
Conceptual Scheme NW 22-51-23-W4

March 2013



Revised April 2013

Conceptual Scheme

NW 22-51-23-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) S ½ NW 22-51-23-W4 (32.4 ha)
 - b) N ½ NW 22-51-23-W4 (32.4 ha)
- 2.2. **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- a) S ½ NW 22-51-23-W4 (32.4 ha): residence with accessory buildings
 - b) N ½ NW 2-51-23-W4 (32.4 ha): vacant cultivated land
- 2.3. **Canada Land Inventory Soil Rating:** The entire subject quarter consists of Class 5 soil. There is a significant wetland in the north half of the quarter and it is currently used for hay production. The south half of the quarter is used for the grazing of cattle and horses due to the complex drainage courses within the plan area. A portion in the east, of the south half of the south eighty is used for hay production and the MDP policy area will allow for consideration of further fragmentation of the subject lands.
- 2.4. **Adjacent Land Uses:**
- a) North: Township Road 514 and two parcels districted AG Agriculture: General to the north
 - b) East: Four parcels consisting of 1.6 ha to 30 ha in size and all districted AG Agriculture: General
 - c) South: Two parcels consisting of 8 ha and 56 ha districted AG Agriculture: General
 - d) West: Range Road 233 and one 62 ha parcel districted AG Agriculture: General.

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- 2.5. **Encumbrances:** (see *Figure 3 – Site Features*)
- a) **Creek connections:** A tributary of the Pointe-Aux-Pins Creek runs through the subject parcels.
 - b) **Pipeline Right of Way:** A pipeline right of way in the name of ALTALGAS Holdings Inc. parallel to the northern and eastern boundaries of the southern half of the quarter section and approximately 18 meters in width.
- 2.6. **Eligibility of subdivision:** The quarter section has been subdivided into two eighty acre parcels. Equitable distribution of subdivision allows for consideration of up to four parcels per parcel.
- 2.7. **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.
- 2.8. **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.
- 2.9. **Public Engagement:** The affected landowners within the NW 22-51-23-W4 had been contacted for input into the design process of the Conceptual Scheme prior to the preparation of the Conceptual Scheme. A Public Information Meeting was held on April 24, 2013 and there were nine attendees, no concerns were raised at the meeting.

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 three (3) parcels.
- 3.4. Phase 1 (see *Figures 5 & 6 – Phase 1 Subdivision*) contemplates one (1) additional parcel in accordance with the current development aspirations of the applicant.
- 3.5. The landowner of the northern eighty acre parcel requested to be excluded from the Conceptual Scheme as there was no advantage to subdivision with the extensive reserve dedications that would be required. Further re-division within the quarter has not been explored due to the limited developable area only being accessible by an internal road.

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- 3.6. The development concept shown in Figures 5 & 6 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 and redistricting.

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in August 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 728 m along the south boundary of the property down to 720 m in the large ephemeral wetland in the northeast.

The most significant landscape features are the significant drainage corridors and the large ephemeral wetland in the northeast portion of the subject property. The remainder of the subject property has been cleared for residences and agricultural activities.

4.1.2. Vegetation & Wildlife

Approximately 95% of the subject property has been cleared of upland vegetation and has been under agricultural management for decades. The priority habitat occurs mostly within the north half of the quarter, although the drainage corridors on the south half are also significant.

The shelter belt along the east boundary of the subject property appears to be remnant poplar forest and appears to vary from 5 meters to 20 meters in width. The well developed forest structure includes diverse herbaceous ground cover, low shrub and tall shrub layers. The age class of this forest is relatively consistent (even aged), indicating that a larger forest existed prior to agricultural clearing. The overall structure of the forest is moderately diverse. The remnant forest stand provides habitat for birds and small mammals and north to south habitat connectivity for ungulates. Several species were observed directly or indirectly during the site reconnaissance.

