
Conceptual Scheme

NE 22-51-23-W4

June 2013

Conceptual Scheme

NE 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;
 - 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 Map* and *Figure 2 – Air Photo*)
- a) Lot 2, Plan 882 1916; 28.1 ha (69.4 ac)
 - b) Lot A, Plan 5753MC; 4.1 ha (10 ac)
 - c) Pt. NE 22-51-23-W4; 30.2 ha (74.6 ac)
 - d) Lot 2, Plan 052 6150; 1.8 ha (4.5 ac)
- 2.2. **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- a) Lot 2, Plan 882 1916: residence, garage, barn
 - b) Lot A, Plan 5753MC: residence, garage
 - c) Pt. NE 22-51-23-W4: residence, garage
 - d) Lot 2, Plan 052 6150: residence, garage
- 2.3. **Adjacent Land Uses:**
- a) North: Township Road 514, beyond which lies an un-subdivided quarter section zoned AG Agriculture: General
 - b) East: Range Road 232, beyond which lies a quarter section zoned AG Agriculture: General with four parcels contained within.
 - c) South: A quarter section zoned AG Agriculture: General containing two parcels.
 - d) West: A quarter section zoned AG Agriculture: General containing two parcels.
- 2.4. **Canada Land Inventory Soil Rating:** The lands are predominantly designated as Class 3 soils, with the NE corner of the quarter section designated as Class 4 soils.

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- 2.5. **Encumbrances:** (see *Figure 3 – Site Features*)
- a) **Right-of-Ways:** An electrical transmission rights-of-way crosses the quarter section from the north-west to the south-east.
- 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 agricultural/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 four (4) parcels on the quarter section, a total of four (4) additional lots may be accommodated under this plan. Based on land area, no additional lots have been contemplated for Lot A, Plan 5753MC or Lot 2, Block 1, Plan 052 6150.
- 3.4. The development concept shown in Figure 4 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 2012. The Assessment consisted of a field reconnaissance and air photo analysis to identify landscape features, vegetation and wildlife and focused on those properties qualifying for potential subdivision (Lot 2, Plan 882 1916 and Pt. NE 22-51-23-W4). The information was used to make recommendations for Environmental and Municipal Reserve dedications.
- a) **Landscape Overview**
- Overall the landscape is hummocky with an elevation change of approximately 20 metres, from 740 metres in the southeast portion of the quarter section to 720 metres in the northwest portion of the quarter section. The most significant landscape features are the permanent wetlands, the mixed-wood forest and the various drainage corridors

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that run throughout the subject property. Overall the diversity of landscape and plant communities across the quarter section is moderate. Wetlands and those areas that have not been previously altered for agriculture should be conserved.

b) **Vegetation**

Approximately 70 percent of the subject property has been cleared of upland vegetation and has been under agricultural management for decades. The priority habitat primarily occurs in the north half of the quarter section, although the drainage corridors throughout the subject property are also significant.

The well-developed forest structure includes diverse herbaceous ground cover, low shrub and tall shrub layers in both the poplar and mixed-wood uplands. 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.

c) **Wetlands**

The large wetland on the northwest corner of the subject lands appears to be permanent and has been altered by the construction of an oval track. The second largest wetland, located directly east of the track appears to have been significantly altered as well. All ephemeral and permanent wetlands on the subject lands 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 permanent wetland present near the middle of the east boundary appears to have been altered or created by road building activities.

d) **Wildlife**

The wetlands and drainage corridors provide excellent habitat for a variety of local wildlife, specifically amphibians and birds. Several species were observed directly or indirectly during the site reconnaissance. Biophysical Assessments performed on adjacent and nearby properties during the summer months indicate that a large number of wood and boreal chorus frogs would likely have been observed on the quarter section if it had been surveyed during the late spring or summer instead of the fall.

