
Conceptual Scheme

Pt. SW 5-52-22-W4

April 2011



Conceptual Scheme

Pt. SW 5-52-22-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;
 - 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) The land is identified as a Fragmented Country Residential Subdivision Outside of the Country Residential Policy Area of the MDP, which will be considered for new County Residential lots conditional to an approved Conceptual Scheme.

2. OVERVIEW

- 2.1 **Legal Description:** Lot 1 & 2, Plan 942 2691 within the SW 5-52-22-W4 with consideration for Block 3, Plan 0125984 and the remnant parcel SW5-52-22-W4. (see Figure 1 & Figure 2)
- 2.2 **Existing Land Uses:** There are two parcels that are subject to Phase 1 of this conceptual Scheme. Current Lot 1 consists of 7.0 hectares (17.3 acres) and Lot 2 consists of 7.98 hectares (19.74 acres). Both parcels are districted RA – Rural Residential/Agriculture within Land Use Bylaw 8-2001.
- 2.3 **Existing Development:** A single family dwelling and detached garages are located on each parcel within the 40 acre subject area. Lot 1 has a total of two single detached dwellings and associated detached garages
- 2.4 **Canada Land Inventory Soil Rating:** The majority of the subject area is Class 5 with a small portion of Class 2 to the south.
- 2.5 **Adjacent Land Uses:**
- a) North: Multi-lot subdivision of Springhill Park
 - b) South: four (4) RA – Rural Residential/Agriculture and one (1) AG Agriculture General districted parcels ranging in size of 2.37 hectares (5.9 acres) to 4.14 hectares (10.2 acres). These parcels are located within the same quarter section subject to the proposal. The quarter section is adjacent to Township Road 520.
 - c) East: Multi-lot subdivision of Spruce Bend
 - d) West: Range Road 225

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- 2.6 Municipal Development Plan (MDP):** The MDP (Bylaw 1-2007) identifies the land being proposed for redistricting or subdivision as a fragmented country residential subdivision and further to section 5.39 consideration will be given to permitting the further development of new country residential lots on parcels that are outside of the Country Residential Policy Area boundary. As there is no area structure plan for SW 5-52-22-W4 a conceptual scheme adopted through resolution by Council is required further to section 5.39.c.

Development of this parcel is also subject to MDP section 5.40, which states that no new parcel created will be smaller than the smallest existing parcel within a previously subdivided quarter section. The policies and development concept within this conceptual scheme follows conservation by design principles as outlined in MDP section 5.35 and 5.36.

- 2.7 Land Use Bylaw:** The land is currently districted RA Rural Residential/Agriculture. Pursuant to the Land Use Bylaw 8-2001, the lands must be redistricted to an appropriate land use district prior to subdivision approval. Proposed parcels are required to meet the intent of the current Land Use Bylaw.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1** This Conceptual Scheme contemplates the potential development of the full 40 acres identified in the Location Map (Figure 1). Phase 1 addresses the current desires of the applicant that has resulted in the creation of this conceptual scheme. Phase 2 is a shadow plan that illustrates the possibility for future development that would require the inclusion of land outside the current applicant's ownership.
- 3.2** Phase 1 of the proposed Conceptual Scheme encompasses Lots 1 and 2, Plan 9422691 within the SW ¼ of Section 5, Township 52, Range 22, West of the 4th Meridian (Figure 2) and has been prepared in consultation with the affected and adjacent landowners of the quarter section. The goal of the Conceptual Scheme is to establish a framework for development of the land which complements and enhances the traditional country residential lifestyle found in the region while ensuring that the policies and guidelines within the applicable statutory plans and bylaws are adhered to. The objective of the Conceptual Scheme is to illustrate the potential developable area, lot yield, access and road locations and reserve land (Environmental Reserve, Municipal Reserve and Conservation Lots where applicable).
- 3.3** Based on the current configuration of the southeasterly parcel created by subdivision plan 0125984, development of the east half of the subject area is constrained. However, this Conceptual Scheme contemplates the possibility for the consolidation of this parcel into adjacent Lot 2, Plan 9422691 and provides a second phase in the form of a shadow plan for the potential future development of the eastern half.
- 3.4** Based on consultation from Strathcona County biologists, the remnant parcel titled as SW5-52-22-W4 has limited to no further development potential as the majority of the parcel is expected to be considered environmentally sensitive land (Figure 3). The developable portion of this parcel is approximately 1.19 hectares (2.9 acres) and therefore has insufficient area to further subdivide based on minimum parcel area requirements of rural districts and MDP policy 5.36(k). Accordingly, this Conceptual Scheme conceives that the remnant area will remain as one parcel.

