
Conceptual Scheme NE 32-51-22-W4

September 2012



Conceptual Scheme

NE 32-51-22-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) Lot C, Plan 3225RS
 - b) Lot D, Plan 3225RS
 - c) Lot B, Plan 4126NY
 - d) PT NE 32-51-22-W4
 - e) Lot A1, Plan 0122085
 - f) Lot A2, Plan 0122085
- 2.2. **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- a) Lot C, Plan 3225RS- residence and accessory buildings
 - b) Lot D, Plan 3225RS – residence and accessory buildings
 - c) Lot B, Plan 4126NY – residence and accessory building
 - d) PT NE 32-51-22-W4 –residence and accessory building
 - e) Lot A1, Plan 0122085 – two vacant residences and accessory buildings
 - f) Lot A2, Plan 0122085 – vacant residence and accessory buildings
- 2.3. **Canada Land Inventory Soil Rating:** The quarter section comprises of a mix of Class 2,3,4 and 5 soils.
- 2.4. **Adjacent Land Uses:**
- a) North: Township Road 520, country residential subdivision of Spruce Bend and four parcels districted RA

Conceptual Scheme

NE 32-51-22-W4

- b) East: Range Road 224, beyond which lies the Country residential subdivision of Avery Park
- c) South: lands districted AG Agriculture General
- d) West: Country residential subdivision of Pine Grove Acres

2.5. **Eligibility of subdivision:** The quarter section has been previously subdivided creating six parcels. Three of the parcels appear to have adequate developable area to be divided further as they have a base parcel size of 16 ha (40 acres). Review of the quarter section determined that there should be an equitable distribution of remaining parcels and therefore the larger parcels would be eligible for subdivision subject to additional dedication and protection of the high and medium environment areas determined by the biophysical assessment.

2.6. **Municipal Development Plan(MDP):** 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.

The subject quarter section consists of High and Medium Priority Environment Management Area that permitted an increase in density exceeding eight parcels in accordance with MDP sections 5.26 (h) (iv) and 5.26 (i) (iv).

2.7. **Land Use Bylaw(LUB):** 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. The appropriate land use district will be applied based on size of parcels proposed for subdivision and all priority environment areas will be protected with the PC Conservation District.

2.8. **Public Engagement:** An affected landowners meeting was held fro the NE 32-51-22-W4 on April 12, 2012 at 3:00 p.m. to discuss the Conceptual Scheme process and the redistricting proposal. A Public Information Meeting was held on October 15, 2012 at 7:00 p.m. for the affected and adjacent landowners to provide comments and input on the proposed Conceptual Scheme.

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. 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 nine (9) parcels. Six (6) parcels exist within the quarter section; a total of three (3) additional lots may be accommodated under this plan.

Conceptual Scheme

NE 32-51-22-W4

- 3.4. The development concept shown in Figures 5 and 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.

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in May 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.

4.2. Landscape Overview

Overall, the landscape was hummocky with a change in elevation from 760 meters in the northeast to 746 meters in the southwest.

The most significant landscape features are the wetlands, drainage and upland forest. The remainder of the subject property has been cleared for residences and agricultural activities.

4.3. Vegetation & Wildlife

Approximately 25% of the subject property has been cleared of upland vegetation and has been under agricultural management for several decades. Most of the ephemeral wetlands that had once been cleared for agricultural purposes have been allowed to naturalize. The priority habitat occurs largely on the north half and southwest portion of the quarter section and includes several significant wetlands, poplar forest and two significant drainage corridors, the first runs along the south edge of the subject property and second exists on the west edge of the subject area.

The upland forest stands on the subject property are predominantly aspen poplar which includes low and tall shrub layers. These stands are relatively mature and have some spruce and balsam poplar interspersed throughout them. Small to relatively large sized ephemeral wetlands are present within the stands and along the margins. Deer, moose and rabbit tracks were observed within these stands.