5. RESERVES

- 5.1. Environmental Reserves (ER), Environmental Reserve Easement (ERE) and Municipal Reserve (MR) shall be dedicated to the full extent described under the Municipal Government Act and in general accordance with **Figure 5**. ER/ERE/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. A minimum 10 metre buffer adjacent to all ER areas shall be taken for access purposes.
- 5.2. As the 10 percent Municipal Reserves owing for Pt. NE 22-51-23-W4 cannot be fully dedicated as land, a portion will be required to be paid as cash-in-lieu. Land dedication is required at time of the first subdivision of Pt. NE 22-51-23-W4. Cash-in-lieu payment may be phased with subdivision and any outstanding amounts registered as a deferred reserve caveat until time of future subdivision.

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- 5.3. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of the ER, ERE and MR at time of subdivision.

6. TRANSPORTATION

- 6.1 Range Road 232 adjacent to this quarter section is currently an unimproved Class II roadway and requires 10 metres widening of the original 20 metre road allowance. As 5 metres widening has been previously provided, an additional 5 metres widening is still required. In accordance with Strathcona County policy SER-012-004, a 5 metre strip of land is required along the length of the quarter section adjacent to Range Road 232 at time of subdivision.
- 6.2 Township Road 514 is an unimproved Class I roadway and requires 10 metres widening of the original 20 metre road allowance. As 5 metres widening has been previously provided from existing Lot A, an additional 5 metres widening is still required. Full 10 metre widening is required along the frontage of proposed Lot 1. In accordance with Strathcona County policy SER-012-004, a 10 metre strip of land is required along the length of proposed Lot 1 at time of subdivision.
- 6.3 Access locations shall be provided in general accordance with **Figure 5** but are to be confirmed by Strathcona County at time of subdivision.
- 6.4 All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.
- 6.5 Any newly created lots will be subject to payment of the rural road levy. The levy will be charged at the current rate at time of subdivision endorsement.
- 6.6 At time of subdivision a roadway lay-by for Canada Post mail box purposes may be required.

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 will 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. Proposed private sewage system discharge locations shall comply with Provincial set-back requirements.

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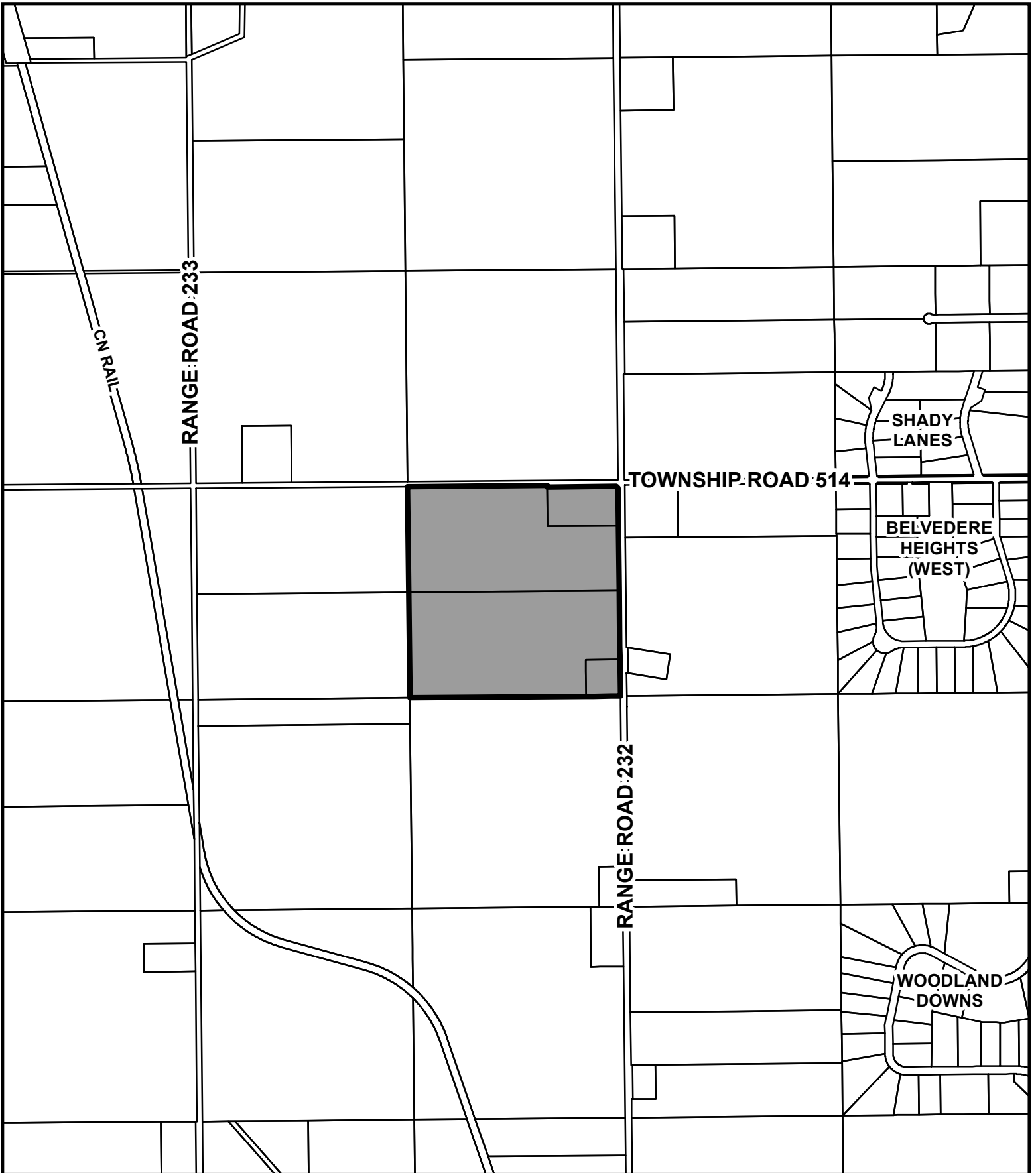
- 7.4. The applicant may be required to provide a surface drainage assessment to address pre- and post-development drainage and recommendations to eliminate any negative impacts on adjacent or downstream areas. The assessment is to be completed by a qualified professional.
- 7.5. The applicant may be required to provide a stormwater management and site grading plan to the satisfaction of Strathcona County.
- 7.6. 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. AltaLink Management Ltd. has indicated that additional easement may be required on either side of the existing electrical transmission right-of-way.