The large wetland on the northeast portion of the subject property appears to be ephemeral and is occasionally hayed but also has at least three well defined intermittent streams that run into it before forming one stream, which is a tributary to Mill Creek, and drains to the north. With the exception of one wetland that was created by pipelining activities, the wetlands all appear to be connected by the well defined drainage corridors that drain to the north. All ephemeral and permanent wetlands on the subject property 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. The wetlands present near the west boundary, on the north half of the property, are semi permanent and have well established wetland functions. Based on direct observations of high numbers of

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amphibians (wood and boreal chorus frogs) and birds, throughout the ephemeral wetlands and drainage corridors, these areas provide significant habitat for local wildlife. Overall, the diversity of landscape and plant communities across the subject property is moderate. Wetlands and those areas that have not been previously altered for agricultural use 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** – No municipal reserves were identified in Phase I of the subject lands however a small portion of environmental reserve was identified in the north west corner belonging to a wetland that has been disturbed by the pipeline running along the north boundary. The environmental reserve dedication will be confirmed at the time of survey. Drainage easements will be used to protect the complex overland within the subject lands.
- 5.2. 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 233 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 233. Land dedication by survey will be required at time of the subdivision of Phase I, dedication is subject to change and will be dedicated in accordance with the most current Road Dedication Policy.
- 6.2. Township Road 514 adjacent to this quarter section is a Class I roadway and has an existing right-of-way of 20 meters. In accordance with Strathcona County policy SER-012-004, a 10 meter strip of land is required along the length of the subject quarter section adjacent to Township Road 514. Land dedication by survey will be required at time of the subdivision of the northern eighty acre parcel; dedication is subject to change and will be dedicated in accordance with the most current Road Dedication Policy.
- 6.3. Existing and proposed access locations shall be provided in general accordance with Figures 5, 6 and 7 but are to be confirmed by Strathcona County at time of subdivision.
- 6.4. All accesses and roadways are to be located and constructed in accordance with Strathcona County Engineering Standards. Existing accesses that are permitted shall be upgraded to the current standard at the time of subdivision.
- 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 in effect 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.

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- 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.
- 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 set out by Alberta Municipal Affairs.
- 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.

8. DEVELOPMENT CRITERIA

- 8.1. The applicant/landowner of Phases I 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

