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# Conceptual Scheme NE 36-52-22-W4

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November 2007

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# Conceptual Scheme

## NE 36-52-22-W4

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### 1. POLICY

**1.1** The purpose of a Conceptual Scheme (CS) is as follows:

- a)** To provide a framework for the subsequent subdivision and/or development of land within the Country Residential Policy Area and the Agricultural/Large Rural Residential Policy Area of the Municipal Development Plan;
- b)** To establish a potential plan of future subdivision or development that applies to a specific parcel of land; and
- c)** To ensure that the subdivision under review does not prohibit the ability of remnant parcels, or adjacent parcels, to be further subdivided in the future. This can be achieved through improved subdivision design and the protection of land for future road dedication to provide access to remnant lands owned by the applicant or adjoining lands.

**1.2** As per Strathcona County Council Policy statement SER-008-019, the proposed Conceptual Scheme is necessary in this case as:

- a)** The land being proposed for redistricting or subdivision is within the Agricultural/Large Rural Policy Area of the MDP and is 16 ha (40 ac) or more in size;
- b)** The proposed subdivision would result in more than two parcels on the quarter section; and
- c)** There is a need to coordinate development planning or servicing of adjoining lands.

### 2. OVERVIEW

**2.1 Legal Description:** NE 36-52-22-W4 (See Figure 1 for location)

**2.2 Existing Land Uses:** Two 80 acre parcels zoned AG: Agricultural General District, used for residential purposes.

**2.3 Existing Development:**

- a)** Northerly 80 acre parcel: One residence and four ancillary buildings
- b)** Southerly 80 acre parcel: Two residences and three ancillary buildings

**2.3 Canada Land Inventory Rating:** Class 3 through 6 soil

**2.4 Adjacent Land Uses:**

- a)** North: Township Road 530; one 160 acre parcel districted AG with residence
- b)** South: Three AG parcels: 5.01 ac with residence; 4.84 ac with residence; and 144.84 ac (bisected by a railway right-of-way) with farmsite
- c)** East: Range Road 220; one bare 153.4 acre parcel districted AG; one 6.6 acre parcel districted AG with residence
- d)** West: Multi-lot subdivision (35 lots) districted RC Country Residential District

**2.5 Municipal Development Plan:** The subject land is located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan.

**2.6 Land Use Bylaw:** The subject land is currently districted as AG Agriculture: General District. Pursuant to the Land Use Bylaw 8-2001, the land must be redistricted to DC Direct Control District and PC Conservation District prior to subdivision approval. The purpose of the DC District is to provide a mechanism to create districts with land use regulations for a specific site when the control by other districts would be inappropriate or inadequate.

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### 3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

The Conceptual Scheme encompasses the entire north-east quarter of Section 36, Township 52, Range 22, West of the 4<sup>th</sup> Meridian and has been prepared in consultation with the affected and adjacent landowners of the quarter section. The objective of the Conceptual Scheme is to illustrate the potential developable area, potential lot yield, potential access locations and potential reserve land (Environmental Reserve, Municipal Reserve and Conservation Lot).

**3.1** The Conceptual Scheme lays out the development of the land in two phases. Phase I includes all lands in the northerly 80 acre parcel, as shown in Figure 2. Phase II would continue development on the southerly 80 acre parcel and complete the full build-out of the quarter section. Before proceeding with Phase II, a biophysical assessment of the land is required and the Conceptual Scheme may need to be amended based on the findings of the biophysical assessment.

**3.2** The Conceptual Scheme illustrates the proposed land use bylaw amendment application for the northerly 80 acres and future possible subdivision for the balance of the quarter section. Based on the developable and undevelopable areas illustrated in Figure 2, **ten (10) lots are proposed** for the entire quarter section. Generally, eight parcels per quarter section is the maximum density allowed within this policy area; however, two additional parcels are proposed as there is priority habitat land on the quarter section that may be dedicated for ecological preservation above the required 10% dedication. The applicant has dedicated extra land in the northerly half of the quarter section, which would result in one bonus lot for that area. A bonus lot could also be gained on the south half of the quarter if additional land is dedicated as shown on the Conceptual Scheme.

**3.3** The design concept incorporates conservation design principles. Those lands having significant environmental value have been identified for environmental reserve purposes with adjacent lands identified as municipal reserve to act as a buffer. The remaining lands have been identified for development. Please note that the development concept shown on Figure 2 is conceptual and may change at the time of future subdivision if further investigation of the quarter section identifies additional constraints to development. Lot sizes and dimensions will be finalized at time of subdivision.

