
Conceptual Scheme

S¹/₂ of SE 16-51-23-W4

September 2012



Conceptual Scheme

S½ of SE 16-51-23-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.
- 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 – Airphoto)**
- a) Lot 1, Plan 972 2544; 16.2 ha (40.03 acres)
 - b) Lot 2, Plan 992 6158; 16.0 ha (39.54 acres)
- 2.2. **Existing Land Uses: (see Figure 2 – Air Photo)**
- a) Lot 1, Plan 972 2544: residence and garage
 - b) Lot 2, Plan 992 6158: residence, garage and barn
- 2.3. **Canada Land Inventory Soil Rating:** The majority of the subject area is Class 3 with a portion of Class 4 in the northwest corner of the quarter section.
- 2.4. **Adjacent Land Uses:**
- a) **North:** A 10 acre and 68.94 AG: Agriculture: General parcels
 - b) **East:** Range Road 233, beyond which lie two 80 acre AG Agriculture: General parcels.
 - c) **South:** Township Road 512, beyond which lies a 142 acre AG Agriculture: General parcel.
 - d) **West:** A 7 acre and 153 acre AG Agriculture: General parcels.
- 2.5. **Encumbrances (see Figure 3 – Site Features)**
- a) Pipelines: A gas pipeline appears to be running north south within Right of Way Plan 972 2748 on the western side of the quarter section, while another gas pipeline appears to be running east west on the southern portion of the quarter section.
- 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

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allows for the subdivision of land in accordance with the requirements of an approved Conceptual Scheme.

- 2.7 **Land Use Bylaw:** The subject lands are currently districted as 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 be dependent on the size of parcel(s) 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 complements and enhances the traditional rural small holdings and agricultural operations 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 locations.
- 3.2. Further to 3.1 above, the northern half of the quarter section (Lot A and the remnant parcel) is not included in this Conceptual Scheme as the existing lot configuration, developed areas (including dwellings) and separate parcel ownership would not allow for an internal public road to access the interior of the remnant parcel and still meet transportation requirements regarding access spacing and relocation of current accesses. If in the future Lot A and the remnant parcel are owned by one owner, the parcels are consolidated, or buildings are removed from the parcels than a subdivision could be considered for the northern half of the quarter section which would be required to adhere to the policies and regulations governing subdivision in effect at that time.
- 3.3. This plan has been prepared in consultation with affected landowners (those located within the plan area) and adjacent residents (those surrounding the plan area).
- 3.4. Future subdivision (see **Figure 6 – Future Subdivision**) contemplates one (1) additional parcel in the south-west portion of the quarter section and two (2) additional parcels in the south-east portion of the quarter for a total of seven (7) parcels in the quarter.
- 3.5. Pursuant to current policies a total of eight (8) parcels can be considered per quarter section. Two (2) additional parcels in the quarter section can be considered in High or Medium Priority Environment Management Areas due to an overdedication of Municipal Reserve (MR) or where Environmental Reserve (ER) is not able to be dedicated. A drainage area has been identified in the south-east parcel (Lot 2, Plan 992 6158) which due to its location, shape and isolation cannot be dedicated as ER. In this regard, one of the two additional parcels in the quarter section can be considered for this parcel as the drainage area will be protected through a drainage easement as opposed to being dedicated as ER.
- 3.6. This Conceptual Scheme contemplates potential subdivision resulting in a total of seven (7) parcels in the quarter section. In this regard, the two (2) remaining available parcels and the one (1) remaining additional parcel (if MR is overdedicated) would be distributed to the remnant parcel in the northern half of the quarter section. Future subdivision proposed in the northern half of the quarter section could be considered in accordance with the policies and regulation governing subdivision in place at that time.

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- 3.7. The development concept shown in Figures 5 & 6 is conceptual and may be subject to adjustment 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 the time of subdivision.**

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1 Please note the entire quarter section is addressed by the following information. A Biophysical Assessment (BA) was prepared by Strathcona County in the summer of 2011. (See Figure 4 Biophysical Assessment). The BA consisted of a field reconnaissance of the existing south west parcel and the north half of the quarter section. The landowner of Lot 2, Plan 9926158 in the south east portion of the quarter section gave consent for the biophysical to occur on their property on September 27, 2012. Air photo analysis of the entire quarter section was used to identify landscape features, vegetation and wildlife. The information was used to make recommendations for Environmental Reserve (ER) and Municipal Reserve (MR) dedications.

