
Conceptual Scheme N ½ SE 25-53-22-W4

January 2015



**STRATHCONA
COUNTY**

Revision: #

Conceptual Scheme

N ½ SE 25-53-22-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) N ½ SE 25-53-22-W4 (32.4 ha)
- 2.2. **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- a) N ½ SE 25-53-22-W4 (32.4 ha): two residences with accessory buildings.
- 2.3. **Adjacent Land Uses:**
- a) North: The NE 25-53-22-W4 consisting of two parcels of 61.9 ha (153 acres) and 2.03ha (5.02 acres). A road right of way consisting of 0.773 ha (1.91 acres) registered under Plan 1516BM is located in the southeast corner.
 - b) East: Range Road 220 and two AG Agriculture General District parcels consisting of 16.1 ha (38.9 acre) parcels within the SW 30-53-21-W4.
 - c) South: Three AG Agriculture General District parcels; two consisting of 7.9 ha (19.64 acres) and one consisting of 16.1 ha (39.8 acres) within the S ½ of the SE 25-53-22-W4
 - d) West: The country residential subdivision of Pleasant View.
- 2.4. **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 ATCO GAS and Pipelines Ltd. runs parallel from north to south along the east boundary of the subject property and is approximately 18 meters in width.

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- 2.5. **Canada Land Inventory Soil Rating – Figure 5:** The subject quarter consists of Class 2 and Class 5 soils as shown in Figure 4. Approximately two thirds of the parcel identified in Figure 5 as Class 2 soil is used for hay production and the MDP policy area will allow for consideration of further fragmentation of the subject lands.
- 2.6. **Eligibility of subdivision:** The quarter section has been subdivided into two twenty acre parcels, one forty acre parcel and the subject eighty acre parcel. Equitable distribution of subdivision allows for consideration of up to four parcels within the conceptual scheme subject lands.
- 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:** A Public Information Meeting was held on March 4, 2015 and there were three attendees including the landowner. No concerns or objections were received by the two adjacent landowners in attendance

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. This Conceptual Scheme contemplates the potential subdivision of the parcel into a total of two (2) parcels. Due to the location of the wetlands and significant variation in topography access to the lands west of the wetlands is limited. Further division of the subject lands may be possible however would require the construction of an internal along the north boundary to gain access to the lands in the west.
- 3.3. The development concept shown in Figures 6 & 7 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 June of 2013. 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.

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4.1.1. Landscape Overview

Overall, the landscape was hummocky with a change in elevation from 732 meters in the northeast to 718 meters in the far southwest corner. There are a couple of hilly peaks on the north half of the property reaching to about 732 meters in elevation.

The most significant landscape features are the upland forest with small wetlands, lake, drainage corridor and wetlands on the south portion of the property. There is also a significant wetland near the middle of the northwest portion of the subject area.

There is an intermittent stream that runs westward along the south boundary of the property. This intermittent stream is a tributary to Pointe-Aux-Pins Creek which empties into the North Saskatchewan River. Based on onsite observations, it appears that this stream likely flows in the spring and during periods of high precipitation. This tributary has its own small tributary that enters from the south, on the west side of the property, under Range Road 534.

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.

Vegetation and wildlife observations are provided in Appendix A.

Approximately 40% of the subject property has been cleared of upland vegetation and has been under agricultural management for several decades. There are a couple of ephemeral wetlands within the cleared area that are relatively small and appear to have been regularly cultivated. There are few larger ephemeral wetlands within the agricultural area that area surrounded by willows and poplar, these wetlands are separated from the upland forest by cultivated areas.

The upland forest stand on the subject property is predominantly aspen poplar interspersed with the occasional white spruce and paper birch. This stand had a wild rose and beaked hazelnut shrub understory, which is typical of this region. Willows were also present in moist upland areas. Standing snags show evidence of woodpeckers and other bird nesting activities. There were a couple of relatively large ephemeral wetlands within the upland forest; these wetlands have well developed willows zones and some open water present at the time of survey. Scat from deer, moose, coyote and rabbit were observed throughout the subject property. Part of the tree stand along the west boundary, on the north half of the property, appears to be less than thirty years old and does not yet have a shrubby understory like the rest of the forested areas of the property. It appears that this area was previous cultivated or used by livestock up until a couple of decades ago.