#### Phase I

Gross Area (area included in title):	32.4 ha (80.0 ac)
- Undevelopable Area (shown as ER & ERE on Figure 2):	11.3 ha (28.0 ac)
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Net Developable Area before MR taken:	21.1 ha (52.1 ac)
- MR taken*	4.5 ha (11.1 ac)
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<b>Net Developable Area:</b>	<b>16.6 ha (41.0 ac)**</b>

\*extra 2.4 ha of MR taken in order to gain extra residential lot

\*\*Amounts are estimates only; Final measurements to be confirmed at time of subdivision

#### Phase II

Gross Area (area included in title):	32.4 ha (80.0 ac)
- Undevelopable Area (shown as ER & ERE on Figure 3):	10.0 ha (24.7 ac)
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Net Developable Area before MR taken:	22.4 ha (55.3 ac)
- MR taken*	5.5 ha (13.6 ac)
<hr/>	<hr/>
<b>Net Developable Area:</b>	<b>16.9 ha (41.7 ac)**</b>

\*extra 3.3 ha of MR taken in order to gain extra residential lot

\*\*Amounts are estimates only; Final measurements to be confirmed at time of subdivision

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### 4. SITE CONSIDERATIONS

**4.1** The general topographic relief of the quarter section is characterized as knob and kettle topography with numerous high points alternating with low swales and pockets that form wetlands and watercourses typical of the Beaver Hills Moraine. The land forms a pattern of small hills that in some cases are quite steep.

**4.2** The subject property contains both priority upland and wetland habitat, as identified in the Priority Landscape Ecology Assessment (PLEA) of Strathcona County.

**4.3** The quarter is divided into two 80 acre (+/-) parcels with different ownership. As such, coordination of development may be an issue.

### 5. ENVIRONMENTAL CONSIDERATIONS

**5.1 A Biophysical Assessment was conducted on the north half of the quarter section on January 29, 2007.** The purpose of the site assessment was to determine the potential for lands to be claimed by Strathcona County as reserves and/or for the conservation of environmentally significant areas during the subdivision process as provided under the Municipal Government Act and Municipal Development Plan. The following considerations were taken from the Site Assessment and Reserve Identification Report.

**5.2** PLEA categories on quarter: Ua – Upland Poplar; Wg – Swamp; Wa – Marsh; Wb – Bog; Wc – Slough; Wf – Drainage Course; Ud – Corridor

**5.3** Significant Features:

**5.3.1** Waterbodies/Creeks:

- a) Wetland areas include black spruce bogs, willow/sedge fen and an open water marsh.
- b) Complex drainage network.
- c) Some modification of drainage/storage on southerly 80 acres.

**5.3.2** Slopes:

- a) Steep slopes (>15% grade) surrounding some of the “knob” formations.

**5.3.3** Vegetation Coverage:

- a) Cleared areas are being recolonized by aspen.
- b) Well developed forest structure – herbaceous ground cover, low shrub and tall shrub layers.
- c) Upland area ranges from young aspen to mature boreal mixed-wood forest stands.

**5.3.4** Wildlife

- a) Ungulate presence noted – bedding areas, trails, browse and scat.
- b) Due to wetland/uplands habitats, songbirds, woodpeckers, waterfowl and raptors are expected to be diverse and abundant.

### 6. RESERVE RECOMMENDATION (AS PER REPORT)\*

**6.1** Environmental Reserve (ER):

**6.1.1** All of the wetlands are clearly subject to ER claim by the Municipality as per the Municipal Government Act.

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**6.1.2** It is recommended that a minimum 7.5 m buffer outside of the wetland margins be included in the ER dedication for the prevention of pollution and public and emergency access.

**6.1.3** The bed and shore of the open water marsh, which straddles the property line in the east-central area of the quarter section, may fall under the jurisdiction of the Province and otherwise may be claimed by the municipality as ER.

**6.1.4** The exact area to be dedicated under ER requires more assessment through the County GIS topographical data at time of subdivision. If there is a disagreement with this assessment, the exact area to be dedicated would require a more detailed site assessment through a topographical survey and/or a more detailed biophysical survey of plant communities. The landowner would be responsible for providing this information.

### **6.2** Municipal Reserve (MR):

**6.2.1** MR should be dedicated to the full extent owing for the maintenance of upland habitat, based on 10% of the land area less that area owing as ER and/or lands claimed by the Province. The configuration of MR lands to be dedicated is difficult to determine. One large habitat block may be required or several relatively narrow bands along the property boundary may be required to maintain wildlife corridors.