4.2 **Vegetation, Landscape and Wildlife Features**

Approximately 80% of the subject property has been cleared of upland vegetation and has been under agricultural management for decades. The priority habitat occurs largely along the north boundary, although there are significant wetlands on the west and south boundaries.

The upland forest remnants in the north portion of the subject property are dominated by a mosaic of aspen and balsam poplar. The well developed forest structure includes diverse herbaceous ground cover, low shrub and tall shrub layers. The age class of this forest is relatively consistent (even aged), indicating that a larger forest existing and agricultural clearing has slowly fragmented the forest. The overall structure of the forest is moderately diverse. The wetlands associated with the forest fragments increase the overall diversity, providing excellent habitat for local wildlife, specifically reptiles and amphibians. Several species were observed directly or indirectly during the site reconnaissance.

The wetlands – both ephemeral and permanent – associated with the upland forest in the north portion of 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. The wet areas are distinguished by abundant growth of grass and willow species. There are localized ephemeral wetlands across the subject property, exhibiting little to no connections to other drainage courses or wetlands (on or off the subject property) and these ephemeral features likely serve as localized groundwater recharge. There are permanent wetlands along the south boundary, characterized by typical wetland vegetation in zones around small areas of open water. Based on direct observations of high numbers of amphibians (wood and boreal chorus frogs) through the ephemeral wetland and permanent wetlands, these areas provide significant habitat.

Overall, the diversity of landscape and plant communities across the subject property is moderate. 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 not previously disturbed for agriculture.

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It should be noted that waterbodies and/or creeks may be claimed by the Province of Alberta under the Public Lands Act at anytime.

- 4.3 The subject quarter section contains both priority upland and priority wetland habitat, as identified in the Priority Landscape Ecology Assessment (PLEA) of Strathcona County. There is a mix of Medium and High Priority Environmental Management Areas (PEMA), as defined and shown within the MDP.

5. RESERVES

- 5.1 Environmental Reserve shall be dedicated by way of Environmental Reserve (ER) to the full extent described under the Municipal Government Act and in general accordance with Strathcona County Policy SER-008-015 and as shown in Figures 5 and 6. ER shall be dedicated at the time of subdivision and the final determination of the ER boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor. It is recommended that a minimum 10 metre buffer adjacent to all ER areas be included for access purposes.
- 5.2 Municipal Reserve shall be dedicated to the full extent described under the Municipal Government Act and in general accordance with Strathcona County Policy SER-008-015 and as shown in Figures 5 and 6. MR shall be dedicated as land or as cash-in-lieu to the satisfaction of the County at the time of subdivision and the final determination of the MR boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.3 A drainage easement shall be entered into by the owner of the south-east parcel (Lot 2, Plan 9926158) as shown in Figures 5 & 6 to the satisfaction of the County at the time of subdivision. The final determination of the easement location and boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.4 The landowner may be required to provide fencing and/or marker posts to delineate the boundaries of the Environmental Reserve parcel(s) at the time of subdivision to the satisfaction of the County.

6. TRANSPORTATION

- 6.1 A five (5) metre strip of land was previously dedicated along portions of the plan area adjacent to Range Road 233 and Township Road 512. Road dedication will be required adjacent to Range Road 233 and Township Road 512 in accordance with Strathcona County Policy SER-012-004 at the time of subdivision.
- 6.2 All accesses are to be located and constructed to applicable Strathcona County Design and Construction Standards.
- 6.3 All newly created lots will be subject to payment of the rural road levy in accordance with the Offsite Development Levies Bylaw in effect at the time of subdivision endorsement.
- 6.4 At the time of subdivision, a Noise Attenuation Assessment may be required and a noise caveat registered on all lots adjacent to grid roads.

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- 6.5 Existing and proposed access locations shall be provided in general accordance with Figure 5 and 6 but are to be confirmed by Strathcona County at time of subdivision.

7. SERVICING AND UTILITIES

- 7.1 Prior to subdivision application, geotechnical testing shall be conducted in accordance with County Engineering Standards on the proposed undeveloped lots by a qualified professional so that suitable locations can be identified 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, or be brought into compliance, with Provincial set-back requirements.
- 7.4 At the time of subdivision, the applicant may be required to provide a surface drainage assessment prepared by a qualified professional to address pre- and post-development drainage and recommendations to eliminate any negative impacts on adjacent or downstream areas.
- 7.5 At the 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 the time of subdivision, the applicant may be required to provide information prepared by qualified professional regarding groundwater availability for domestic purposes in accordance with the Water Act.
- 7.7 At the time of subdivision, the applicant will be responsible for confirming and coordinating the provision of shallow utilities with the appropriate companies.
- 7.8 The applicant/owner is responsible for contacting the appropriate energy or utility company with regards to any works that may affect or cross over their right-of-way or pipeline.

