BYLAW NO. 227

A BYLAW OF THE SUMMER VILLAGE OF KAPASIWIN TO AUTHORIZE THE FOLLOWING SECTIONS BE ADDED TO THE LAND USE BYLAW NO. 189, & AS AMENDED BY BYLAW NO. 206

SECTION 11

(7) **Environmentally Sensitive Lands**, developments on lands, which are designated or deemed by the Development Officer to be environmentally sensitive shall be discourage.

a) When reviewing an application for development on an environmentally sensitive lands, the Development Officer shall consider the following:

i) The impact of the proposed development on the subject and surrounding area;
ii) The soil types and conditions of the area surrounding the subject property;
iii) Any information on the past history of the subject property and surrounding area from a Geo-technical perspective; and
iv) Comments and recommendations from Alberta Environment Protection.

b) As part of the development permit application, the Development Officer may require a Geo-technical study, prepared by a qualified Geo-technical Engineer, addressing the proposed development. The Geo-technical study will establish building setbacks from property lines based on land characteristics of the subject property.

c) The Development Officer may require the following as a consideration of approval for a development permit application on land which is considered environmentally sensitive:

i) That measures be taken to ensure that infiltration into area slopes, the subject property and adjacent lands are minimized and

ii) The registration of a restrictive covenant against the certificate of title for the subject property related to the approved development.

(8) Landscaping, any area to be landscaped may at the discretion of the Development Officer be left in a natural state or be loamed and planted with grass, trees, shrubs and/or flowers or similar materials or a combination thereof, which will enhance the appearance of the site and complement the development on the site.

First Reading:	September 6/2004	carried
Second Reading:	September 6/2004	carried
Third Reading:	September 6/2004	carried Unanimously

R. Calhoun
Mayor

Administrator