

WELCOME!

THANK YOU for attending our **Riparian Land Use Bylaw Amendment Open House**

Our purpose today is to:

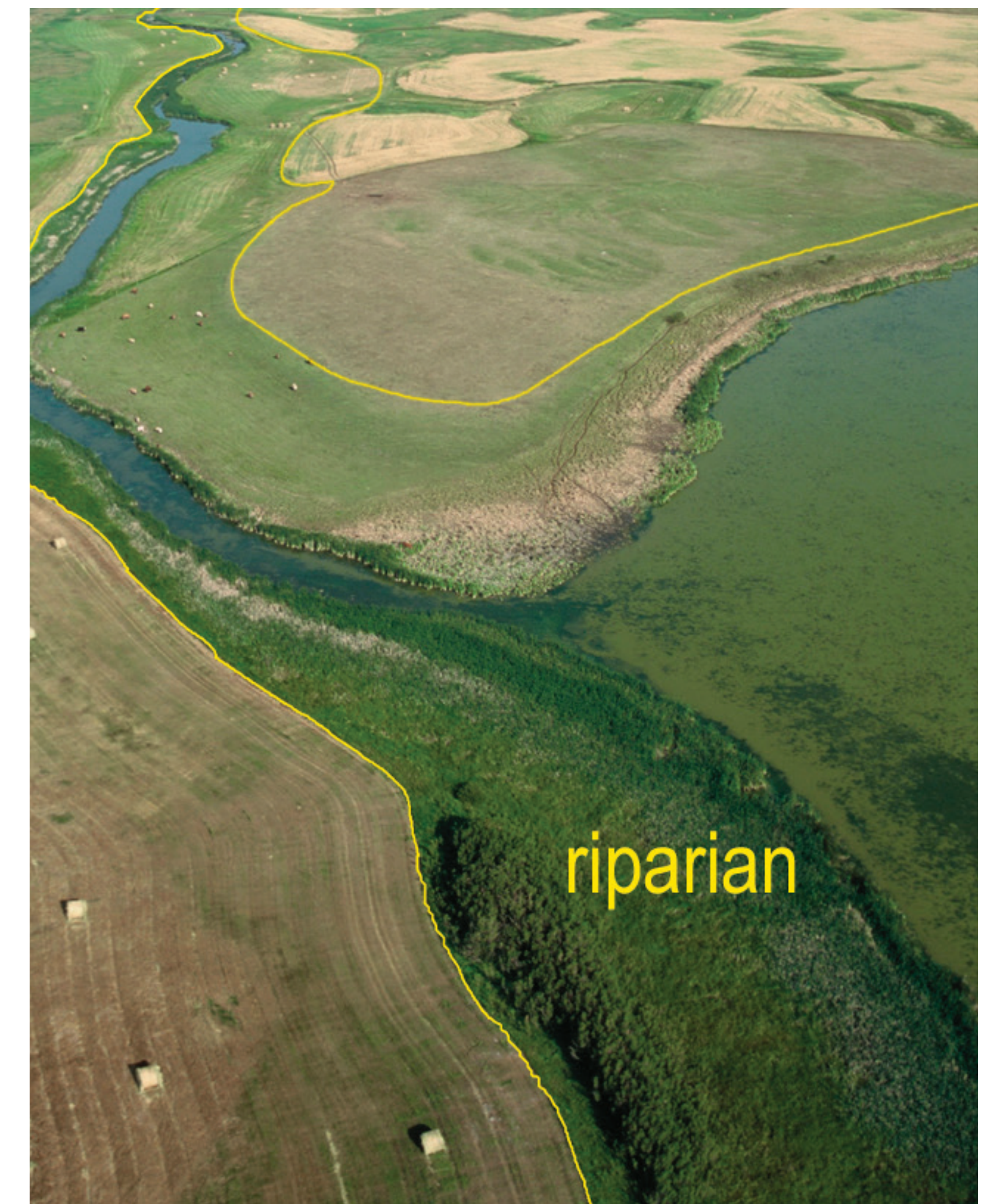
- **Present the proposed** Land Use Bylaw **changes** to protect Riparian Areas
- **Answer your questions** about how these changes may affect you



ROCKY VIEW COUNTY

WHAT IS A RIPARIAN AREA?

Riparian Areas, also called “green zones,” are lands next to streams, rivers, lakes and wetlands where vegetation and soils are strongly influenced by water.



RIPARIAN AREAS ARE IMPORTANT

Riparian Areas are a valuable part of our landscape.



Economic Benefits

- Protect property by reducing erosion and flooding
- Collect and store water for dry months



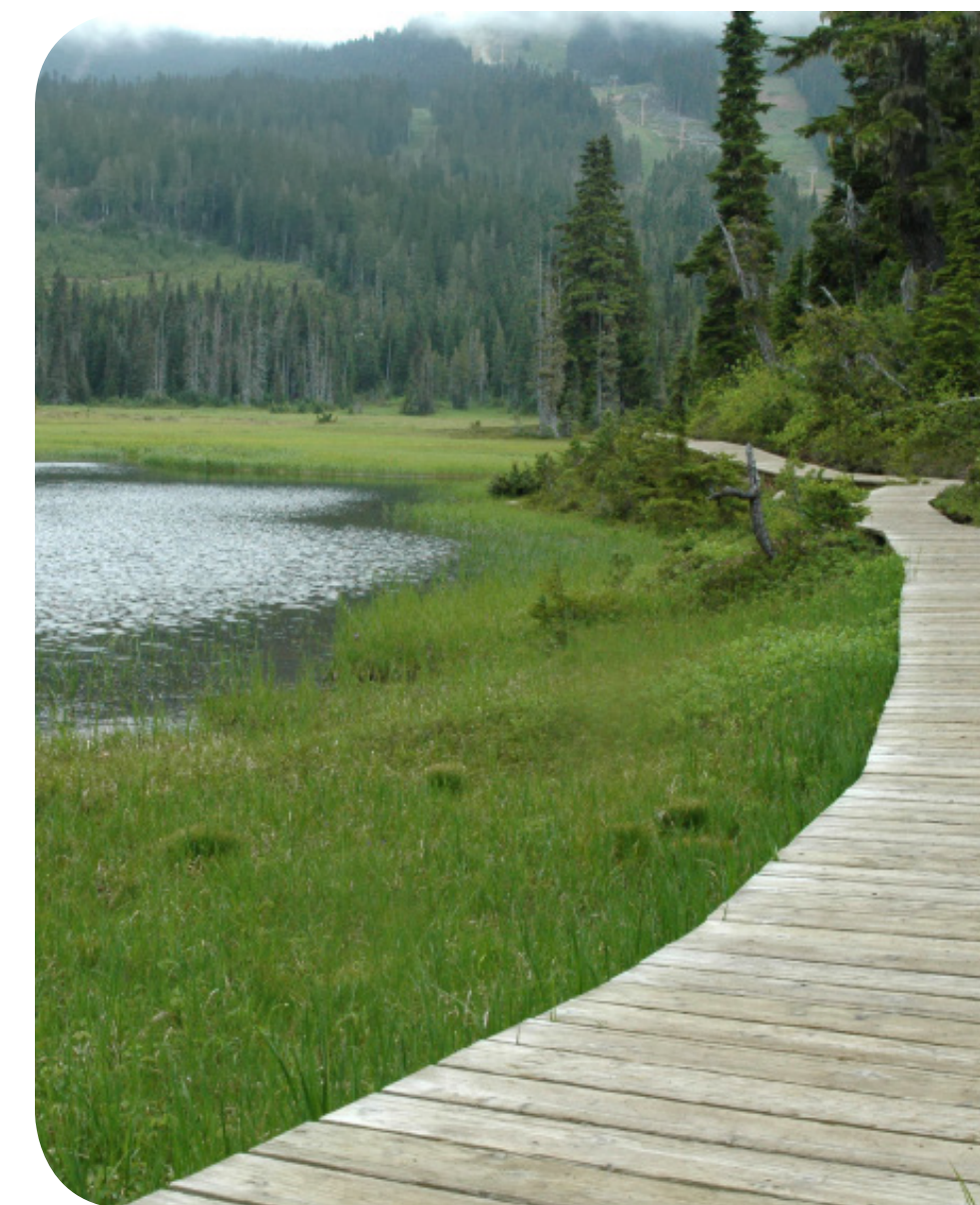
Environmental Benefits

- Provide important fish habitat
- Protect wildlife habitat
- Regulate temperatures
- 80% of mammals use riparian areas in their lifetimes!



