
Conceptual Scheme

NE 33-51-22-W4

August 2012

Conceptual Scheme

NE 33-51-22-W4

1. BACKGROUND

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. A Conceptual Scheme is being considered for the NE 33-51-22-W4 in accordance with Strathcona County Council Policy SER-008-019, for the following reasons:

- a) A Conceptual Scheme was approved for the subject lands by resolution of Council on November 27, 2007. The previous Conceptual Scheme identified a total of 8 parcels of the quarter section. A portion of the quarter section has since been subdivided in conformance with the Conceptual Scheme.
- b) A landowner has applied to amend the Conceptual Scheme to revise lot configuration of those lands still able to acquire density on the quarter section.

2. OVERVIEW

2.1. **Legal Descriptions:** (see *Figure 1 – Location Plan* and *Figure 2 – Air Photo*)

- a) Lot 1, Plan 4899TR; 11.93 ha (29.48 ac)
- b) Lot 2, Plan 4899TR; 12.83 ha (31.70 ac)
- c) Lot 3, Plan 4899TR; 8.15 ha (20.15 ac)
- d) Lot 5, Plan 4899TR; 16.18 ha (39.99 ac)
- e) Lot 6, Block 1, Plan 092 1606; 3.64 ha (8.99 ac)
- f) Lot 7, Block 1, Plan 092 1606; 3.95 ha (9.76 ac)
- g) Lot 8ER, Block 1, Plan 092 1606; 2.73 ha (6.75 ac)
- h) Lot 9MR, Block 1, Plan 092 1606; 1.53 ha (3.78 ac)

2.2. **Existing Land Uses:**

- a) Lot 1, Plan 4899TR: dwelling with attached garage; indoor riding arena, barn and hay shelter
- b) Lot 2, Plan 4899TR: undeveloped
- c) Lot 3, Plan 4899TR: primary dwelling with attached garage, secondary dwelling with attached garage, caretaker's residence, barn, shop and warehouse
- d) Lot 5, Plan 4899TR: undeveloped
- e) Lot 6, Block 1, Plan 092 1606: dwelling with attached garage
- f) Lot 7, Block 1, Plan 092 1606: dwelling, detached garage and barn
- g) Lot 8ER, Block 1, Plan 092 1606: undeveloped
- h) Lot 9MR, Block 1, Plan 092 1606: undeveloped

Conceptual Scheme

NE 33-51-22-W4

- 2.3. **Canada Land Inventory Soil Rating:** The majority of NE 33-51-22-W4 is designated as class 4 soils with some small areas designated as class 5.
- 2.4. **Adjacent Land Uses:**
- North: Township Road 520, beyond which lies land zoned AG Agriculture: General as well as rural residential development within the Davidson Estates subdivision
 - East: Range Road 223, beyond which lies rural residential development within the Canyon Meadows subdivision
 - South: land zoned AG Agriculture: General
 - West: country residential development within the Avery Park subdivision
- 2.5. **Encumbrances: (see *Figure 3 – Site Features*)**
- Environmental Reserve Easement:** There is an easement registered on Lot 6, Block 1, Plan 092 1606 for the protection of environmental features on the property. This easement was registered as part subdivision that occurred after the adoption of the original Conceptual Scheme in 2007.
- 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 8-2001:**
- Lots 8ER and 9MR, Block 1, Plan 092 1606 are districted PC Conservation District. These lots do not require redistricting.
 - Lots 6 and 7, Block 1, Plan 092 1606 are districted Direct Control District 2007-13 and were redistricted to facilitate subdivision under the previous Conceptual Scheme. The lots do not require redistricting.
 - Lots 1, 2 and 3, Plan 47899TR are districted AG Agriculture: General and will require redistricting to an appropriate land use distraction prior to subdivision approval.
 - Lot 5, Block 1, Plan 4899TR is districted AG Agriculture: General. This lot is not considered for additional density and does not require redistricting.

