

Environmentally Sensitive Areas – MPS Part 7 and LUB Parts 16, 17 December 12, 2018

- Environmentally sensitive areas are important parts of the community character and play a significant role in the physical, environmental and social wellbeing of the Town
- Development in some environmentally sensitive areas should be prohibited, while development in others, (specifically adjacent to Prince Albert Road) ~~by~~ may be possible, provided that appropriate engineering and environmental mitigation is included
- MPS maintains current Environmentally Sensitive Designation and Areas
- LUB includes 2 Environmentally Sensitive Area Zones: Environmentally Sensitive Area 1 (ESA1) Zone and Environmentally Sensitive Area 2 (ESA2) Zone. (See Map)
- Intensive development and permanent structures are prohibited in the Environmentally Sensitive Area 1 (ESA1) Zone
- Intensive development can be considered in the Environmentally Sensitive Area 2 (ESA2) Zone by Development Agreement
- Development in the Environmentally Sensitive Area 2 (ESA2) Zone will require “comprehensive planning”, including environmental and engineering assessment by a qualified person and the inclusion of all engineering and environmental mitigation requirements in the Development Agreement