8. DEVELOPMENT CRITERIA

- 8.1 The applicant/developer may, through the redistricting and/or subdivision application process, be required to address items including but not limited to: 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 Any application to subdivide must be in accordance with the approved Conceptual Scheme. Any proposed changes to the plan may require an application to amend the Conceptual Scheme.

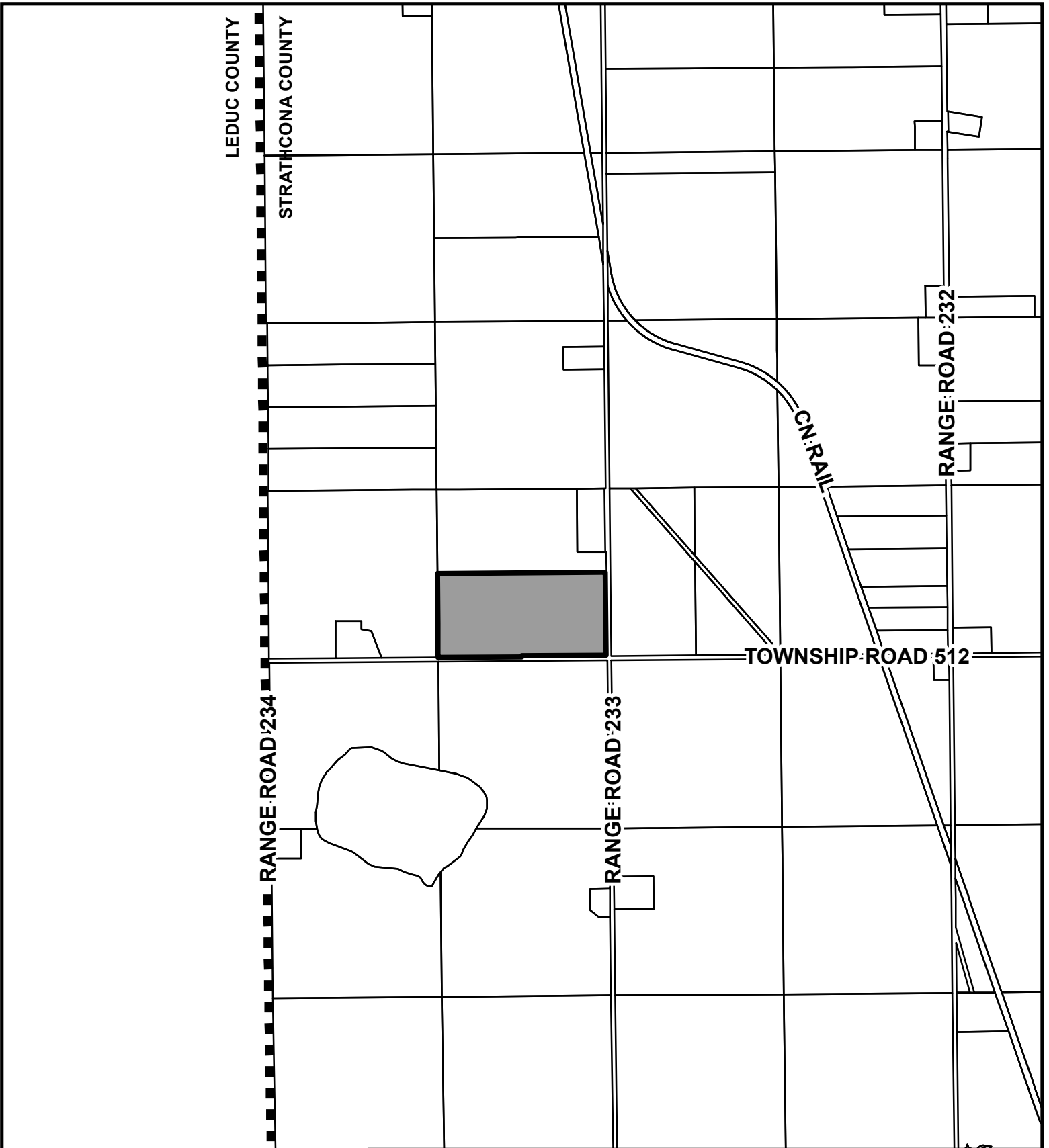
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- 8.3 The applicant for subdivision will be required to redistrict the subject lands to an appropriate land use district prior to the endorsement of any subdivision.
- 8.4 Technical considerations including a geotechnical assessment, traffic impact assessment, stormwater management report, noise attenuation assessment or study, biophysical assessment and any other assessment, report or study deemed appropriate by Strathcona County, shall be provided by the owner/developer to the County's satisfaction at the time of redistricting and/or subdivision application. Strathcona County standards in effect at the time of future redistricting or 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 watercourses 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 at the 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

