
Conceptual Scheme

SW 24-53-22-W4

April 2012



STRATHCONA
COUNTY

Conceptual Scheme

SW 24-53-22-W4

1. PURPOSE

- 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 Small Holdings Policy Area of the Municipal Development Plan (MDP);
 - 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 Agriculture Small Holdings Policy Area of the MDP;
 - 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 Descriptions:** (see *Figure 1 – Location Plan* and *Figure 2 – Air Photo*)
- a) PT SW 24-53-22-W4 (32.3 ha)
 - b) Lot 1, Block 1, Plan 0827331 (32.4 ha)
- 2.2. **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- a) PT SW 24-53-22-W4: vacant
 - b) Lot 1, Block 1, Plan 0827331: two dwellings, hay shed and multiple sheds
- 2.3. **Canada Land Inventory Soil Rating:** The entire SW 24-53-22-W4 is designated as Class 2 soils.
- 2.4. **Adjacent Land Uses:**
- a) North: lands zoned AG Agriculture: General
 - b) East: lands zoned RA Rural Residential/Agriculture
 - c) South: lands zoned AG Agriculture: General
 - d) West: Range Road 221, beyond which lies the Country residential subdivision of Hunter's Hill.
- 2.5. **Encumbrances:** (see *Figure 3 – Site Features*)
- a) **Creek:** A provincially recognized intermittent creek runs through the middle of the quarter section and appears to run north-south.
 - b) **Utility Right of Way:** A utility right of way in the name of Battle River Rural Electrification runs in the southwest half of Lot 1, Block 1, Plan 0827331.

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- 2.6. **Municipal Development Plan:** The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (Bylaw 1-2007). This policy area allows for the subdivision of land in accordance with the requirements for an approved Conceptual Scheme.
- 2.7. **Land Use Bylaw:** The subject lands are currently districted AG Agriculture: General. Pursuant to Land Use Bylaw 8-2001, redistricting to an appropriate land use district will be required prior to subdivision approval. The appropriate land use district will depend upon the size of parcels proposed for subdivision.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1. The goal of the Conceptual Scheme is to establish a framework for development of the land that compliments and enhances the traditional rural residential lifestyle found in the area, while ensuring that the policies and guidelines within the applicable statutory plans and bylaws are addressed. The objective of the Conceptual Scheme is to illustrate the potential developable area, lot yield, reserve dedications and access/road locations.
- 3.2. Both affected landowners (those located within the quarter section) and adjacent residents (those surrounding the quarter section) have been provided opportunity to provide input as part of the preparation of this plan.
- 3.3. This Conceptual Scheme contemplates the potential subdivision of the quarter section into a total of eight (8) parcels. As there are already two (2) parcels on the quarter section, a total of six (6) additional lots may be accommodated under this plan.
- 3.4. Phase 1 (see **Figure 4 – Phase 1 Subdivision**) contemplates three (3) additional parcels in accordance with the current development aspirations of the applicant.
- 3.5. Phase 2 (see **Figure 5 – Phase 2 Subdivision**) contemplates three (3) additional parcels to provide for the ultimate build-out of the quarter section.
- 3.6. The development concept shown in Figures 4 and 5 is conceptual and may be subject to modification at the time of subdivision if further investigation warrants the change (see **Section 8 – Development Criteria**). Final lot sizes and dimensions will be determined at time of subdivision.

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in October of 2011 and March of 2012. The Assessment consisted of a field reconnaissance and air photo analysis to identify landscape features, vegetation and wildlife.. The information was used to make recommendations for Environmental and Municipal Reserve dedications.

- 4.1.1. **Landscape Overview**

- Overall, the landscape was hummocky with a change in elevation from the southwest (700 m) to northeast (740 m).

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The most significant landscape features are the wetlands, unnamed intermittent stream and upland forest remnants along the south boundary. The remainder of the subject property has been cleared for residences and agricultural activities.

4.1.2. **Vegetation & Wildlife**

Approximately 70% of the subject property has been cleared of upland vegetation and has been under agricultural management for decades. The priority habitat occurs largely on the north half of the quarter section and includes the large ephemeral wetland and intermittent stream that flows southwest out of it towards the far southwest corner of the subject property.

The upland forest remnant in the southeast portion of the subject property is predominantly aspen poplar which includes low and tall shrub layers; this is a mature stand with some small ephemeral wetlands along the south boundary. The shelterbelts bordering the north and east boundaries appear to be mature aspen forest remnants and are in decline. Deer tracks were observed along the north shelterbelt near the large ephemeral wetland.

The wetlands, both ephemeral and permanent, fluctuate seasonally and provide a water storage function. Typical wetland vegetation, which indicates wet soils and water at or below surface, is present. The wet areas are distinguished by abundant growth of grass and willow species. There are a few localized ephemeral wetlands across the subject property that have been planted with agricultural species, these wetlands exhibit little to no connections to other drainage courses or wetlands (on or off the subject property) and likely serve as localized groundwater recharge. There is a permanent wetland on the southeast corner that extends into the property to the south.

A relatively large stick nest was observed within the large ephemeral wetland in the north, while several smaller nests could be seen in the south and east shelterbelts. Richardson's ground squirrels are present on the cultivated north half of the subject property. Meadow voles were common throughout the entire property.