The wetlands, both ephemeral and semi-permanent, fluctuate seasonally and provide important habitat for wildlife and various plant species. Typical wetland vegetation, which indicates wet soils and water at or below surface, was present. The wetlands are distinguished by abundant growth of grass species and willows; these wetlands provide

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both a localized groundwater recharge and a water storage function. Some of the wetlands were connected via a system of drainage courses. Other wetlands did not have distinct drainage corridors connecting them to other wetland features and likely serve as localized groundwater recharge points.

The lake located near the northeast corner of the subject property has a fluctuating water table and appears to be fed by localized runoff from surrounding properties and the road ditch. The 1950 airphoto of the subject area shows the lake to be about five hectares in size, which would qualify it as a lake instead of a wetland. The historical airphotos show that the water level of this lake has significantly receded in the last two decades. This is common of all lakes in this area and it is assumed that the water levels of these lakes will begin to rise again during a major regional storm event.

There is a relatively significant drainage course that runs south down the east half of the subject area before draining into the Pointe-Aux-Pins tributary. There were several significant wetlands located along this drainage corridor. This drainage corridor varies from having a visible channel to one that is hard to distinguish.

Overall, the diversity of landscape and plant communities across the subject property is relatively high, partially due to the high amount of connectivity, particularly drainage, to neighboring properties. Those areas that have not been previously altered for agriculture, or are considered wetlands or creeks, should be conserved. The priority habitat includes the lake, wetlands, upland forest and intermittent creek. Reserves should be dedicated in such a way to conserve representative lands across the subject property not previously disturbed for agriculture.

5. MUNICIPAL AND ENVIRONMENTAL RESERVES

- 5.1. The proposed plan creates lots of 3.69 ha (Lot 2) and 26.19 ha (Lot 1). Section 663 of the Municipal Government Act and Strathcona County Policy SER-008-015 Dedication of Municipal Reserve, Environmental Reserve and Environmental Reserve Easement state that the dedication of reserves is not required when land is to be subdivided into lots of 16.0 ha or more and is to be used only for agricultural purposes. In this regard, proposed Lot 1 would not require the dedication of reserves.
- 5.2. Lot 2 identified in Figures 6 and 7 could require the dedication of 0.369 ha of municipal reserve, however such a small dedication would not be of benefit to the plan area until such time further subdivision of Lot 1 is pursued, and therefore this area of municipal reserve will be addressed by Section 5.3.
- 5.3. To secure future municipal reserve dedication a Deferred Reserve Caveat (DRC) will be placed on the title of proposed Lot 1 in the amount of the municipal reserves owing for proposed Lot 1 and Lot 2. A DRC is currently held on the subject lands by the Edmonton Regional Planning Commission and will be replaced with an updated caveat at the time of subdivision to create the proposed Lots 1 and 2.
- 5.4. Municipal reserve, environmental reserve or environmental reserve easements will be required upon further subdivision of the proposed Lot 1, in accordance with a future amendment to this plan which would allow for further subdivision beyond the proposed Lot

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1 and Lot 2. Dedication of environmental reserve for the wetland on the east boundary of Range Road 220 would be requested at the time of the proposed subdivision should Public Lands not claim the wetland under Section 3 of the Public Lands Act.

- 5.5. Future reserve dedications will require the landowner to provide fencing and/or marker posts to delineate the boundaries of the municipal reserve, environmental reserve and/or environmental reserve easement parcel(s) at the time of subdivision to the satisfaction of Strathcona County.

6. TRANSPORTATION

- 6.1. Range Road 220 adjacent to this quarter section is currently recognized as a Class III unimproved roadway and has an existing right-of-way of 20 metres. In accordance with Strathcona County policy SER-012-004, a 5 metre strip of land is required along the length of the subject quarter section adjacent to Range Road 220. Land dedication by survey will be required at time of the subdivision. 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 6 and 7 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 shall be upgraded to the current standard at the time of subdivision.
- 6.4. 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.
- 6.5. 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. The proposed plan will not create any undeveloped parcels and will not require any geotechnical testing. Subsequent subdivision of the subject lands will require geotechnical testing to 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.

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- 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 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.
- 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.

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- 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.