8. DEVELOPMENT CRITERIA

- 8.1. The applicant/developer may, through the redistricting and/or subdivision process, be required to address the provision of private sewage systems, the construction of required accesses, rural road levies and any other matter deemed applicable, to the satisfaction of Strathcona County.
- 8.2. Technical considerations, including a geotechnical assessment, stormwater management report 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. At all times current Strathcona County standards shall be maintained.
- 8.3. 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.
- 8.4. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.5. 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

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**

NE 22-51-23-W4

PLANNING & DEVELOPMENT SERVICES



Drawn By: E. SHUKLE

File No.: 4090-2012CS006

Date Drawn: Jan 7, 2013

Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\
4090 Land Use-Conceptual Scheme\2012\
2012CS006\MAPS\LOCATION MAP

Scale: NTS

 **Subject Area**



**AIR PHOTO
FIGURE 2**

NE 22-51-23-W4

 **Subject Area**

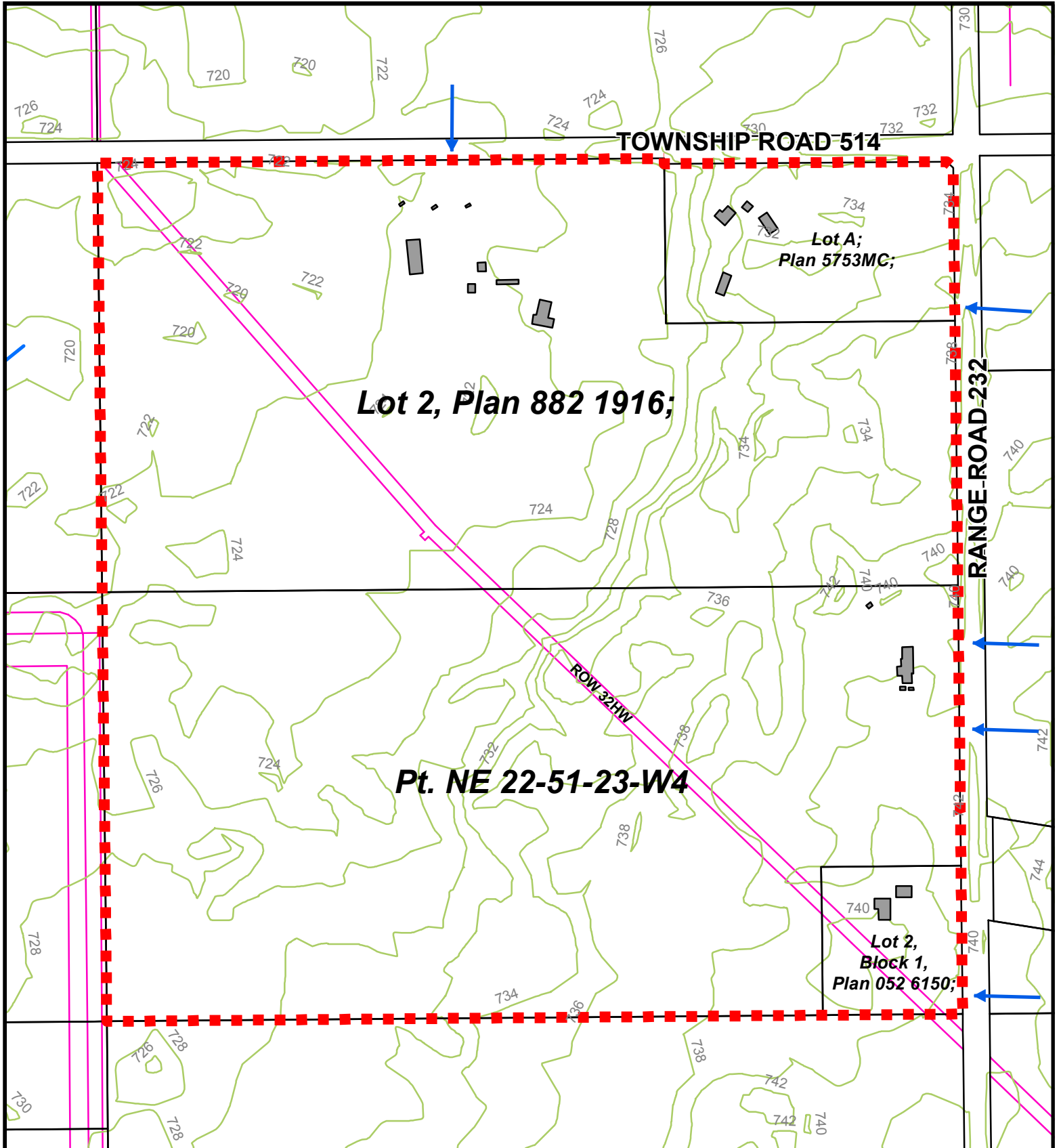
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 4090 Land Use Bylaw - Zoning Amendments -
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**SITE FEATURES
FIGURE 3
NE 22-51-23-W4**

- ■ ■ Conceptual Scheme =
- Utility R/W
- ▭ Buildings
- 2m Contours
- Existing Access