Health Benefits

- Maintain or improve water quality by filtering toxins and debris
- Provide healthy drinking water



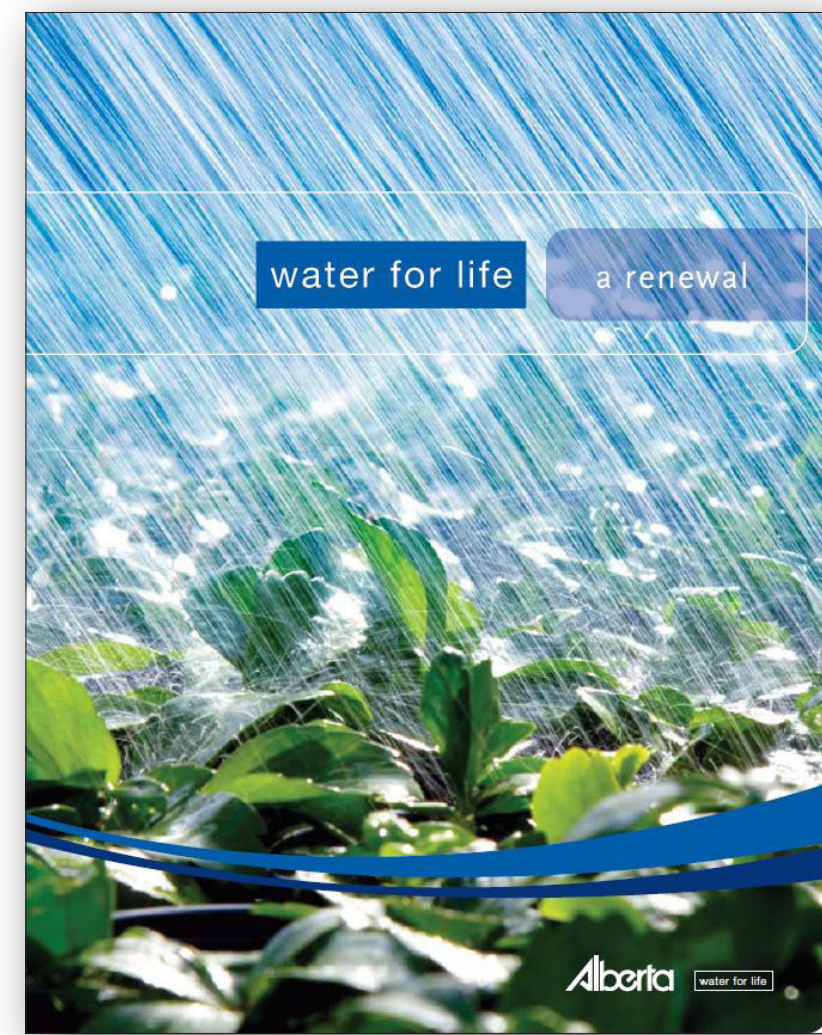
Recreational Benefits

- Pathways and parks
- Provide opportunities for outdoor activities and exercise



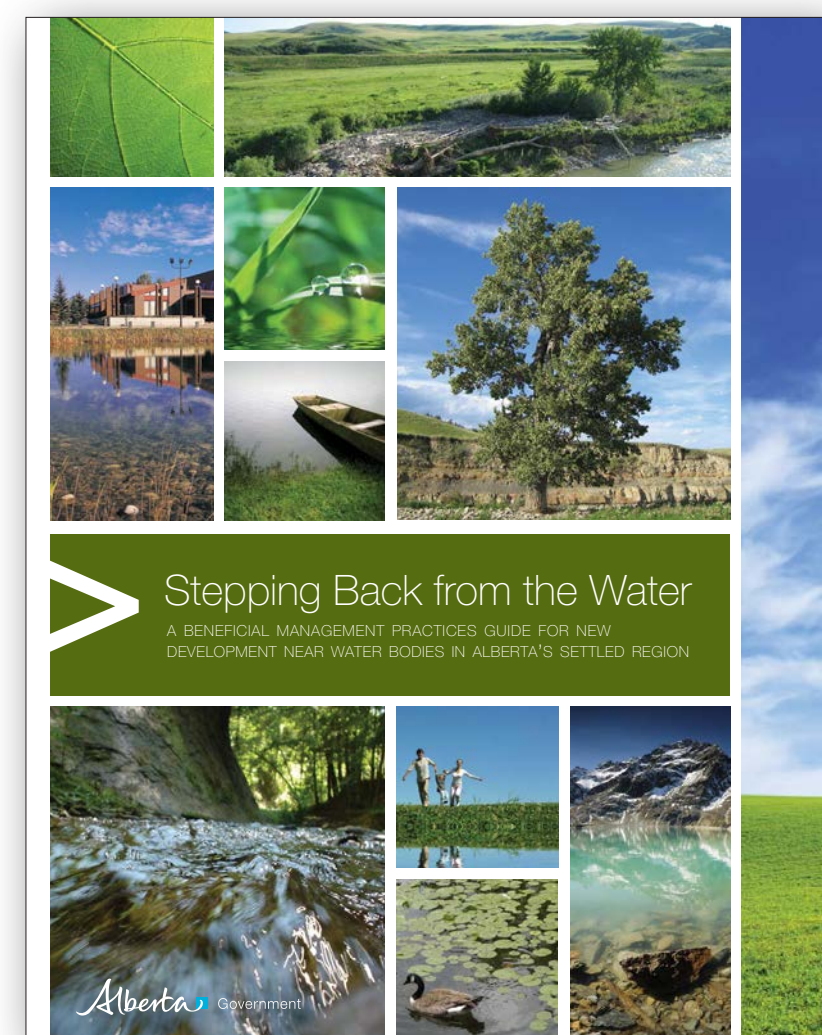
POLICY CONTEXT

The Province provides tools and directions to protect Riparian Areas.



Water for Life Goals

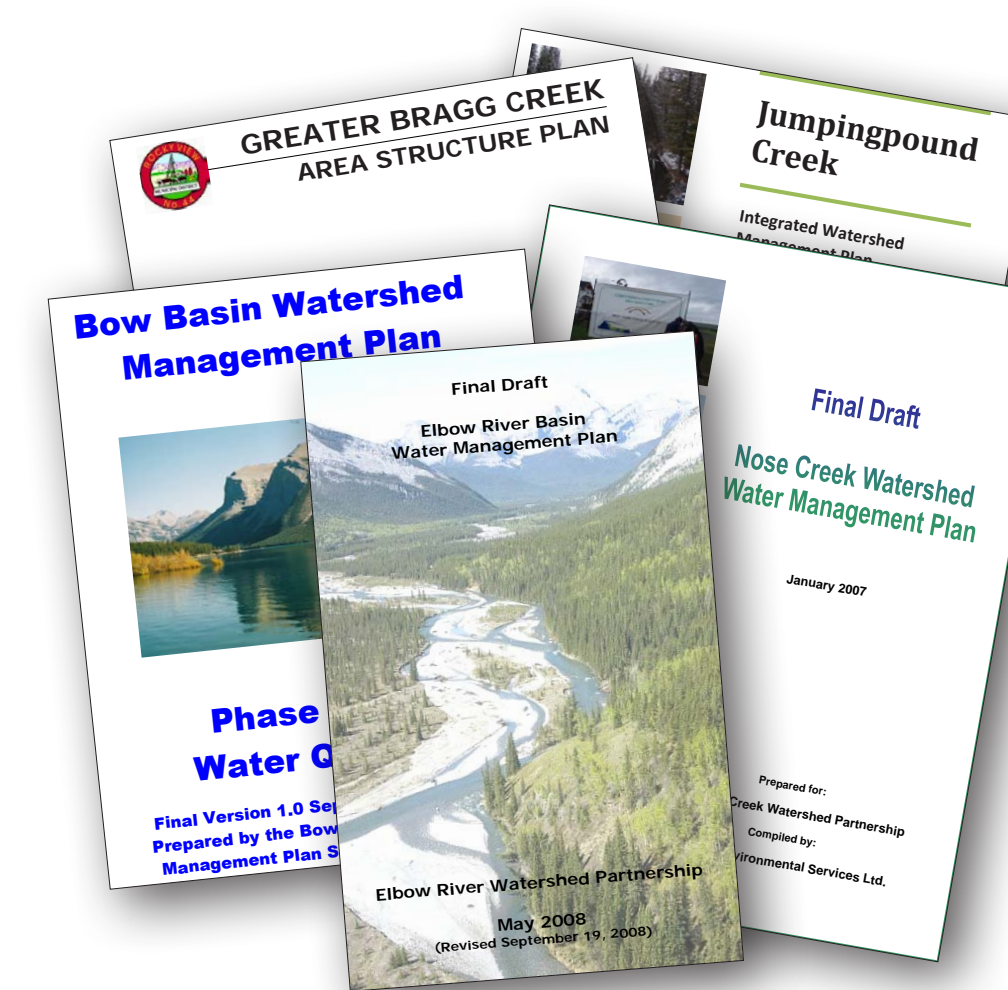
- Safe, secure drinking water
- Healthy aquatic ecosystems
- Reliable water supplies for a sustainable economy