Conceptual Scheme

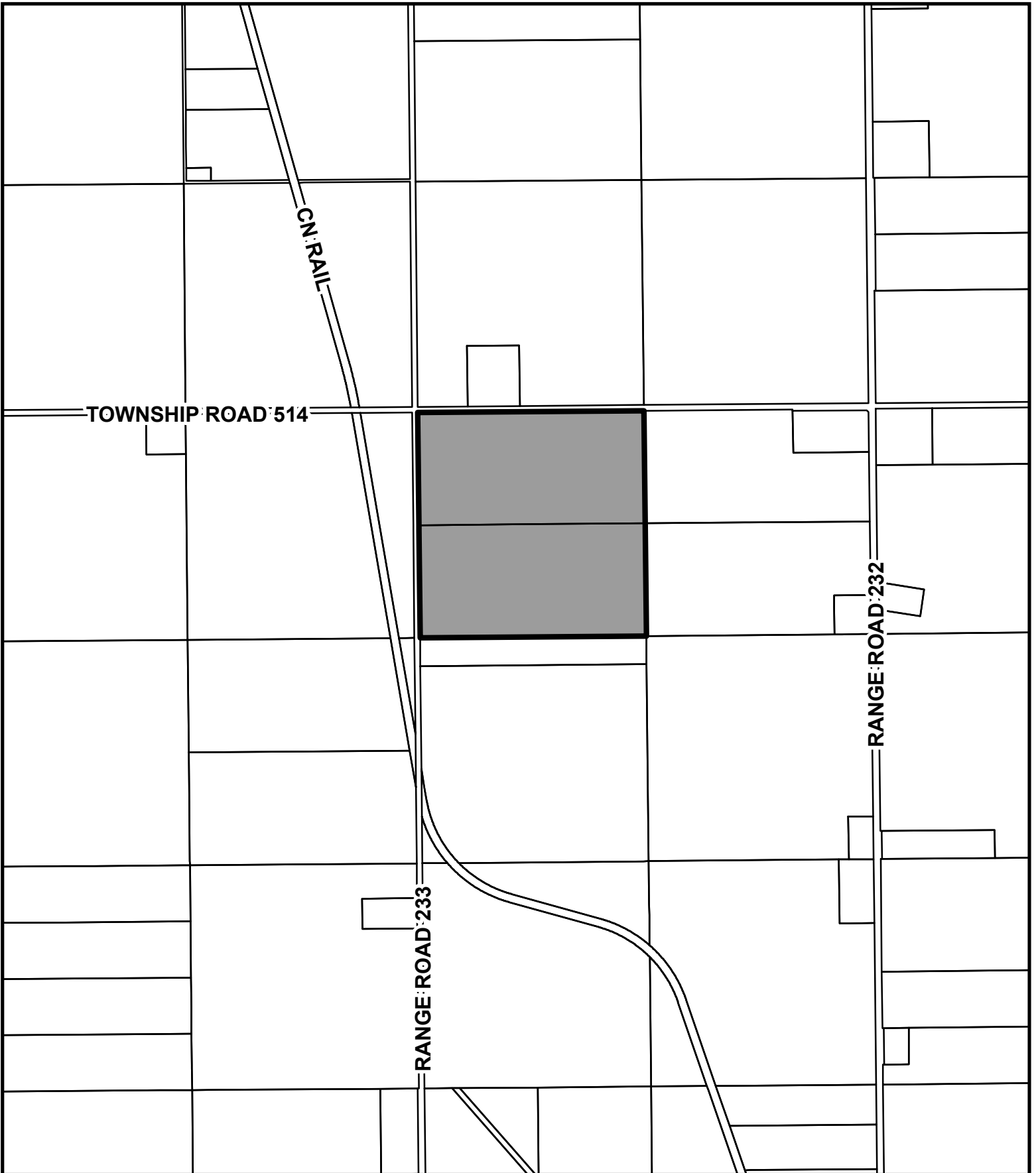
NW 22-51-23-W4

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.
- 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.
- 8.9. Any further subdivision within the quarter section will require an amendment to this Conceptual Scheme or must be in conformance with the Conceptual Scheme Policy SER-008-019.

