

PART 6 - OVERLAYS

F1 OVERLAYS

F1.1 ENVIRONMENTALLY SIGNIFICANT AREA PROTECTION OVERLAY

1) Purpose

The purpose of this overlay is to

- a) contribute to the protection of wetlands, watercourses and other water bodies from incompatible development through the application of the Riparian Setback Matrix Model; and
- b) identify lands that are in proximity to environmentally significant areas as defined by the Province.

2) Application

This overlay applies to all land that is adjacent to:

- a) a wetland as defined in the County's Wetland Inventory, or in the absence of the County inventory, the Wetlands Inventory maintained by Alberta Environment and Parks and accessed at www.geodiscovery.alberta.ca;
- b) sites identified by Alberta Environment and Parks in the "Environmentally Significant Areas in Alberta: 2014 Update" or successor documents; and,
- c) sites identified as parks or protected areas by Alberta Parks.

3) Uses

The permitted and discretionary use lists for the underlying land use district shall apply.

4) Regulations

- a) Riparian setback matrix model
 - i) All private lands in proximity to a water body shall be subject to the County's Riparian Setback Matrix Model to determine setback distances from the high water mark of the affected water body. Notwithstanding any land use district regulation to the contrary, no development shall be allowed within the Setback distance as determined through the Riparian Setback Matrix Model; and
 - ii) Notwithstanding the land use district regulations, no tree clearing shall be permitted within the setback distance as determined through the Riparian Setback Matrix Model.
- b) development near a water body shall be bound by the relevant watershed management plan and/or water body protection plans that are in place at the time of application; and
- c) All permit applications for development and subdivision on lands affected by this overlay shall be referred to Alberta Environment and Parks for review and comment.

5) List of Technical Studies

The following list of technical studies may be required by the County as background information to support an application where development is to occur within environmentally significant areas.

Biophysical Assessment prepared by a qualified professional biologist accredited by the Alberta Society of Professional Biologists (ASPB), identifying rare plant and wildlife species/communities, as listed on the current Alberta Natural Heritage Information Center (ANHIC) and Committee on the Status of Endangered Wildlife in Canada (COSEWIC). The findings of this report shall assist in the preparation of the environmental management plan and/or concept plan.

Concept Plan preparation is tied to the scope and intensity of the proposed development and shall include a public consultation process. Based on the scope and intensity of development proposed, concept plans may require the provision of supportive reports and/or studies completed by a qualified professional including but not limited to: servicing study, geotechnical assessment, traffic impact assessment, stormwater management plan, biophysical assessment and preliminary engineering plans and specifications. Concept plans shall be prepared in accordance with approved County policy.

Engineering Plans and Specifications/Construction Drawings are required in support of an application to establish the parameters for the construction of improvements associated with the proposed development. Engineering plans and specifications must be completed by qualified professional engineer accredited by APEGA and include the following:

- Cover Sheet(s);
- Clearing and Grading Drawings;
- Roads, Lanes and Walkways Drawings;
- Traffic Control and Signage Drawing;
- Water Distribution Drawing (if applicable);
- Water Distribution Disinfection and Flushing Drawing (if applicable);
- Sanitary Sewer Drawing (if applicable);
- Storm Sewer Drawing – Major/Minor System;
- Storm Sewer Drawing – Minor System;
- Shallow Utilities Drawing;
- Building Grade Drawing;
- Landscape Drawing; and,
- Erosion Control and Sedimentation Drawing.

Upon completion, two (2) sets of complete construction drawings are required to be submitted to the County for preliminary review and approval. Additional circulation of the shallow utilities plan is required to be circulated by the Developer to appropriate utility companies for review and approval. Each utility company is required to submit and approval letter for inclusion within a development and servicing agreement in support of the proposed development or subdivision. For additional details on drawing specifications, and requirements and development agreement procedures refer to other County policies.

Fire Protection Plan is required to ensure adequate improvements to support fire suppression in the case of an emergency within the proposed development area. The fire protection plan must be prepared and submitted for review by the Fire Authority. Once approved, the owner/developer is responsible for implementing those improvements as outlined within the approved fire protection plan as these will be included within the terms of the development agreement where appropriate. During a fire emergency, a copy of the approved fire safety plan must be available for the responding fire department's use. In general terms, the fire protection plan should include:

- Key contact information including site location and access arrangements;
- Utility services (including shut-off valves for water, gas and electric);
- Access issues to the property;
- Layout, drawing and location of water supply within the subject property;
- Layout and location of fire suppression infrastructure; and
- Incorporation of Fire Smart Principles.

