

POLICY TITLE <i>BUFFER STRIPS - PROVISION AND CONSTRUCTION CRITERIA</i>	ADOPTED BY: <i>CITY COUNCIL</i>	EFFECTIVE DATE <i>JULY 21, 1980</i>
ORIGIN/AUTHORITY <i>PLANNING AND DEVELOPMENT COMMITTEE</i>	CITY FILE NO. <i>15-22</i>	PAGE NUMBER <i>1 of 3</i>

1. PURPOSE

To improve the physical and/or sound qualities between adjacent land use.

2. DEFINITIONS

2.1 Buffer Strip - a parcel of land required to act as a buffer between adjacent land use.

2.2 Berms - land where the grade level is higher than that of the land outside the buffer strip.

2.3 Public Reserve - a parcel of land dedicated to public use.

2.4 Arterial - a major traffic street that separates one neighbourhood from another.

2.5 Interchange - where two major arterials come together.

2.6 Right-of-way - a parcel of land (acquired for public use or service) which contains a street, sidewalks and boulevard.

3. POLICY

3.1 General

Where there is justification, buffer strips shall be provided:

- a) Along restricted access sections of Provincial Highways;
- b) Adjacent to interchanges;
- c) Along and within the rights-of-way of freeways and arterials;
- d) Where a residential subdivision abuts a railway right-of-way or station grounds, airport or major industrial area.

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3.2 Provision of Land

- a) The land required to provide a buffer in a residential subdivision, shall not be included as part of the land required for public reserve.
- b) The land required to provide a buffer in a non-residential subdivision, may be included as part of the land required for public reserve.

3.3 Leasing Buffer Strips

- a) The City shall, wherever possible, lease buffer strips that are in the title of the Crown.
- b) Application to lease relevant Crown-owned buffer strips shall be made immediately after registration of the subdivision plan.

3.4 Specifications

- a) The purpose and necessary widths of buffer strips shall be determined at the subdivision preliminary design stage.
- b) The kind and quality of buffer strips shall be consistent with the perceived need for such strips. The need shall be determined by the manner in which the land will be utilized.
- c) Only under exceptional circumstances will berms be constructed as part of a buffer strip (i.e. adjacent to railway tracks).
- d) All buffer strips and berms shall conform with the City's current design and construction standards.
- e) No dumping of any sub-soil within buffer strips shall be permitted except when sub-soil is required for the construction of a buffer strip or a berm within a buffer strip.

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3.5 Financing

A prepaid servicing levy shall be charged against all lands developed within the City. The levies shall be considered a City-wide item and shall be based on the moneys required to develop buffer strips.

4. RESPONSIBILITY

4.1 City Clerk - shall, without separate Council resolution for each application, apply to the Minister of Municipal Affairs to lease buffer strips that are in the title of the Crown.

4.2 Planning Department - shall, in consultation with the Engineering Department and Parks and Recreation Department, determine the purpose and necessary widths of buffer strips at the preliminary subdivision design stage.

4.3 Engineering Department - shall:

- a) Design all berms,
- b) Design all buffer strips which involve berms,
- c) Construct all buffer strips and berms.

4.4 Parks and Recreation Department - shall:

- a) Design all buffer strips which do not involve berms,
- b) Landscape and maintain all buffer strips and berms,
- c) Review, and where appropriate, approve the design and location of berms.

4.5 Planning and Development Committee - shall be responsible for any and all updates to this policy.