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**

NW 22-51-23-W4

PLANNING & DEVELOPMENT SERVICES



Drawn By: E. SHUKLE

File No.: 4090-2012CS004

Date Drawn: Feb 12, 2013

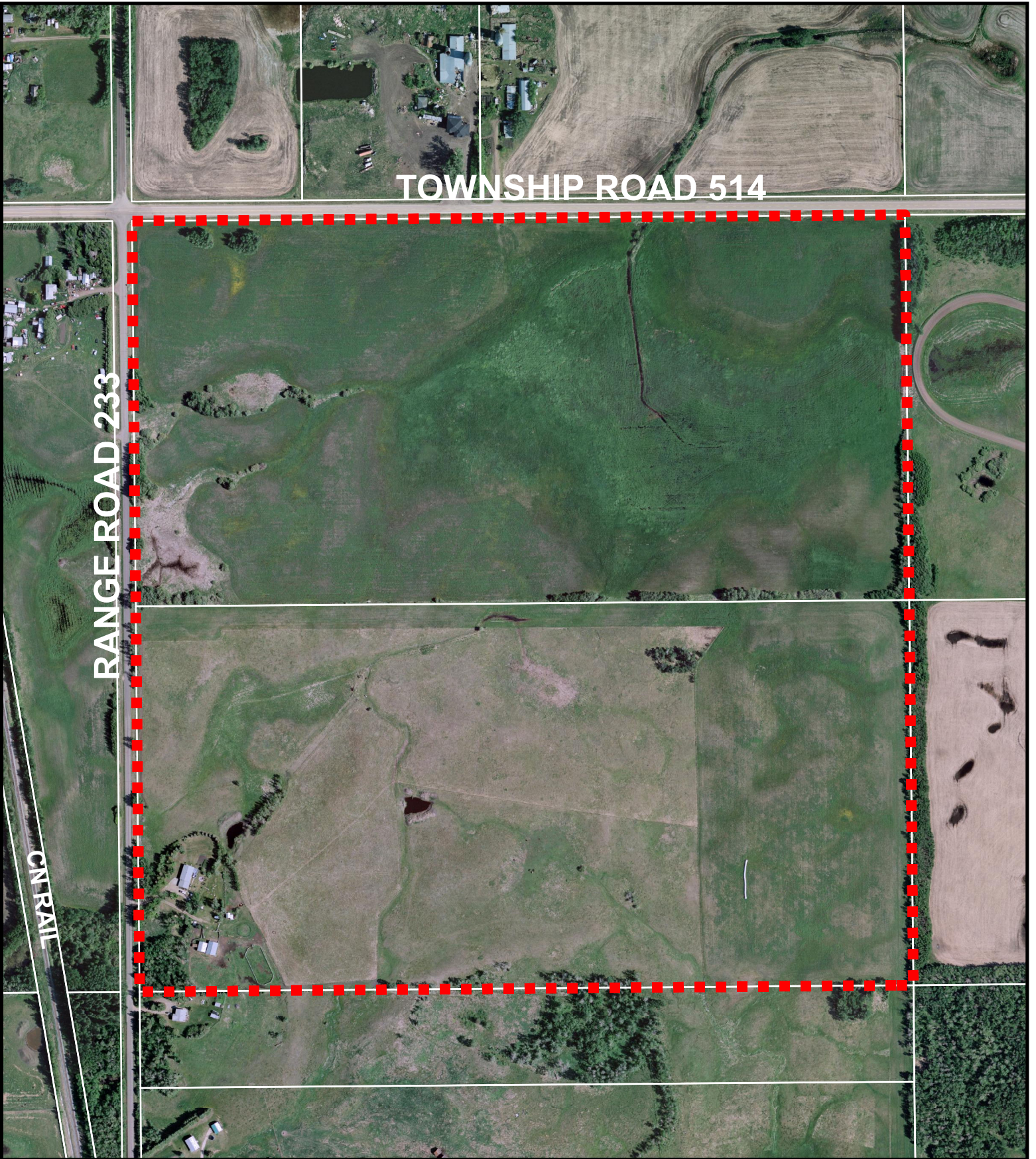
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4090 Land Use-Conceptual Scheme\2012\
2012CS004\MAPS\LOCATION MAP