TOWNSHIP ROAD 540

Partridge Hill

Pleasant View

Newton Estates

TOWNSHIP ROAD 534

RANGE ROAD 222

Hunters Hill

RANGE ROAD 221

RANGE ROAD 220

RANGE ROAD 215

Woodland Park

HIGHWAY 16

LOCATION MAP

FIGURE 1

N 1/2 of SE 25-53-22-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



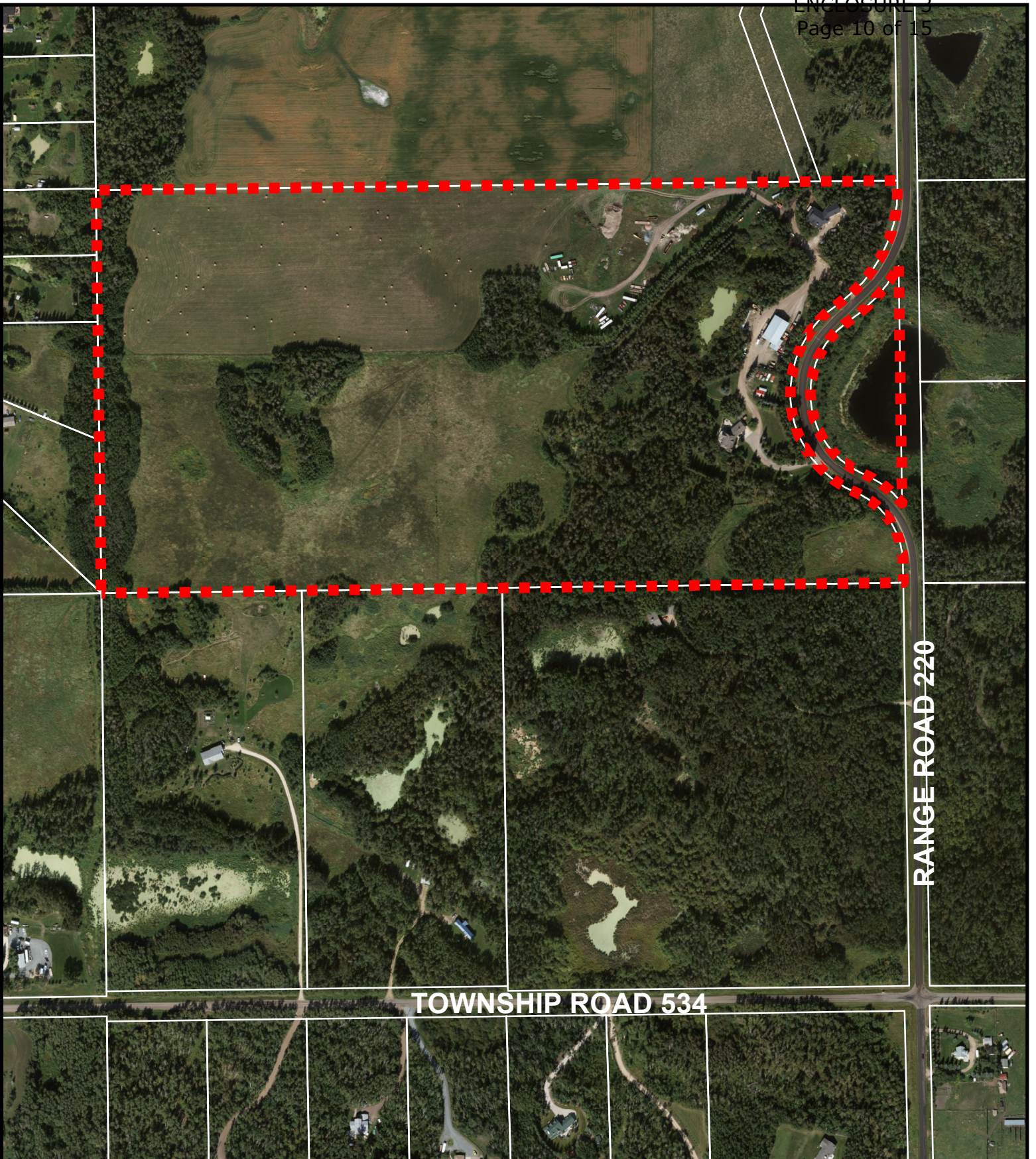
Drawn By: E. Shukle

File No.: 4090-2013CS004

Date Drawn: Oct 20, 2014

Scale: Not to Scale

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AIR PHOTO
FIGURE 2
N 1/2 of SE 25-53-22-W4

