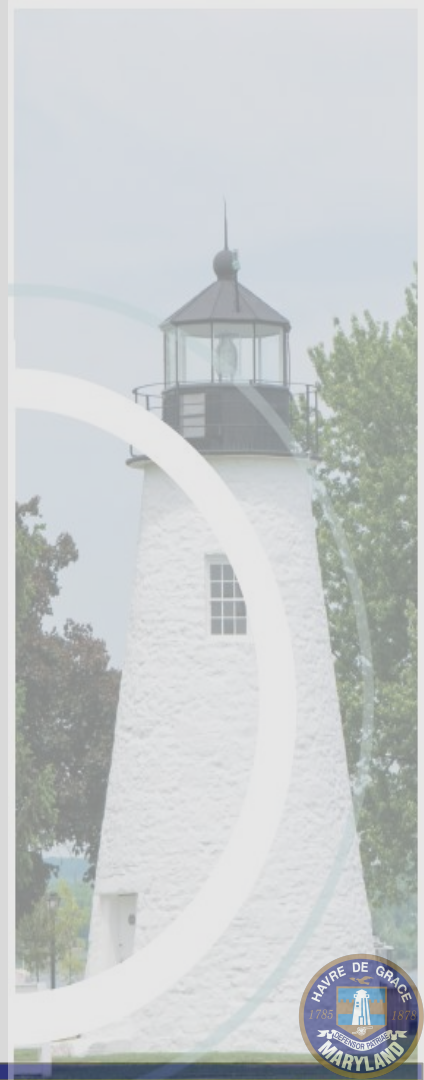


Envision HdG

City of Havre de Grace
Comprehensive Plan
2023

July 11, 2023



Work Session 6:

Sensitive Areas: Environmental Resource Protection Presentation

July 11, 2023



Comprehensive Plan Chapters :

- Visions and Goals
- Land Use
- Sustainable Community
- Municipal Growth Element
- Relationship to the LSHG
- Regulatory Framework
- Economic Development
- Water Resources Element
- Housing Element
- Historic and Cultural Resources
- Multimodal Transportation
- Community Facilities
- Sensitive Areas: Environmental Resource Protection

Why do we have Environmental Resource & Sensitive Areas?

- ❑ Required by Maryland Land use Article (1992)
- ❑ Pertains to Sensitive Areas Volume I (1993)
- ❑ Pertains to Sensitive Areas Volume II (1998)
- ❑ Chesapeake Bay Critical Area Act (1984)
- ❑ Forest Conservation Act (2012)

Environmental Resource & Sensitive Areas Overview

- ❑ The sensitive areas element sets **goals, objectives and policies** to protect sensitive areas from the adverse effects of development.
- ❑ **Land Use Article** requires jurisdictions to protect streams and their buffers; the 100-year floodplain; habitats of threatened and endangered species; and steep slopes, wetlands and agricultural and forest lands intended for resource protection or conservation”. **Jurisdictions, of course, can identify and protect other sensitive areas as well.**
- ❑ For more information see the **Sensitive Areas - Volume I** and **Sensitive Areas - Volume II** sections from the Models and Guidelines.

Environmental Resource & Sensitive Areas

According to §1-201, The 12 Planning Visions of Maryland

(1) quality of life and sustainability: a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;

(9) environmental protection: land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;

(10) resource conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;

(11) stewardship: government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and

Content of the Environmental Resource & Sensitive Areas: (9 subsections)

Volume I

- ❑ Streams, Wetlands and their Buffers
- ❑ 100-Year Floodplains and Floodways
- ❑ Habitat Areas
- ❑ Steep Slopes

Content of the Environmental Resource & Sensitive Areas: (9 subsections)

Volume II

- ❑ Tidal and Nontidal Wetlands
- ❑ Forest Conservation
- ❑ Landscape Conservation
- ❑ Chesapeake Bay Critical Area Act*
- ❑ Eroding Shorelines