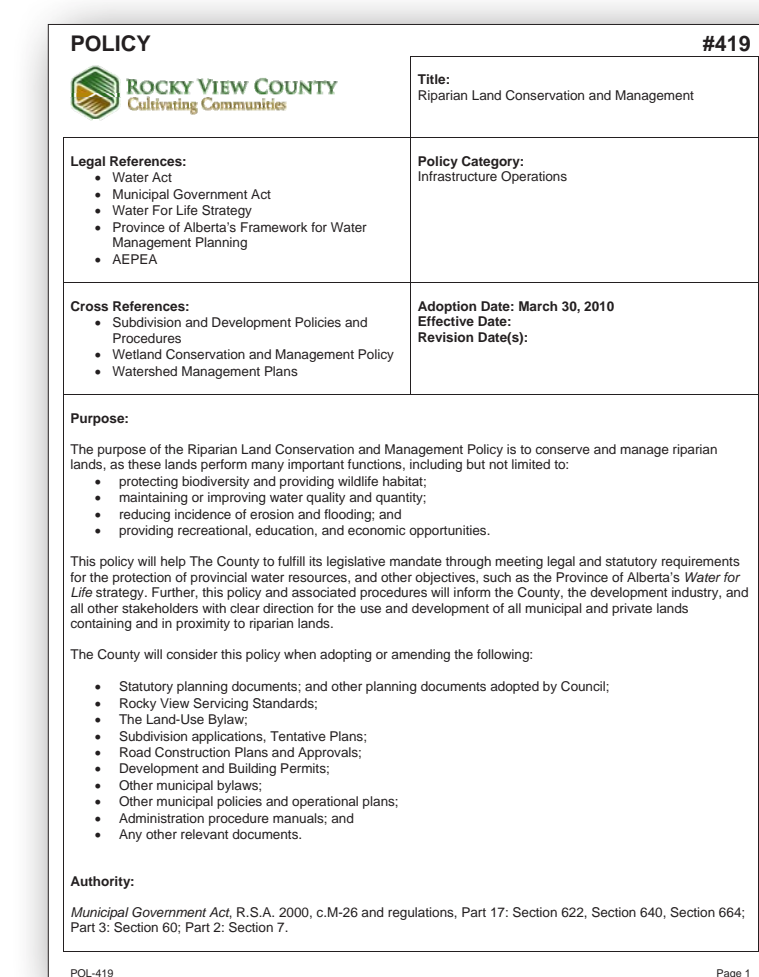
Stepping Back from Water

- Science-based standards
- Development setbacks based on soil type

The County has already acted. Support for Riparian Areas is included in:



- **Community Plans**, like Greater Bragg Creek Area Structure Plan
- **County Plan**
- Adopted **Watershed Management Plans**
- **Best Management Practices** for agricultural lands



Riparian Policy #419 (2010)

- Science-based standards
- Implements development patterns that better protect riparian areas
- Aligns with provincial policy



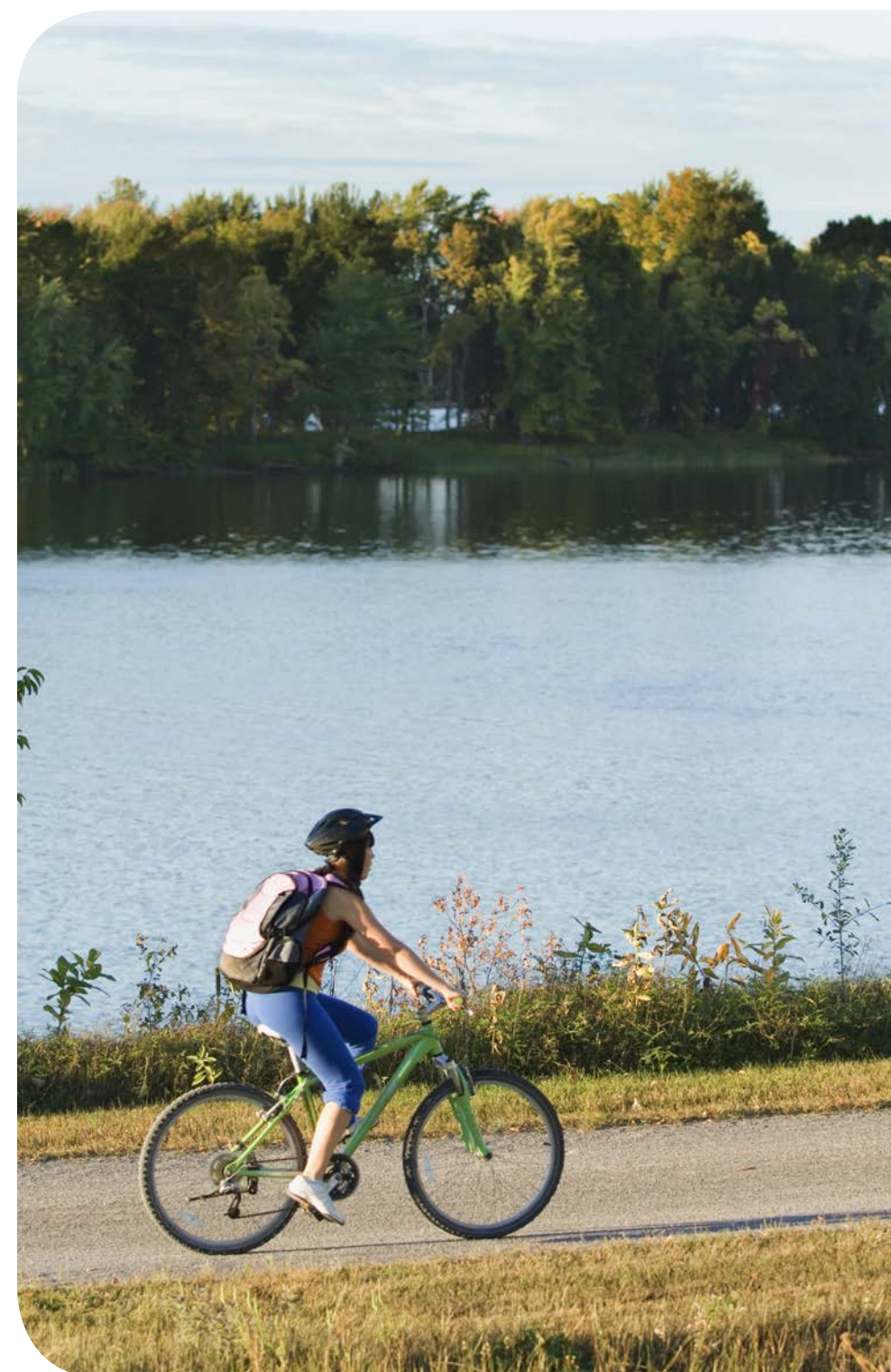
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PROPOSED CHANGES

The Land Use Bylaw amendment helps the County to protect riparian areas in a consistent way by:

- Identifying and mapping the **Riparian Protection Area**
- Limiting certain types of **new** development.

Proposed changes include:



Riparian Protection Area

- 30 metres or 60 metres from watercourse depending on soil type
- Measured from the centre of a watercourse, unless Bow River or Elbow River
- Bow River and Elbow River is measured from the river bank



Development Limitation

In Riparian Protection Areas, the following **new** development will be limited:

- Buildings
- Private Sewage Treatment System and Decentralized Wastewater Systems
- Stormwater ponds, artificial water bodies and dugouts
- Stripping, fill, excavation grading and/or re-contouring
- Commercial Communications Facilities
- Parking lots for commercial, industrial or institutional land uses