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- 3.5** The development concept shown in Figures 4 and 5 are conceptual only and may change at the time of future subdivision if further investigation identifies additional constraints to development (see Section 7 - Development Criteria). **Final lot sizes and dimensions will be determined with further information at the time of subdivision.**

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1** A biophysical assessment was conducted on August 26, 2010 and provides information on the following environmental features (See Figure 3):

4.1.1 Wetland

There is a significantly large wetland along the northern portion of the subject properties that is connected to a larger wetland to the northwest across Range Road 225. This wetland is a freshwater marsh with typical zones of vegetation surrounding and areas of open water. The wetland has been protected from agricultural uses and an upland riparian buffer has developed over the decades, further protecting the water quality and quantity. There appears to be a hydraulic connection to wetlands on adjacent properties to the east and west. A Drainage Right of Way (plan 942 2692) was registered during previous subdivision to address this hydraulic connection.

There are ephemeral wet areas associated with the remnant upland forest pockets. These ephemeral wetlands fluctuate seasonally and provide a water storage function, which likely serves as localized groundwater recharge.

Any waterbodies/creeks may be claimed by the Province of Alberta under the Public Lands Act at anytime.

4.1.2 Upland Forest Areas

Approximately 75 % of the subject property has been cleared of upland vegetation and has been under agricultural management for decades. The uncleared upland portions of the subject property scattered throughout are covered by a mosaic of aspen, balsam poplar and birch. These remnant forest pockets have been protected from agricultural activities, which results in a healthy, diverse forest stands.

Of particular note is a central upland forest pocket which is distinguishable from the other upland forest areas by its substrate and resultant dominant tree species – paper birch. Birch are indicative of moist substrates and are therefore, more susceptible to drought or land drainage. The well developed forest structure includes diverse herbaceous ground cover, low shrub and tall shrub layers. The age class of this forest is estimated to be between 40 and 70 years. This area should be targeted for conservation due to its uniqueness on the landscape as it provides additional wildlife habitat.

- 4.2** The subject property 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.

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5. RESERVES

- 5.1 Municipal Reserves had been previously dedicated by way of cash in-lieu in 1994 under plan number 942 2691, which created the two lots subject to this conceptual scheme. The amount paid at that time equates to the total reserve contribution necessary as stipulated by the Municipal Government Act. Additional reserves were not taken upon the registration of plan number 012 5984.
- 5.2 An acquisition agreement may be entered into for Strathcona County to obtain, for the purpose of conservation and/or Municipal Reserve dedication, the portion of land within Lot 2, Plan 942 2691 that is surrounded by the lands identified as ER (Figure 4). Otherwise, reconfiguration of the environmental reserve parcel may be required at the time of subdivision to create one contiguous parcel, which includes the area surrounded by ER.
- 5.3 Where there is land of environmental significance voluntary conservation easements and/or environmental reserve easements shall be considered.
- 5.4 The Central Upland as identified in Figure 3 contains environmentally significant land and wildlife habitat, however, there is difficulty gaining access to the area for management. A Conservation Easements registered on the private parcels which protects this landscape feature in perpetuity will be considered.
- 5.5 Areas considered for conservation, ER and/or MR dedication identified within Figure 4 will be addressed during the initial subdivision of Phase 1.