Overall, the diversity of landscape and plant communities across the subject property is moderate. Those areas that have not been previously altered for agriculture should be conserved. Reserves should be dedicated in such a way to conserve representative lands across the subject property not previously disturbed for agriculture.

5. RESERVES

- 5.1. **Phase I** - Environmental Reserves (ER) and Municipal Reserves (MR) shown within Figure 4 are to be dedicated to the full extent described under the Municipal Government Act and in general accordance with Strathcona County Policy SER-008-015. ER and MR shall be dedicated at time of subdivision and final determination of the boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.2. **Phase II** - Environmental Reserves (ER) and Municipal Reserves (MR) shown within Figure 5 are to be dedicated to the full extent described under the Municipal Government Act and in general accordance with Strathcona County Policy SER-008-015. Municipal reserves shall be dedicated as shown within Figure 5 and the additional required reserves will be

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paid as cash in-lieu as required under section 661(a) and (b) of the MGA. ER and MR shall be dedicated at time of subdivision and final determination of the boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.

- 5.3. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of the Municipal Reserve and Environmental Reserve parcel(s) at time of Phase I and Phase II subdivision to the satisfaction of Strathcona County Open Space Standards.

6. TRANSPORTATION

- 6.1. Range Road 221 adjacent to this quarter section is currently recognized as a Class II unimproved roadway and has an existing right-of-way of 20 metres. In accordance with Strathcona County policy SER-012-004, a 10 metre strip of land is required along the length of the subject quarter section adjacent to Range Road 221. Land dedication by survey will be required at time of the subdivision of Phase I and Phase II acquisition agreements have been previously registered against both titles and will be discharged at the time of subdivision registration. The required dedication is subject to change and will be dedicated in accordance with the most current Road dedication Policy.
- 6.2. Existing and proposed access locations shall be provided in general accordance with Figures 4 and 5 but are to be confirmed by Strathcona County at time of subdivision.
- 6.3. All accesses and roadways are to be located and constructed in accordance with Strathcona County Engineering Standards. Existing accesses that are permitted to shall be upgraded to the current standard at the time of subdivision.
- 6.4. The existing access of proposed Lot 3 located in Phase II will be required to be removed and located directly across from the southerly subdivision entrance of Hunters Hill in accordance with the Strathcona County Engineering Standards.
- 6.5. Any newly created lots will be subject to payment of the rural road levy in accordance with the Offsite Development Levies Bylaw. The levy will be charged at the current rate at time of subdivision endorsement.
- 6.6. At time of subdivision, a Noise Attenuation Assessment may be required and the landowner will be required to adhere to the recommendation of the assessment to the satisfaction of Strathcona County.
- 6.7. Any creek crossing required for access may require Alberta Environment approval and is the responsibility of the landowner to acquire.

7. SERVICING AND UTILITIES

- 7.1. Prior to subdivision application, geotechnical testing shall 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. The report is to include a development area plan showing the suitable building site locations in accordance with Alberta Environment and Strathcona County criteria.

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- 7.2. Drainage easements and/or public utility lots may be required for overland drainage that exists, needs to be relocated and/or is required for stormwater management. The applicant will be required to contact Alberta Environment regarding any potential drainage licenses and/or approvals for the conveyance of drainage from either onsite or offsite lands.
- 7.3. Existing and proposed private sewage system discharge locations shall comply with Provincial set-back requirements.
- 7.4. At time of subdivision, the applicant may be required to provide a surface drainage assessment to address pre- and post-development drainage and recommendations to eliminate any negative impacts on adjacent or downstream areas. The assessment is to be completed by a qualified professional.
- 7.5. At time of subdivision, the applicant may be required to provide a stormwater management and site grading plan prepared by a qualified professional to the satisfaction of Strathcona County.
- 7.6. At time of subdivision, the applicant may be required to provide information prepared by a qualified professional regarding groundwater availability for domestic purposes in accordance with the Water Act
- 7.7. At time of subdivision the applicant will be responsible for confirming and coordinating the provision of shallow utilities with the appropriate companies.
- 7.8. The applicant is responsible for contacting Battle River Rural Electrification Association Limited in regards to any proposed works that may affect their right(s)-of-way with Phase II.

8. DEVELOPMENT CRITERIA

- 8.1. The applicant/landowner of Phases I and II will be required to redistrict the subject lands to an appropriate land use district prior to endorsement of any subdivision.
- 8.2. Any application to subdivide must be in accordance with the approved Conceptual Scheme and cannot preclude any further subdivision considered within the plan area. Any proposed changes to the plan may require an application to amend the Conceptual Scheme.
- 8.3. The applicant/landowner may, through the redistricting and/or subdivision application process, be required to address the provision of private sewage systems, the construction of required accesses, internal road layout, rural road levies, approval and inspection fees and any other matter deemed applicable, to the satisfaction of Strathcona County.
- 8.4. Technical considerations, including a geotechnical assessment, traffic impact assessment, stormwater management report, noise attenuation assessment and any other studies deemed appropriate by Strathcona County, shall be addressed to the satisfaction of Strathcona County at the time of redistricting and/or subdivision application. Strathcona County standards at the time of redistricting and subdivision shall be adhered to.