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. Consultation on the proposed amendment occurred with the owners of Lots 1, 2 and 3, Plan 47899TR. All landowners within NE 33-51-22-W4 were referred a copy of the proposed amendment as part of the application process. All landowners within 800 metres of the boundary of the quarter section were notified of the public hearing for the proposed amendment.
- 3.3. This Conceptual Scheme contemplates the potential subdivision of the quarter section into a total of eight (8) parcels. As there are already six (6) parcels on the quarter section, a total of two (2) additional lots may be accommodated under this plan.

Conceptual Scheme

NE 33-51-22-W4

- 3.4. The development concept shown in **Figure 5 – Development Concept** 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. As part of the 2007 Conceptual Scheme, a Biophysical Assessment was conducted on Lot 4, Plan 4899TR. Since that time, Lot 4 has been subdivided to create Lots 6, 7, 8ER and 9MR, Plan 0921606. Reserve dedication for those lands has been satisfied.

- 4.2. As part of this update to the 2007 Conceptual Scheme, a Biophysical Assessment was conducted on Lots 2 & 3, Plan 4899TR. The Assessment consisted of a field reconnaissance and air photo analysis to identify landscape features, vegetation and wildlife. The information is used to make recommendations for Environmental and Municipal Reserve dedications (see **Figure 4 – Biophysical Assessment**).

a) **Landscape Overview**

The landscape is hummocky with an elevation change of approximately 20 metres (south at 762 metres and north at 742 metres). Approximately 40 percent of the subject property has been cleared of upland vegetation and has been under agricultural management for several decades. Significant landscape features include wetlands, a stream and upland forest stands. The priority habitat occurs largely on the south half and east half of the quarter section and includes several significant wetlands, poplar forest and a stream that flows north, northwest towards the large, permanent waterbody north of the subject property.

b) **Wetlands**

Ephemeral and semi-permanent wetlands fluctuate seasonally and provide a water storage function. Several of these wetlands are scattered across the property and are connected by a complex system of drainage courses. The drainage, including a stream, is intermittent and moves water overland towards the north edge of the property. The wetlands likely serve as both localized groundwater recharge and as a water source for the large waterbody directly to the north of the subject property. Typical wetland vegetation, which indicates wet soils and water at or below surface, is present and includes abundant growth of grass species and occasional willows.

c) **Vegetation**

Upland forest present on the subject lands consists primarily of aspen polar, including low and tall shrub layers, is mostly mature and has had little to no grazing activities within. Small to medium sized wetlands are present within the stands and along the margins. Deer and moose tracks were observed within these stands.

- 4.3. Should the landowner of Lot 1, Plan 4899TR choose to apply to subdivide in accordance with this Conceptual Scheme, the biophysical assessment will need to be confirmed by an on-site visit by a qualified County employee at that time.

Conceptual Scheme

NE 33-51-22-W4

5. RESERVES

- 5.1. Municipal Reserve (MR), Environmental Reserve (ER) and Environmental Reserve Easement (ERE) shall be dedicated to the full extent described under the Municipal Government Act and in general accordance with Figure 5. MR, ER and ERE 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. The landowner may be required to provide fencing and/or marker posts to delineate the boundaries of the Environmental Reserve, Municipal Reserve and/or Environmental Reserve Easement at time of subdivision.

6. TRANSPORTATION

- 6.1. In accordance with Strathcona County policy SER-012-004, a 10 metre strip of land is required along the length of the quarter section adjacent to Range Road 232. This land has previously been dedicated for the majority of the quarter section as part of a previous subdivision. Ten (10 metres of land is still required along the frontage of Lot 5, Plan 4899TR.
- 6.2. Existing and proposed access locations shall be provided in general accordance with Figure 5 but are to be confirmed by Strathcona County at time of subdivision.
- 6.3. All accesses are to be constructed in accordance with Strathcona County Engineering Standards.
- 6.4. 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.

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.
- 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.