6. TRANSPORTATION AND UTILITIES

- 6.1. All infrastructure deemed necessary for the development of this Conceptual Scheme must adhere to Strathcona County Engineering Standards.
- 6.2. A five (5) meter strip of land for future road widening adjacent to Range Road 225 along Lot 1, Plan 942 2691 has been previously dedicated during subdivision 163MC. In accordance with County Policy SER-012-004, Range Road 225 requires a ten (10) meter total road dedication. Strathcona County will acquire the additional five (5) meters at the time of subdivision.
- 6.3. Additional road widening, acceleration and deceleration lanes, and intersection corner cuts will be required adjacent to Range Road 225, in order for the development to comply with the Engineering Servicing Standards Rural Service Area.
- 6.4. At the time of future subdivision, all existing and proposed access locations and proposed internal roadways will be finalized to the satisfaction of Strathcona County's Engineering Servicing Standards.
- 6.5. At the time of subdivision it will be the responsibility of the applicant/developer to enter into a development agreement for financial obligations associated for required road improvements built to current Strathcona County Engineering Standards.
- 6.6. Prior to subdivision application, percolation and water table testing will 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.

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- 6.7. Drainage easements and/or PULs may be required for overland drainage that exists, needs to be relocated and/or is required for stormwater management.
- 6.8. Existing Lot 2, Plan 942 2691 gains access through Spruce Street, the internal road system within the Spruce Bend subdivision. Due to access width constraints, no further access (cross, joint or otherwise) will be granted from this road in Phase 1.

7. DEVELOPMENT CRITERIA

To assist in the preparation of future redistricting and/or subdivision applications the following list of Development Criteria have been developed for reference. The criteria have been developed from policies, standards and regulations within the various applicable bylaws and statutory plans and from information gathered at meetings with affected and adjacent landowners within the SW 5-52-22-W4 and the surrounding area. Additional development criteria may be identified at a more detailed subdivision stage.

- 7.1 The developer (applicant) will, through the redistricting and/or subdivision application process, be required to address the provision of sanitary systems, access locations and design, internal road layout, rural road levies, inspection and approval fees to the satisfaction of Strathcona County.
- 7.2 Technical considerations including a geo-technical assessment, traffic impact assessment, stormwater management and any other studies deemed appropriate by Strathcona County to 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.
- 7.3 Development within the quarter section will maintain a traditional country residential theme with single detached dwellings on parcels a minimum of 0.8 hectares (2.0 acres) in area.
- 7.4 At all times, all lots shall comply with the requirements of the appropriate land use district.
- 7.5 Future country residential uses shall be encouraged to protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands, ravines and water courses.
- 7.6 Encourage the voluntary dedication and/or use of conservation easements to preserve and protect slopes, habitat areas and wetlands as identified in Strathcona County's Prioritized Landscape Ecology Assessment.
- 7.7 Current and future subdivisions within the quarter section shall only be allowed based on the provision of internal road access to individual parcels.
- 7.8 All Municipal Reserves had been previously dedicated (4.0 acres) by way of cash in lieu. Voluntary conservation easements and/or land acquisition agreements may be sought by Strathcona County to protect areas of environmental significance.
- 7.9 Development adjacent to slopes, wetlands and water courses shall conform with environmental setbacks contained within the land use bylaw and any other regulatory document.