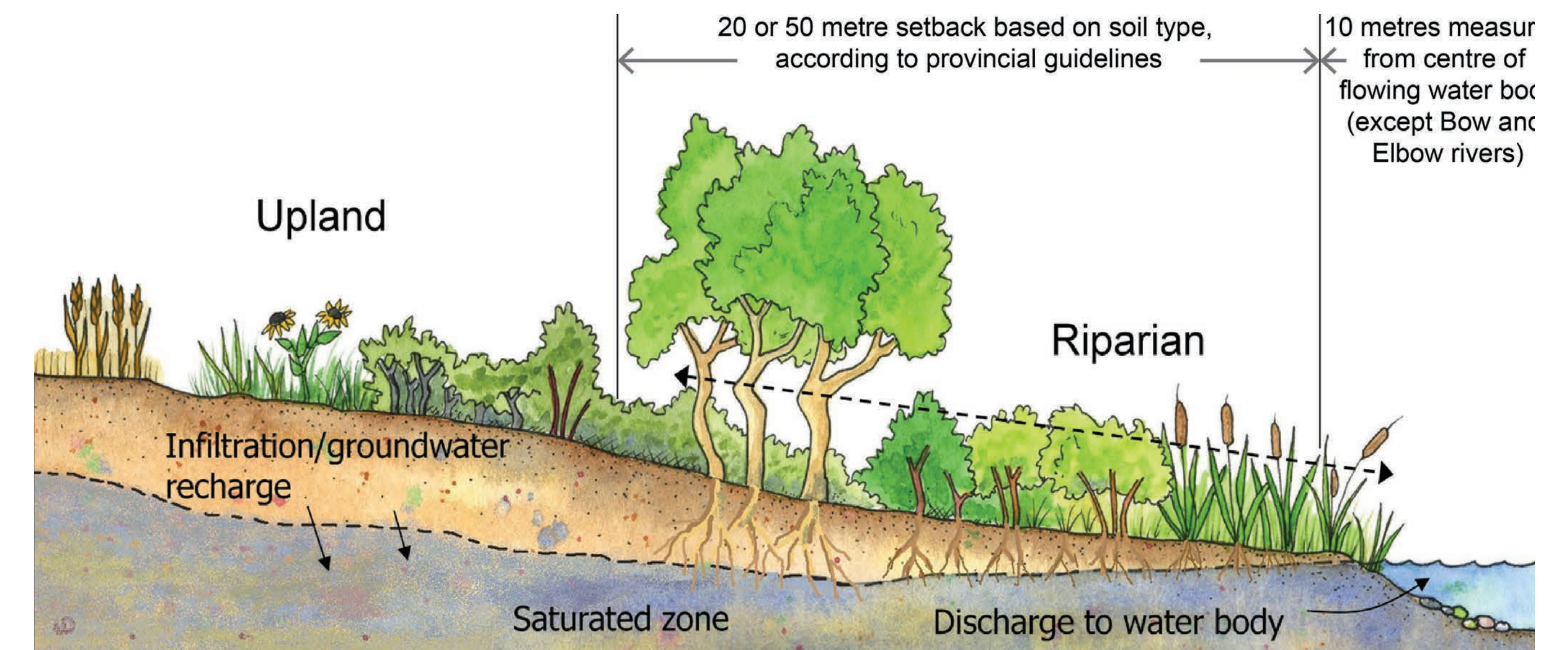
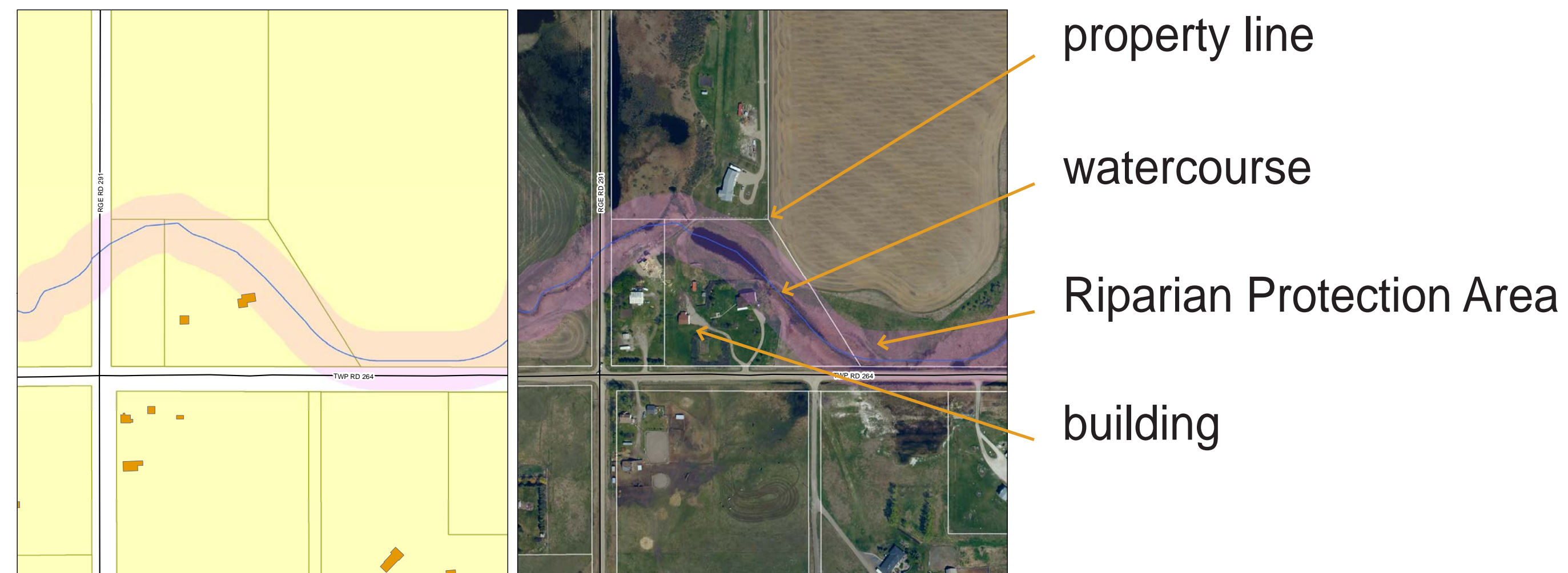
RIPARIAN PROTECTION AREAS

The County has mapped and measured the Riparian Protection Areas.

Mapping

County maps the Riparian Protection Areas using:

- County's Surface Water data
- Alberta Geological Survey data
- Air photo data



Measuring

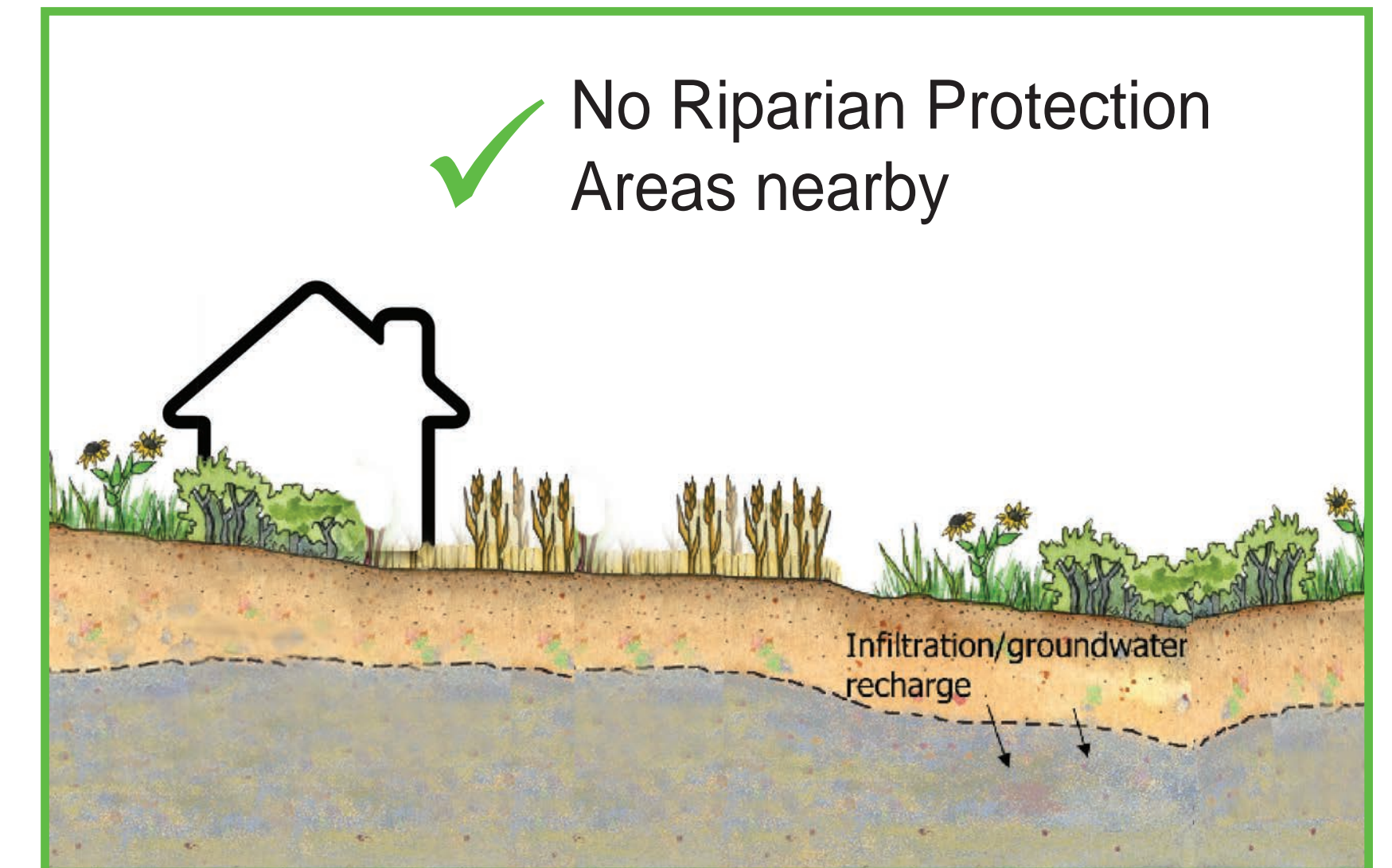
- **Riparian Protection Area width:**
 - Minimum 30 metres if soil is glacial till.
 - Minimum 60 metres if soil is alluvial sediment.
- **For most watercourses:** Riparian Protection Area is measured from the centre of the watercourse
- **For Elbow River and Bow River:**
 - Riparian Protection Area is measured from the bank edge
 - Bank edge is measured by a qualified professional surveyor
 - Building requires a Development Permit