The wetlands, both ephemeral and semi-permanent, fluctuate seasonally and provide a water storage function as well as a ground water recharge function. Typical wetland vegetation, which indicates wet soils and water at or below surface, is present. The wetlands are distinguished by abundant growth of grass species and willows; they provide both a localized groundwater recharge and a water storage function. Both ephemeral and semi-permanent wetlands are scattered across the subject property, some of which have been planted with agricultural species. These wetlands are connected via a complex system of drainage courses. These drainage courses are intermittent and move the water overland south portion of the subject property.

Conceptual Scheme

NE 32-51-22-W4

Overall, the diversity of landscape and plant communities across the subject property is relatively high. Those areas that have not been previously altered for agriculture, or are considered wetlands, 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. The quarter section consists of a mixture of High and Medium Priority Environment Management Areas. Therefore to increase the density by one parcel within the quarter; the use of conservation easement and the dedication of additional reserves will be used to protect the most significant areas within the eligible parcels.
- 5.2. 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.
- 5.3. A conservation easement is required within proposed Lots 2 and 5 for the protection of the significant tree stands in the north east corners of each of the properties. The conservation easements will achieve the protection of large significant tree stands that will continue to provide habitat for wildlife within the quarter.
- 5.4. The dedication of the conservation easements, municipal and environmental reserves shall occur at the time of subdivision and final determination of the boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.5. Landowners will be required to provide fencing and/or marker posts to delineate the boundaries of the conservation easements, and the municipal and environmental reserve parcel(s) at the time of subdivision to the satisfaction of Strathcona County Open Space Standards.

6. TRANSPORTATION

- 6.1. At the time of preparation of the Conceptual Scheme Strathcona County had commenced the design and construction of improvements to Township Road 520. The location and construction of the access to proposed Lots 1 and 2 of the Conceptual Scheme has been designed in coordination with the Township Road 520 improvements.
- 6.2. Range Road 224 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 224. Land dedication by survey will be required at time of the subdivision. The required dedication is subject to change and will be dedicated in accordance with the Road Dedication Policy in effect at the time of subdivision.

Conceptual Scheme

NE 32-51-22-W4

- 6.3. Proposed Lots 3 and 4 will require a single joint access located a minimum of 90m east of the Spruce Bend subdivision road access. The existing access identified in figures 5 and 6 shall be subject to removal.
- 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 standard at the time of subdivision.
- 6.5. Any newly created lot(s) 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.
- 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 requirements.
- 7.4. The landowner of Lot C, Plan 3225RS has submitted a geotechnical report dated July 2012 in support of the proposed boundaries of proposed Lots 1 and 2. The purpose of the report was to establish one acre of contiguous developable area in the location the landowner intended to construct a new home and the report confirmed the proposed location. In the event a different location is decided upon for development a new geotechnical report will be required which addresses the new location.
- 7.5. 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.

Conceptual Scheme

NE 32-51-22-W4

- 7.6. 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.
- 7.7. 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.
- 7.8. 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