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- 7.10** At the time of future redistricting and/or subdivision, all existing and proposed access locations and proposed internal roadways will be identified and must be constructed to the satisfaction of Strathcona County's Engineering Servicing Standards.
- 7.11** Future development of Phase 2 shall only be allowed based on the provision of internal road access to individual parcels. Internal road access shall be provided from the existing cul-de-sac road of Spruce Street in the Spruce Bend subdivision.
- 7.12** Following Section 5.36(k) and 5.40 of the Municipal Development Plan, no new parcels within Phase 1 and Phase 2 will be smaller than the smallest parcel in Spruce Bend Country Residential Subdivision.
- 7.13** Conservation by Design principles will be maintained as outlined in Municipal Development Plan Policy 5.35.
- 7.14** Wetland identification and conservation as necessary within Phase 1 and Phase 2 shall follow Strathcona County's Service Policy SER-009-036
- 7.15** Development shall not be permitted within the area identified as MR and surrounded by ER on the northern boundary of the quarter section as shown in Figure 4.
- 7.16** Environmental Reserve (ER) will be required, as there is a significant wetland along the north boundary of the subject property. Ten (10) meters of upland forest buffering the wetland shall be encompassed within the ER.
- 7.17** Work with the existing topography to the maximum extent as a means of conserving the existing drainage features and landscape character. Alberta Environment and Strathcona County shall be consulted regarding any changes to topography which may influence drainage.