### **6.3** Conservation Easements/Lots

**6.3.1** Outside of the over dedication of Municipal Reserve, a Conservation Easement Agreement (CE) between the landowner and Strathcona County could be considered as alternate mechanisms for wetland and upland habitat conservation. The agreement would be registered against the title of each lot and goes with the land in perpetuity.

\*Reserve recommendations only refer to the north half of the quarter section. Reserve sizes and locations for the south half, as shown on the Conceptual Scheme, will be confirmed through a biophysical assessment at the time of application for redistricting of Phase II.

## **7. TRANSPORTATION AND UTILITIES**

**7.1** Road widening will be required adjacent to Range Road 220 and Township Road 530 at the time of future subdivision in accordance with County Policy SER-012-004.

**7.2** At the time of future subdivision, all existing and proposed access locations and proposed internal roadways will be identified and must be to the satisfaction of Strathcona County's Engineering Servicing Standards.

**7.3** The appropriate servicing for water and sewer will be determined at the time of subdivision to the satisfaction of Strathcona County. Prior to subdivision approval, percolation and water table testing will be conducted on the proposed undeveloped lots by a qualified professional so that suitable locations can be chosen for building sites and private sewage disposal systems.

**7.4** The applicant will provide a report as part of the subdivision application showing that the requirements of the Water Act can be met.

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### 8. DEVELOPMENT CRITERIA

To assist in the preparation of future redistricting and subdivision applications the following list of Development Criteria have been developed for reference. These criteria were developed from policies, standards and regulations within the various applicable bylaws and statutory plans and from information gathered at meetings with landowners within the NE 36-52-22-W4 and the surrounding area. Additional development criteria may be identified at the subdivision stage.

**8.1** The developer/applicant will, through the subdivision application process be required to pay all approval fees and rural road levies, to the satisfaction of Strathcona County.

**8.2** Technical considerations including a second biophysical assessment, stormwater management report and any other studies deemed appropriate by Strathcona County will be addressed, if required, to the satisfaction of Strathcona County at the time of subdivision.

**8.3** Phased Development:

**8.3.1** Phase I encompasses the northerly 80 acres of land on the quarter section, including the existing residence site (see Figure 2). Development of Phase I shall only be allowed based on:

- a)** full dedication of ER, MR and Environmental and Conservation Easements within the Phase I boundary.
- b)** the provision of internal road access to parcels 2, 3, and 4. A 30 metre road right of way must be dedicated at a location suitable to Strathcona County, and a road must be constructed, to County standards, to provide access.
- c)** entry into a development agreement to address the construction of the internal roadway and any offsite improvements required.
- d)** full dedication of road widening within the Phase I boundary.