Conceptual Scheme

NE 33-51-22-W4

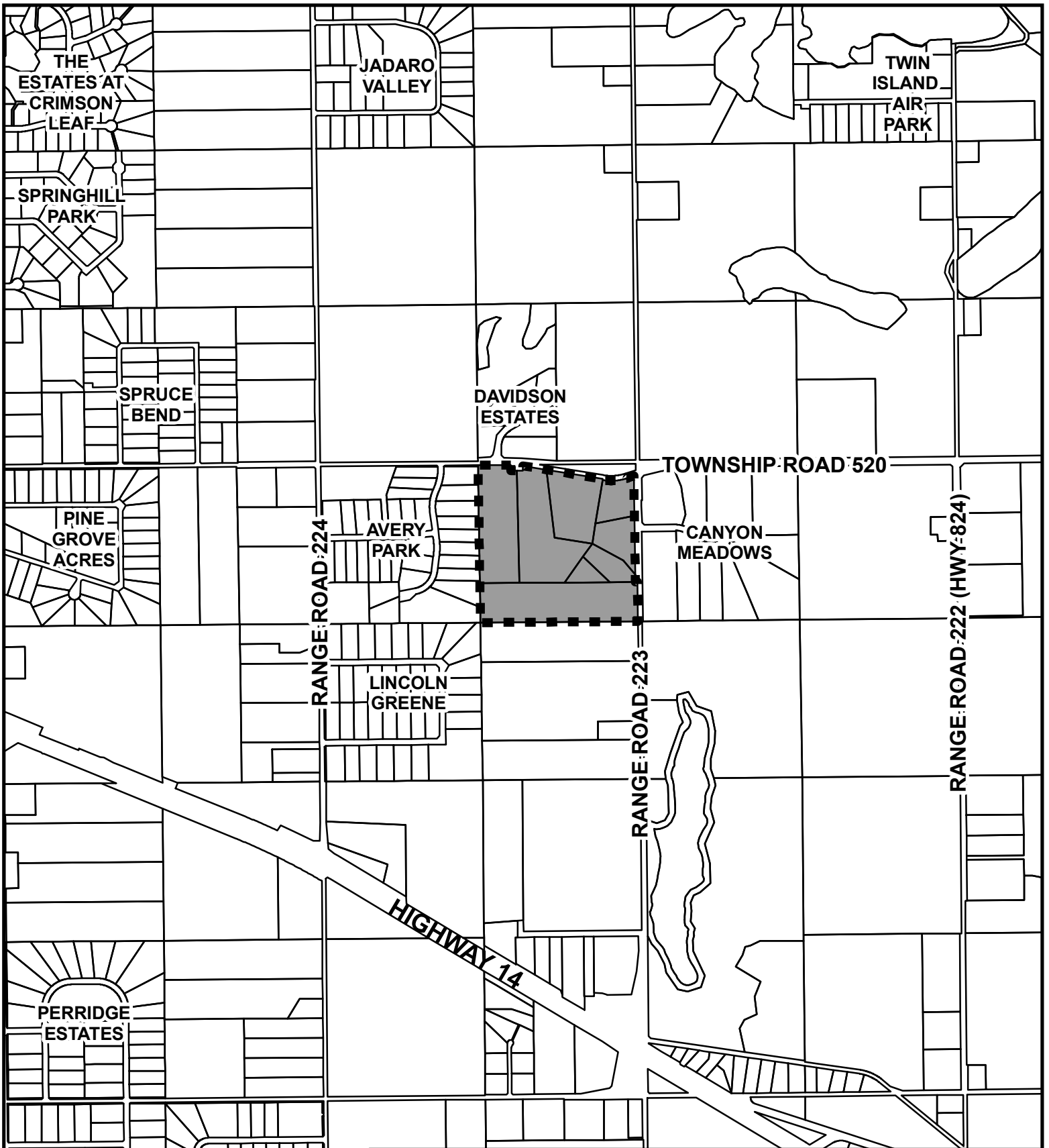
- 7.5. At time of subdivision, the applicant may be required to provide a stormwater management and site grading plan to the satisfaction of Strathcona County.
- 7.6. At time of subdivision, the applicant may be required to provide information prepared by a qualified professional regarding groundwater 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 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.
- 8.2. Technical considerations, including a geotechnical assessment, traffic impact 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. 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.
- 8.6. 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**