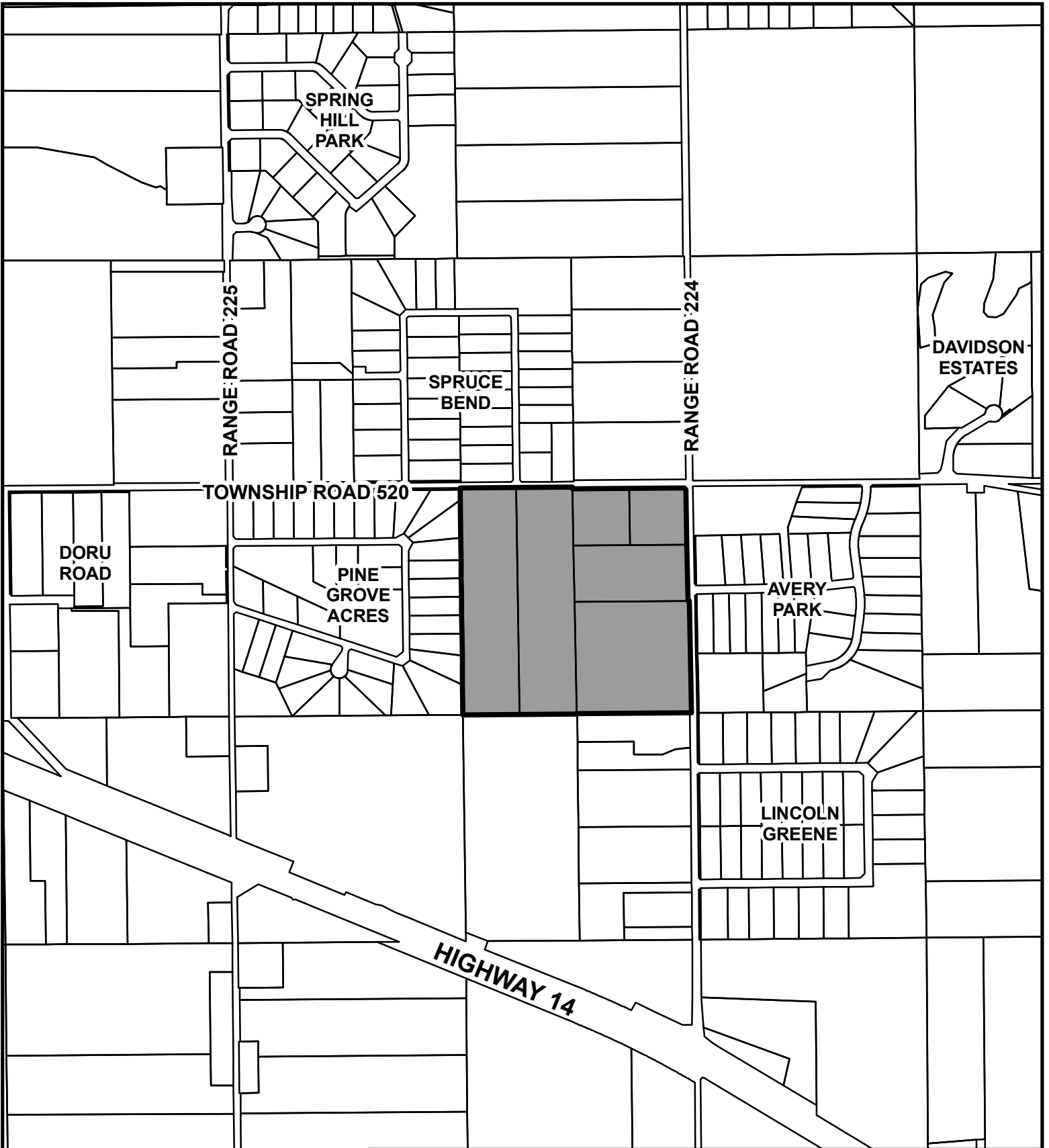
- 8.1. Any applicant/landowner will be required to redistrict the subject lands to an appropriate land use district prior to endorsement of any subdivision.
- 8.2. Any application to subdivide must be in accordance with the approved Conceptual Scheme and cannot preclude any further subdivision considered 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, 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 and 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 documents.
- 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.

Conceptual Scheme

NE 32-51-22-W4

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**

NE 32-51-22-W4

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES



Drawn By: E. SHUKLE

File No.: 4090-2012CS001

Date Drawn: July 09, 2012

Revision Date: mm/dd/yy

Scale: Not to scale

Dwg No.:
N:\PDS Admin\4000 - 4499 Land Use Services\
4090 Land Use-Conceptual Scheme\2012\
2012CS001\MAPS\LOCATION MAP