Where required, the findings of this report should be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.

Flood Risk Assessment (FRA) may not necessarily be required within Lac La Biche County. If the Development Authority deems such a study is required as background information to support an application it must be completed by a qualified professional accredited by APEGA to determine if the subject area is suitable for the proposed use by:

- a) determining the risk of flooding at the site now and in the future (a minimum of 100-year flood event); and
- b) considering the consequences of the site being flooded and provide recommended mitigation measures and design standards to guide the construction of improvement within the subject area.

Geotechnical Report is to be prepared by a qualified professional engineer accredited by APEGA identifying and assessing the subsurface soil and groundwater conditions liable to affect suitability of the lands to support the proposed development. The report shall provide conclusions and recommendations to guide the design and construction of the proposed development and associated improvements including both municipal infrastructure and/or private improvements proposed on the subject property inclusive of buildings, structures and/or private services.

Hazards Assessment & Management Plan shall identify any and all potential hazards in relation to the proposed development and how they shall be managed. Suggested hazards include but are not limited to fire, petro chemicals and processing chemicals. The plan shall also include an emergency response plan in the event of an emergency situation.

Private Sewage System Suitability Analysis is a report that represents specific geotechnical investigation of the proposed development area documenting prevailing soil conditions, a soil texture analysis and soil suitability assessment to support on-site private sewage disposal system. This report must be completed by a qualified professional in accordance with current codes, procedures or regulations.

Public Consultation or Engagement needs to be undertaken by the proponent. The consultation should follow an Open House format, shall be fully documented in writing and shall include the following information:

- a) the names and contact information of all attendees;
- b) a synopsis of matters discussed;
- c) a summary of concerns raised;
- d) a formal response to all concerns raised. The time and place of the public meeting must be advertised in the local paper for two consecutive weeks prior to the meeting and that written notification shall be given to the Planning & Development Department.

Reclamation Report shall outline the measures to be taken to return the development site to an equivalent land capability, as based on pre-disturbance site assessments of soil, landscape, and vegetation. The plan shall also establish criteria and specifications to guide the design, installation and maintenance of vegetation planted as part of a re-vegetation strategy. Plant species should be chosen in consultation with landowners and reflect species present on adjacent lands.

Servicing Study is to be prepared by a qualified professional engineer accredited by APEGA, which establishes the technical engineering requirements to service the proposed development. The report should compile and summarize relevant information with respect to site grading, proposed water supply and distribution, sanitary sewage collection and treatment, storm drainage systems, shallow utilities and public roadways. The report should include discussion pertaining to existing site conditions, proposed site grading, summary of supportive modeling completed and identification of any unique site constraints

and/or issues that may affect the servicing of the proposed development. The details of individual supportive studies that may be required in addition to the servicing study (i.e., geotechnical, biophysical assessment, traffic, water modelling, sanitary sewer system modelling, stormwater management, erosion and sediment control) may be contained in separate reports but should be referenced and summarized in the servicing study.

Stormwater Management Plan is to address current and future drainage requirements in support of the proposed development while satisfying constraints imposed by topography, existing and proposed land uses, land ownership, and other local considerations. The plan shall be completed by a qualified professional engineer accredited by APEGA, and shall identify and locate major drainage facilities, including major drainage channel improvements, the location of storm sewer improvements, open channel routes, retention/detention facilities, and land requirements for drainage purposes. Where required, the findings of this report should be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development/subdivision.

Traffic Impact Assessment is used to evaluate the traffic impact of proposed developments/subdivisions. This type of study must be prepared by a qualified professional engineer accredited by APEGA, which assesses the potential effects of traffic generation caused by the proposed development on regional and local roadway systems. The traffic impact assessment shall identify and define the study area, the planning horizon and analysis period, the existing traffic conditions, and the estimated traffic demand. Furthermore, a safety analysis, site access analysis, traffic collision analysis, and sight distance evaluation should be conducted. The assessment shall also identify mitigation measures and provide overall recommendations for addressing local and regional traffic impacts. Where required, the findings of this report shall be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development/subdivision.