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# Conceptual Scheme SE 8-53-21-W4

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December 2012

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**STRATHCONA**  
COUNTY

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# Conceptual Scheme

## SE 8-53-21-W4

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### 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 8-53-21-W4 (32.4 ha)
  - b) Lot A, Plan 3772TR (16.1 ha)
- 2.2. **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- a) N ½ SE 8-53-21-W4 (32.4 ha): residence with accessory buildings
  - b) Lot A, Plan 3772TR (16.1 ha): two residences with multiple accessory buildings
- 2.3. **Canada Land Inventory Soil Rating:** The majority of the subject quarter consists of Class 5 soil except for the North West corner of the N ½ of the SE 8-53-21-W4 which is designated Class 3 soil. There is a limited amount of productive land within the plan area. The MDP policy area allow for consideration of further fragmentation of the subject lands.
- 2.4. **Adjacent Land Uses:**
- a) North: lands zoned RA Rural Residential/Agriculture
  - b) East: Range Road 214 lands zoned AG Agriculture: General
  - c) South: Country Residential subdivision of Parkwood Place
  - d) West: Two parcels consisting of 16.1 ha zoned AG Agriculture General and one 32.4 ha parcel zoned RA Rural Residential/Agriculture
- 2.5. **Encumbrances:** (see *Figure 3 – Site Features*)
- a) **Creek connections:** A tributary of the Pointe-Aux-Pins Creek runs through the subject parcels.

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b) **Utility Right of Way:** A utility right of way in the name of ATCO Gas Pipelines runs one hundred feet to the west perpendicular of the east property boundaries of both subject parcels and is twenty feet in width. The right of way is registered by instrument on each of the subject parcels by metes and bounds description.

2.6. **Eligibility of subdivision:** The quarter section has been previously subdivided in conjunction with the development of the Country Residential Subdivision of Parkwood Place. Review of the quarter section determined that there should be an equitable distribution of remaining parcels and therefore the 32.4 ha parcel would be eligible for four total parcels and the 16.1 ha parcel would be allowed two total parcels subject to the dedication of environmental and municipal reserves.

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 SE 8-53-21-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 February 21, 2013 for the affected and adjacent landowners to provide comments and input on the proposed Conceptual Scheme prior to the adoption the plan. Twelve people were in attendance including three members representing the applicant and nine adjacent landowners. No objections to the proposed Conceptual Scheme were received 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 remainder of the quarter section into a total of six (6) parcels.

3.4. Phase 1 (see **Figure 5 – Phase 1 Subdivision**) contemplates three (3) additional parcels in accordance with the current development aspirations of the applicant.

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- 3.5. Phase 2 (see **Figure 6 – Phase 2 Subdivision**) contemplates one (1) additional parcel to provide for the ultimate build-out of the quarter section. Based on the proposed parcels sizes requested by the landowner at the time of the Conceptual Scheme review there may be a requirement for a variance to parcel size or width based dependant upon which district is proposed.
- 3.6. The development concept shown in Figures 5, 6 and 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 November 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 748 m in the southeast portion of the property down to 726 m in the far southwest corner.

The most significant landscape features within the subject area are the ephemeral wetlands, upland corridor and poplar forest and the various ephemeral drainage corridors, particularly the tributary to Pointe-Aux-Pins Creek. Surface water drainage on the property is mainly to the southwest.

##### 4.1.2. Vegetation & Wildlife

Approximately 55% 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 west half of the subject property, although the ephemeral 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 mixedwood 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. Horses and cows were observed within the subject area and although it did not appear that overgrazing had taken place, the forested areas did show some signs of being adversely affected by grazing. The wetlands, drainage corridors and uplands provide excellent habitat for a variety of local wildlife, specifically amphibians and birds. Several species were observed directly or indirectly during the site reconnaissance (refer to Appendix A).

The tributary to Pointe-Aux-Pins Creek has been altered by agricultural activities in the northeast portion of the subject area; the other ephemeral drainage corridors do not appear to have been significantly altered by agricultural activities. 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 in areas that have not been disturbed by agriculture. The wet areas are distinguished by abundant growth of grass and willow species.