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Subject Area

Document: 4569249



TOWNSHIP ROAD 514

RANGE ROAD 233

CN RAIL

**AIR PHOTO
FIGURE 2**

NW 22-51-23-W4

 **Subject Area**

Document: 4569249

PLANNING & DEVELOPMENT SERVICES



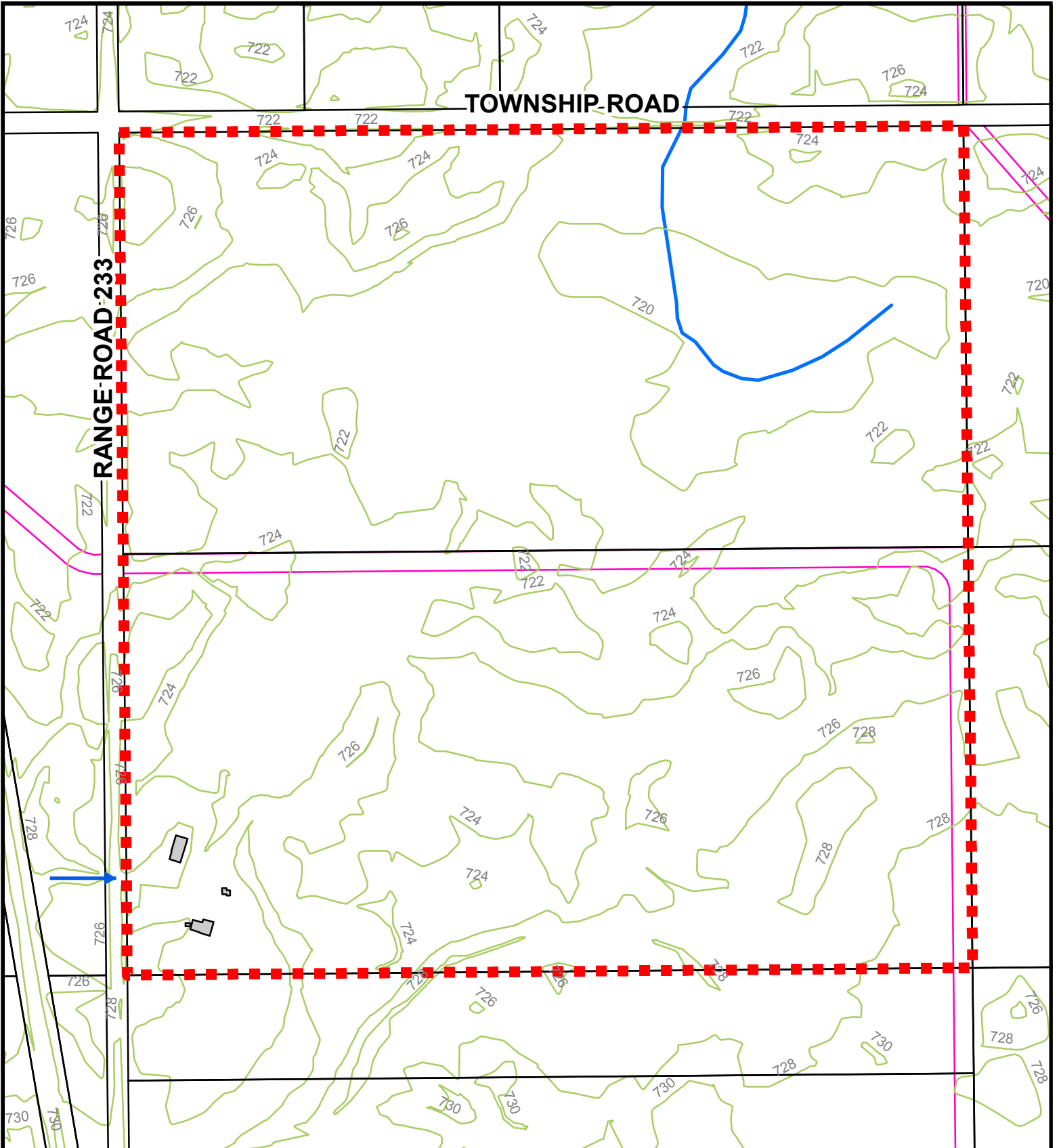
Drawn By: E. Shukle

File No.: 4090-2012CS004

Date Drawn: Feb 12, 2013

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4090 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2012\2012CS004\MAPS\AIR PHOTO



**SITE FEATURES
FIGURE 3
NW 22-51-23-W4**

- ■ ■ ■ Conceptual Scheme =
- ▭ ▭ Buildings
- ▭ 2m Contours
- Pipeline R/W
- ~ Stream
- Existing Access

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PLANNING & DEVELOPMENT SERVICES