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 **Subject Area**

PLANNING & DEVELOPMENT SERVICES

Strathcona
County



Drawn By: E. SHUKLE

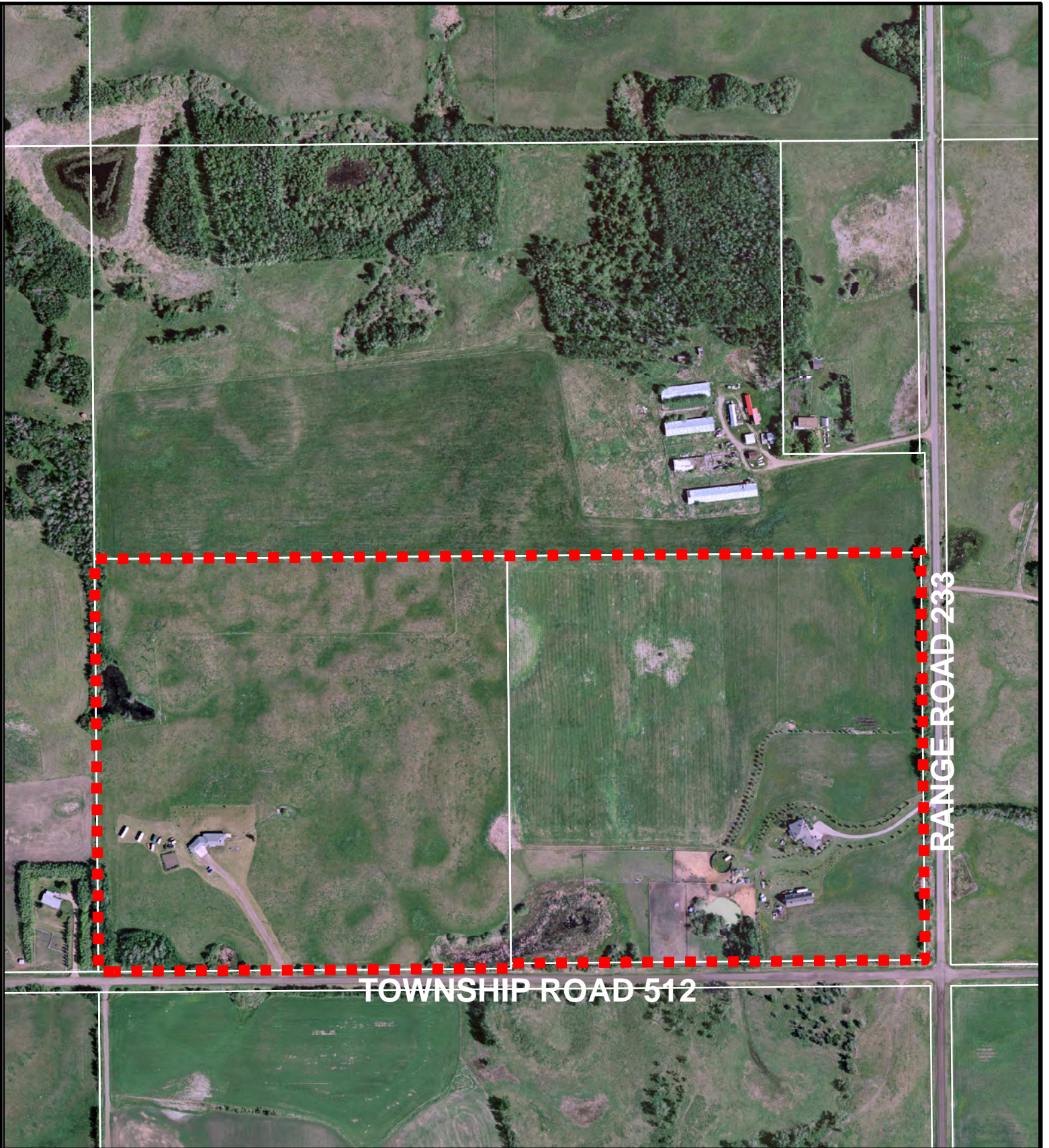
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Date Drawn: JULY 3, 2012