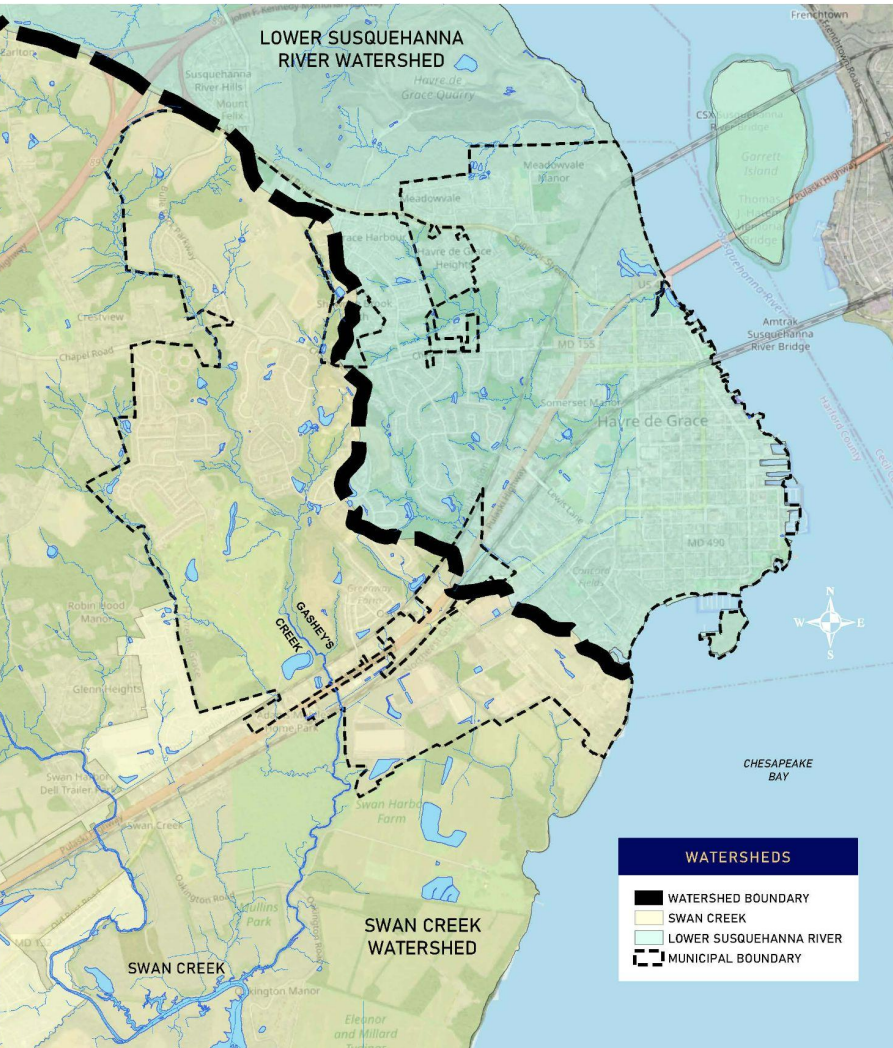
Environmental Resource & Sensitive Areas within Havre de Grace

These 9 sensitive areas can be vulnerable to adverse impacts from development activities, residential uses, and certain types of land use.

What is the City doing to protect Sensitive Areas?

The City reviews for Environmental Resource and Sensitive Areas at site and subdivision plan review for adherence to state and federal regulations during the development process.