PLANNING & DEVELOPMENT SERVICES
STRATHCONA
COUNTY



 **Subject Area**

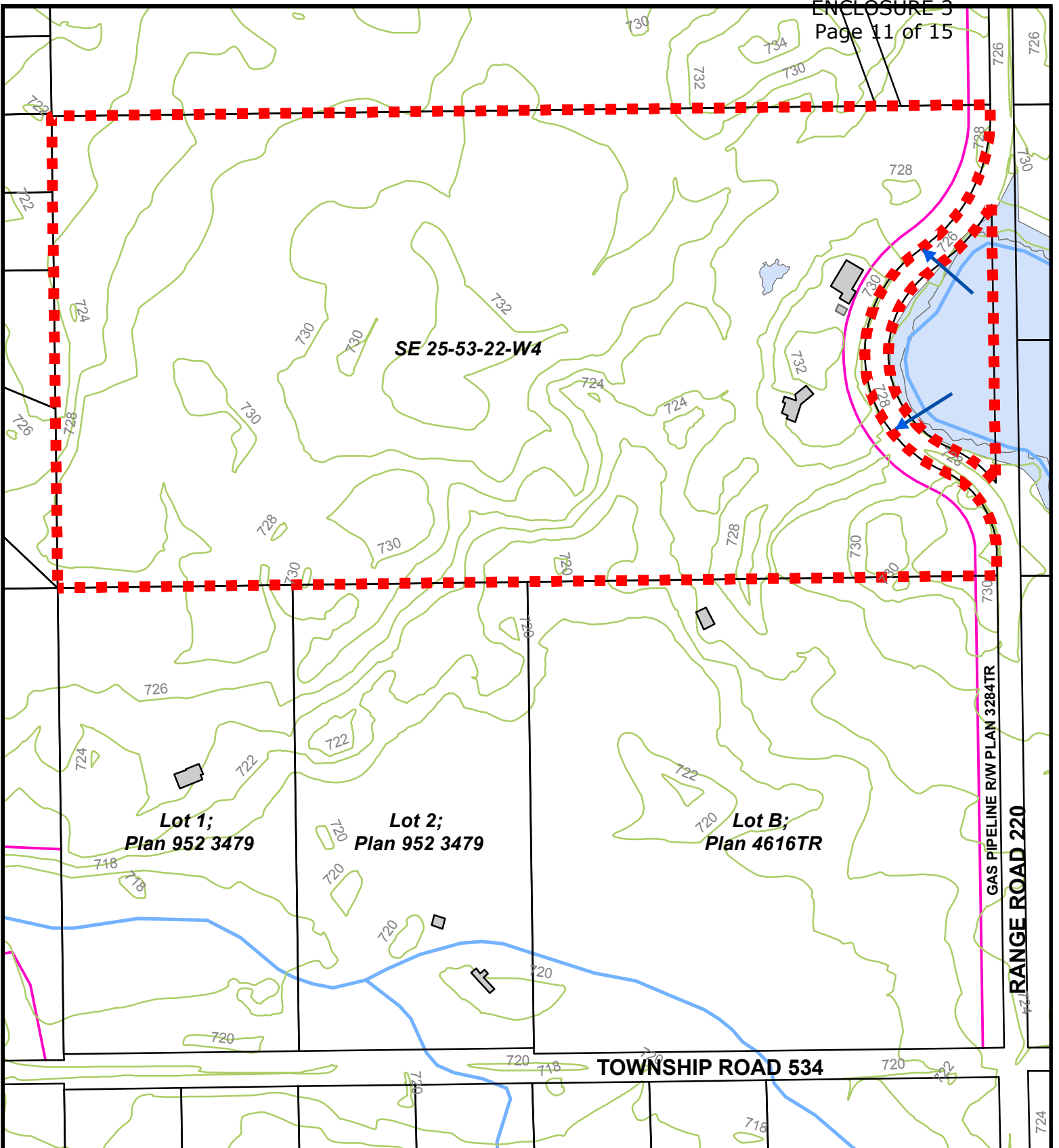
Drawn By: E. Shukle

File No.: 4090-2013CS004

Date Drawn: OCT 21, 2014

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4090 Land Use -Conceptual Scheme\
2013\2013CS004\MAPS\AIR PHOTO