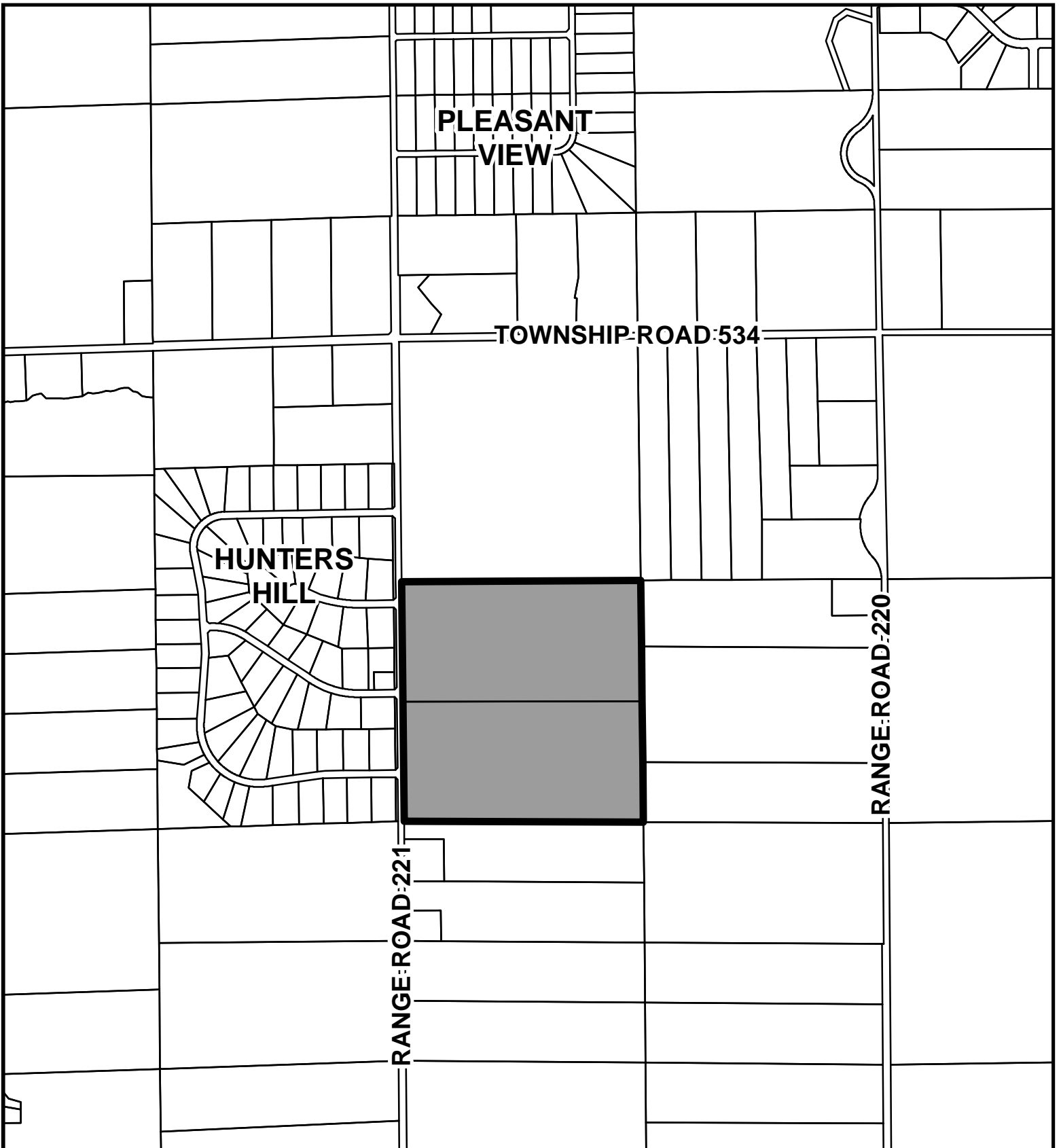
Conceptual Scheme

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- 8.5. The design and development of future parcels should protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands and water courses. Alberta Environment and Strathcona County shall be consulted regarding any changes to topography which may influence drainage. No alterations to drainage courses, waterbodies, water courses or wetlands are permitted without the prior approval of Alberta Environment, Sustainable Resource Development and Strathcona County.
- 8.6. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.7. Where the proposal requires the owner/developer to construct or upgrade municipal infrastructure, a development agreement with Strathcona County is required. All development construction costs will be borne by the owner/developer.
- 8.8. Final location of property lines and parcel areas shall be determined as time of subdivision. All proposed lots shall comply with the regulations of the Land Use Bylaw.

9. COMPLIANCE WITH OTHER LEGISLATION

- 9.1. 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.