NE 33-51-22-W4

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES

Strathcona
County



Drawn By: E. SHUKLE

File No.: 4090-2012CS003

Date Drawn: June 12, 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\
2012CS003\MAPS\LOCATION MAP



**AIR PHOTO
FIGURE 2**

NE 33-51-22-W4

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES

Strathcona
County



Drawn By: E. Shukle

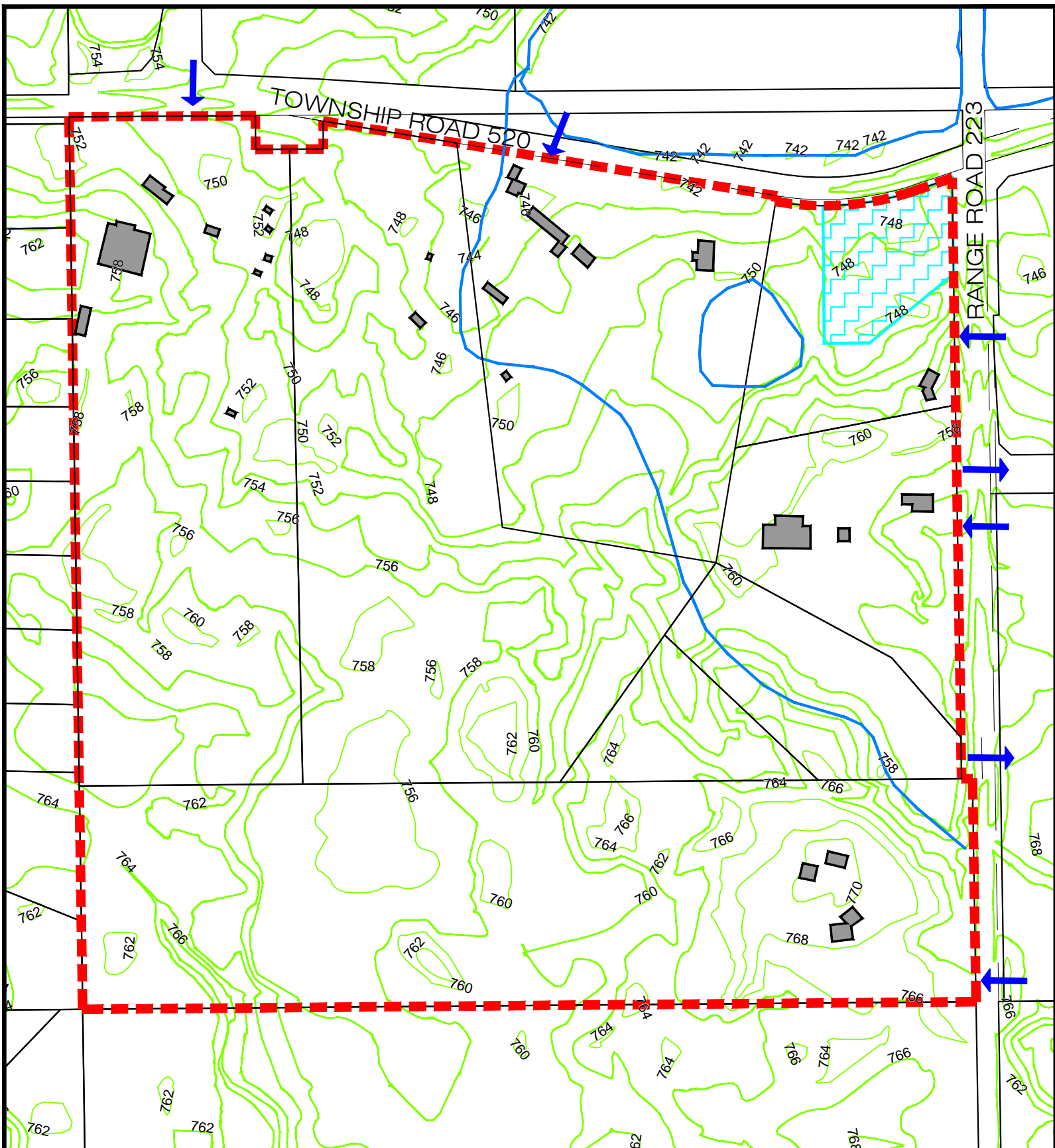
File No.: 4090-2012CS003

Date Drawn: June 12, 2012







Revision Date: mm/dd/yy

Scale: Not to scale

N:\PDS Admin\4000 - 4499 Land Use Services\
4090 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2012\2012CS003\MAPS\AIR PHOTO