Revision Date: mm/dd/yy

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4090 Land Use-Conceptual Scheme\2011\
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AIR PHOTO

FIGURE 2

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 **Subject Area**

PLANNING & DEVELOPMENT SERVICES

Strathcona
County



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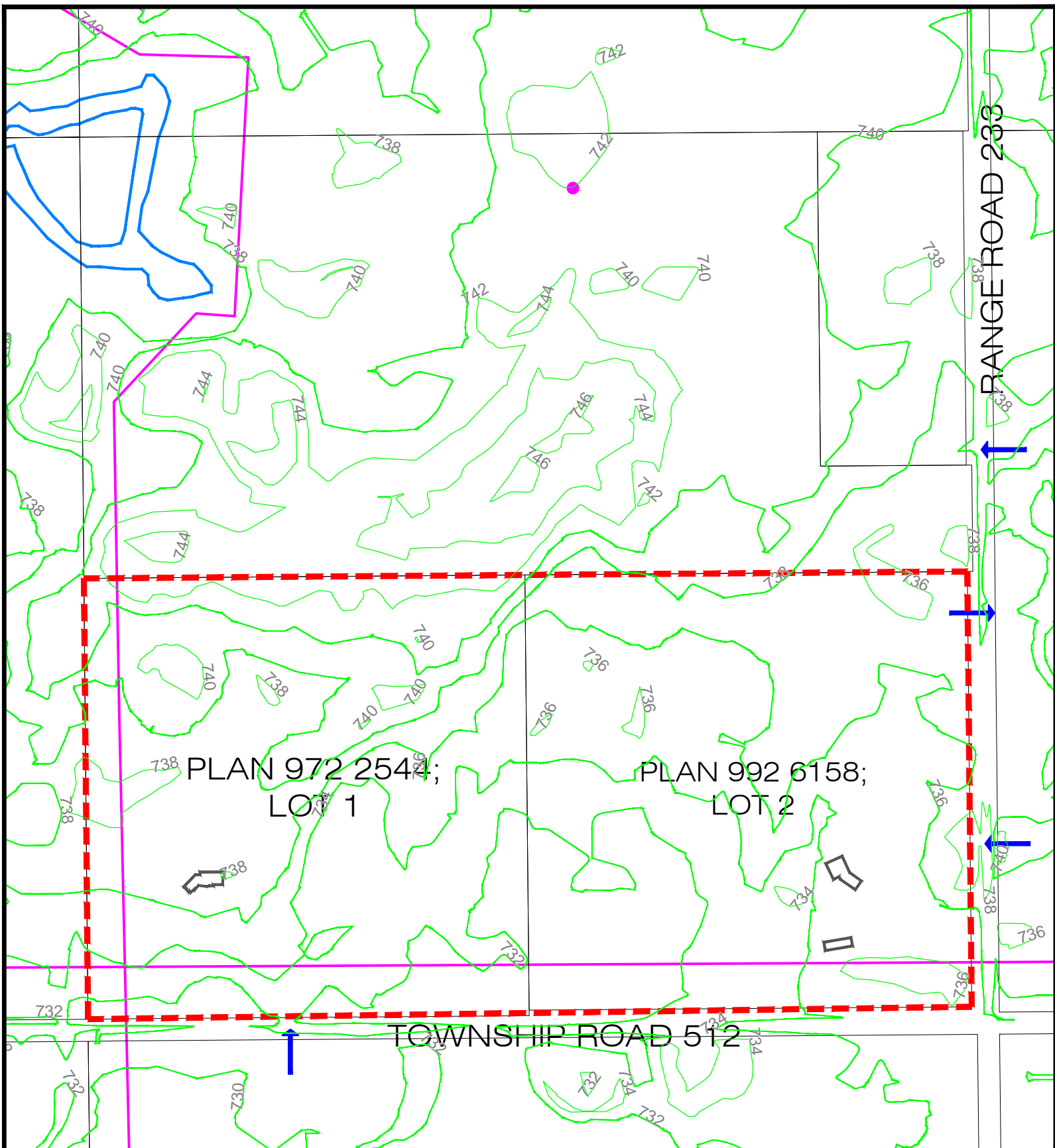
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SITE FEATURES