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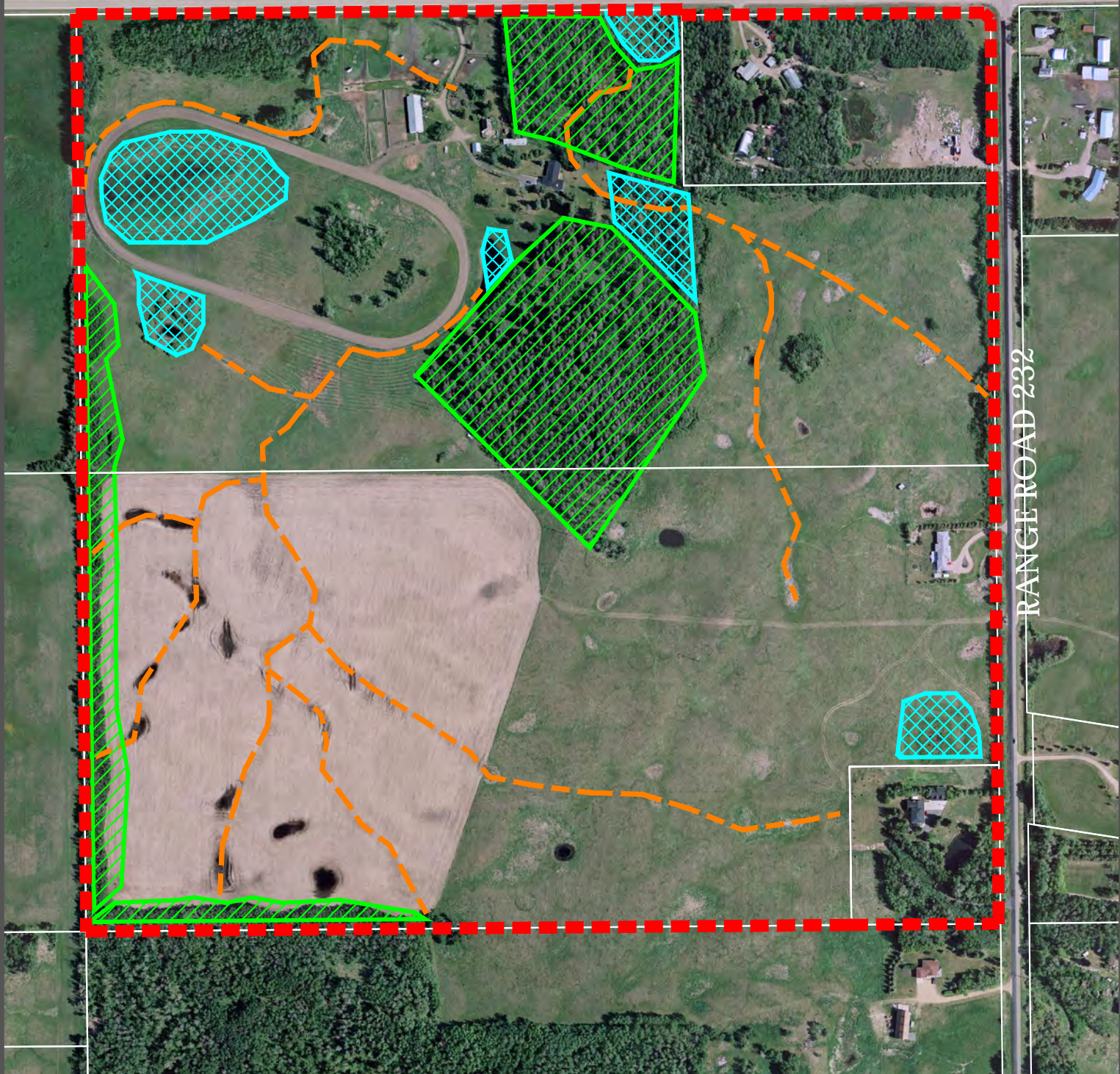
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TOWNSHIP ROAD 514