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Overall, the diversity of landscape and plant communities across the subject property is moderate. Wetlands, significant drainage corridors and those areas that have not been previously altered for agriculture should be conserved. Reserves should be dedicated in such a way to conserve representative lands across the subject property and to provide appropriate access to those reserves.

### 5. RESERVES

- 5.1. **Phase I** - Environmental Reserves (ER) and Municipal Reserves (MR) shown within Figure 5 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. ER and 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.
- 5.2. **Phase II** - Environmental Reserves (ER) and Municipal Reserves (MR) shown within Figure 6 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. ER and 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.
- 5.3. 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 214 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 214. Land dedication by survey will be required at time of the subdivision of Phase I and Phase II, 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 5, 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 to 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 at time of subdivision endorsement.
- 6.5. 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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- 6.6. 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. Drainage easements will be required to bridge the proposed breaks in environmental reserves to allow for County staff to have legal and physical access and provide a permanent course for drainage. The purpose of the proposed breaks is to allow the landowner to access their parcel legally and physically.
- 7.4. Existing and proposed private sewage system discharge locations shall comply with Provincial set-back requirements set out by Alberta Municipal Affairs.
- 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.
- 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. The applicant/landowner of Phases I and II 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.

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- 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.
- 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. Phase 2 (see **Figure 6 – Phase 2 Subdivision**) contemplates one (1) additional parcel to provide for the ultimate build-out of the quarter section. Based on the proposed parcels sizes requested by the landowner at the time of the Conceptual Scheme review there may be a requirement for a variance to parcel size or width based dependant upon which district is proposed however there is adequate area to create conforming parcels.
- 8.10. Phase 2 (see **Figure 6 – Phase 2 Subdivision**) will require the removal of the second dwelling from the proposed Lot F should the proposed district not support the use.