LOCATION MAP

FIGURE 1

SW 24-53-22-W4

 **Subject Area**

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Strathcona
County



Drawn By: E.Shukle

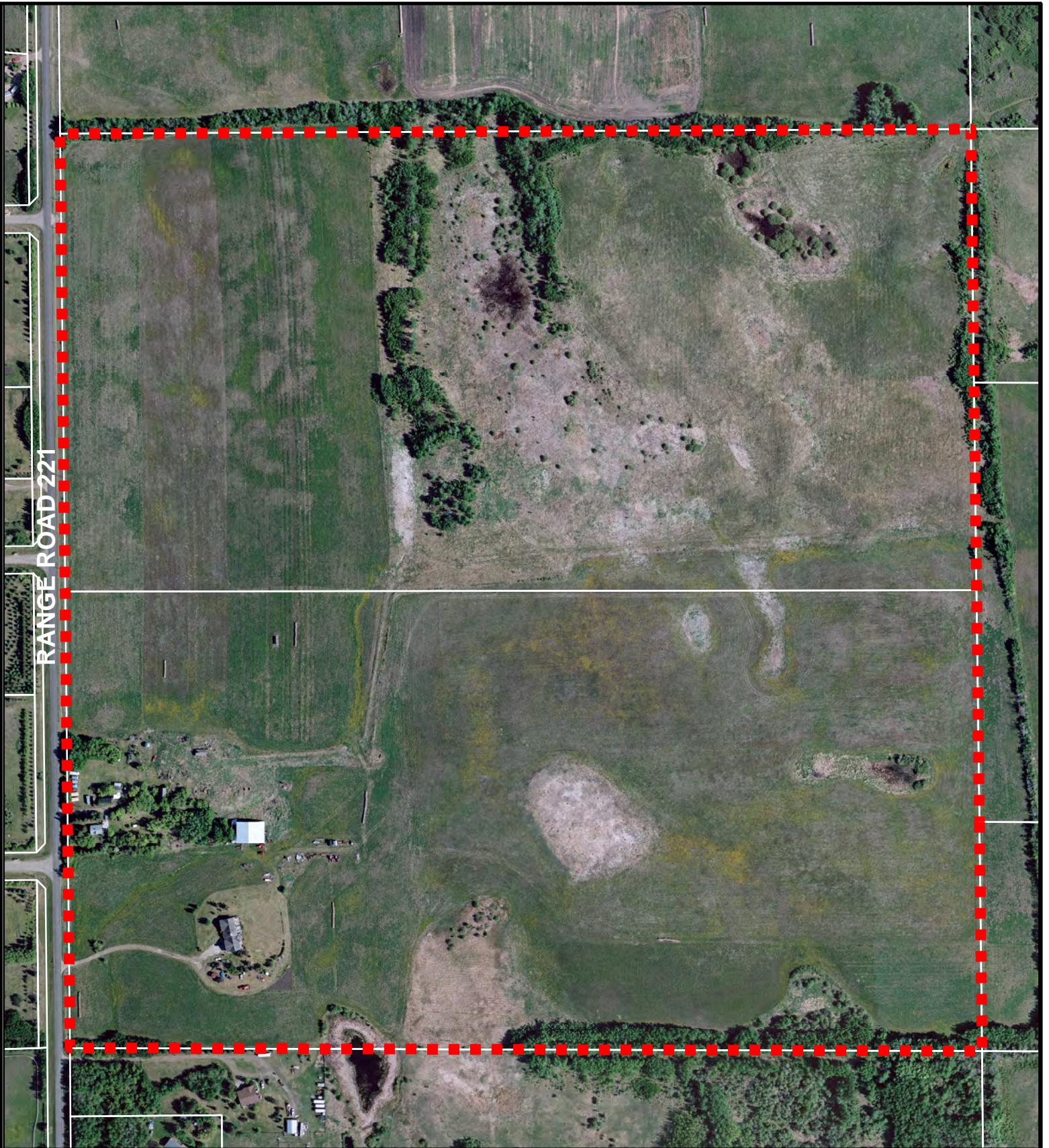
File No.: 4090-2011CS003

Date Drawn: April 13, 2012

Revision Date: mm/dd/yy

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4090 Land Use - Conceptual Scheme\
2011\2011CS003\MAPS\LOCATION MAP