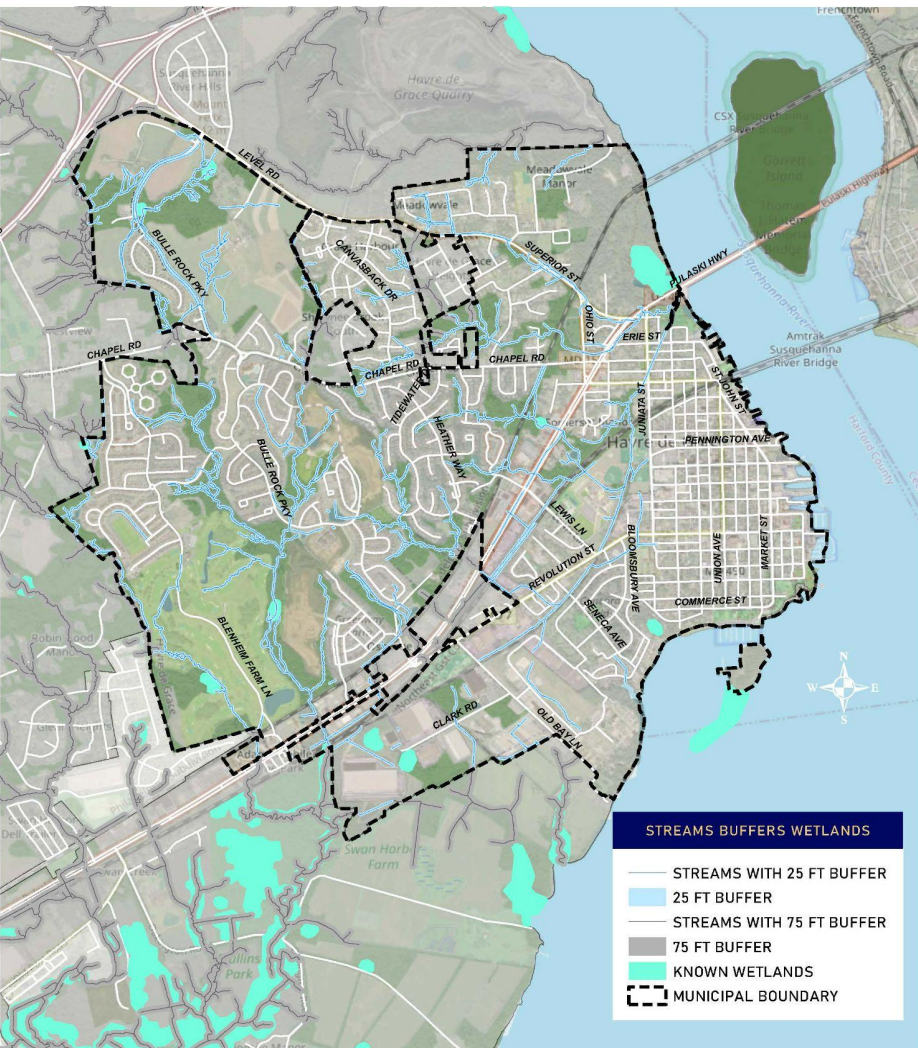
- ❑ Critical Area - CBCA (Chapter 49)
- ❑ Floodplain Management (Chapter 78)
- ❑ Forest Conservation (Chapter 81)
- ❑ Sustainable Landscaping (Chapter 102)
- ❑ Site Plan Approval (Chapter 155)
- ❑ Stormwater Management (Chapter 169)
- ❑ Subdivision Regulations (Chapter 173)



o. Watershed Boundary

- Lower Susquehanna River Watershed (East)
Approximately 1,917 acres
- Swan Creek Watershed (West)
Approximately 1,851 acres