### 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**

**N 1/2 of SE 8-53-21-W4**

**PLANNING & DEVELOPMENT SERVICES**



**Drawn By: E. SHUKLE**

**File No.: 4090-2012CS007**

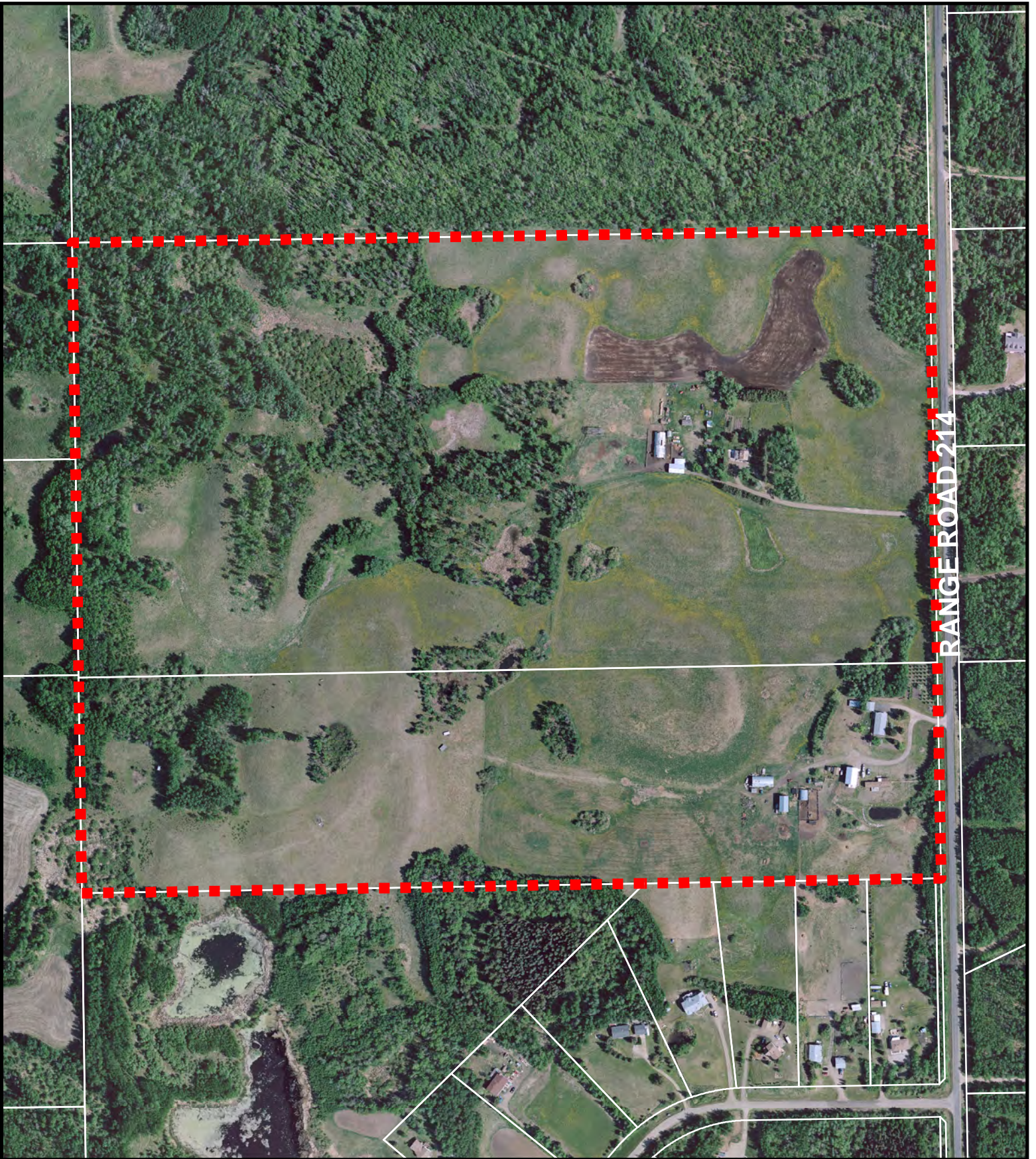
**Date Drawn: Dec 5, 2012**

Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use-Conceptual Scheme\2012\2012CS007\MAPS\LOCATION MAP