AIR PHOTO

FIGURE 2

SW 24-53-22-W4

 **Subject Area**

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Strathcona
County



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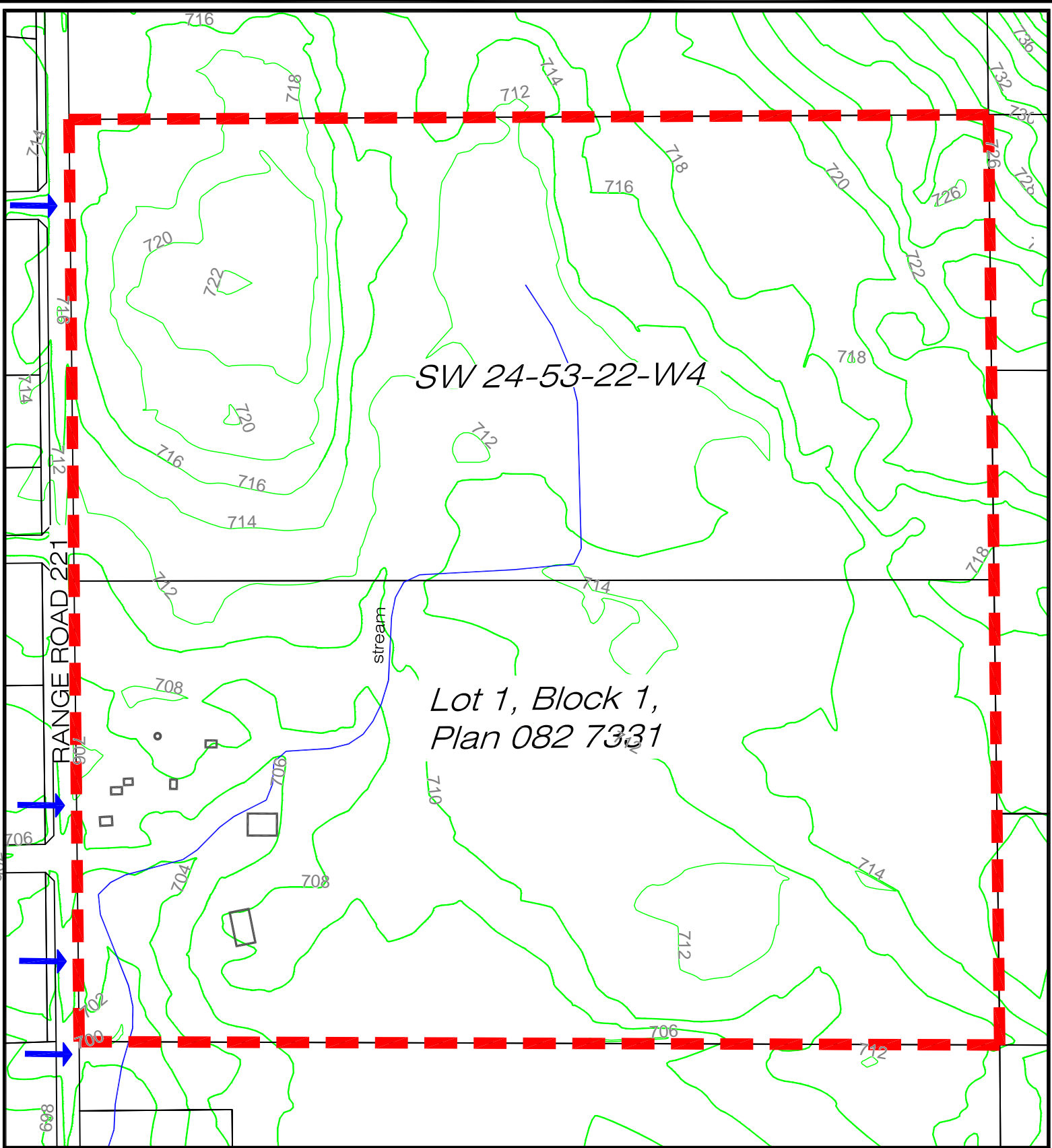
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Date Drawn: April 13, 2012

Revision Date: mm/dd/yy






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4090 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2011\2011CS003\MAPS\AIR PHOTO

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SITE FEATURES

Figure 3
SW 24-53-22-W4

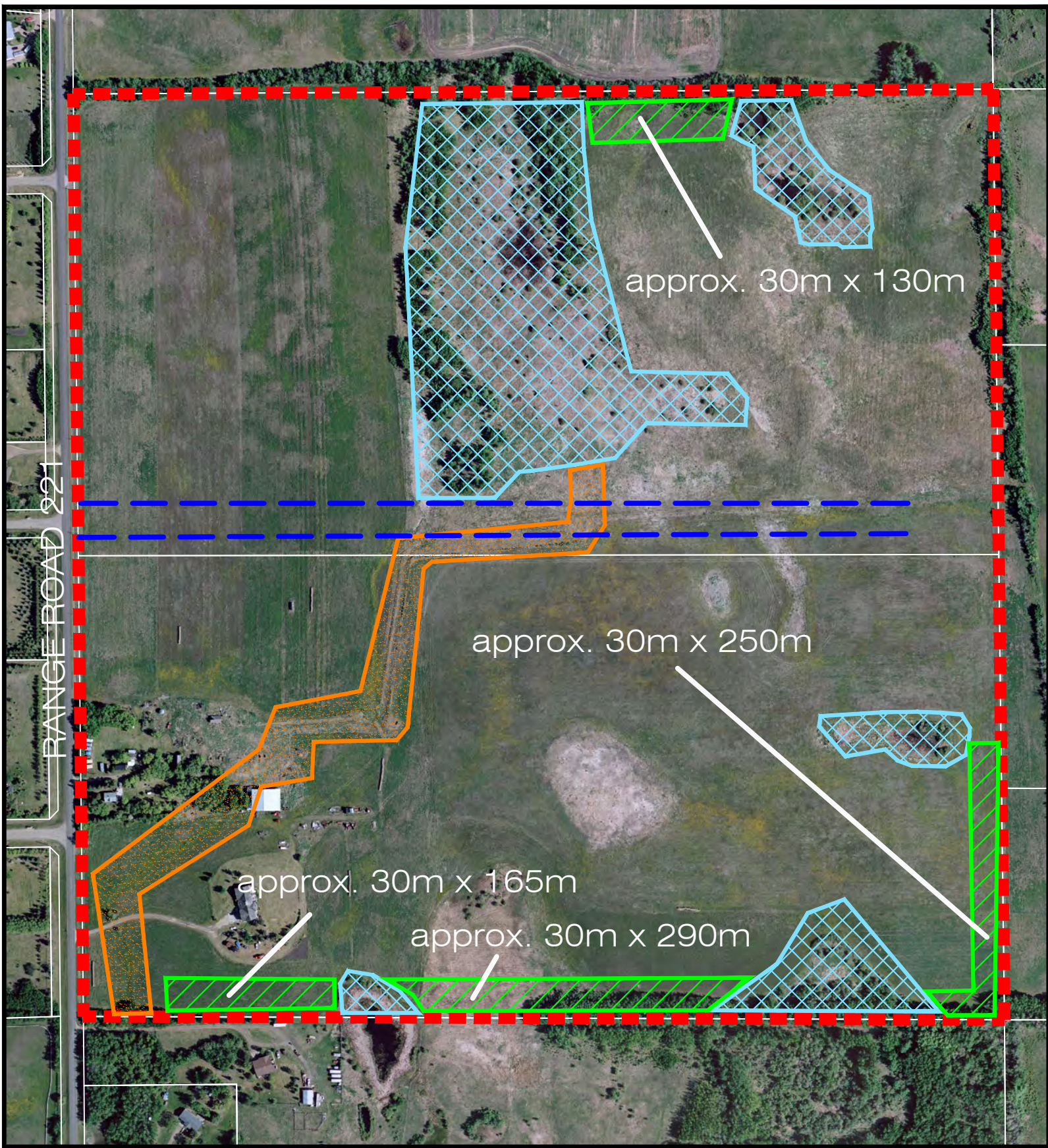
-  Conceptual Scheme = 64.7 ha (160 ac) ±
-  2m Contours
-  Stream
-  Existing Access Location
-  Existing Buildings