**AIR PHOTO
FIGURE 2**

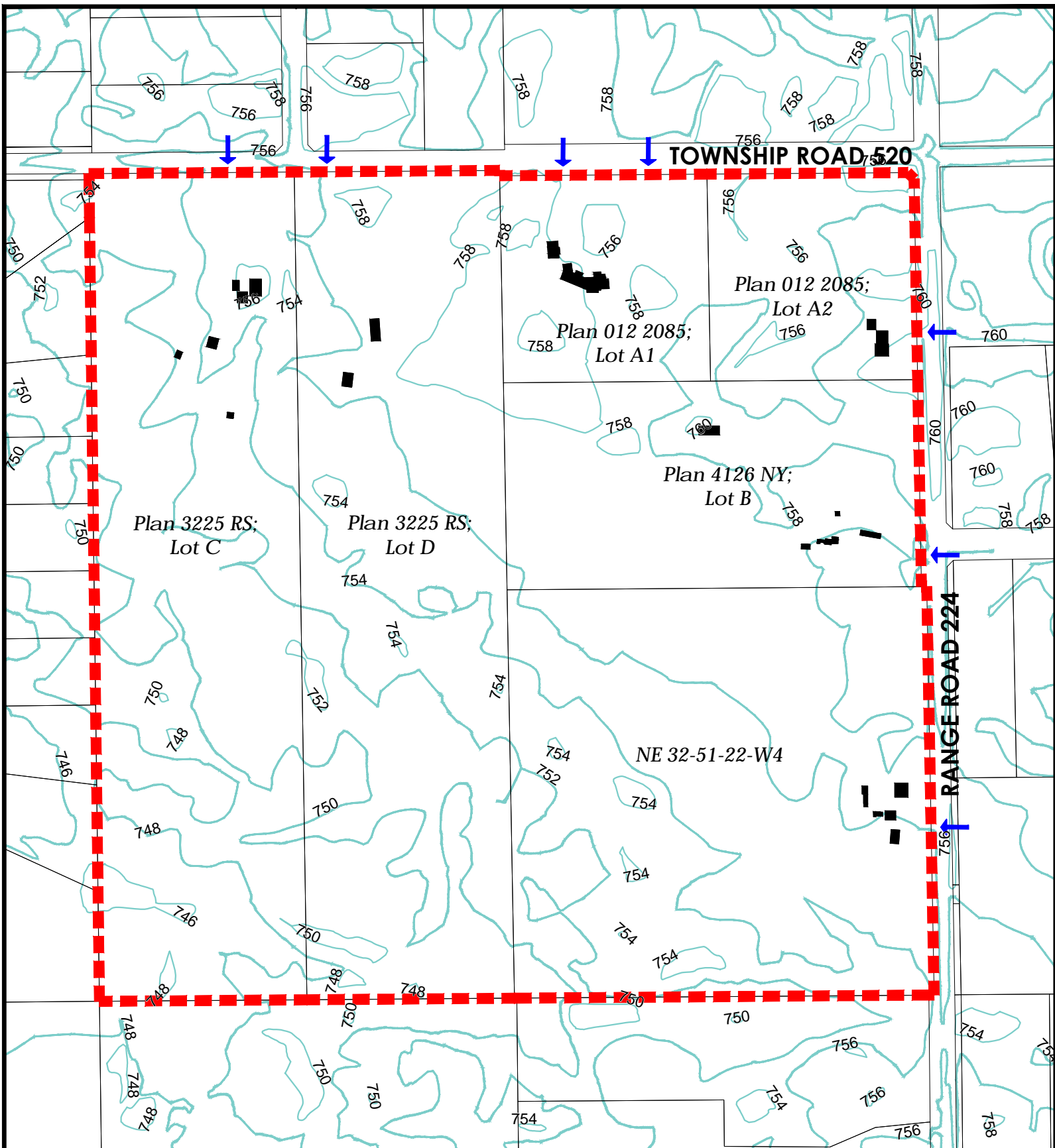
NE 32-51-22-W4

 **Subject Area**





PLANNING & DEVELOPMENT SERVICES



Drawn By: E. Shukle	File No.: 4090-2012CS001
Date Drawn: July 9, 2012	N:\PDS Admin\4000 - 4499 Land Use Services\ 4090 Land Use Bylaw - Zoning Amendments - Rural, Urban\2012\2012CS001\MAPS\AIR PHOTO
Revision Date: mm/dd/yy	
Scale: Not to scale	