**Scale: Not To Scale**

 **Subject Area**





**AIR PHOTO  
FIGURE 2**

**N 1/2 of SE 8-53-21-W4**

 **Subject Area**

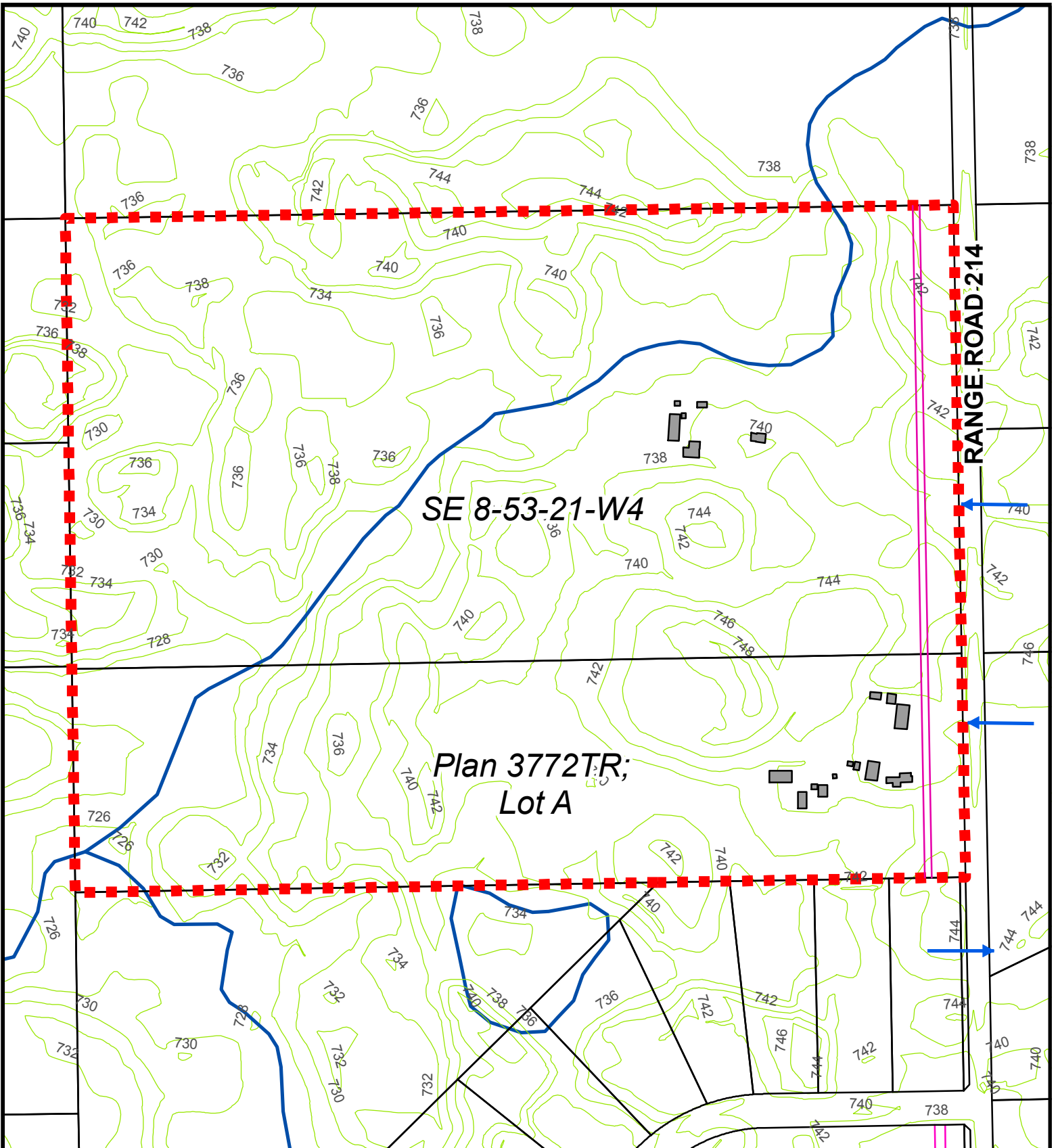
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**Date Drawn: Dec 5, 2012**  
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 4090 Land Use Bylaw - Zoning Amendments -  
 Rural, Urban\2012\2012CS007\MAPS\AIR PHOTO