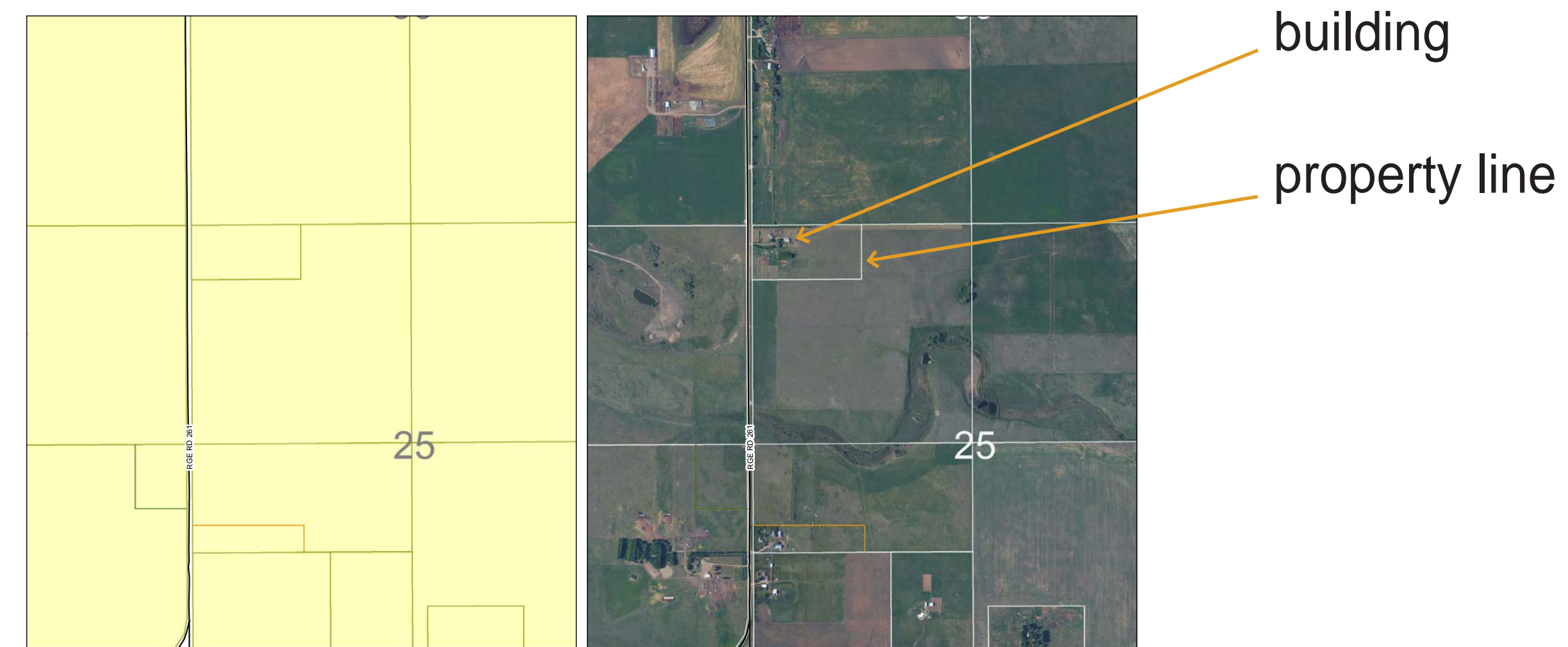
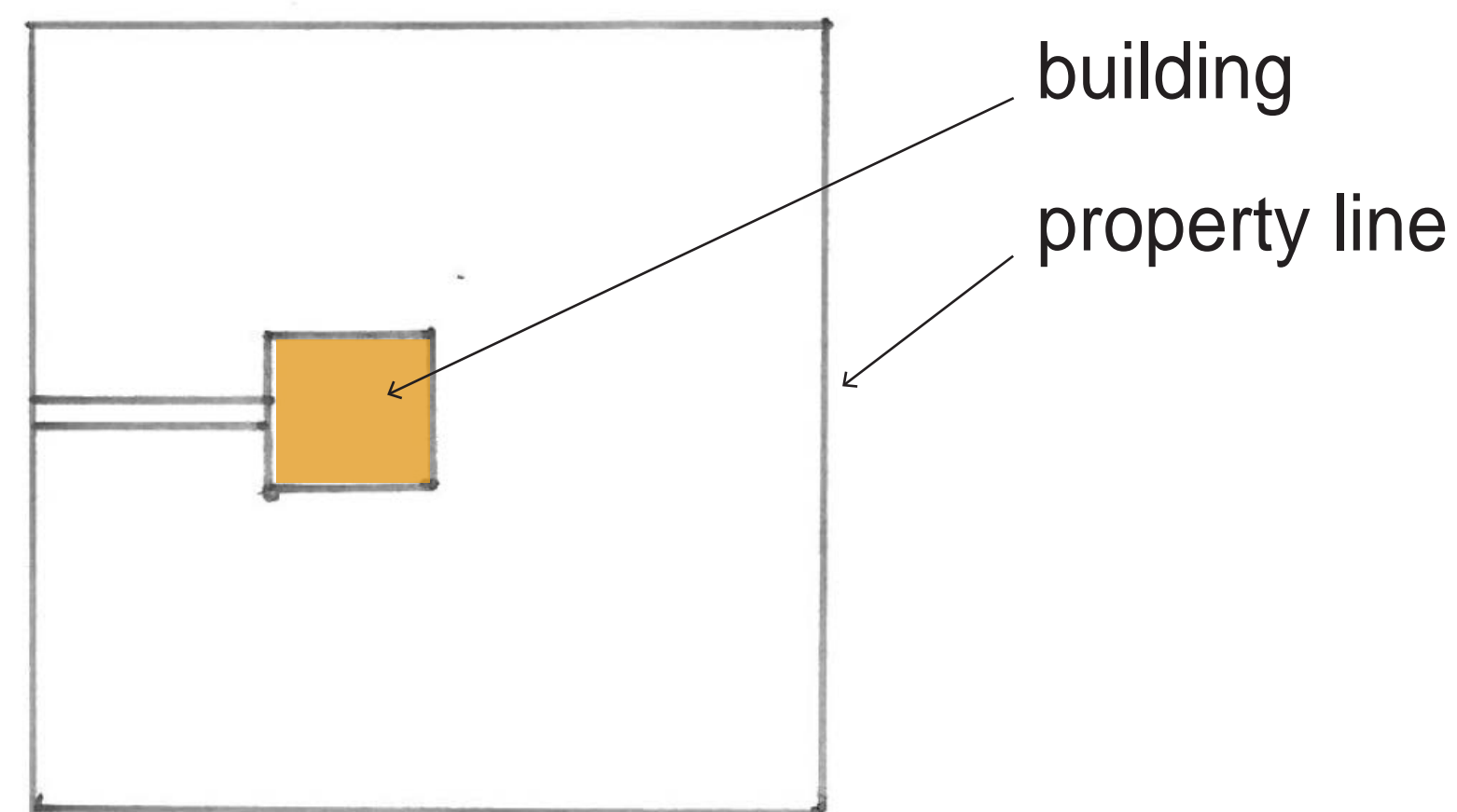
Do the Changes Affect Me?

Scenario 1

When applying for Development Permit or a Building Permit and there is no Riparian Protection Area near your property, then the application proceeds as usual.



Example:



Do the Changes Affect Me?

Scenario 2

When applying for a Development Permit or a Building Permit and a Riparian Protection Area is on your property, if there is plenty of buildable area then:

- locate new buildings **outside** of the Riparian Protection Area.