RANGE ROAD 232




BIOPHYSICAL ASSESSMENT FIGURE 4

NE 22-51-23-W4

Conceptual Scheme =
Approx. 64.29 ha (158.9ac) ±

 Municipal Reserve

 Environmental Reserve

 Areas that may be considered for
Environmental Reserve or Drainage Easement

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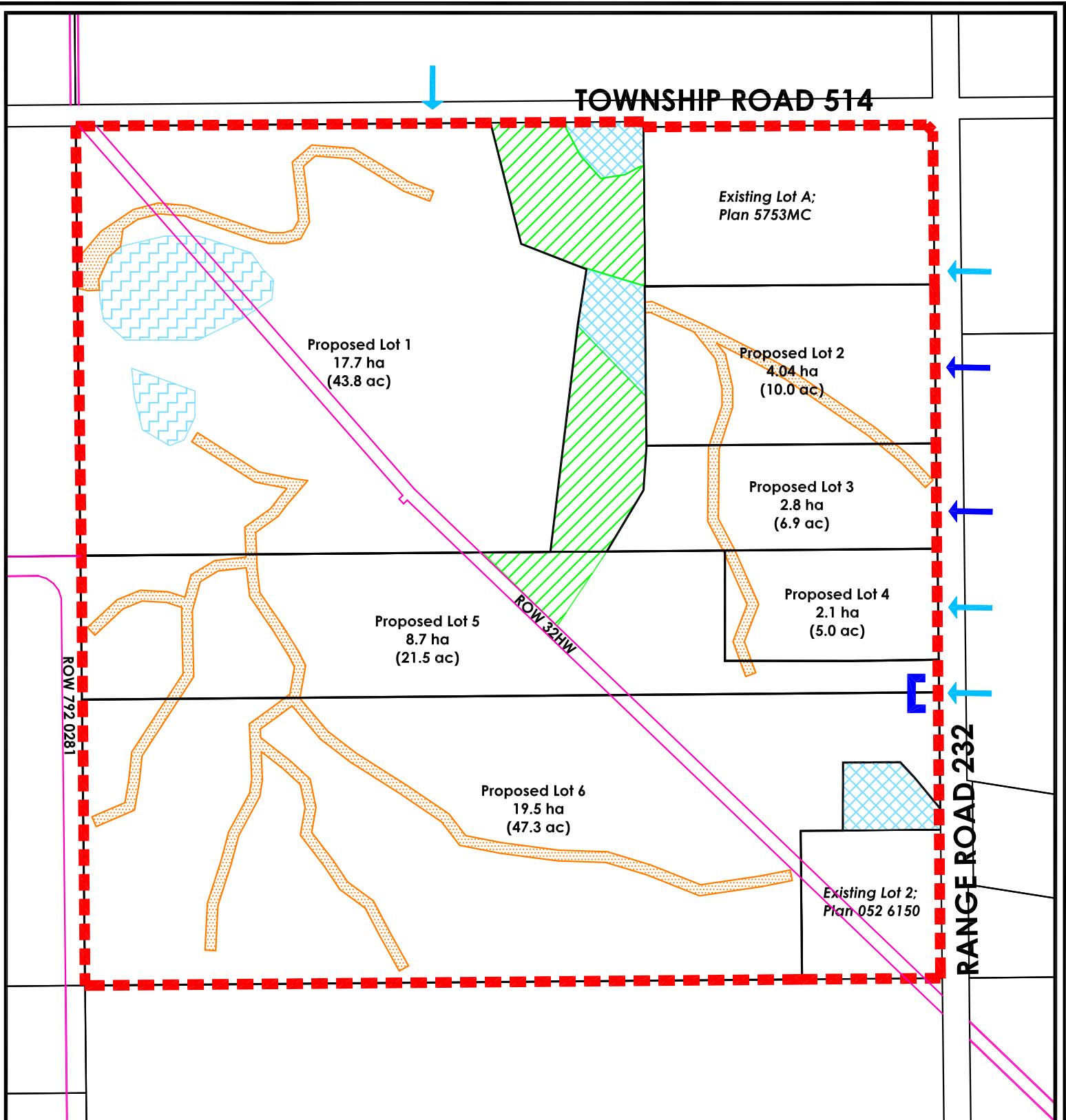
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

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CONCEPTUAL SCHEME - FIGURE 5
NE 22-51-23-W4

-  Conceptual Scheme = Approx. 64.29 ha (158.9ac) ±
-  Proposed Municipal Reserve= Approx. 3.1 ha (7.66 ac) ±
-  Proposed Environmental Reserve= Approx. 1.3 ha (3.2 ac) ±
-  Proposed Drainage Easement
-  Proposed Environmental Reserve Easement= Approx. 1.55 ha (3.84 ac) ±
-  Existing Access
-  Proposed Access
-  Proposed Joint Access
-  Utility ROW