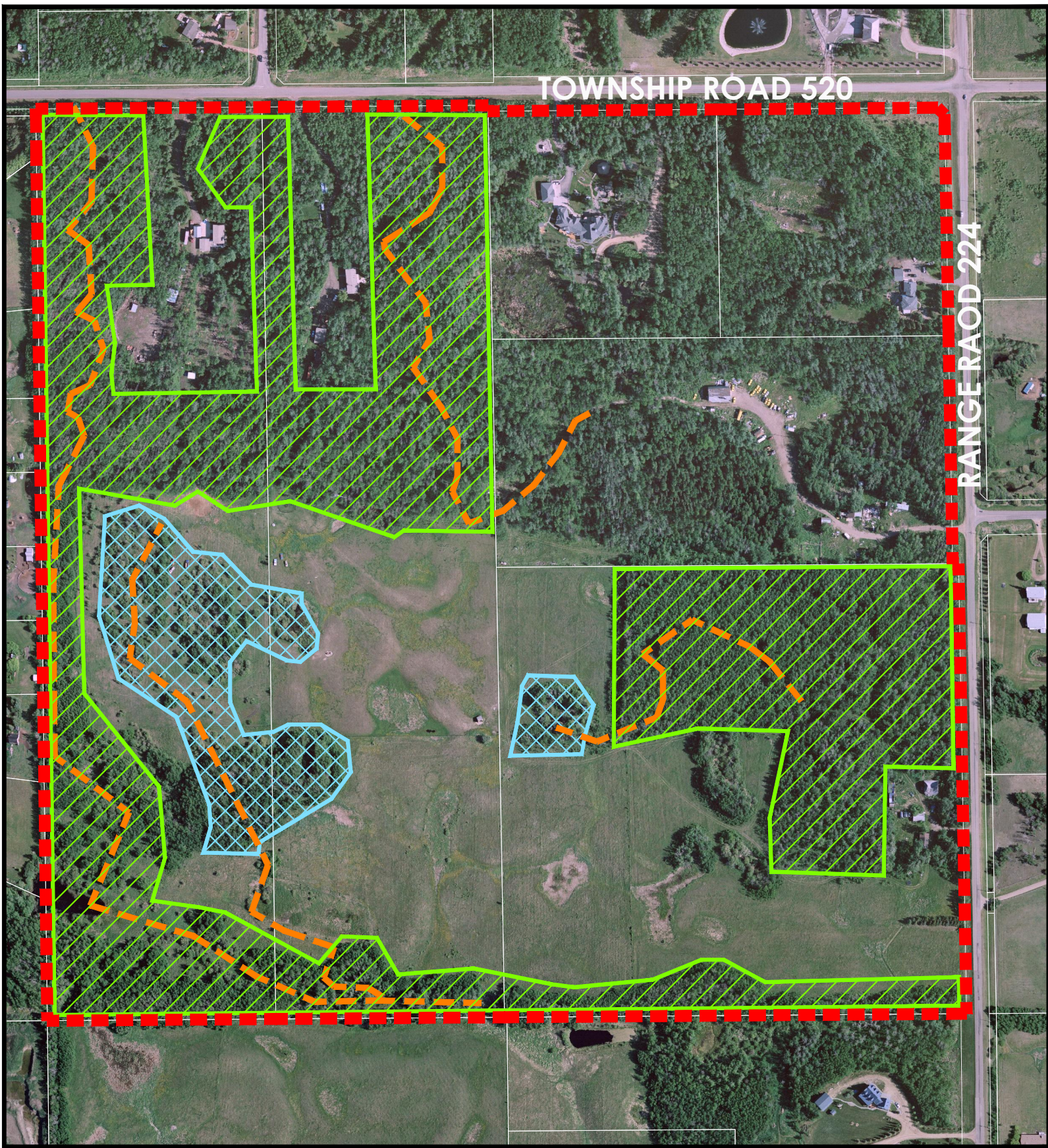
SITE FEATURES
FIGURE 3
NE 32-51-22-W4

-  Conceptual Scheme = 64.6 ha (159.6 ac) ±
-  Existing Access Locations
-  2m Contours
-  Existing Buildings