8. SUBDIVISION AND REDISTRICTING APPLICATION

Notwithstanding any other issues that may arise through an application and review process, the following will be addressed:

- 8.1** Completion of a geotechnical investigation prior to application to confirm there is a minimum of one contiguous developable area of 0.4 ha (1 acre) with a near surface ground water table of not less than 2.0 m below the surface on each of the proposed lots to ensure there is a suitable building site that can accommodate a dwelling and a private sewage disposal system.
- 8.2** Where an application would result in land dedication from an adjacent property it is the applicant's responsibility to acquire consent from the adjacent property owner.
- 8.3** The applicant/developer is to provide a building location plan and surveyor's tentative plan of subdivision showing the proposed boundaries and any required dedications.
- 8.4** Where the proposal requires the developer to construct or upgrade municipal infrastructure, a development agreement with Strathcona County is required. All development construction costs will be born by the developer.

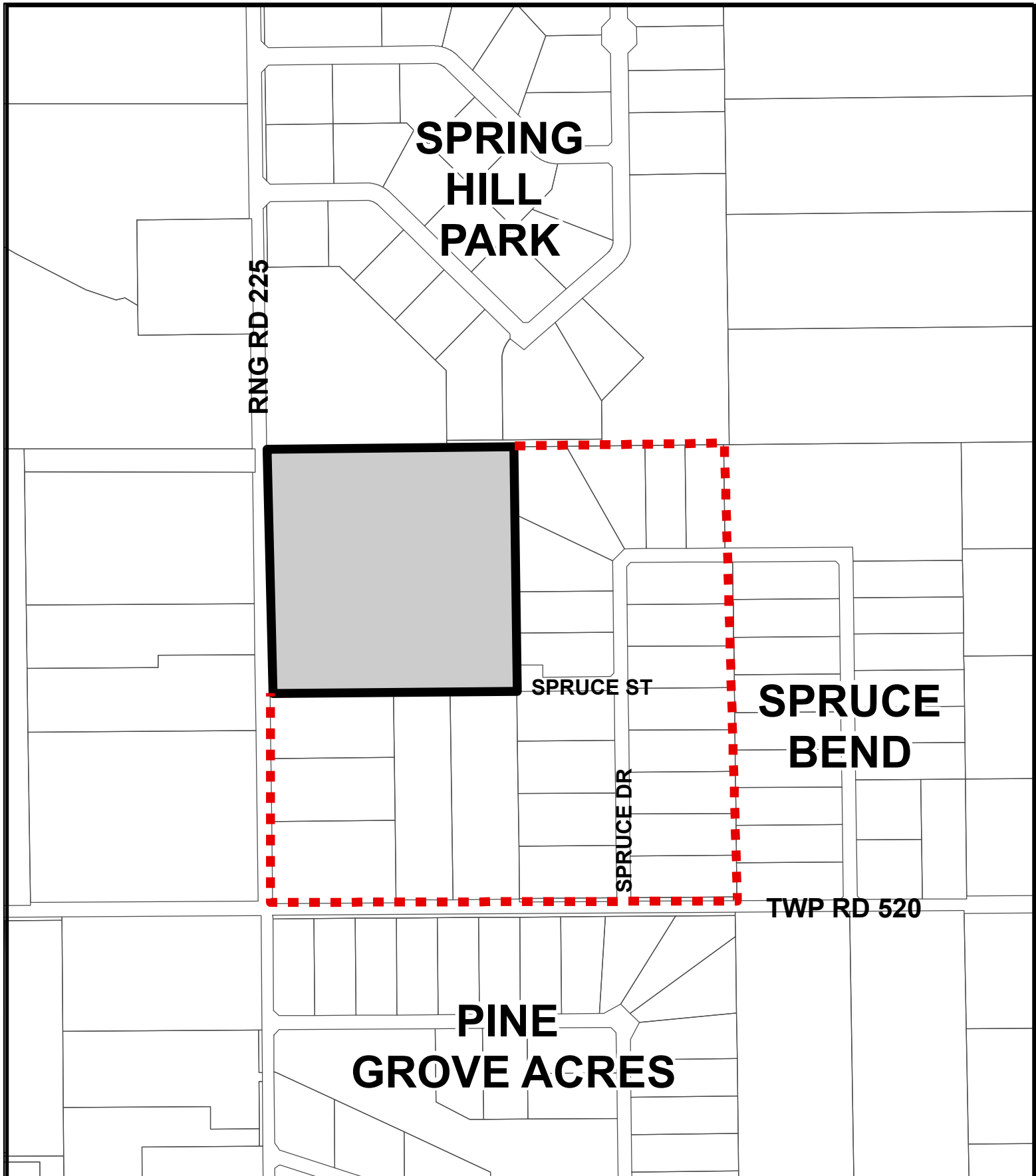
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- 8.5** Final location of property lines and parcel areas may be adjusted at the time of subdivision, however, shall comply with the maximum density and minimum lot areas of the Land Use Bylaw District for the said lands.