Scale: Not to scale



**SITE FEATURES
FIGURE 3
N 1/2 of SE 25-53-22-W4**

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

PLANNING & DEVELOPMENT SERVICES



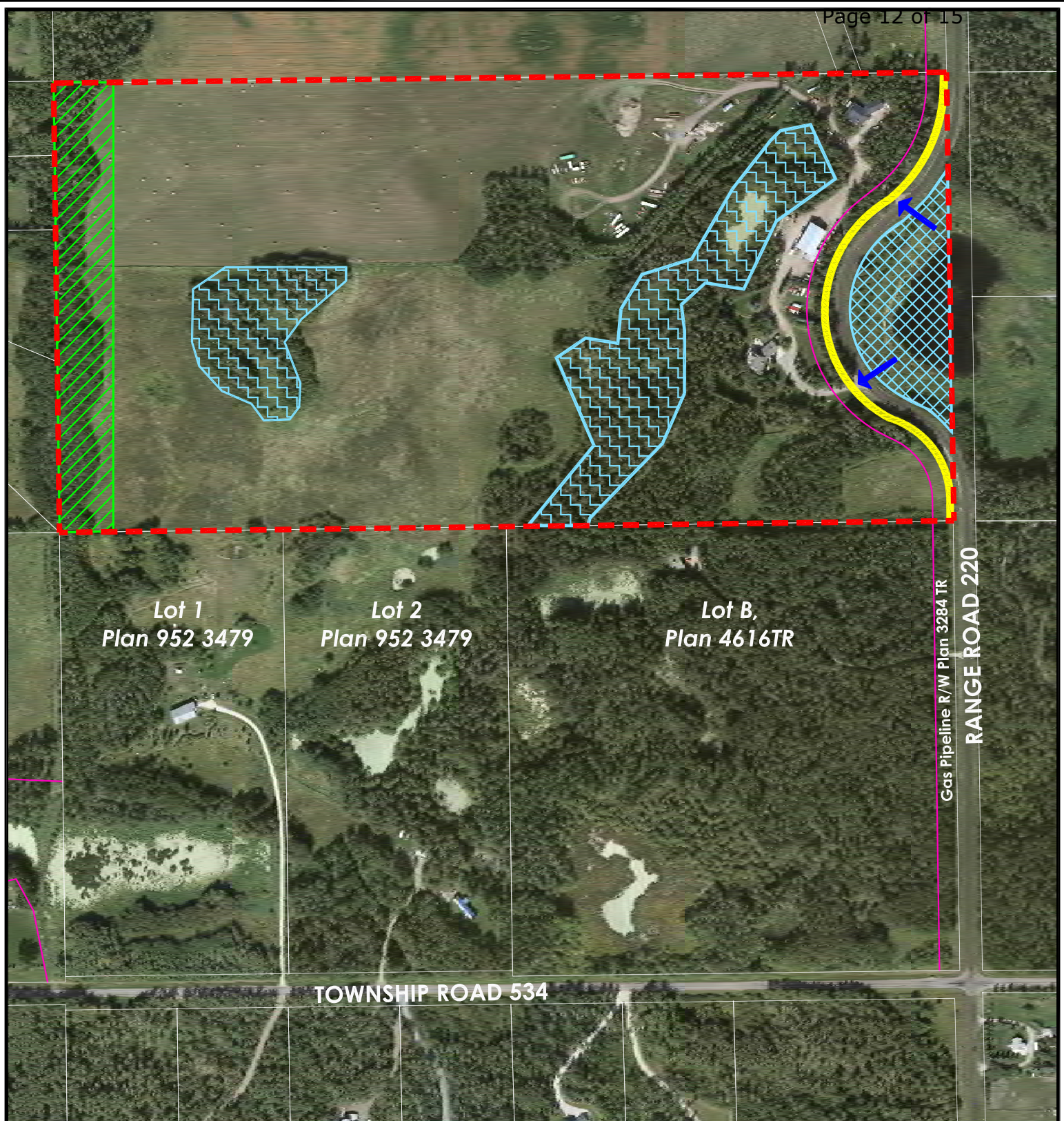
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File No.:4090-2013CS004

Date Drawn: Oct 21, 2014

Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use - Conceptual Scheme - 2013\2013CS004\MAPS

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**RESERVE RECOMMENDATIONS -
FIGURE 4**