PLANNING & DEVELOPMENT SERVICES



Drawn by: E. Shukle	File No.: 4090-2012CS001
Date Drawn: July 9 2012	Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use Bylaw -Conceptual Plans\2012\2012CS001\MAPS
Revision Date:	
Scale: Not to scale	



TOWNSHIP ROAD 520

RANGE ROAD 224

BIOPHYSICAL ASSESSMENT

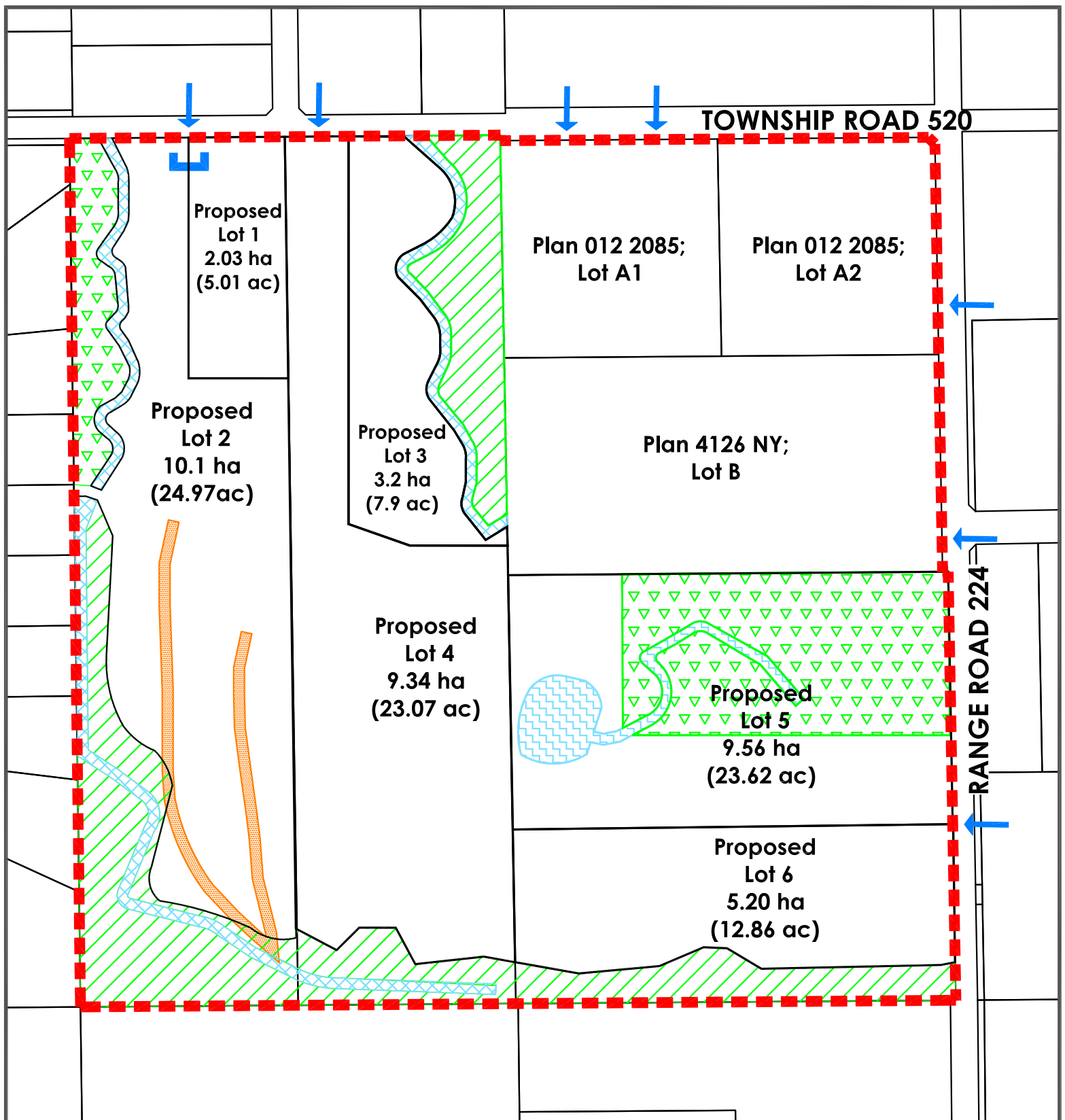
Figure 4
NE 32-51-22-W4

- Conceptual Scheme = 64.6 ha (159.6 ac) ±
- Drainage Areas
- Upland Forest Area
- Drainage Corridor

PLANNING & DEVELOPMENT SERVICES



Drawn by: E. Shukle	File No.: 4090-2012CS001
Date Drawn: July 11, 2012	Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\ 4090 Land Use Bylaw -Conceptual Plans\ 2012\2012CS001\MAPS
Revision Date:	
Scale: Not to scale	



Proposed Lot 1
2.03 ha
(5.01 ac)

Plan 012 2085;
Lot A1

Plan 012 2085;
Lot A2

Proposed Lot 2
10.1 ha
(24.97ac)

Proposed Lot 3
3.2 ha
(7.9 ac)

Plan 4126 NY;
Lot B

Proposed Lot 4
9.34 ha
(23.07 ac)

Proposed Lot 5
9.56 ha
(23.62 ac)

Proposed Lot 6
5.20 ha
(12.86 ac)

TOWNSHIP ROAD 520

RANGE ROAD 224

CONCEPTUAL SCHEME - FIGURE 5
NE 32-51-22-W4

- Conceptual Scheme =
Approx. 64.6 ha (159.6 ac) ±
- Proposed Municipal Reserve=
Approx. 6.9 ha (17.1 ac) ±
- Proposed Environmental Reserve=