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**



 **Subject Area**
 **Pt. SW 5-52-22-W4**

PLANNING & DEVELOPMENT SERVICES

Strathcona
County

Drawn By: D. Tinani

File No.: 4090-2010CS002

Date Drawn: November 23, 2010

Revision Date: January 26, 2011

Scale: Not to scale

Dwg No.:

N:\PDS Admin\4000 - 4499 Land Use Services\4090
Land Use-Conceptual Scheme\2010CS002\2010CS002
Location Map.mxd



FIGURE 2
AIR PHOTO
SW 5-52-22-W4



 **Proposed Amendment Area**

PLANNING & DEVELOPMENT SERVICES **Strathcona**
 County

Drawn By: K.STONE

File No.: 4090-2010CS002

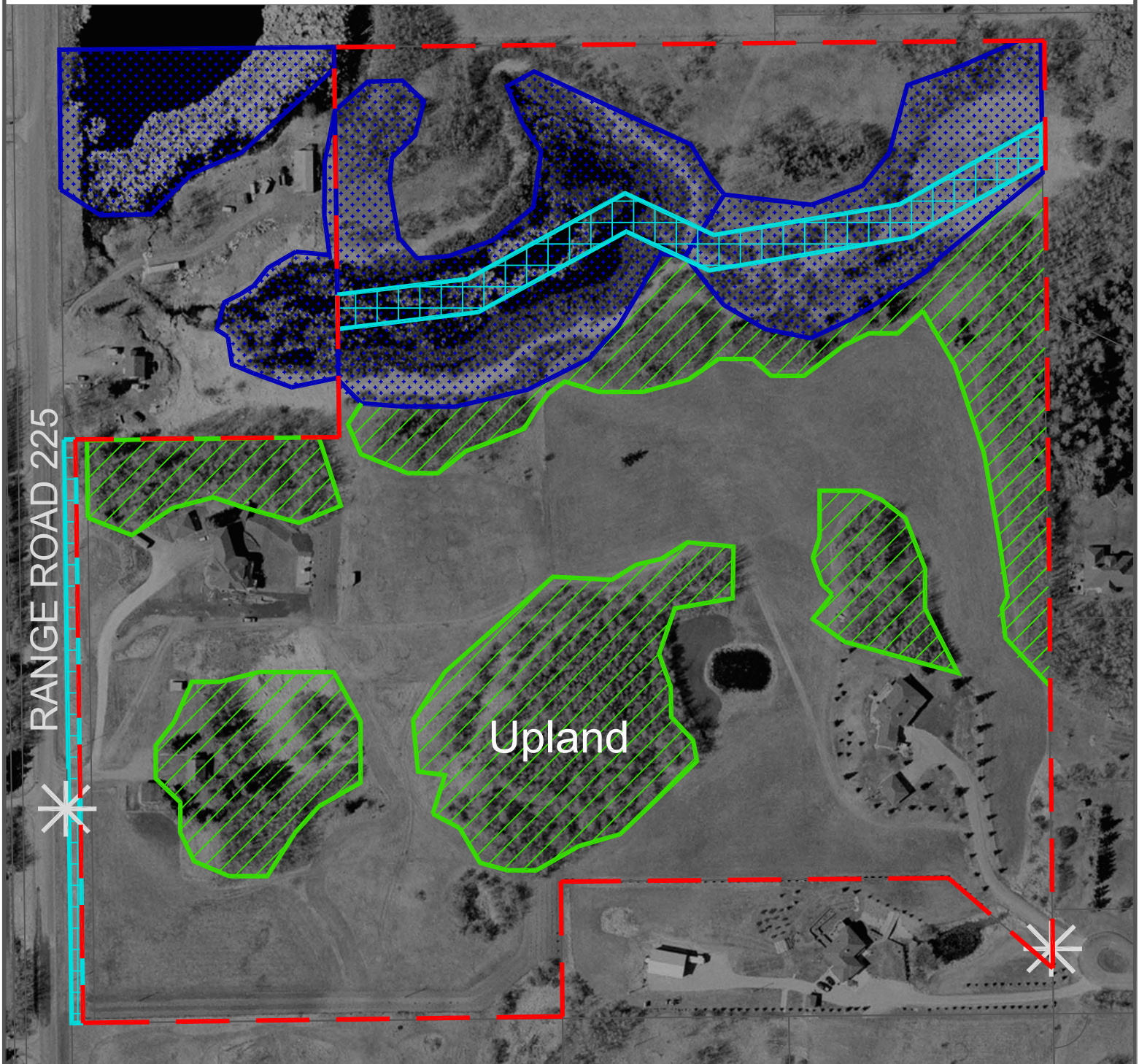
Date Drawn: SEPT. 27, 2010

Revision Date: NOV 23, 2010

Scale: Not to scale

Dwg No.:
 N:\PDS Admin\4000 - 4499 Land Use Services\
 4090 Land Use-Conceptual Scheme\
 2010\2010CS002\MAPS