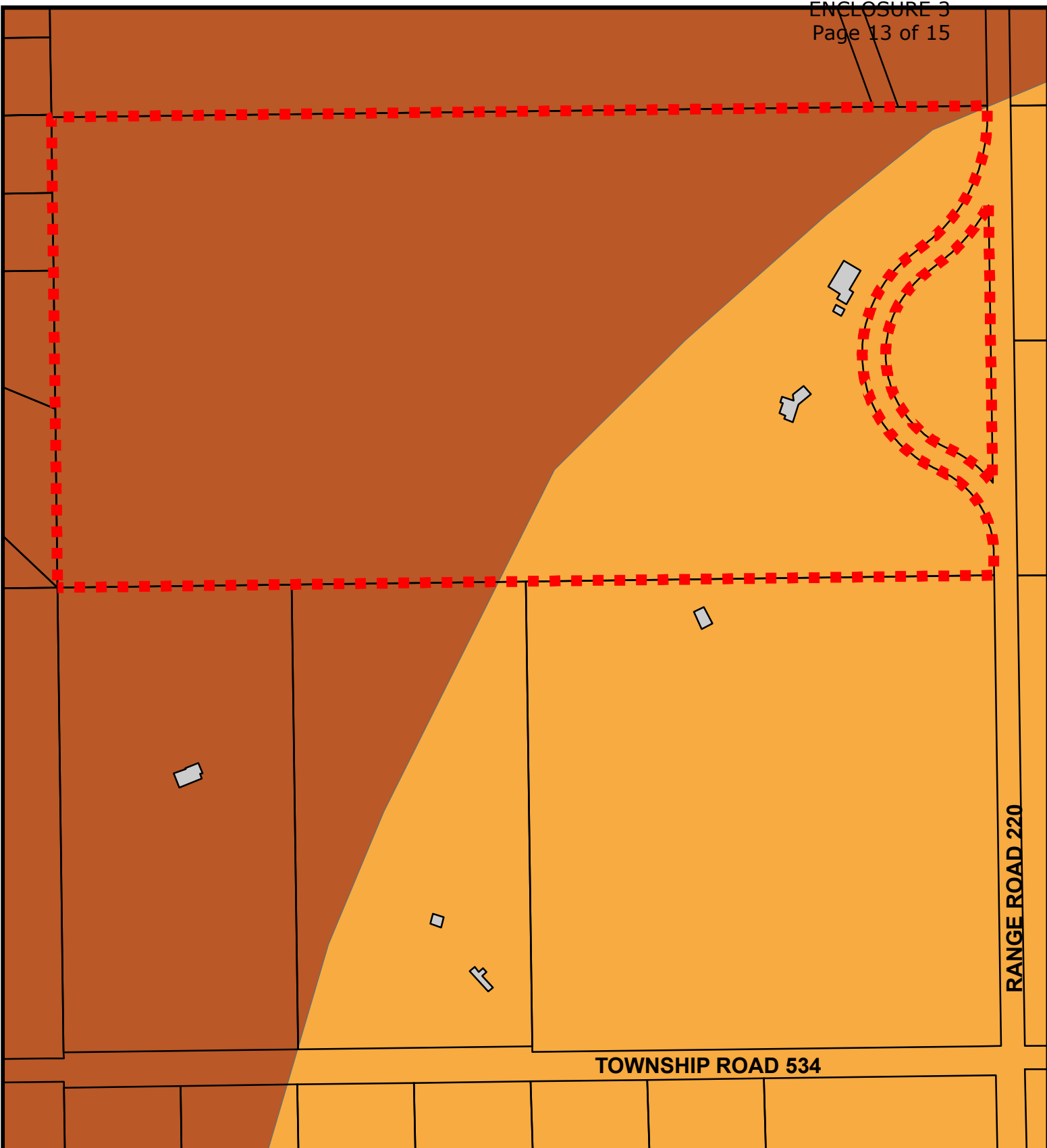
N 1/2 of SE 25-53-22-W4

- Conceptual Scheme =
Approx. 31.77 ha (78.51 ac) ±
- Environmental Reserve Easement
- Environmental Reserve
- Municipal Reserve