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County



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Date Drawn: April 18 2012	Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\ 4090 Land Use Bylaw -Conceptual Plans\ 2011\2011CS003\MAPS
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BIOPHYSICAL ASSESSMENT

Figure 4
SW 24-53-22-W4

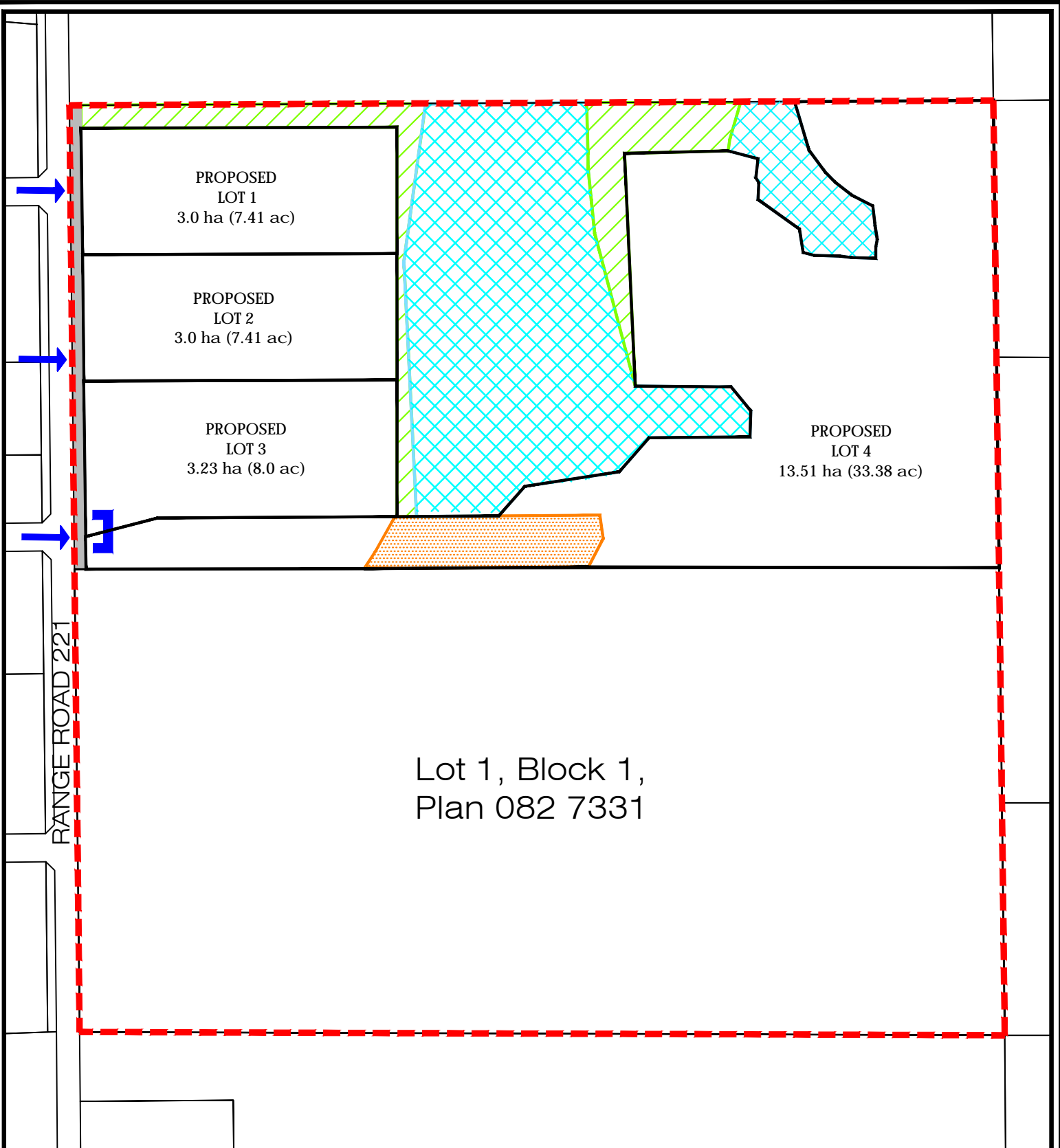
- Conceptual Scheme = 64.7 ha (160 ac) ±
- Environmental Reserve
- Municipal Reserve
- Drainage Easement
- Access