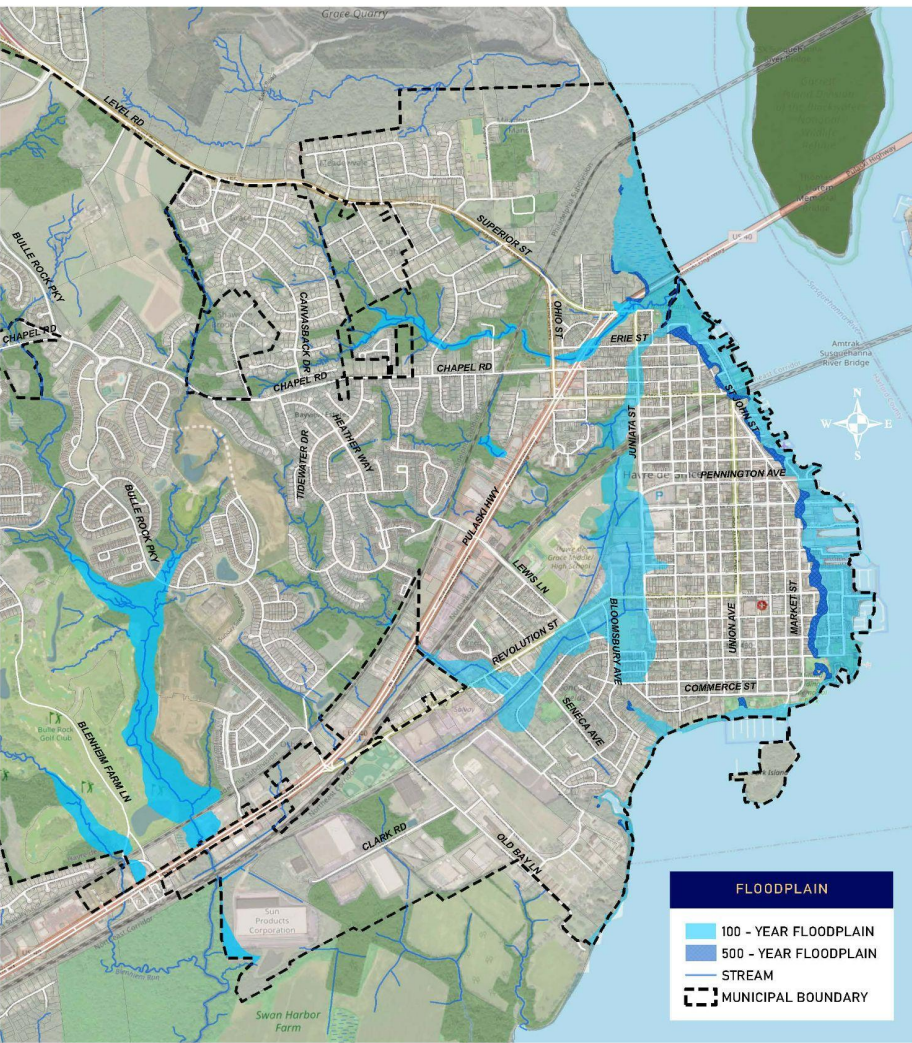


1. Streams & Buffers

5. Wetlands & Buffers

- ☐ All waterways within City limits have a 25 foot buffer
- ☐ Buffers are used to protect steep slopes, erodible soils, and habitats along waterways
- ☐ Maryland Department of Environment provides the regulatory framework

