

POLICY NO:	PD 009
POLICY TITLE:	STORM WATER MANAGEMENT
DEPARTMENT:	PLANNING & DEVELOPMENT
APPROVAL DATE:	60-03-08 (March 11, 2008)
REVISION DATE:	104-03-08; 49-11-08 (November 20, 2008)
REVIEW DATE:	

Policy Statement:

The County of Vermilion River requires an applicant for an Area Structure Plan (ASP) or Multi-lot Sub-division to follow the established guidelines regarding Storm Water Management. The Development Officer may also require a Storm Water Management Plan when deemed appropriate as a condition of a Development Permit, Development Agreement or Redesignation.

Purpose:

To assist any applicant, who is considering or planning to develop or sub-divide a parcel or parcels of land, to understand the approved process for Storm Water Management that is to be used in the County of Vermilion River.

Background:

1. The Alberta Environment Act outlines minimum requirements and regulations relating to Storm Water Management that must be considered by the applicant and the County
2. The Municipal Government Act provides:
 - a. Section 633 (2)(b) – for council to require Storm Water Management Plans in an ASP if they deem it necessary
 - b. Section 648 (2) – for offsite levies for new or expanded storm drainage facilities
 - c. Section 651 – that an applicant must provide for oversized improvements
 - d. Section 661 / 662 (2) – that a subdivision authority may require the owner of a parcel of land, that is the subject of a proposed subdivision, to provide part of that parcel of land for the purpose of roads, public utility lot (PUL) or both but may not exceed 30% of the area of the parcel of land less the land taken as environmental reserve or as an environment reserve easement. ((Land – ER) x 30% = maximum provision) without compensation to the applicant

The County has a Development Agreement in place that outlines to the developer what will be required by the County.

Definitions:

1. “County” shall mean the County of Vermilion River
2. “Developers Engineer” shall mean the Company or Individual hired by the Developer to create the proposed Plan design for submission to the County
3. “Engineer” shall mean the County Engineer designated to carry out the Plan design
4. “Improvements” shall mean any building, equipment or pipelines associated with the Storm Water Management Plan
5. “Plan” shall mean a Storm Water Management Plan
6. “Pond(s)” shall mean any area designed for water retention (whether temporarily or permanently)

Guidelines:

The County will require:

1. The Applicant to agree to submit a Plan, designed by the Developers Engineer, who shall have regard to meeting the standards of this policy and outlining how this plan fits within the County Master Storm Water Management Plan
2. The Applicant may be required to provide a topographical map at 1 meter intervals to establish the predevelopment elevations for use by the Engineer
3. The Applicant to be responsible for all costs for the Developers Engineer to provide a Plan, required amends to the Plan and supporting documents that are identified in the review by the Engineer
4. The Applicant to provide compensation for downstream easements, improvements to downstream water channels that the Plan or an Alberta Environment License may require or approve
5. Any Plan to be designed to handle one in one hundred year flood events
6. Any Plan to consider any downstream impacts to other parcels and provide recommendation on how those impacts could be mitigated
7. Any Plan to consider natural or other features that may impact spring water runoff
8. Transfer of Ownership to the County for land dedicated for PUL and for improvements associated with managing a Pond(s)
9. Any Plan, that is accepted by the County, is to be subject to Alberta Environment and/or Alberta Transportation approval, when necessary, before any development permits will be issued
10. The Applicant to include a notification in their Sales Agreements and Restrictive Covenant that a County Public Utility Bylaw may apply to each benefiting parcel for future maintenance and replacement of improvements required to execute the Plan

Dedication of the Land:

May be done by means of:

1. Survey Plan and / or
2. As a Utility Right of Way or Easement on individual parcels.

Implementation of this Policy:

1. A Master Storm Water Management Plan for the basins in the 8 miles north, west and south of Lloydminster will be done for reference
2. An Engineer will be obtained by the County by agreement or retainer to provide the Engineering Services required to respond to applicants in a timely manner
3. On an “as needed basis” replacement culverts and other water management infrastructure throughout the County will be upgraded to handle one in one hundred year flood events
4. Periodic maintenance of the Storm Water Easements will be budgeted for and carried out to retain the design performance of the Storm Water Management Plan/s
5. Maintenance and operation of the PUL improvements responsibility will be addressed
6. The County development agreement shall require the developer to be responsible for the actual costs of the engineer review in addition to the redesignation fee.