PLANNING & DEVELOPMENT SERVICES



Drawn by: E. Shukle	File No.: 4090-2013CS004
Date Drawn: Oct 31, 2014	Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\ 4090 Land Use Bylaw -Conceptual Plans\ 2013\2013CS004\MAPS
Revision Date: na	
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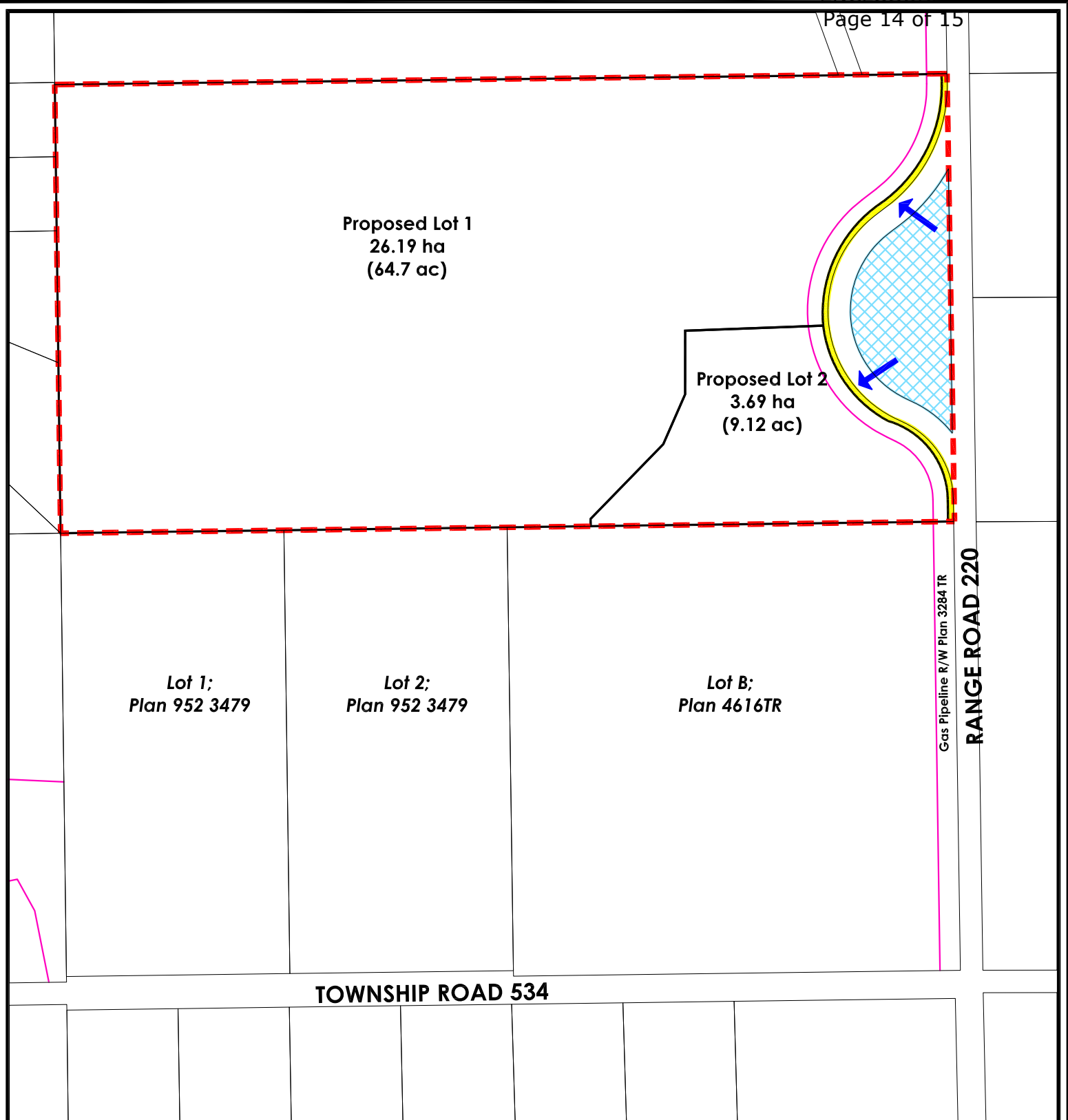
SOIL FIGURE
FIGURE 5
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- ■ ■ Conceptual Scheme
- CLI Soil Class 2
- CLI Soil Class 4
- Buildings

PLANNING & DEVELOPMENT SERVICES



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CONCEPTUAL SCHEME - FIGURE 6