Approx. 1.7 ha (4.1 ac) ±
- Proposed Drainage Easement=
Approx. 0.7 ha (1.8 ac) ±
- Proposed Conservation Easement=
Approx. 5.5 ha (13.5 ac) ±
- Proposed Environmental Reserve=
Approx. 1.7 ha (4.1 ac) ±
- Existing Access
- Existing Joint Access

PLANNING & DEVELOPMENT SERVICES



Drawn by: E. Shukle	File No.: 4090-2012CS001
Date Drawn: July 11, 2012	Dwg No.:
Revision Date: Oct 3, 2012	N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use Bylaw -Conceptual Plans\2012\2012CS001\MAPS
Scale: Not to scale	



CONCEPTUAL SCHEME - FIGURE 6
NE 32-51-22-W4

- Conceptual Scheme =
Approx. 64.6 ha (159.6 ac) ±
- Proposed Municipal Reserve=
Approx. 6.9 ha (17.1 ac) ±
- Proposed Environmental Reserve=
Approx. 1.7 ha (4.1 ac) ±
- Proposed Drainage Easement=
Approx. 0.7 ha (1.8 ac) ±
- Proposed Environmental Reserve Easement=
Approx. 0.8 ha (2.0 ac) ±
- Proposed Conservation Easement=
Approx. 5.5 ha (13.5 ac) ±
- Existing Access
- Existing Joint Access

PLANNING & DEVELOPMENT SERVICES

STRATHCONA COUNTY



Drawn by: E. Shukle
 Date Drawn: July 11, 2012
 Revision Date: Sept 28, 2012
 Scale: Not to scale

File No.: 4090-2012CS001
 Dwg No.:
 N:\PDS Admin\4000 - 4499 Land Use Services\
 4090 Land Use Bylaw -Conceptual Plans\
 2012\2012CS001\MAPS