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File No.:4090-2012CS004

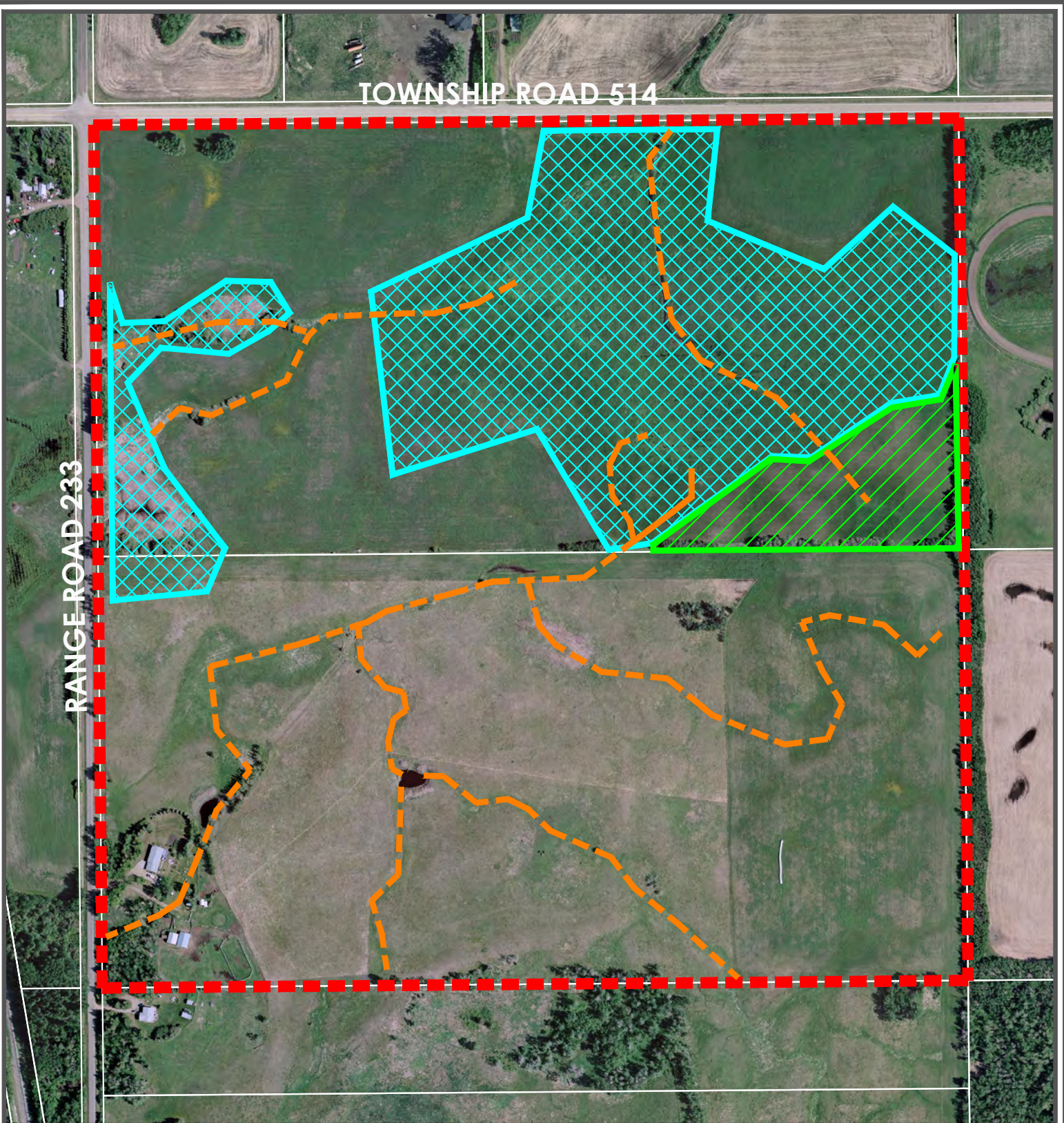
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TOWNSHIP ROAD 514

RANGE ROAD 233



**BIOPHYSICAL ASSESSMENT
FIGURE 4**

NW 22-51-23-W4

Conceptual Scheme =
Approx. 64.97 ha (160.5 ac) ±

Municipal Reserve

Environmental Reserve

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TOWNSHIP ROAD 514

RANGE ROAD 233

NW 22-51-23-W4


ROW Plan 792 0281


Proposed Lot 1
16.2 ha
(40.0 ac)


Proposed Lot 2
16.2 ha
(40.0 ac)

CONCEPTUAL SCHEME FIGURE 5

NW 22-51-23-W4

 Conceptual Scheme =
Approx. 64.97 ha (160.5 ac) ±

 Proposed Municipal Reserve=
Approx. 2.6 ha (6.4 ac) ±

 Proposed Environmental Reserve=
Approx. 15.5 ha (38.3 ac) ±

 Proposed Drainage
Easement

 Pipeline ROW

 Existing Access

 Proposed Access

PLANNING & DEVELOPMENT SERVICES



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TOWNSHIP ROAD 514

RANGE ROAD 233

NW 22-51-23-W4








ROW Plan 792 0281

Proposed Lot 1
16.2 ha
(40.0 ac)

Proposed Lot 2
16.2 ha
(40.0 ac)

CONCEPTUAL SCHEME - FIGURE 6

NW 22-51-23-W4

-  Conceptual Scheme =
Approx. 64.97 ha (160.5 ac) ±
-  Proposed Municipal Reserve=
Approx. 2.6 ha (6.4 ac) ±
-  Proposed Environmental Reserve=
Approx. 15.5 ha (38.3 ac) ±
-  Proposed Easement
-  Pipeline ROW
-  Existing Access
-  Proposed Access

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File No.: 4090-2012CS004

Date Drawn: April 12, 2013

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