

- 7.** Require that recommendations of technical studies (e.g., a top-of-bank survey, flood plain study, or geotechnical report) submitted as part of a subdivision or development permit application for a parcel of land adjacent to a water body are addressed to the satisfaction of the County to ensure the integrity of water bodies is maintained.
- 8.** Require that development is directed outside of areas prone to erosion or subsidence to ensure the integrity of development.
- 9.** Require that development is directed outside of the 1:100 year flood plain of rivers, streams, lakes, and wetland to ensure the integrity of development.
- 10.** Despite 3.2.8 and 3.2.9, consider extensive agricultural uses, renewable energy, passive recreational uses, or interim aggregate extraction within a top of bank or areas prone to erosion, subsidence or flooding to support maximization of the benefits of the naturally occurring resources of these areas.
- 11.** Encourage existing access routes to the North Saskatchewan River to be prioritized over the creation of new access routes to promote the efficient use of infrastructure and reduce additional disturbance to the North Saskatchewan River.
- 12.** Encourage that overall habitat connections and corridors remain intact to promote the long-term health, connectivity and viability of wildlife habitat.

## ❖ Policies

### Conservation

1. Require an Environmental Policy Area as identified in **Map 3: Land Use Concept** to ensure a buffer is maintained between heavy industry and both the North Saskatchewan River and adjacent North of Bruderheim Natural Area.
2. Require new development that is not related to agriculture, renewable energy, passive recreational activities or aggregate extraction to be located outside of the Environmental Policy Area to ensure the conservation of the North Saskatchewan River.
3. Require that the following information to be submitted as part of any rezoning, subdivision, or development permit application for a property that is within or contains Environmental Policy Area as shown on **Map 3: Land Use Concept** to ensure conservation of the North Saskatchewan River:
  - a) Site specific biophysical assessment;
  - b) Top of bank study delineating the upper bank of the North Saskatchewan River;
  - c) Slope stability study; and
  - d) Geotechnical assessment.
4. Consider split zoning on properties within the Environmental Policy Area where a portion of that same property is also within the Heavy Industrial Policy Area to support efficient use of developable areas on affected properties.
5. Require any subdivision proposal for parcels affected by the Environmental Policy Area to include that portion of Environmental Policy Area (being the area located within the top of bank plus 50 metres) in an environmental reserve lot in accordance with the *Municipal Government Act* to ensure the integrity of the North Saskatchewan River is maintained.

### River Valley Interaction

6. Consider infrastructure for passive recreational activities (e.g., the development of trails through the River Valley for hiking and biking) where the activity is connected with other corridors within and adjacent to the County to support contiguous recreational opportunities within the County.

