

Friday, July 11, 2014

Development Moratorium Proposed for Flood Hazard Study Area

Mountain View County, AB - At its regular meeting on July 9th, Mountain View County Council asked administration to prepare a Moratorium Bylaw in regards to development in the Golder Associates McDougal Flats Flood Hazard Study area (see enclosed map). A report on the study area has been prepared for Alberta Environment and Sustainable Resource Development.

Such a bylaw, if passed, would mean development or applications for development would not proceed within the entire study area until the moratorium is lifted by council and a new planning framework for the area – guided and supported by the flood mapping in the Golder Report – is in place.

The report says a portion of the study area will be considered a floodway and another portion within the study area will be designated as flood fringe. Provincial regulations regarding development in floodways are laid out in Bill 27, legislation that was passed in December 2013 in response to the widespread flooding in the southern part of the province. These regulations will severely limit the types of development allowed within both floodways and the flood fringe.

Bill 27 also states that the planning authority in the area, in this case Mountain View County, “must amend any statutory plan and its land use bylaw to conform with the regulation.”

First reading of the proposed bylaw will be considered by council on Wednesday, August 13. On that date, if council gives the bylaw first reading they will set a date for public hearing. Following the setting of a public hearing date, the county would directly notify by mail all affected landowners in the study area, while also advertising the public hearing to the general public.

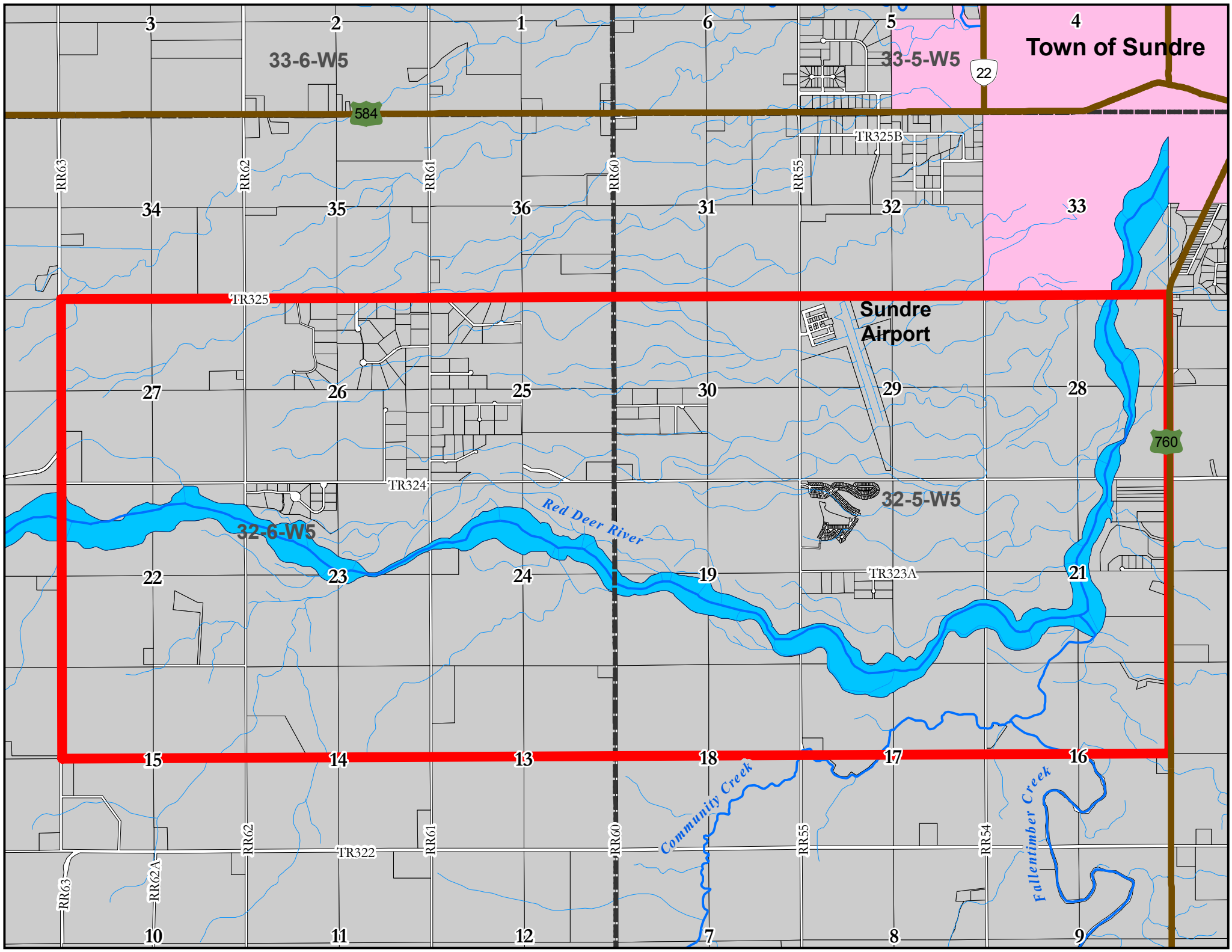
The time period between first reading and the public hearing would allow for written comments for council to consider and for those comments to be included in the agenda package. A public hearing allows for affected individuals to make direct presentations to council and does not preclude anyone who has made a written submission.

Mountain View County Reeve Bruce Beattie said a moratorium on development is an interim measure pending analysis of the Golder Report and the results of using that data to project flood hazard areas. He said Bill 27 limits development in flood zones and therefore introducing this moratorium also allows the county more time to study the issue and consider all measures to minimize the risk to health, to safety and to loss due to property damage.

“A moratorium would allow us more time to study the issue and ensure we’re putting the proper long-term planning processes in place to adequately deal with this new reality,” Beattie explained.

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Media inquiries may be directed to
Andrew Wild, Communications Coordinator
Mountain View County
403-335-3311 ext 214 awild@mvcounty.com



Town of Sundre

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TR325B

Sundre Airport

32-5-W5

32-6-W5

TR323A

TR322

Red Deer River

Community Creek

Fallentimber Creek

584

760

22

3

2

1

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