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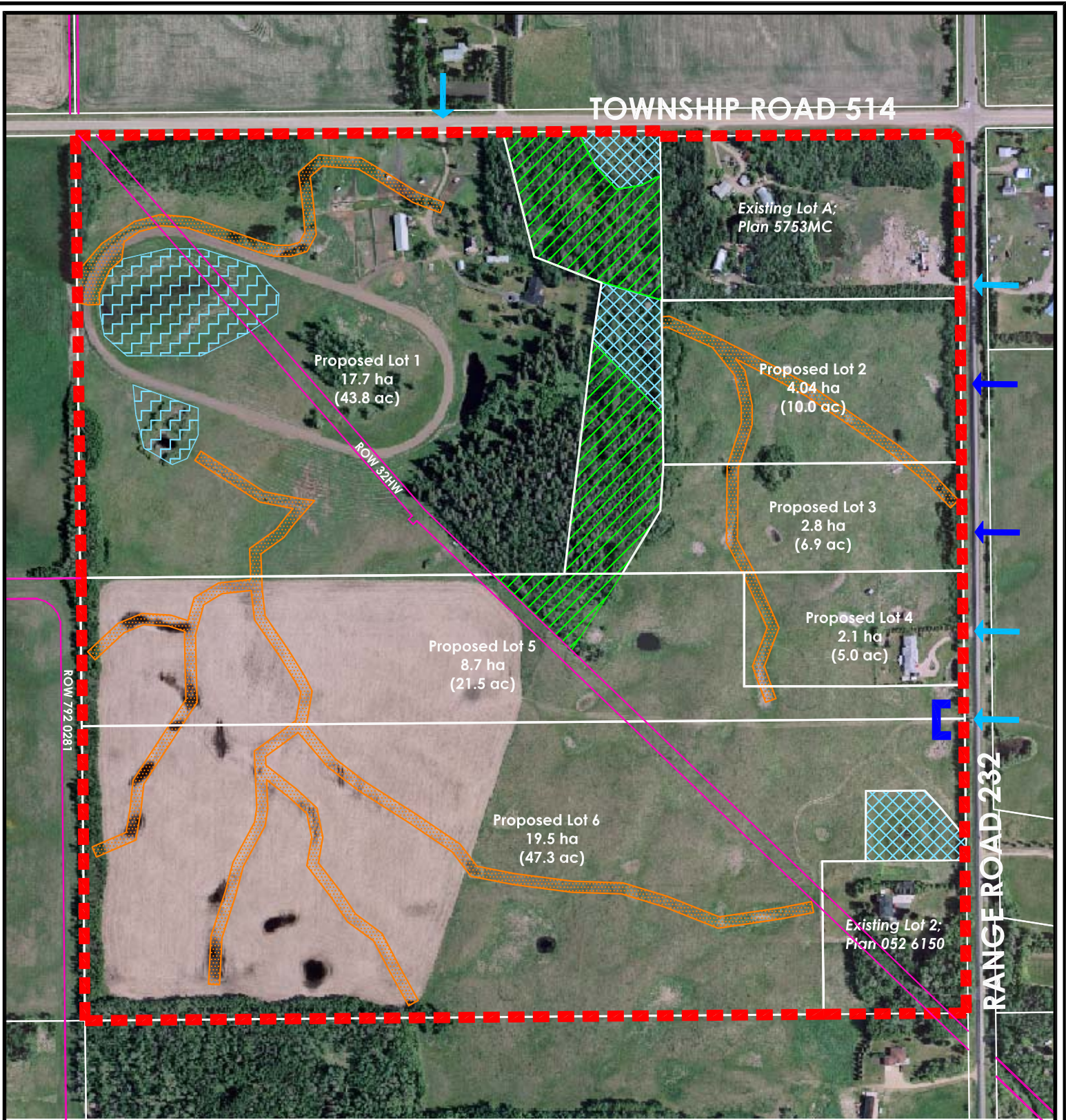
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

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CONCEPTUAL SCHEME - FIGURE 6
NE 22-51-23-W4

-  Conceptual Scheme =
Approx. 64.29 ha (158.9ac) ±
-  Proposed Municipal Reserve=
Approx. 3.1 ha (7.66 ac) ±
-  Proposed Environmental Reserve=
Approx. 1.3 ha (3.2 ac) ±
-  Proposed Drainage
Easement
-  Proposed Environmental
Reserve Easement=
Approx. 1.55 ha (3.84 ac) ±
-  Existing Access
-  Proposed Access
-  Proposed Joint Access
-  Utility ROW

PLANNING & DEVELOPMENT SERVICES



Drawn by: E. Shukle

File No.: 4090-2012CS006

Date Drawn: Nov 06, 2012

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