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Drawn by: E. Shukle	File No.: 4090-2011CS003
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Lot 1, Block 1,
Plan 082 7331

DEVELOPMENT CONCEPT - PHASE 1
Figure 5
SW 24-53-22-W4


-  Conceptual Scheme = 64.7 ha (160 ac) ±
-  Proposed Municipal Reserve = Approx. 1.98 ha (4.89 ac) ±
-  Proposed Environmental Reserve = Approx. 7.23 ha (17.87 ac) ±
-  Road Widening (10m)
-  Drainage Easement
-  Potential Access Location
-  Proposed Joint Access

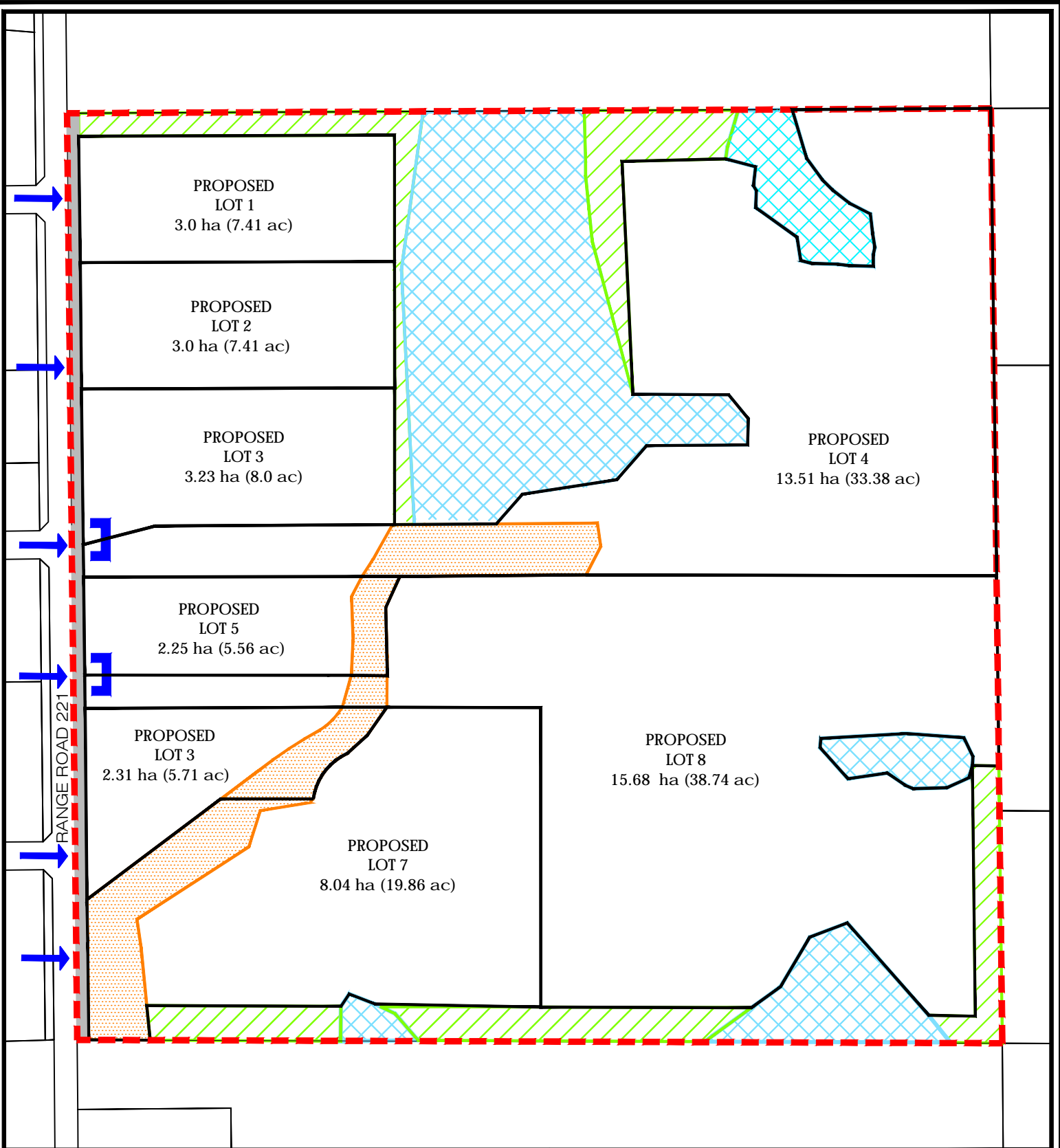
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DEVELOPMENT CONCEPT - PHASE 2
Figure 6
SW 24-53-22-W4

