

## APPENDIX C

### Section 41 Development Near Water Bodies (Courses) & Slopes

- 41.1 No development shall be permitted in the 1:100 year flood plain of a water body or water course (as established by Alberta Environmental Protection) or otherwise prone to flooding or subsidence, unless the applicant demonstrates to the satisfaction of the Development Authority that preventative engineering and construction measures can be used to make the site suitable.
- 41.2 The Development Authority may require the applicant for a development permit for lots located in areas prone to flooding or subsidence to enter into an indemnity agreement with the municipality, relieving the municipality of responsibility for any damage or loss caused through flooding or subsidence.
- 41.3 A minimum building setback of 30.0 metres (98.4 feet) is required from the high water mark of a water body to which the Crown claims ownership.
- 41.4 A minimum building setback of 30.0 metres (98.4 feet) is required from the highest valley break of any named watercourse unless the Development Authority is satisfied by a submission of a geotechnical engineering study prepared by a professional engineer that a lesser setback is warranted.
- 41.5 A minimum building setback of 30.0 metres (98.4 feet) is required from the top or bottom of an escarpment slope or any other steep slope where the grade exceeds fifteen percent (15%), unless the Development Authority is satisfied by a submission of a geotechnical engineering study prepared by a professional engineer that a lesser setback is warranted.
- 41.6 Notwithstanding any other setback identified in any land use district in this Bylaw, a minimum building setback of 30.0 metres (98.4 feet) shall apply.