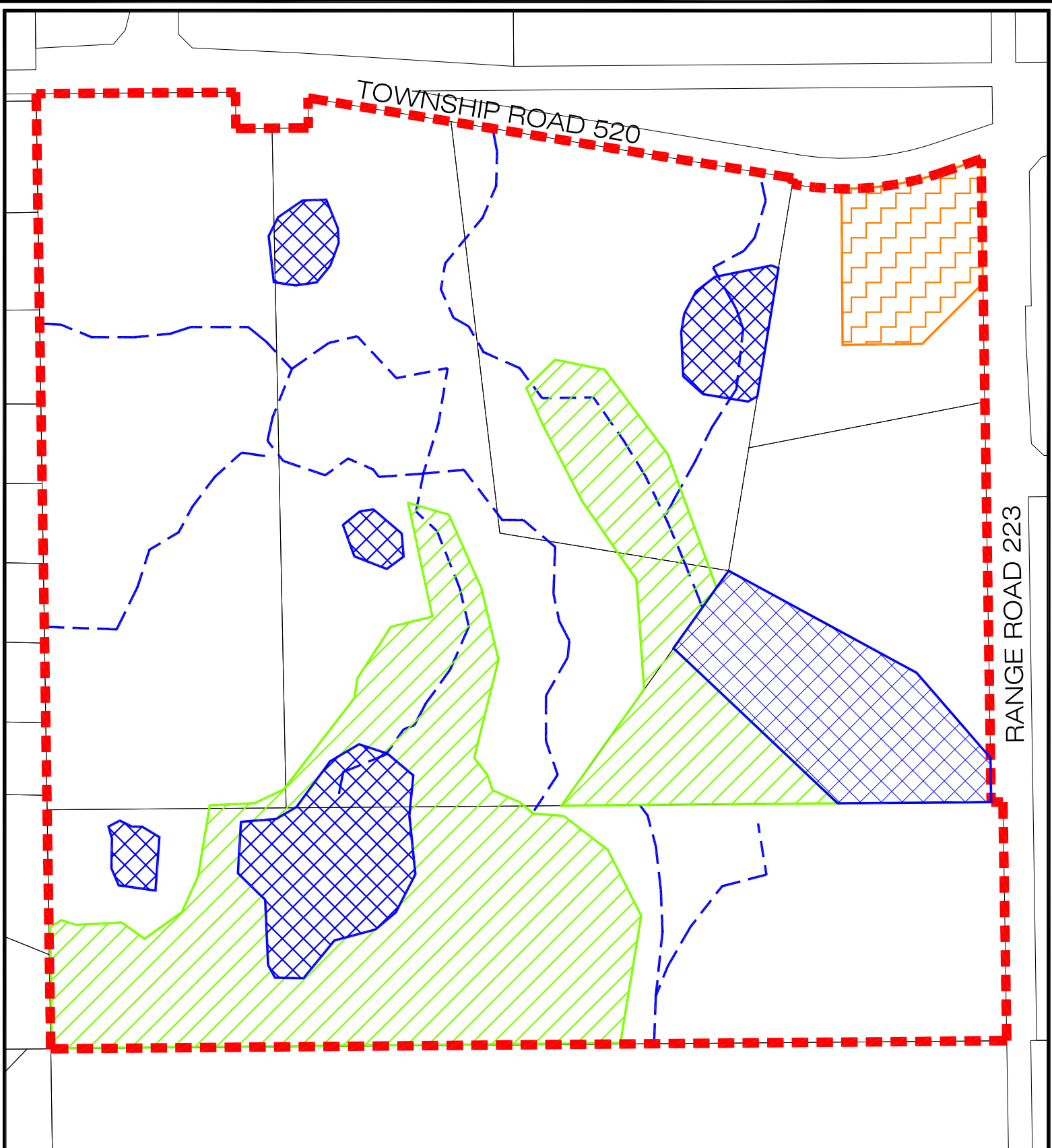
SITE FEATURES
FIGURE 3
NE 33-51-22-W4

-  Conceptual Scheme = 61.1ha (150.9 ac) ±
-  Existing Environmental Reserve Easement
-  2m Contours
-  Existing Access Locations
-  Water Body
-  Existing Buildings

PLANNING & DEVELOPMENT SERVICES



Drawn by: E. Shukle	File No.: 4090-2012CS003