**SITE FEATURES - FIGURE 3**  
**N1/2 of SE 8-53-21-W4**

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

PLANNING & DEVELOPMENT SERVICES



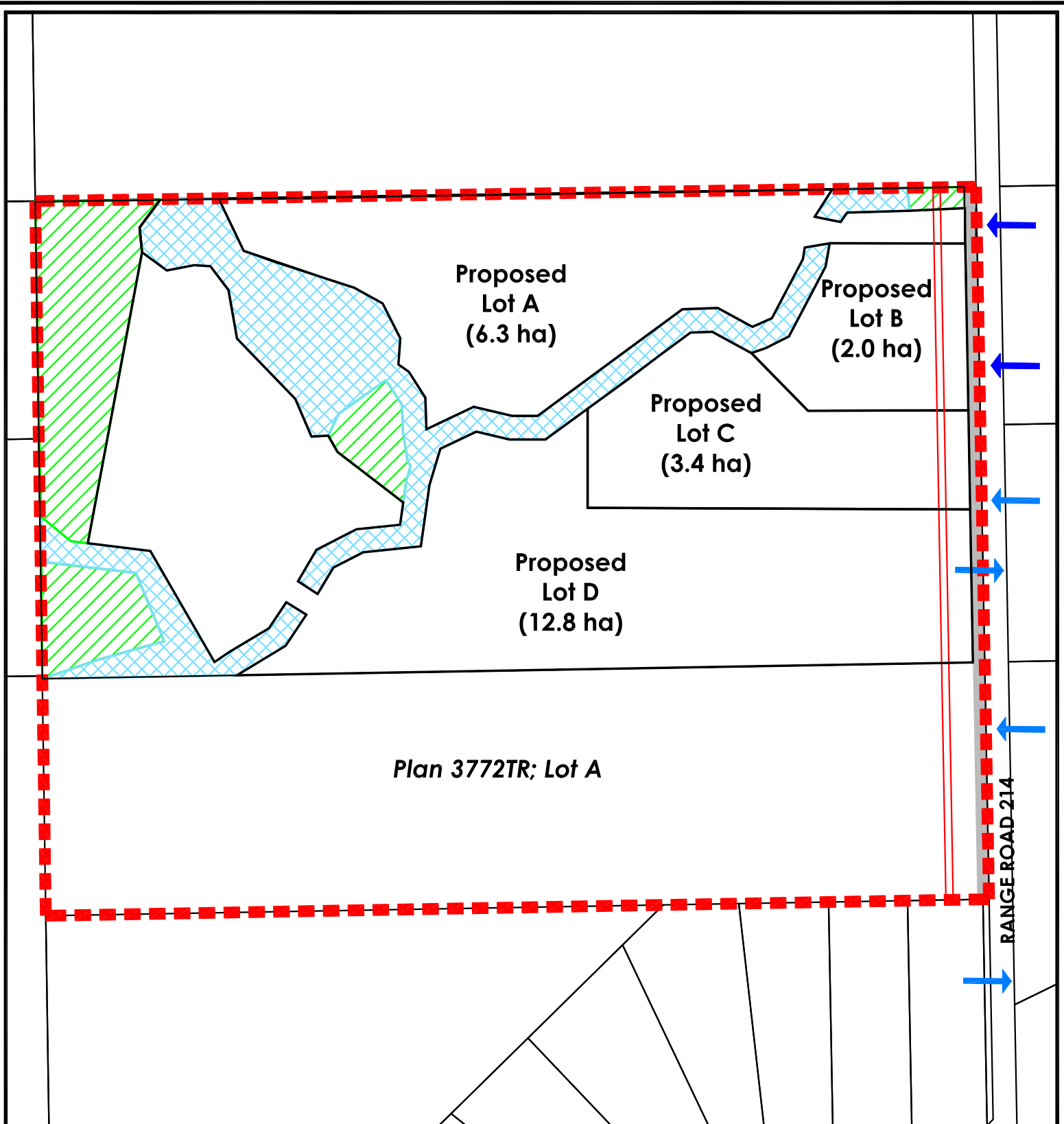
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Scale: Not to Scale



**CONCEPTUAL SCHEME - PHASE 1**

**FIGURE 5**

**N  $\frac{1}{2}$  SE 8-53-21-W4**

- Conceptual Scheme =  
Approx. 48.5 ha ( 119.8 ac) ±
- Proposed Municipal Reserve=  
Approx. 3.2ha (7.9 ac) ±
- Proposed Environmental Reserve=  
Approx. 4.1 ha (10.2 ac) ±
- Atco Gas Pipeline
- 10m Road widening
- Existing Access
- Proposed Access