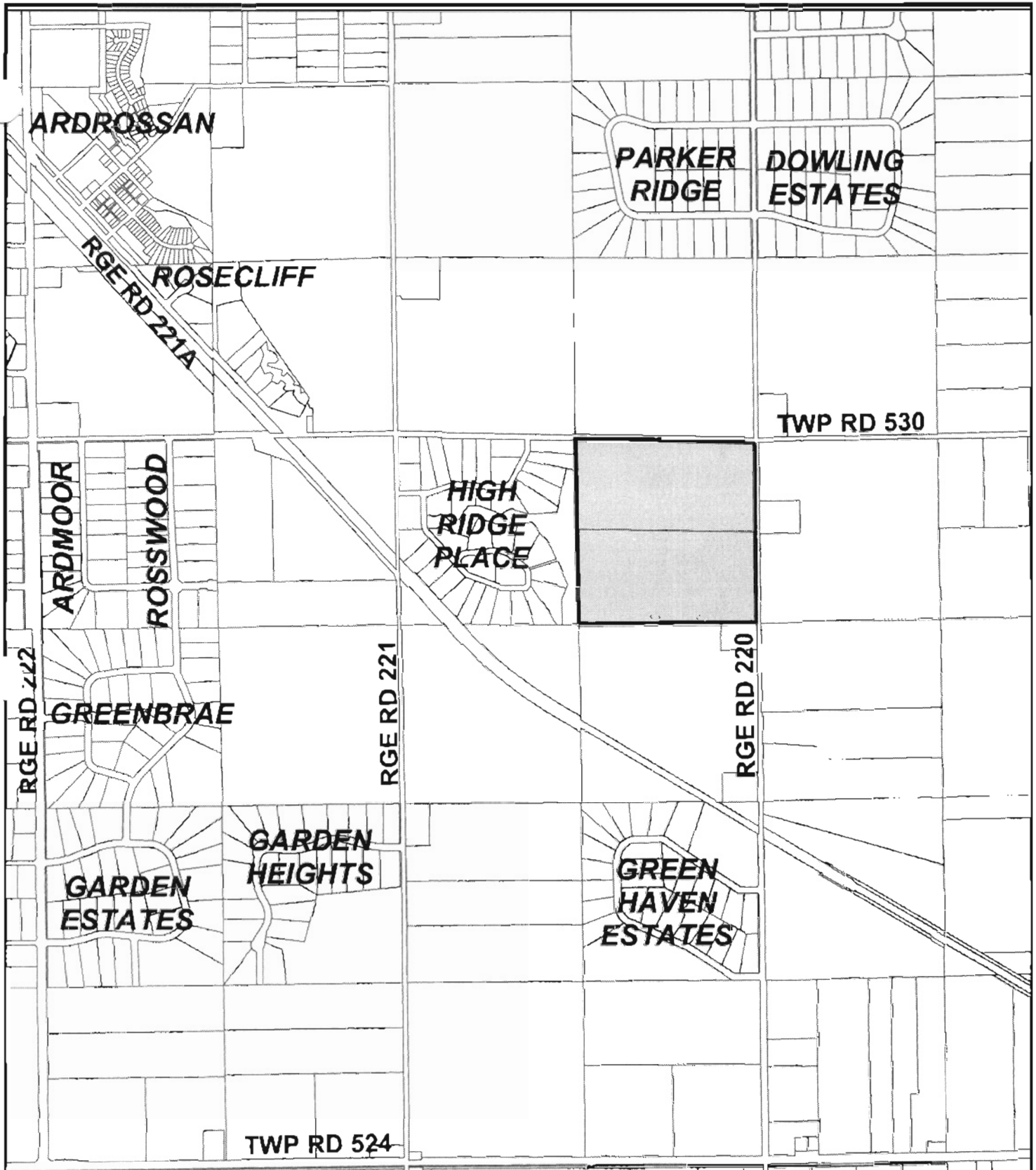
**8.3.2** Phase II will result in the full density of lots allowed on the quarter section. Development of Phase II shall only be allowed based on:

- a)** a biophysical assessment being done on the subject land and the Conceptual Scheme being amended as necessary.
- b)** the provision of internal road access to individual parcels. A 30 metre road right of way must be dedicated at a location suitable to Strathcona County, and a road must be constructed, to County standards, to provide access.
- c)** full dedication of ER, MR and Conservation Easements within the Phase II boundary.
- d)** entry into a development agreement to address the construction of the internal roadway and any offsite improvements required.
- e)** full dedication of road widening within the Phase II boundary.

**8.4** Development within the quarter section will maintain a rural residential lifestyle on properties of approximately 1.5 hectares (3.7 acres) or larger.

**8.5** Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw 8-2001.

**8.6** Nothing in this Conceptual Scheme shall be interpreted as relieving a person from complying with Federal, Provincial or Municipal statutes or bylaws. In the event of a conflict between any of the provisions of this Conceptual Scheme and the provisions of any statute or bylaw, the provisions of the statute or bylaw shall prevail.



