amendments to June 28, 2016)



**September, 2010**



Environmental Reserves to protect water bodies and valley banks that meet the definition of Environmental Reserve but are not claimed by the Province.

- 7.1.5 The County shall require that developers, utilizing guidelines prepared by Sustainable Resource Development, provide appropriate setbacks from water bodies, water courses, and slopes to protect against erosion, flooding, loss of fish and wildlife habitat, and damage to natural features.
- 7.1.6 River and creek valleys shall be preserved as Environmentally Sensitive Areas, wildlife corridors and habitat, and may include low intensity recreation uses. Through the subdivision process, a minimum 15.2 metre (50 foot) wide setback from the top of the bank may be dedicated as Environmental Reserve to protect the valley bank and, where appropriate, public access. All lands below the top of the bank may be dedicated as Environmental Reserve. The top of bank may be identified during the preparation of an Area Structure Plan, or the subdivision and development process to the satisfaction of the County.
- 7.1.7 Building setbacks from valleys shall be provided as per the County's Land Use Bylaw.
- 7.1.8 No permanent development or infrastructure shall be permitted on lands that are contained within a 1:100 year flood plain or otherwise known to be flood-prone, unless the developer provides:
- a. a certificate from a qualified professional engineer to confirm that the development or infrastructure has been properly flood proofed. For those areas where 1:100 year flood mapping does not currently exist, the County shall require a qualified professional to confirm the 1:100 year flood level of the affected river, stream or lakeshore; and
  - b. indication to the satisfaction of the County that the flood hazard has been mitigated.
- Notwithstanding (a) and (b) above, development associated with substances of a chemical, hazardous or toxic nature, which would be an unacceptable threat to public safety if damaged as a result of flooding, shall not be permitted to locate in the 1:100 year flood hazard area.
- 7.1.9 Permanent development shall not be permitted on slopes exceeding 15% or on land that is subject to erosion. Development on such lands may only be considered after sufficient geotechnical investigation has demonstrated that the site in question is suitable for development in accordance with Alberta Environment guidelines.
- 7.1.10 For subdivisions adjacent to a river or stream, the top of bank may, at the discretion of the County, be required to be identified by survey as part of the application process. This documentation shall serve as the basis for determining Environmental Reserve requirements.
- 7.1.11 The County shall encourage and promote the use of Conservation Easements as a means of protecting environmentally sensitive features on private lands.
- 7.1.12 The following conditions may be required as part of a development permit:

- a. The storage and handling of fuels and hazardous chemicals should be stored at a minimum of 100m from any water body, wetland and/or sensitive ecological area. In addition, the aforementioned materials as well as equipment shall be stored in a protected location with secondary containment to reduce the spill potential.
- b. The refueling of equipment shall take place a minimum of 100m from an Environmentally Sensitive Area.
- c. Erosion, as a result of development, shall be mitigated through the use of control measures to prevent the loss of top soil and sediment into local water bodies.
- d. Should the development occur near an Environmentally Sensitive Area, the owner/developer shall obtain a geotechnical report related to the significance of the wetland area to the local groundwater recharge regime as well as authorization pursuant to Alberta's Water Act and compensation may be required.

7.1.13 The development of sand and gravel extraction operations may be permitted subject to the site being reclaimed to the satisfaction of the County and Alberta Environment.

7.1.14 The County may prohibit developments which may result in a contamination of groundwater quality, Environmentally Sensitive Areas, or any other feature which is determined to be environmentally significant. This includes such uses as sand and gravel extraction, Confined Feeding Operations, and major industrial uses.

7.1.15 The County may:

- a. require developers to identify groundwater recharge areas as part of their subdivision applications; and
- b. negotiate conservation easements, or require Municipal or Environmental Reserve and/or Environmental Reserve Easements covering groundwater recharge areas. If necessary these instruments may be implemented to protect tree cover surrounding groundwater recharge areas.

7.1.16 The County may, as a condition of subdivision approval, require the protection and conservation of Environmentally Sensitive Areas by dedication of environmental reserve and municipal reserve, the provision of environmental reserve easements and conservation easements, or by other statutory means as defined by the Municipal Government Act, or the Alberta Land Stewardship Act.

## **7.2 Municipal Reserve**

7.2.1 As a condition of subdivision, the County may require that ten percent (10%) of the developable lands be dedicated as municipal reserve as provided for under the Act.

7.2.2 In the event that municipal reserve is to be dedicated, it shall be acquired as cash-in-lieu except as follows:

- a. where the subdivision results in the creation of a multi-parcel country residential development, municipal reserve may be dedicated in parcel form for community open space;
- b. in industrial or other non-residential subdivisions, municipal reserve may be dedicated in parcel form to serve as buffers from incompatible land uses;