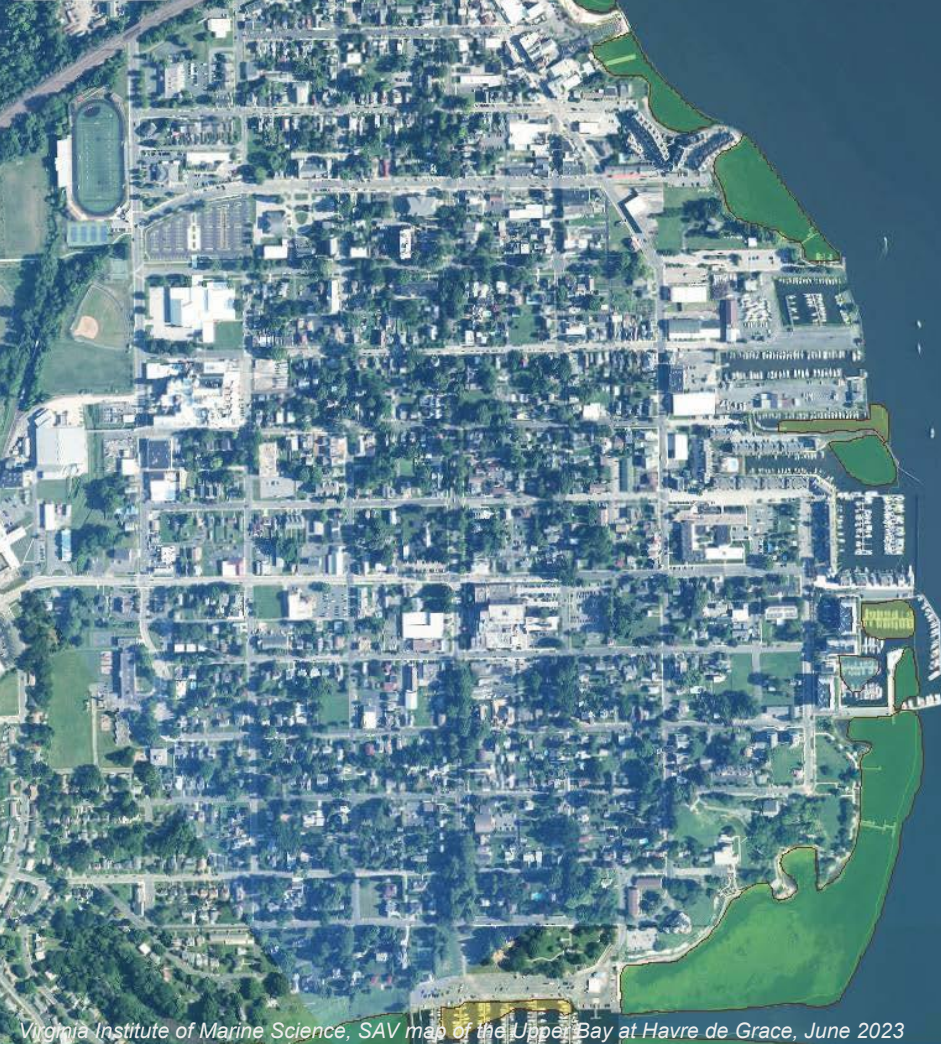




2. 100 Year Floodplain & Floodway

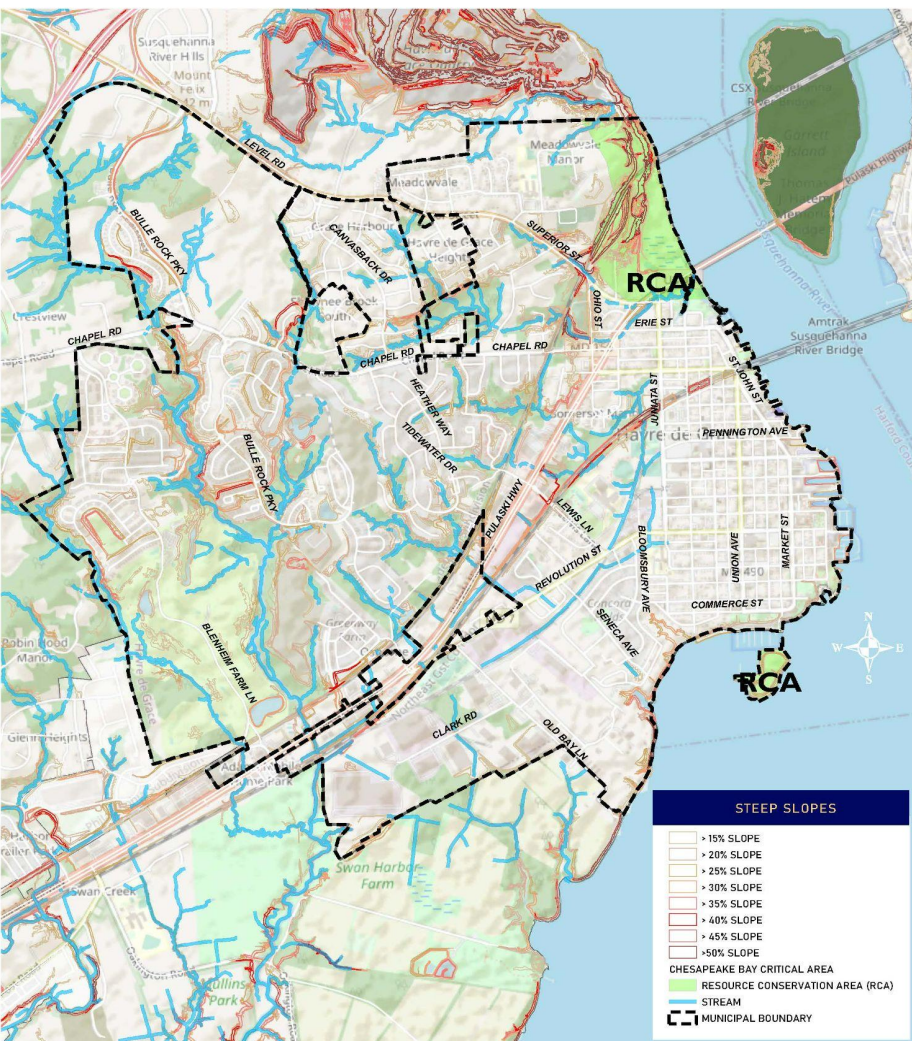
- ❑ Floodplains are adjacent to streams, rivers, lakes and the Chesapeake Bay
- ❑ Federal Emergency Management Association (FEMA) regulates 100 year floodplain standards via National Flood Insurance Program (NFIP)
- ❑ Community Rating System (CRS) HdG ranks 7 (15% discount)