Date Drawn: June 18 2012	Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use Bylaw -Conceptual Plans\2012\2012CS003\MAPS
Revision Date:	
Scale: Not to scale	



BIOPHYSICAL ASSESSMENT

Figure 4
NE 33-51-22-W4

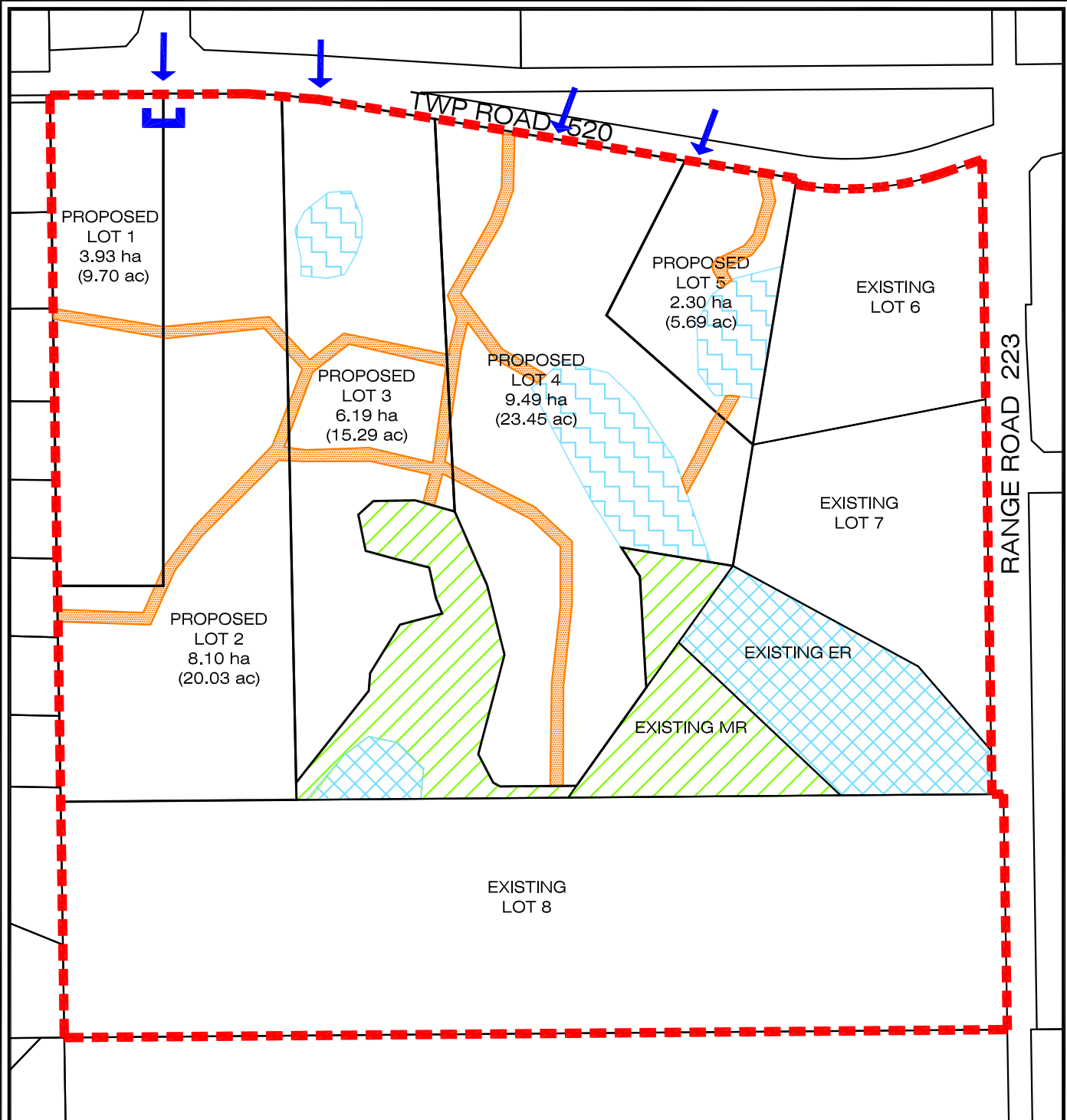
- Conceptual Scheme = 61.1 ha (150.9 ac) ±
- Municipal Reserve
- Environmental Reserve
- Existing Environmental Reserve Easement
- Proposed Drainage Corridors