**PLANNING & DEVELOPMENT SERVICES**



Drawn by: E. Shukle

File No.: 4090-2012CS007

Date Drawn: Nov 19, 2012

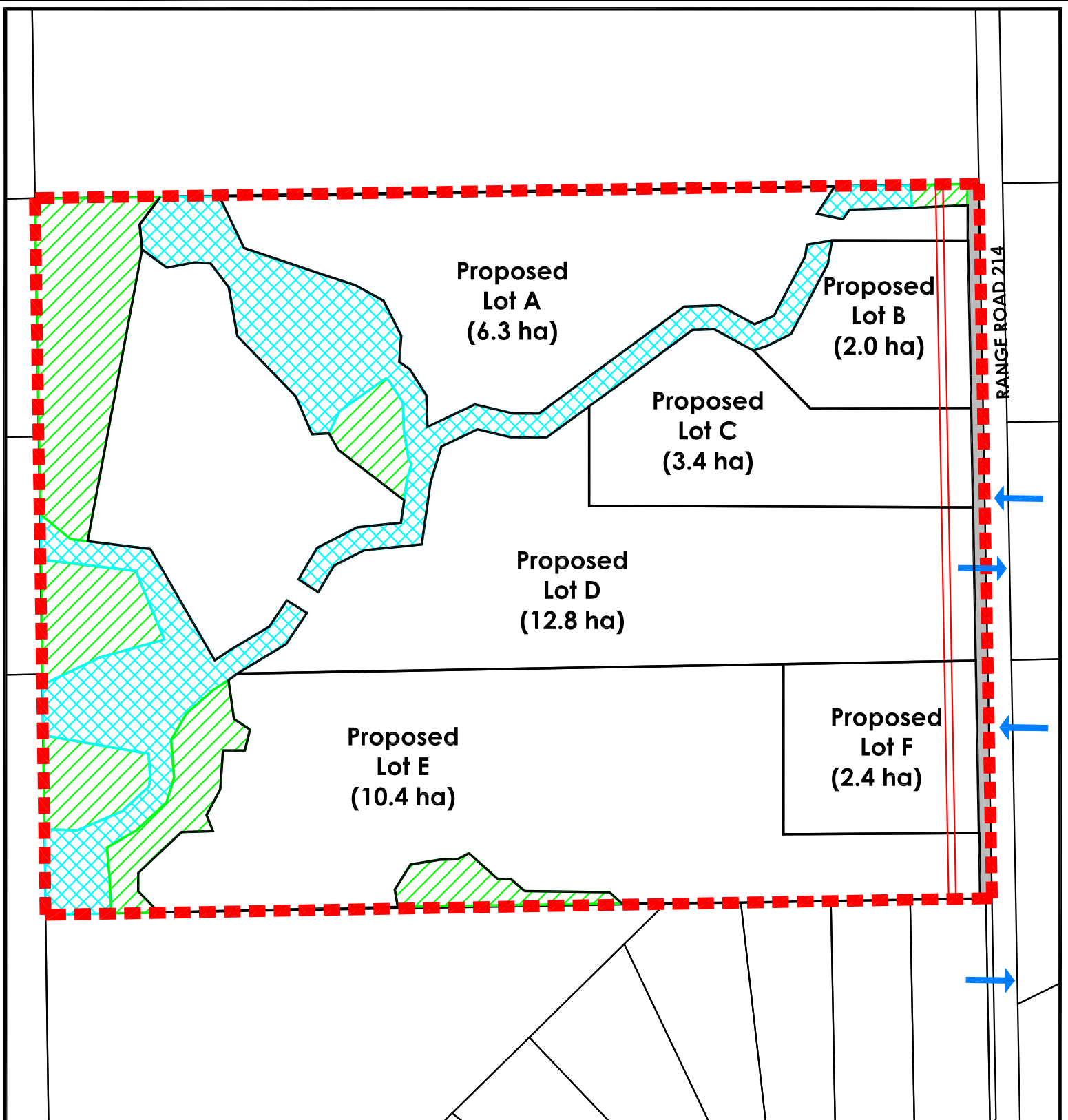
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**CONCEPTUAL SCHEME - PHASE 2**

**FIGURE 6**

**N 1/2 SE 8-53-21-W4**

- Conceptual Scheme =  
Approx. 48.5 ha ( 119.8 ac) ±
- Proposed Municipal Reserve=  
Approx. 4.97ha (12.3 ac) ±
- Proposed Environmental Reserve=  
Approx. 5.4 ha (13.6 ac) ±
- Atco Gas Pipeline
- 10m Road widening
- Existing Access

