1.5.0 Critical Water Quality Zone

1.5.1 Buffer Averaging

Within Suburban watersheds, the Critical Water Quality Zone boundaries may be reduced to not less than 50 feet from the centerline of a minor waterway, 100 feet from the centerline of an intermediate waterway, and 150 feet from the centerline of a major waterway if the overall surface area of the buffer is the same or greater.

The overall surface area of the buffer can be retained or increased by either:

- providing a wider Critical Water Quality Zone somewhere else on the site; or
- extending the Critical Water Quality Zone to unclassified waterways on the site (i.e. less than 64 acres of drainage).

The area proposed for reduction in width should not contain critical environmental feature (CEF) setbacks or priority or other significant woodlands and prairies as identified by the Environmental Resource Inventory.

If proposing to use buffer averaging on a minor waterway, the applicant will need to perform an Erosion Hazard Zone analysis in accordance with Chapter 25-7 and the Drainage Criteria Manual. The area proposed for reduction in width should not be located within the Erosion Hazard Zone.

The development application must show the original Critical Water Quality Zone, the areas proposed for reduction, and the areas proposed for expansion. The application should also delineate, where applicable:

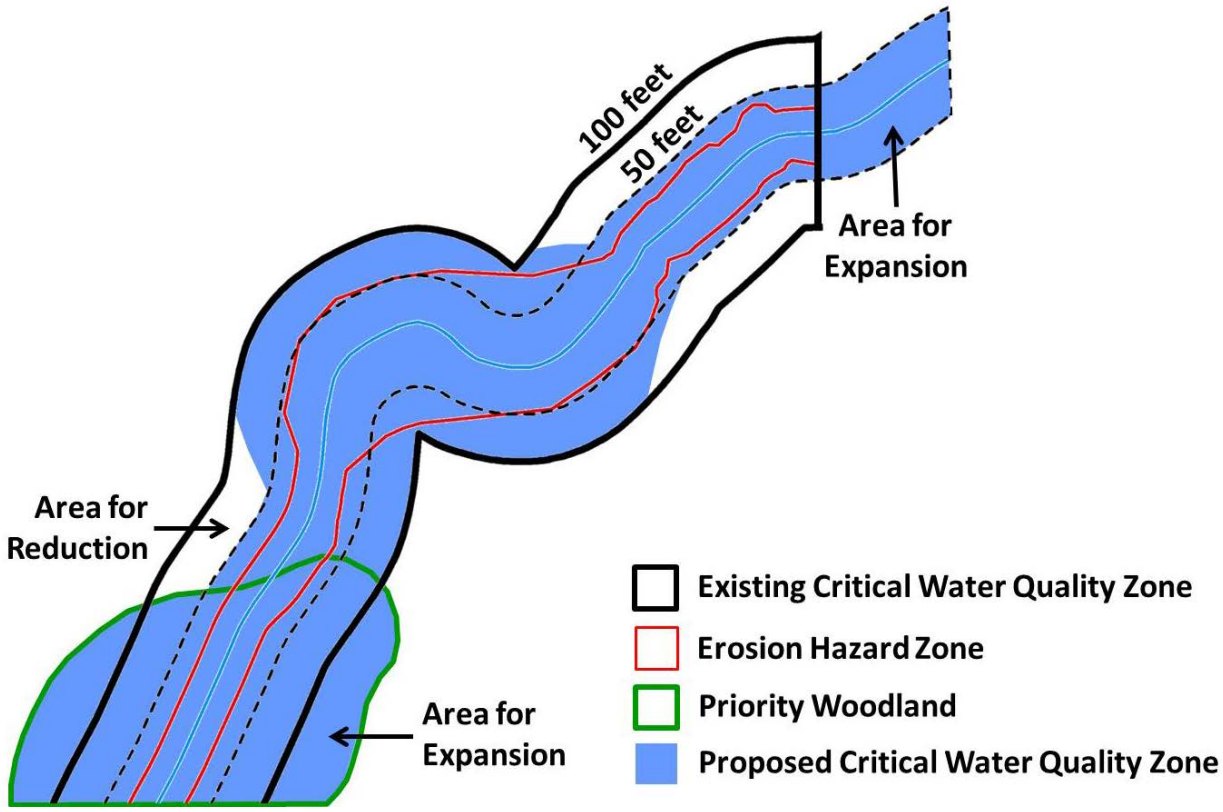
- the minimum setbacks (50 feet, 100 feet, 150 feet) required for buffer averaging;
- critical environmental feature setbacks;
- priority or other significant woodlands and prairies identified by the Environmental Resource Inventory; and
- the Erosion Hazard Zone delineated for minor waterways

In addition, a table should be provided to summarize the reductions and expansions of the Critical Water Quality Zone area as follows:

Existing Critical Water Quality Zone		_____	acres
Areas Proposed for Reduction	–	_____	acres
Areas Proposed for Expansion	+	_____	acres
Proposed Critical Water Quality Zone		_____	acres

The area calculated in the table for the Proposed Critical Water Quality Zone must be greater than or equal to the area of the Existing Critical Water Quality Zone.

Example of Buffer Averaging on a Minor Waterway



Note: The total area of expansion is greater than or equal to the total area of reduction.