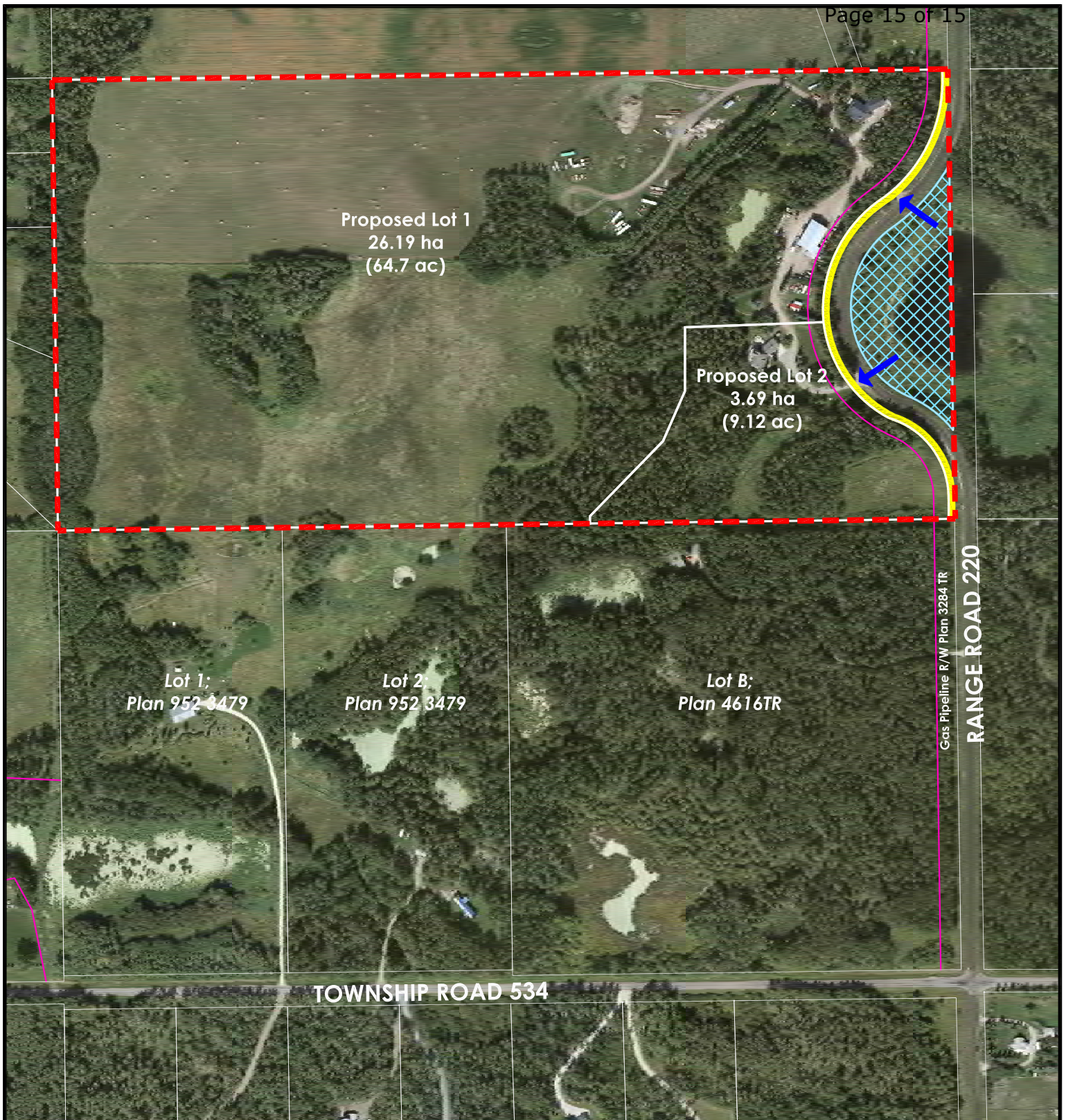
N 1/2 of SE 25-53-22-W4

- Conceptual Scheme =
Approx. 31.77 ha (78.51 ac) ±
- Atco Gas Pipeline
- Proposed Environmental Reserve=
Approx. 1.3 ha (3.2 ac) ±
- 5m Road Widening
- Existing Access

PLANNING & DEVELOPMENT SERVICES



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CONCEPTUAL SCHEME - FIGURE 7

N 1/2 of SE 25-53-22-W4

- - - Conceptual Scheme =
Approx. 31.77 ha (78.51 ac) ±
- Atco Gas Pipeline
- Proposed Environmental Reserve=
Approx. 1.3 ha (3.2 ac) ±
- ➔ Existing Access
- 5m Road Widening

PLANNING & DEVELOPMENT SERVICES



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