PLANNING & DEVELOPMENT SERVICES

Strathcona
 County



Drawn by: E. Shukle	File No.: 4090-2012CS003
Date Drawn: July 31 2012	Dwg No.:
Revision Date:	N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use Bylaw - Conceptual Plans\2012\2012CS003\MAPS
Scale: Not to scale	



**DEVELOPMENT CONCEPT
FIGURE 5
NE 33-51-22-W4**

- - - Conceptual Scheme = 61.1 ha (150.9 ac) ±
- Proposed Environmental Reserve = Approx. 3.09 ha (7.63 ac) ±
- Proposed Environmental Reserve Easement = Approx. 2.21 ha (5.46 ac) ±
- Proposed Municipal Reserve = Approx. 4.24 ha (10.47 ac) ±
- Proposed Drainage Easement
- ➔ Proposed Access
- ┌ Joint Access

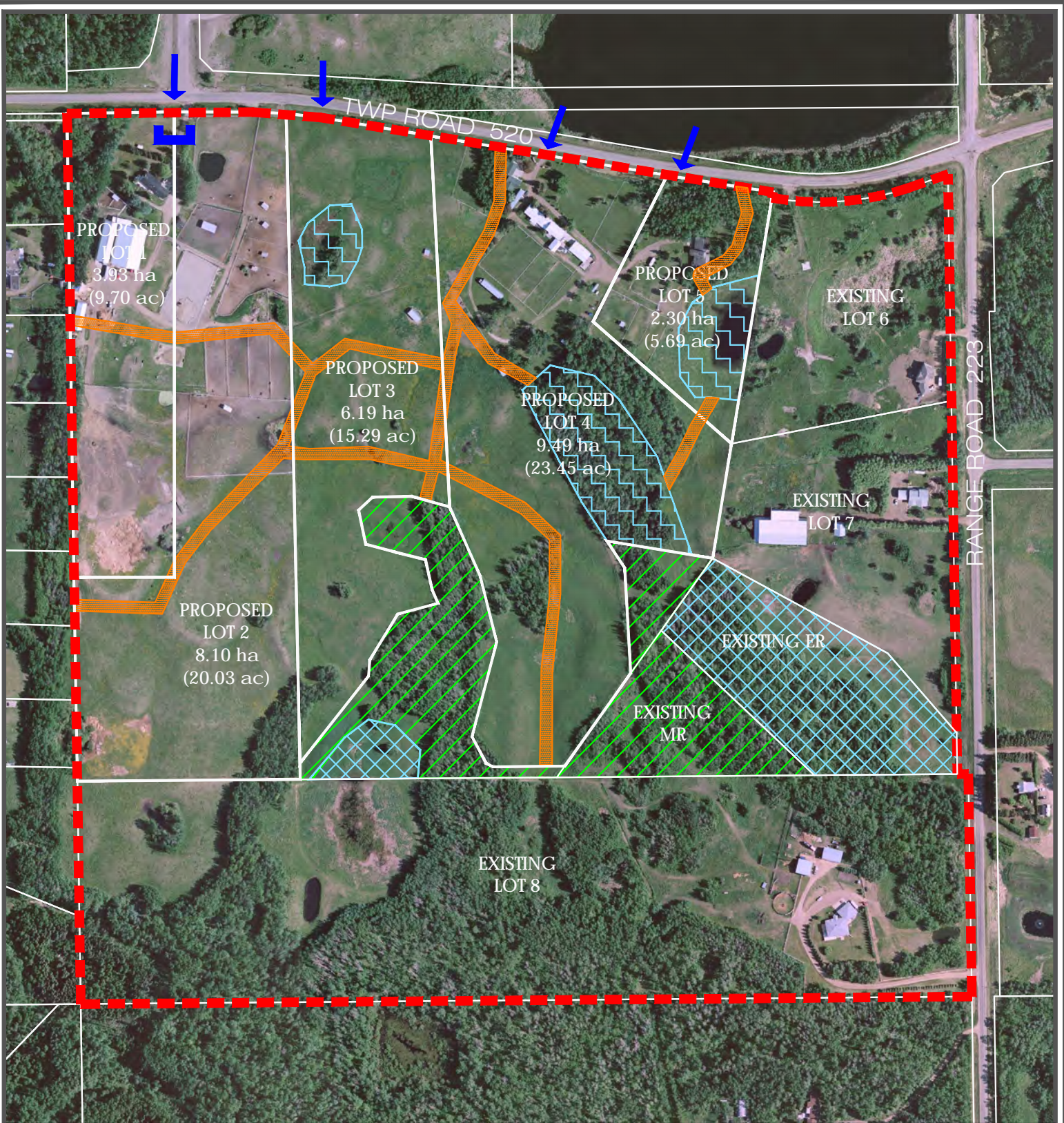
PLANNING & DEVELOPMENT SERVICES

Strathcona
County










Drawn by: E. Shukle
Date Drawn: July 31, 2012
Revision Date:
Scale: Not to scale

File No.: 4090-2012CS003
Dwg No.:
N:\PDS Admin\4000 - 4499 Land Use Services\
4090 Land Use Bylaw - Conceptual Plans\
2012\2012CS003\PROPOSED\MAPS



CONCEPTUAL SCHEME

FIGURE 6
NE 33-51-22-W4

-  Conceptual Scheme = 61.1 ha (150.9 ac) ±
-  Municipal Reserve = Approx. 4.24 ha (10.47 ac) ±
-  Environmental Reserve = Approx. 3.09 ha (7.63 ac) ±
-  Environmental Reserve Easement = Approx. 2.21 ha (5.46 ac) ±
-  Proposed Drainage Easement
-  Access
-  Joint Access

PLANNING & DEVELOPMENT SERVICES



Drawn by: E. Shukle
Date Drawn: July 31, 2012
Revision Date:
Scale: Not to scale

File No.: 4090-2012CS003
Dwg No.:
N:\PDS Admin\4000 - 4499 Land Use Services\
4090 Land Use Bylaw - Conceptual Plans\
2012\2012CS003\MAPS