**PLANNING & DEVELOPMENT SERVICES**



Drawn by: E. Shukle

File No.: 4090-2012CS007

Date Drawn: Nov 19, 2012

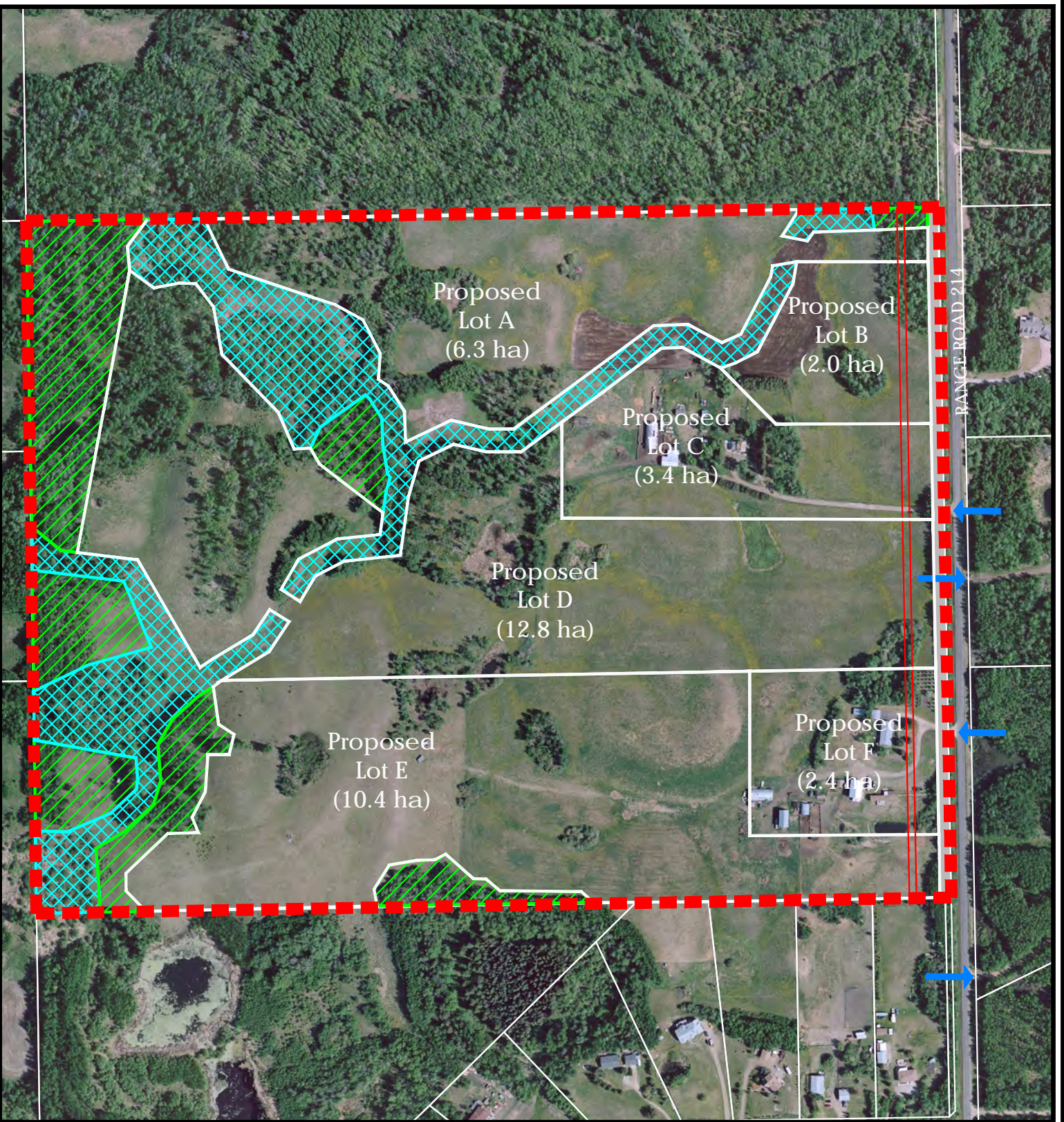
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Revision Date: Feb 27, 2013

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**CONCEPTUAL SCHEME - FIGURE 7**

**N 1/2 SE 8-53-21-W4**

- Conceptual Scheme = Approx. 48.5 ha (119.8 ac) ±
- Proposed Municipal Reserve = Approx. 4.97 ha (12.3 ac) ±
- Proposed Environmental Reserve = Approx. 5.4 ha (13.6 ac) ±
- Atco Gas Pipeline
- 10m Road widening
- Existing Access

**PLANNING & DEVELOPMENT SERVICES**



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Revision Date: Feb 27, 2013	
Scale: Not to scale	