Figure 3

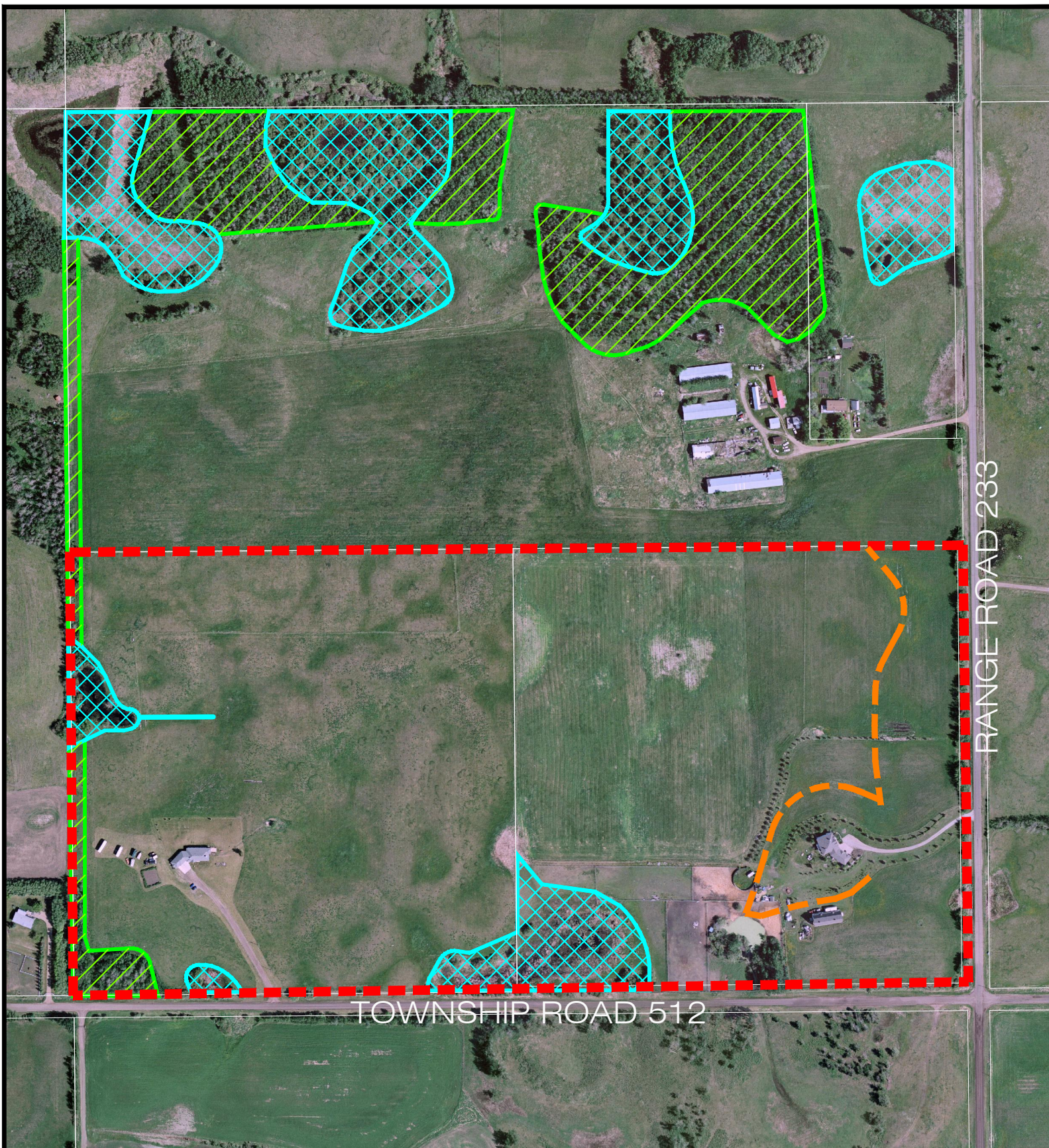
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-  Conceptual Scheme = 32.2 ha (79.6 ac) ±
-  2m Contours
-  Water Body
-  Existing Access Location
-  Existing Buildings
-  Well Site
-  Pipeline

