



# Subdivision & Development in Environmentally Significant Areas

## MOUNTAIN VIEW COUNTY STEWARDSHIP

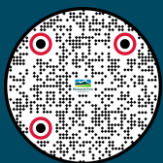
County residents have a long tradition of land stewardship and conservation. Mitigating cumulative impacts and ensuring preservation of our natural landscape, habitats and ecosystems is vital to the success of future generations.

## WHAT ARE CUMULATIVE EFFECTS?

The combined impacts from past and present development and land use activities

## WE'RE HERE TO HELP!

The staff at Mountain View County are available to assist with any questions you have. Contact us today! Visit the Planning & Development Website or Scan the QR Code below



## ENVIRONMENTALLY SIGNIFICANT AREAS (ESAs)

Mountain View County has an array of landscapes and ecosystems that provide vital environmental assets. Identifying areas that are environmentally significant is necessary when considering Subdivision and Development within ESAs.

## ENVIRONMENTALLY SIGNIFICANT AREAS INFORMATION



### Summit Report (2008)

- Study retained by the County through Summit Environmental Consultants Ltd. in 2008.
- Study is the baseline for deciding when additional studies may be required to determine site suitability of a proposal.
- Other areas not identified within the ESA mapping may still be environmentally significant and require further studies.
- The report outlines 11 separate criterion, which identify various environmental and geological features that provide biological, environmental, ecological or hydrological functions and should be protected.



### Fiera Report (2014)

- Study retained by the Province of Alberta through Fiera Biological Consulting Ltd.
- Uses multiple criteria to identify and assess quarter sections that contain environmentally significant lands.
- The report uses the following criterion:
  - Areas that contain focal species, species groups or their habitats
  - Areas that contain rare, unique or focal habitat
  - Areas with ecological integrity
  - Areas that contribute to water quality and quantity

# ENVIRONMENTAL PROTECTION TOOLS

Below is a list of environmental protection tools that could be attached to development or subdivision approvals:

## RESTRICTIVE COVENANT (RC):

- Restricts the use of a parcel of land
- Allows for uses within limits to ensure environmental protection
- Landowner obligated to take measures necessary to support covenant (i.e., off-site watering, controlled grazing, etc.)
- Registered on Land Title

## DEVELOPMENT AGREEMENT (DA):

- Agreement that specifies landowner's obligations for construction (i.e., building envelope, setback restriction and architectural controls)
- Registered on Land Title

## RIPARIAN AND ECOLOGICAL ENHANCEMENT PROJECT:

- Agreement with landowner for either:
  - Riparian Ecological Enhancement
  - Riparian Health Assessment

## ENVIRONMENTAL RESERVE (ER):

- For lands that are typically undevelopable but also contain natural features that require environmental protection
- Ownership of land transferred to County and public access generally permitted
- Development restricted and lands remain in a natural state

## ENVIRONMENTAL RESERVE EASEMENT (ERE):

- For lands that should remain in a natural state (like ER)
- Landowner keeps ownership of land and public access at landowner's discretion
- Restrictions registered on Land Title

## WHAT ARE ENVIRONMENTAL ASSETS?

- Living and non-living components of the natural environment that provide benefits to humans through the **Ecosystem Goods and Services** they provide
- **Environmental Asset Examples:** soils, rivers, lakes, wetlands and forests
- **Ecosystem Goods** are materials from nature that we rely on, such as food, fibre, timber, clean air and water
- **Ecosystem Services** are the benefits that healthy ecosystems provide, such as air and water purification, carbon sequestration and flood mitigation

## WHAT STUDIES ARE REQUIRED FOR PROPOSALS WITHIN AN ESA?

The need for studies will be determined based on the level of environmental sensitivity and level of disturbance proposed. Potential studies could include:

- Biophysical Assessment
- Environmental Management Plan
- Flood Risk Assessment
- Geotechnical Report
- Reclamation Report

## GET THE INFORMATION YOU NEED:

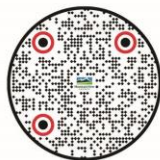


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