



Policy # 6012

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Policy Title: Guidelines for the Identification of Environmentally Significant Areas within Mountain View County

Policy No.: 6012

Approval: County Council

Effective Date: July 15, 2009

Amended Date: April 27, 2016

Supersedes Policy No.: New

Policy Statement: Mountain View County (the County) may establish guidelines for the requirement for, and use of detailed reports on Environmentally Significant Areas (ESAs) of the County.

Purpose: To provide Council, Administration, Technical Officers and the public with baseline information on Environmentally Significant Areas within the County in order to assist the consideration of proposed redesignation, subdivision, and development permit applications or any other business conducted by, or under the authority of the County.

Principles:

1. Mountain View County has adopted a Municipal Development Plan, Area Structure Plans and Land Use Bylaw that consider the protection of Environmentally Significant Areas as a priority of the County.
2. Mountain View County wishes to establish consistency across the County in identifying and recognizing Environmentally Significant Areas in the County.

End of Policy




Procedure Title: Guidelines for the Identification of Environmentally Significant Areas within Mountain View County

Procedure No.: 6012-01

Approval: CAO

Effective Date: July 15, 2009
Amended Date: April 27, 2016
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Supersedes Procedure No.: New



1. Definitions

- 1.1 "Approving Authorities" means the Inter-Municipal Planning Commission (IMPC), Municipal Planning Commission (MPC), Mountain View County Council, and the Administrative Subdivision and Development Approving Authority of Mountain View County (ASDAA).
- 1.2 "Biophysical Assessment" means an assessment of the biological and physical elements of an ecosystem. The biotic elements should include but are not limited to vegetation and wildlife and the abiotic elements should include, but are not limited to geography, topography, hydrology and soils.
- 1.3 "Council" means Mountain View County Council.
- 1.4 "County" means Mountain View County.
- 1.5 "Environmental Impact Assessment" means an assessment of the possible impact – positive or negative – that a proposed development may have on the natural environment. The assessment may include, but is not limited to a broad set of parameters including biodiversity, environmental noise, water pollution, traffic, geotechnical risks, visual impacts, public safety issues and hazardous substance issues.
- 1.6 "Environmentally Significant Area" means any parcel or portion of land that already has, or with remedial action could achieve, desirable environmental attributes. These attributes contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover and similar vital ecological functions.
- 1.7 "Environmental Site Assessment" means an assessment which may examine, but is not limited to potential soil contamination, groundwater quality, surface water quality and issues related to hazardous substance uptake by biota.
- 1.8 "Technical Officer" means designated staff of Mountain View County.

2. Procedures

- 2.1 The 2008 Environmentally Significant Areas Report completed by Summit Environmental Consultants and the 2014 Provincial Environmentally Significant Areas Report completed by Fiera Biological Consultants shall be considered the baseline information on determining when additional studies may

be required on a specific site to determine the site suitability of a proposal. All areas identified within this report shall be considered environmentally significant by the County regardless of classification.

- 2.2 The attached map (Schedule “A”) shall be used as the first level of determination if an area, or a proposal may require further studies to be submitted by the developer. Other areas not identified within Schedule “A” may require further studies subject to the discretion of a Technical Officer, an Approving Authority of Mountain View County or as deemed necessary upon a site inspection of the area. These further studies may include Biophysical Assessments, Environmental Site Assessments, or those deemed as equivalent by a Technical Officer or a County Approving Authority.

Should additional detailed reports be deemed necessary, the plans completed and submitted will be considered by Mountain View County Council or any other County Approving Authority, and may be added to the County’s land use database as environmental information to be used for future Planning and Development or other County purposes.

- 2.3 Should a proposed subdivision or development be located within an Environmentally Significant Area, a Technical Officer or a County Approving Authority may request a Biophysical Assessment, Environmental Site Assessment, Environmental Impact Assessment or equivalent.
- 2.4 Mountain View County’s Statutory Plans and Policies, including approved Area Structure Plans, may be used in conjunction with the attached map (Schedule “A”) to evaluate the appropriateness of development and/or any necessary conditions of development to support the protection of Environmentally Significant Areas.
- 2.5 Where appropriate, the environmental protection measures pursuant to any County Statutory Plan, County Policy or Provincial Legislation may be applied as a condition of subdivision or development approval.