PLANNING & DEVELOPMENT SERVICES



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BIOPHYSICAL ASSESSMENT

Figure 4

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- Conceptual Scheme = 32.2 ha (79.6 ac) ±
- Environmental Reserve
- Municipal Reserve
- Drainage Easement

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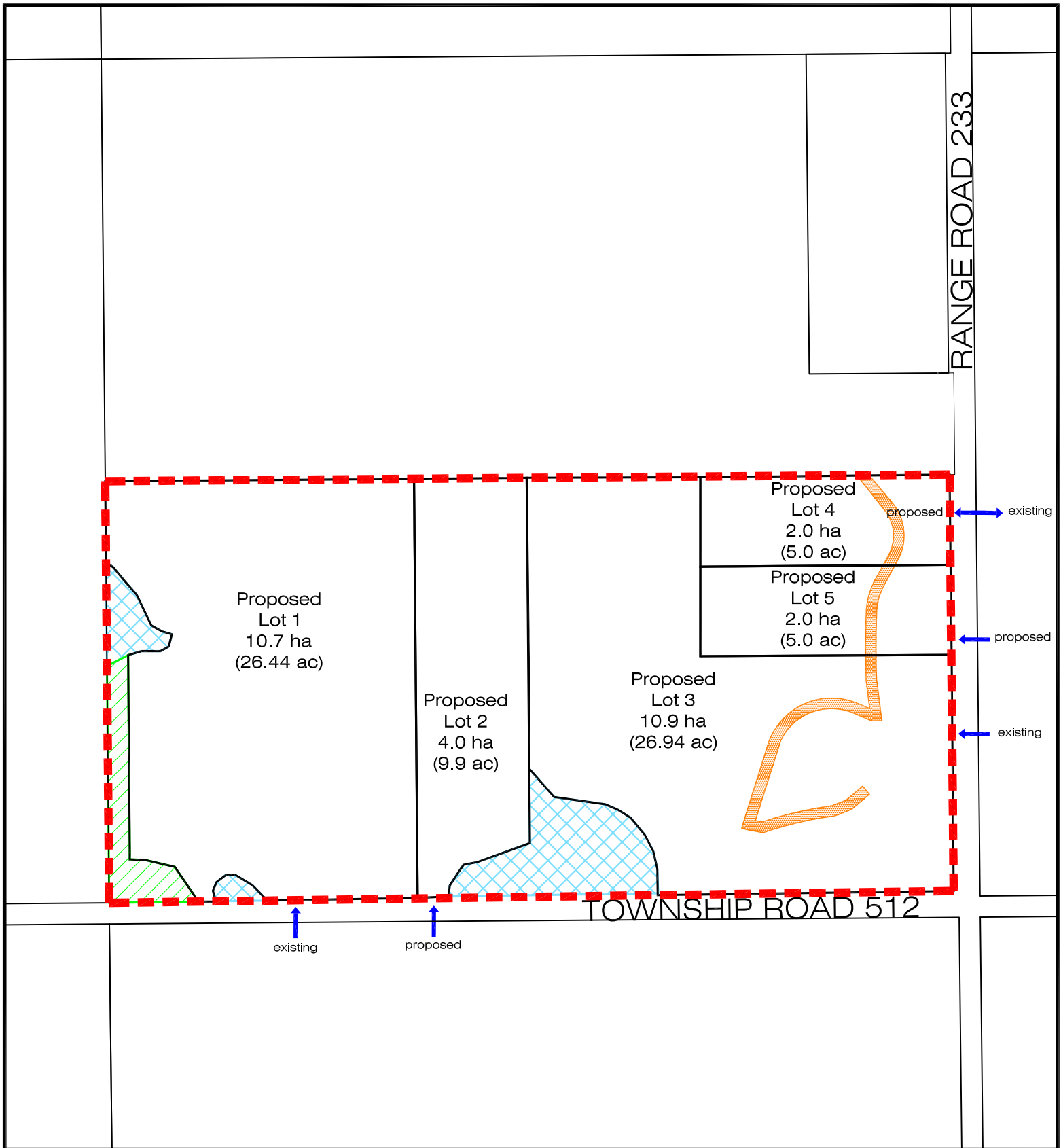
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DEVELOPMENT CONCEPT