- Conceptual Scheme = 64.7 ha (160 ac) ±
- Proposed Municipal Reserve = Approx. 3.94 ha (9.74 ac) ±
- Proposed Environmental Reserve = Approx. 9.01 ha (22.26 ac) ±
- Road Widening (10m)
- Drainage Easement
- Potential Access Location
- Proposed Joint Access

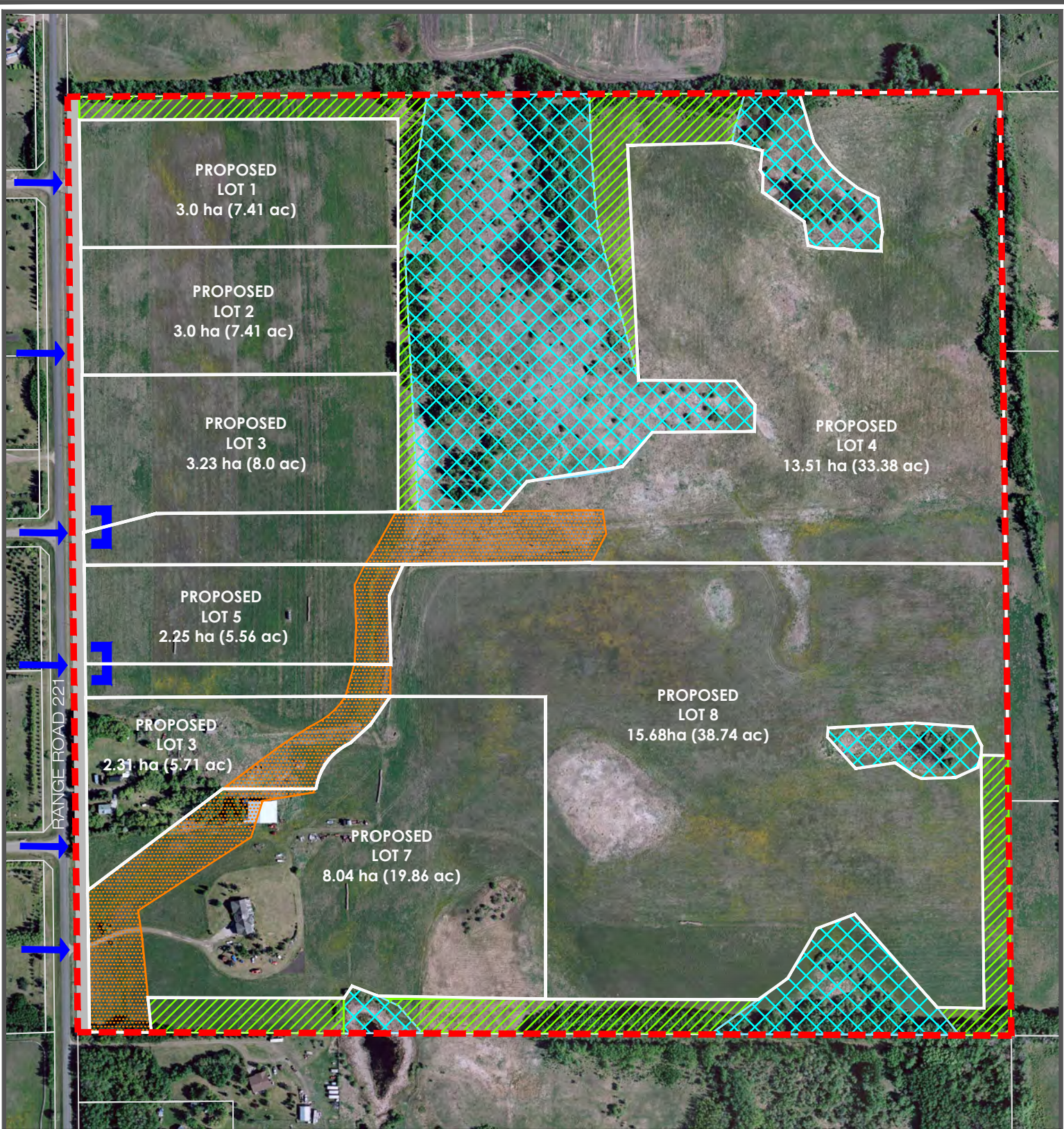
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**CONCEPTUAL SCHEME
FUTURE SUBDIVISION FIGURE 7
SW 24-53-22-W4**

- Conceptual Scheme = 64.7 ha (160 ac) ±
- Proposed Municipal Reserve = Approx. 3.94 ha (9.74 ac) ±
- Proposed Environmental Reserve = Approx. 9.01 ha (22.26 ac) ±
- Road Widening (10m)
- Drainage Easement
- Potential Access Location
- Proposed Joint Access

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Drawn by: E. Shukle Date Drawn: June 14, 2012 Revision Date: Scale: Not to scale	File No.: 4090-2011CS003 Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\ 4090 Land Use Bylaw -Conceptual Plans\ 2011\2011CS003\MAPS
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