Examples:

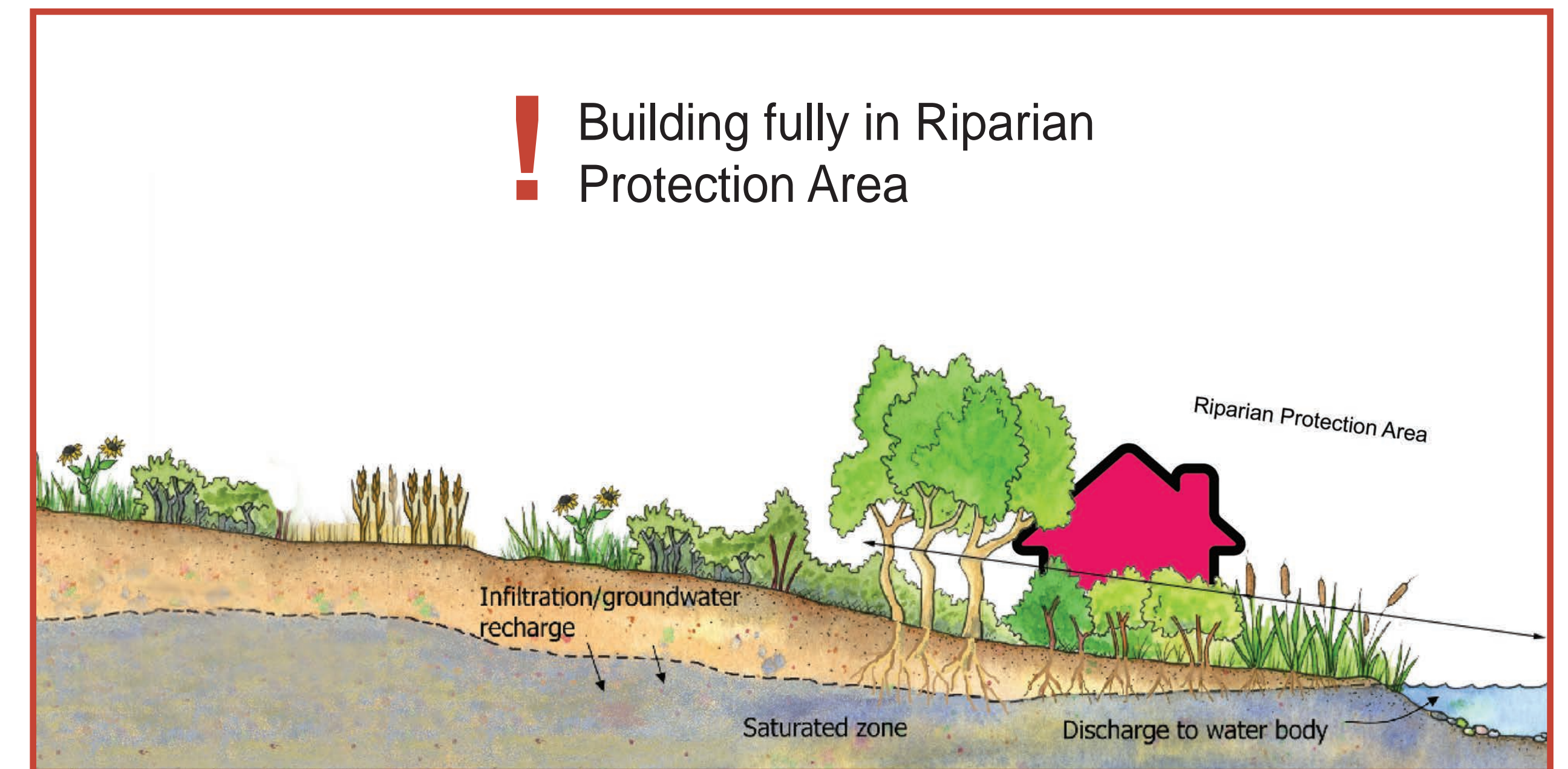


Do the Changes Affect Me?

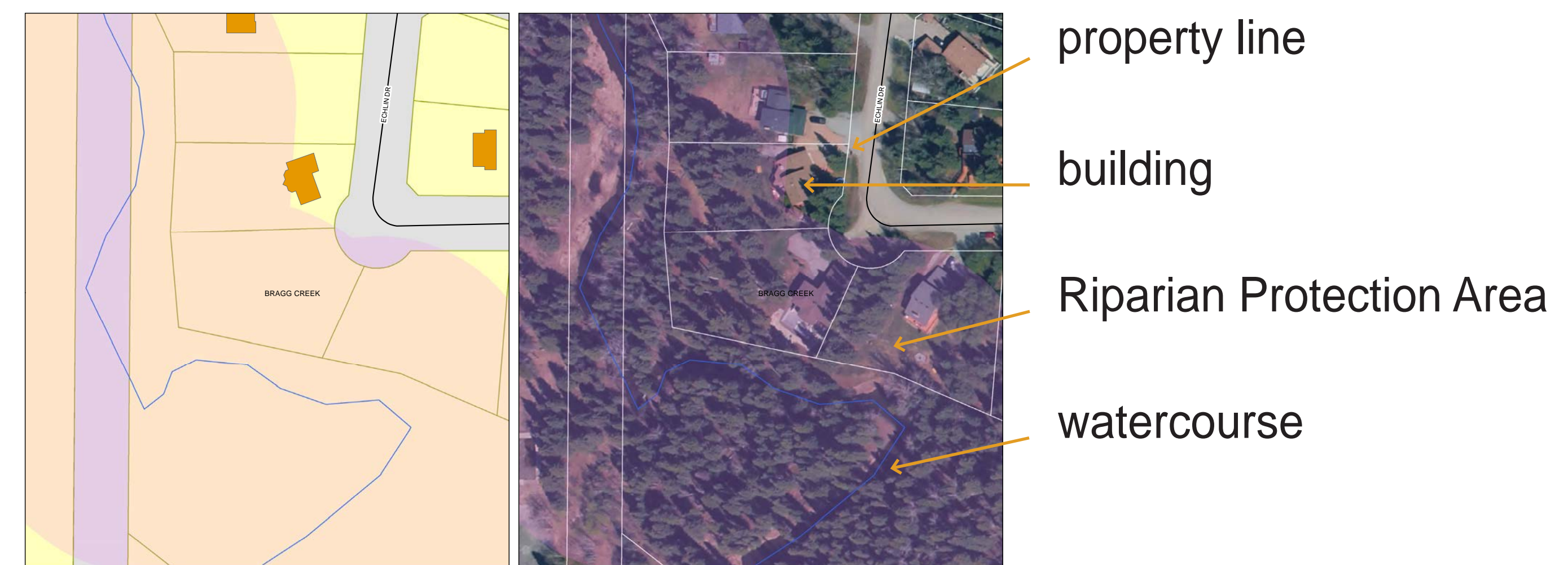
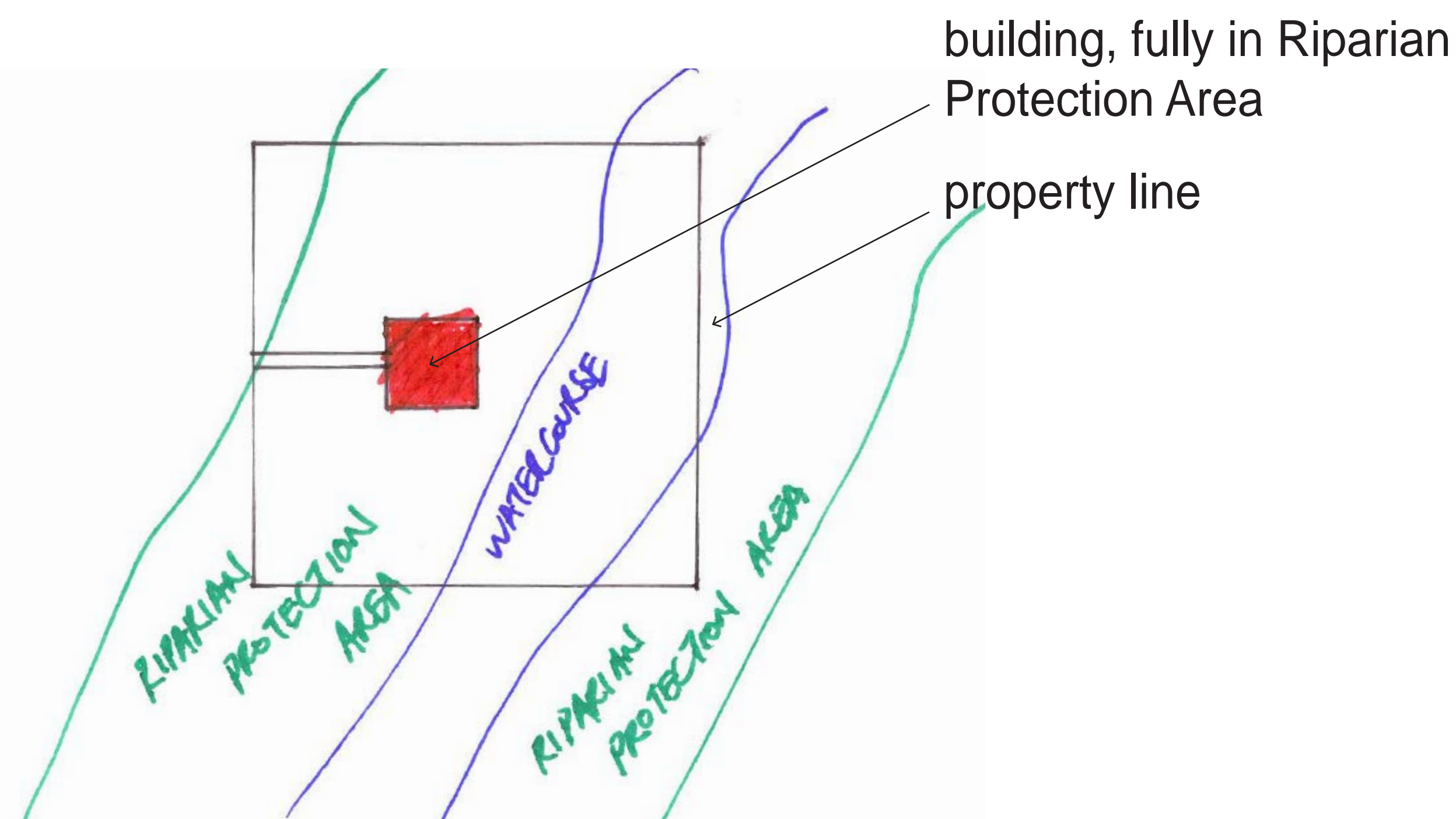
Scenario 3

When applying for a Development Permit or a Building Permit and the majority of your parcel is in the Riparian Protection Area then:

- locate new buildings as far away as possible from watercourses.
- A Development Permit is required.