Figure 5
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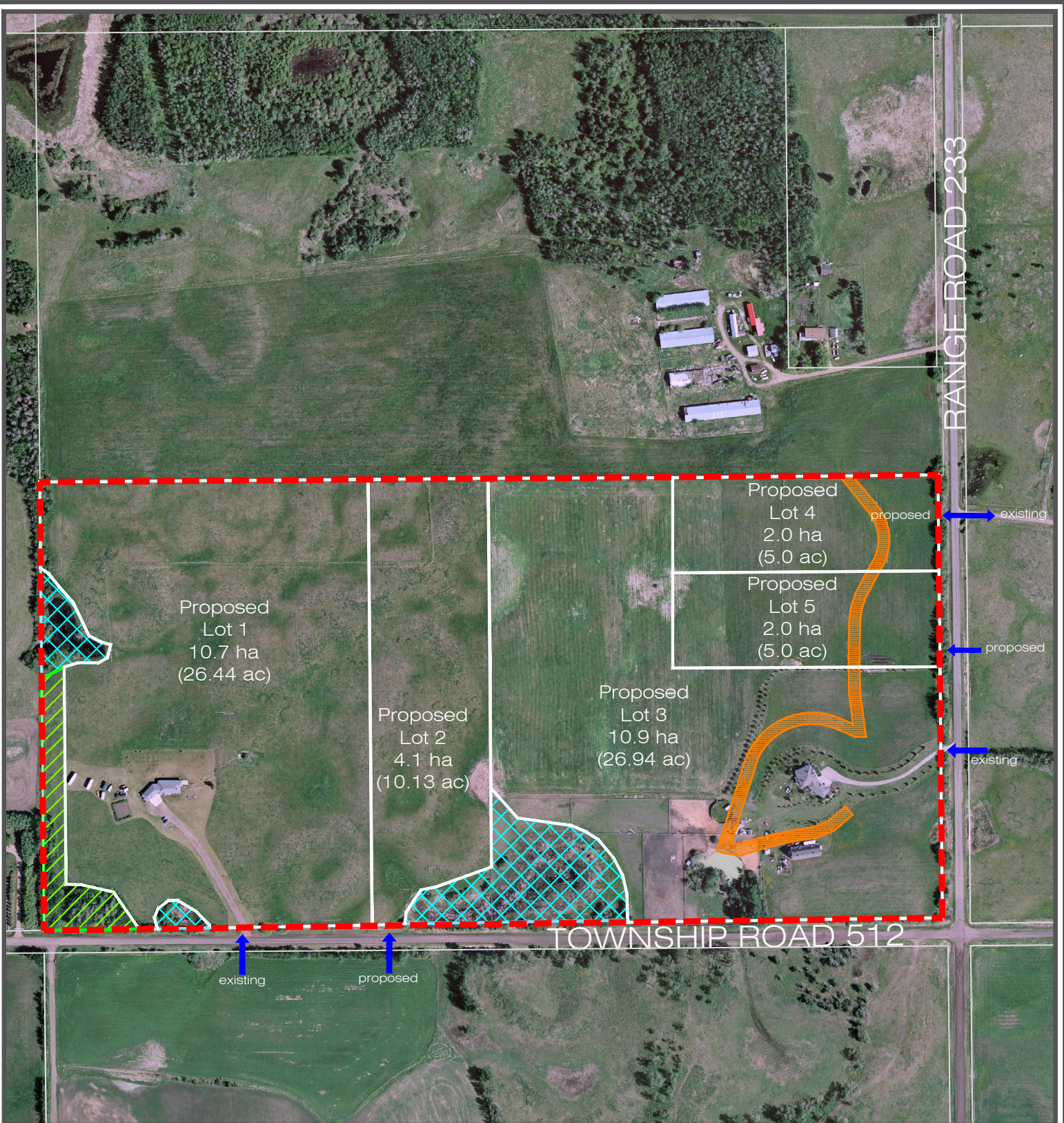
- Conceptual Scheme = 32.2 ha (79.6 ac) ±
- Proposed Municipal Reserve = Approx. 0.66 ha (1.64 ac) ±
- Proposed Environmental Reserve = Approx. 1.69 ha (4.18 ac) ±
- Proposed Drainage Easement = Approx. 0.56 ha (1.39 ac) ±
- Access

PLANNING & DEVELOPMENT SERVICES

Strathcona
 County








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CONCEPTUAL SCHEME
FUTURE SUBDIVISION
Figure 6

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-  Conceptual Scheme = 32.2 ha (79.6 ac) ±
-  Proposed Municipal Reserve = Approx. 0.66 ha (1.64 ac) ±
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-  Proposed Drainage Easement = Approx. 0.56 ha (1.39 ac) ±
-  Access

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