**FIGURE 1  
KEY PLAN  
NE 36-52-22-W4**



**PLANNING & DEVELOPMENT SERVICES**

**Strathcona**  
County

Drawn By: G. Davis

File No.: P22M0006

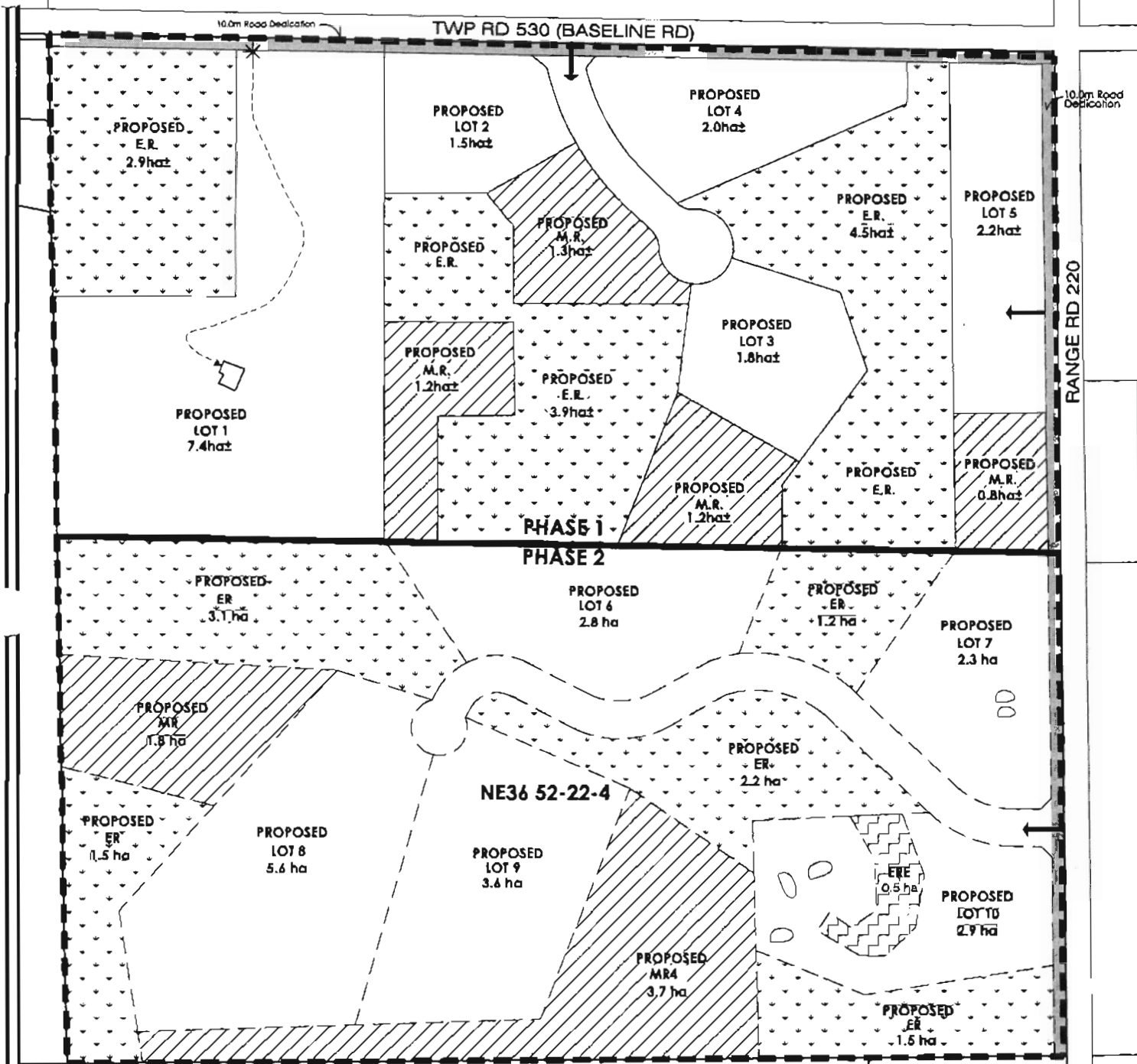
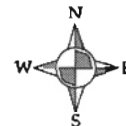
Date Drawn: Jan 25, 2007

Revision Date: mmm dd, year

Dwg No.:  
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2006\2006A047\CONCEPTUAL SCHEMES\  
P22M0006 Key Plan.mxd

Scale: Not to scale

# CONCEPTUAL SCHEME NE 36-52-22-W4



### Legend

- Conceptual Scheme =  
PHASE 1 - 32.4 ha (80 ac) ±  
PHASE 2 - 32.4 ha (80 ac) ±
- Developable Area =  
PHASE 1 - Approx. 21.1 ha (52 ac) ±  
PHASE 2 - Approx. 22.4 ha (52 ac) ±
- Proposed Environmental Reserve =  
PHASE 1 - Approx. 11.3 ha (28 ac) ±  
PHASE 2 - Approx. 10.0 ha (25 ac) ±

- Proposed Municipal Reserve =  
PHASE 1 - Approx. 4.5ha (11 ac) ±  
PHASE 2 - Approx. 5.5ha (14 ac) ±
- Potential Access Location
- Existing Dwellings
- Existing Access

**FIGURE 2**

Adopted: mm/dd/yy Dwg No.: P22M0006-R4 Scale: NTS

PLANNING & DEVELOPMENT SERVICES **Strathcona**  
County