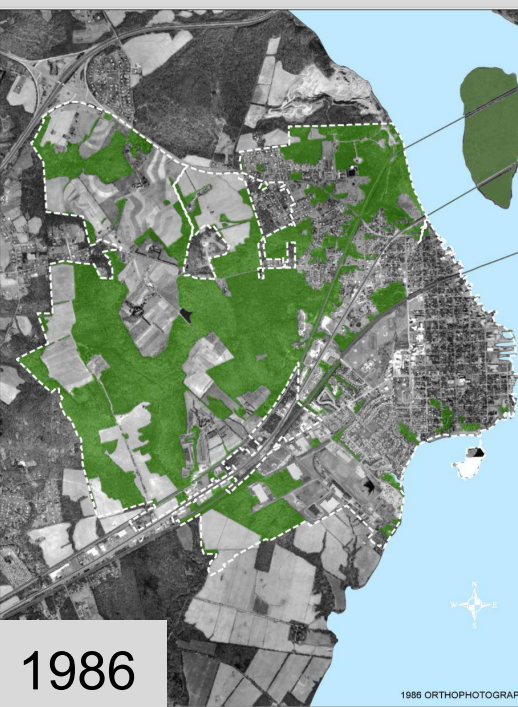
3. Habitat Areas

- ❑ Submerged Aquatic Vegetation (SAVs) provide valuable habitat
- ❑ Waterfowl habitat
- ❑ Colonial nesting birds (Great Blue Heron)
- ❑ Anadromous fish
- ❑ Upper Chesapeake Bay is historically famous being part of the Atlantic flyway.



4. Steep Slopes

- ❑ Steep Slopes of 25% are regulated by the Forest Conservation ordinance
- ❑ Steep slopes are highly erodible and provide valuable habitat
- ❑ Slopes range from relatively flat Coastal Plains East of US 40 to rolling hills of the Piedmont region West of US 40



6. Forest Conservation (Analysis)

- ❑ 1986 to 2021
- ❑ 428 acres of forest loss
- ❑ From 1,465 ac to 1,037 ac



7. Landscape Conservation

- ❑ Scenic Vistas throughout the City
- ❑ Wildlife Corridors
- ❑ Riparian Zone Corridors
- ❑ Cultural Landscapes



8. Chesapeake Bay Critical Area (CBCA)

- ❑ Resource Conservation Area (RCA) & Intensely Developed Area (IDA)
- ❑ 1,000 foot Critical Area designation, IDA/RCA
- ❑ 100 foot Buffer within CBCA
- ❑ Main focus is on improving water quality and protecting habitat



9. Eroding Shorelines

- ❑ The City has approximately 3 miles of shoreline
- ❑ 2 multiphase Living Shoreline Projects
- ❑ 2,780 linear feet of shoreline completed (~.52mi)



Main idea of this chapter:

The Environmental Resource and Sensitive Areas element reflects the conviction that both economic growth and resource protection are best accomplished if planning and regulation are coordinated and consistent with each other and are responsive to the visions of the City.

Thank you!