Example



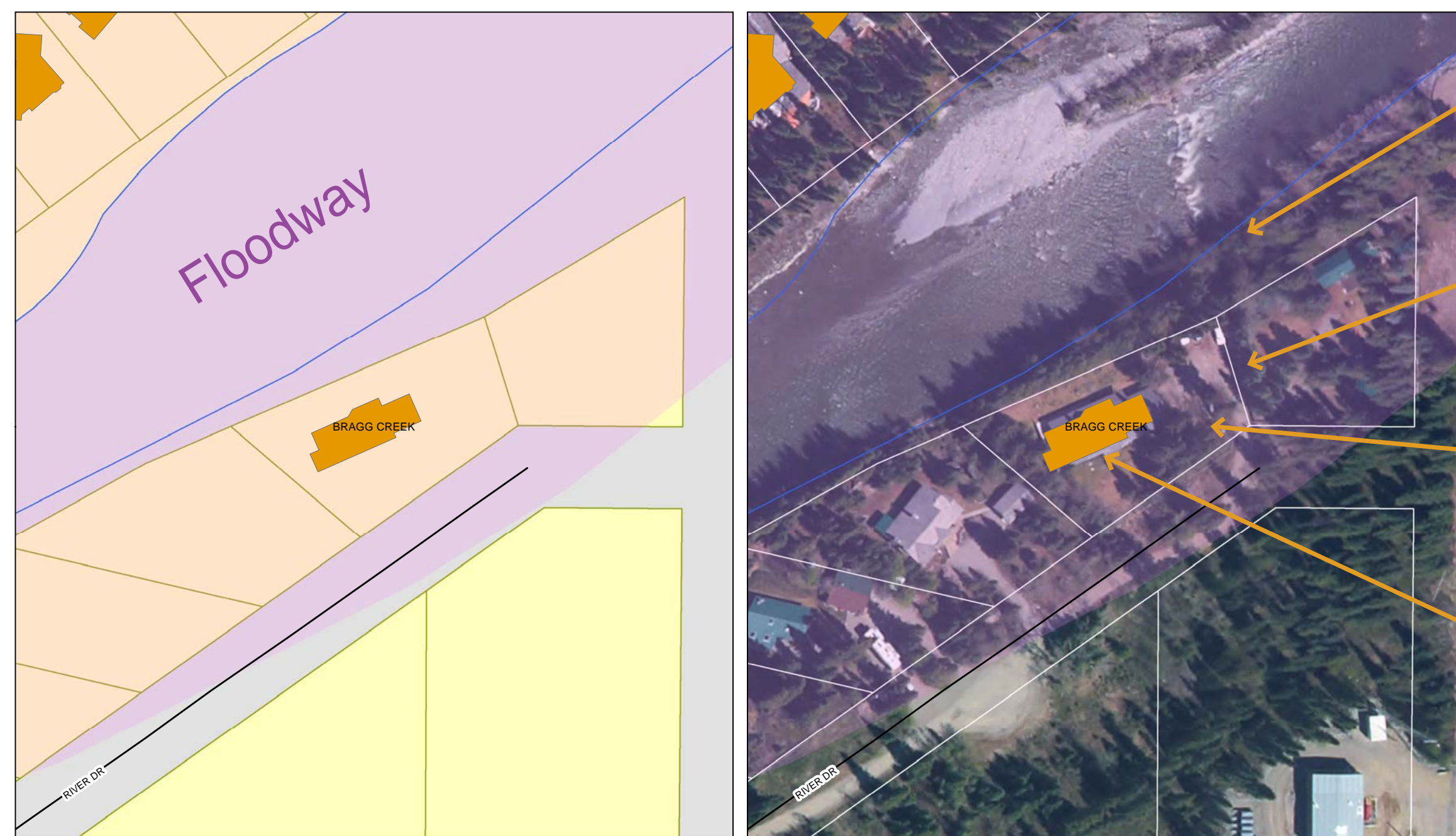
Do the Changes Affect Me?

Hazard Areas

When applying for a Building Permit and a Riparian Protection Area is on your property and your property is within the Flood Hazard Area then:

- the new building must be located **out of the Floodway and Riparian Protection Area.**
- A Development Permit is required.

Example:

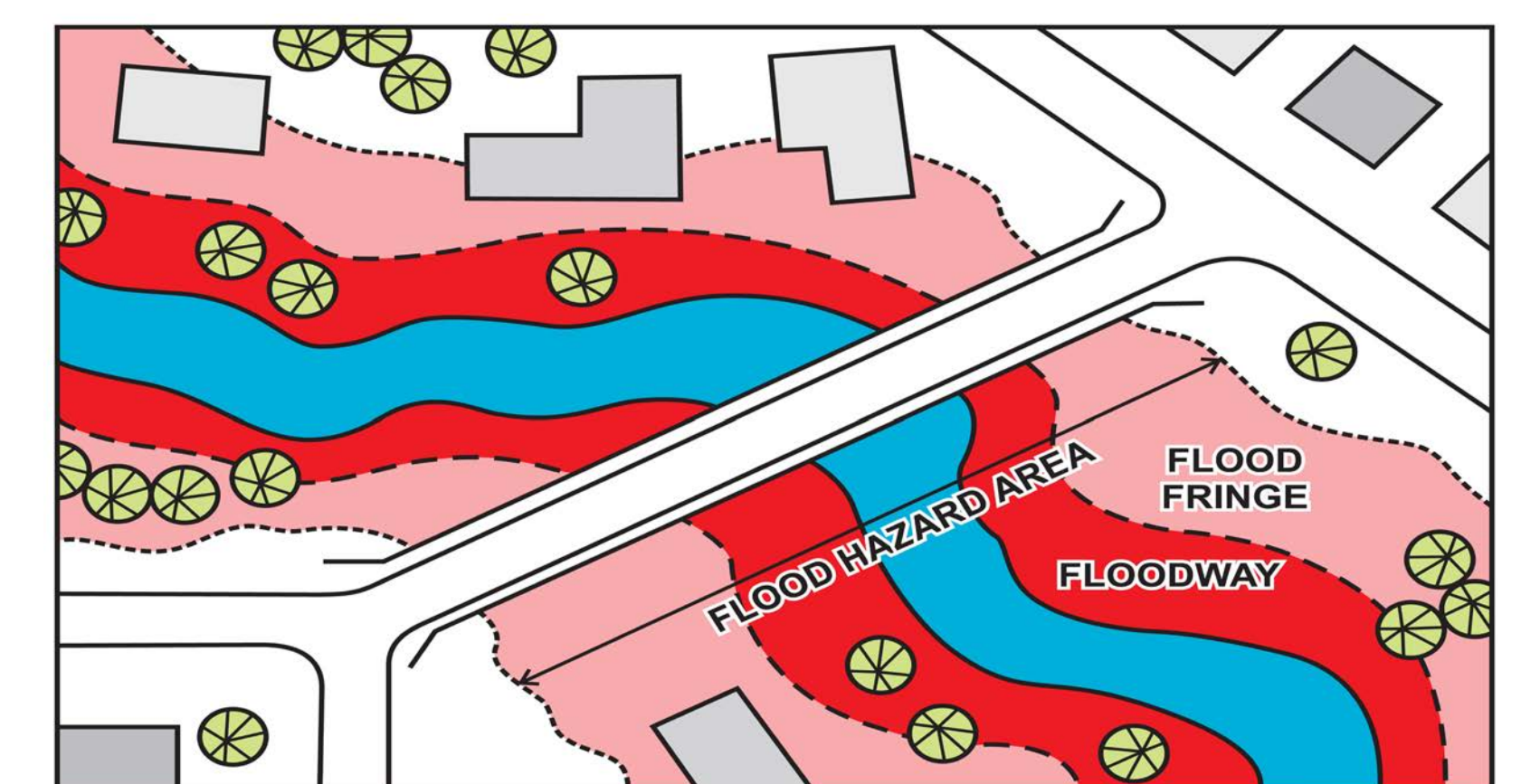
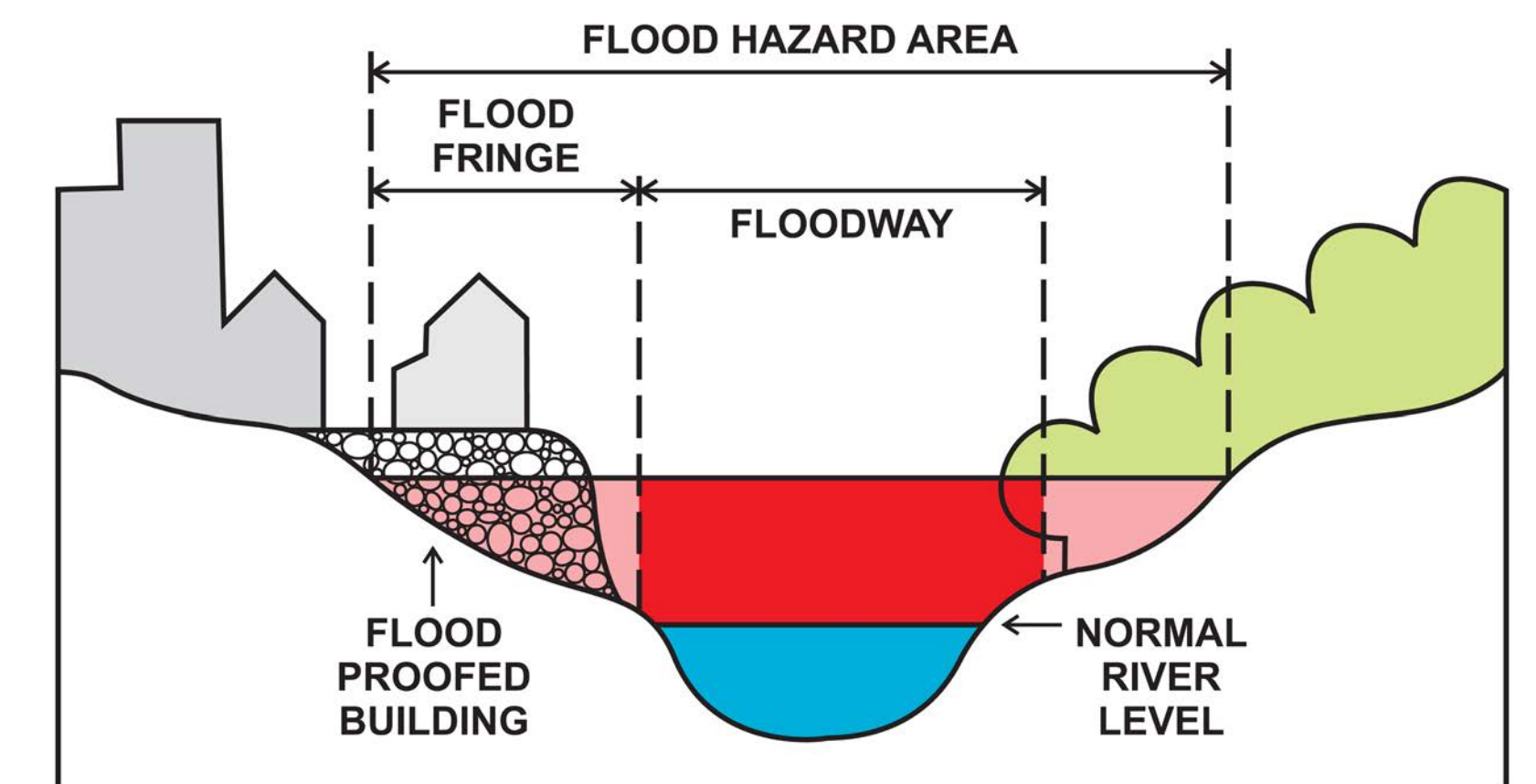


watercourse

property line

Riparian Protection Area or Floodway, whichever is greater

building



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Do the Changes Affect Me?

Comprehensive Planning

When applying for a single lot subdivision, conceptual scheme, or multi-lot subdivision, and a Riparian Protection Area is on your property then the Land Use Bylaw is not used. Comprehensive Planning is required instead.

Single Lot Subdivision

- Use County mapping to ensure the lot is not in the Riparian Protection Area **OR**
- Engage a qualified professional to ensure the lot is not in the Riparian Protection Area, using Provincial guidelines (Stepping Back From the Water).

Conceptual Scheme and/or Multi-Lot Development

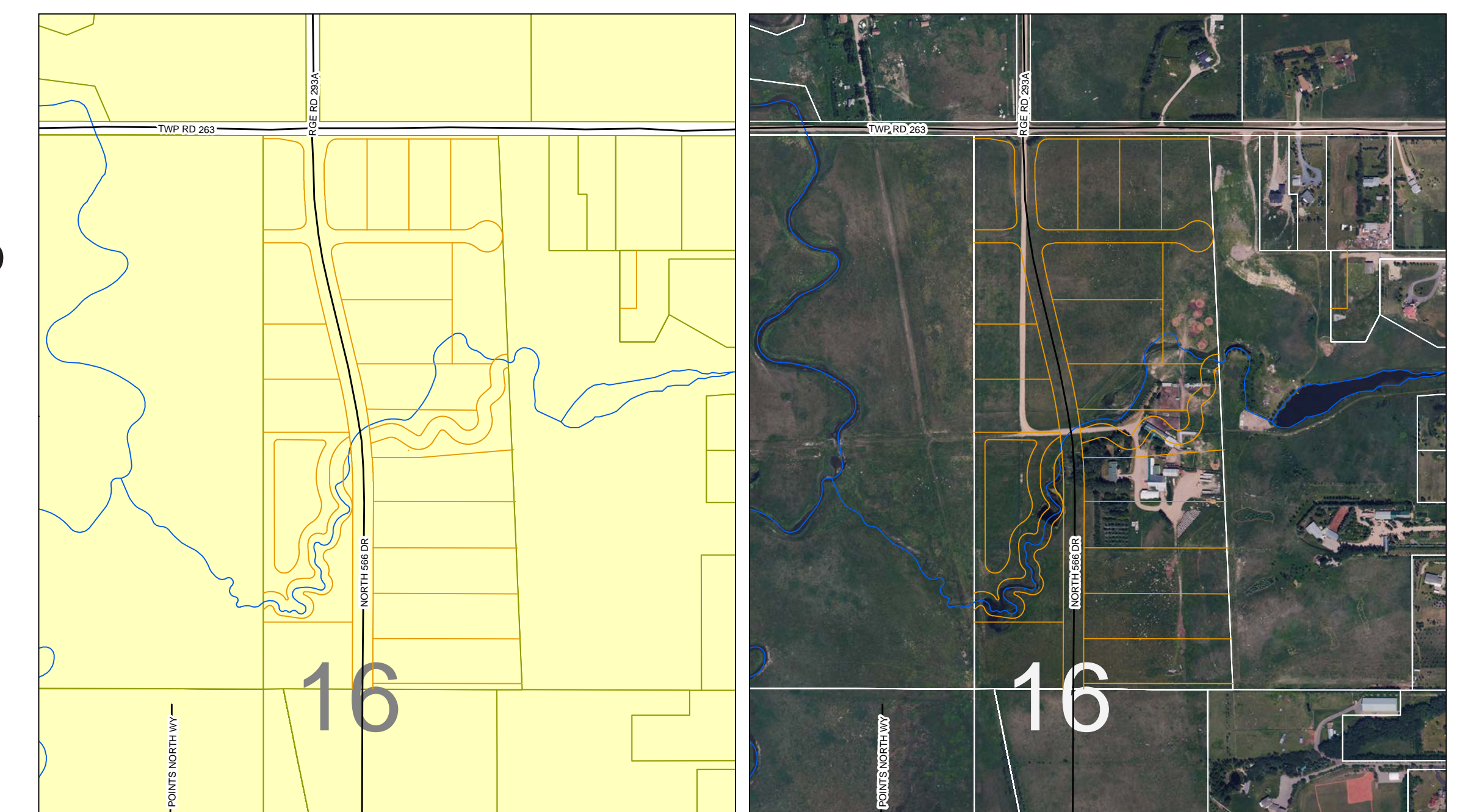
- Engage a qualified professional to apply the Provincial guidelines (Stepping Back From the Water) to determine the Riparian Protection Area.
- Design the Plan to minimize coverage of the Riparian Protection Area.

Example:



New lots arranged to minimize buildings on Riparian Protection Area

watercourse and Riparian Protection Area



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NEXT STEPS

The proposed bylaw has been drafted and circulated to agencies for review. It will be presented to Council for consideration in the fall.

We are here