ENVIRONMENTAL FEATURES SW 5-52-22-W4



LEGEND

- Conceptual Scheme
- Right of Way
- Upland
- Wetland
- ✱ Existing Access

FIGURE 3: ENVIRONMENTAL FEATURES

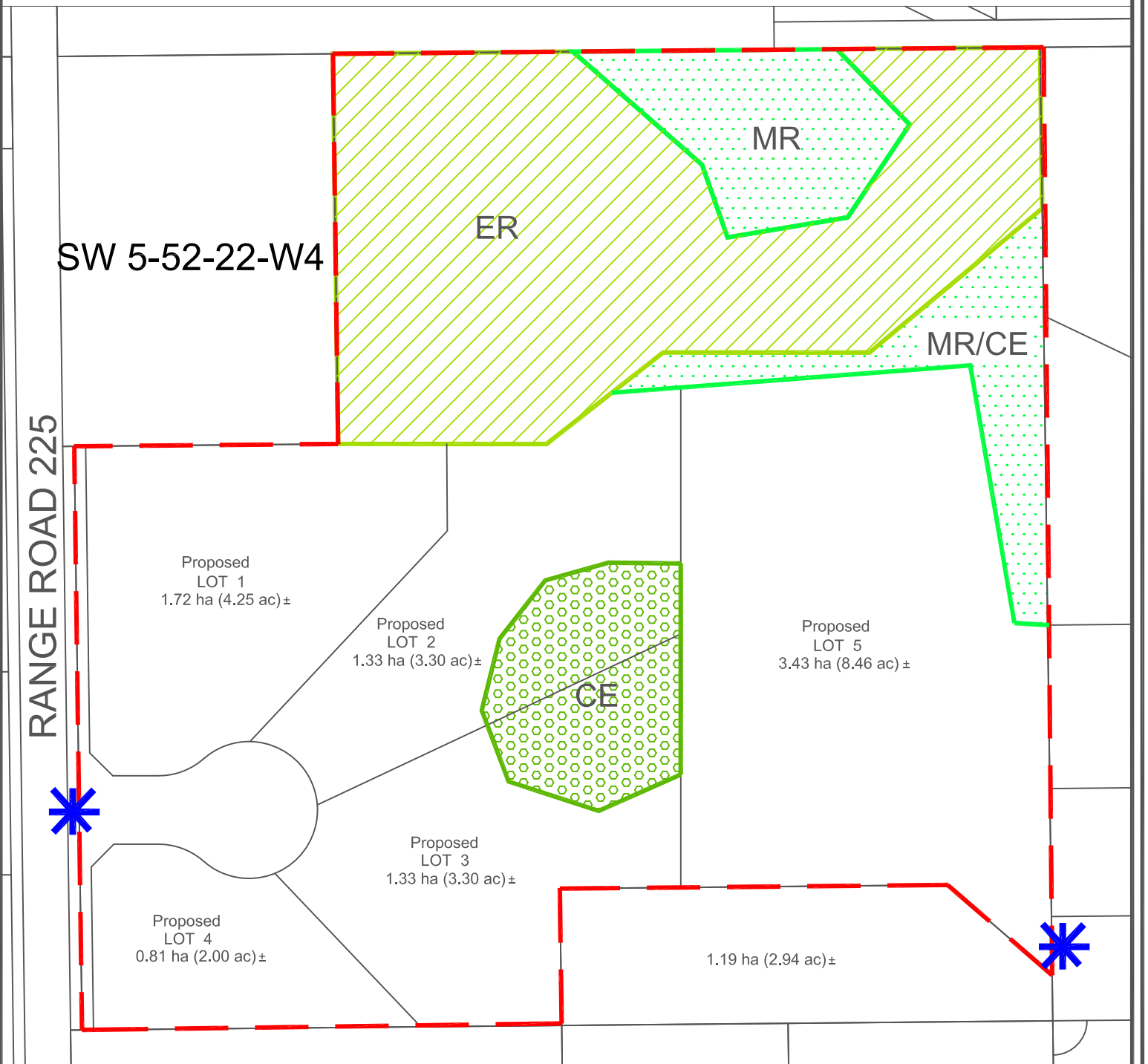
Adopted: XXXXXXXX Dwg No.: XXXX Revised: XXXX Scale: NTS

PLANNING & DEVELOPMENT SERVICES

Strathcona
County

CONCEPTUAL SCHEME PHASE 1

SW 5-52-22-W4



LEGEND

- | | | | |
|---|---|--|--|
|  | Conceptual Scheme |  | Municipal Reserve
Approx. 1.40 ha (3.47 ac) ± |
|  | Environmental Reserve (ER)
Approx. 3.61 ha (8.93 ac) ± |  | Conservation Easement |
| | |  | Existing Access |

FIGURE 4: CONCEPTUAL SCHEME PHASE 1

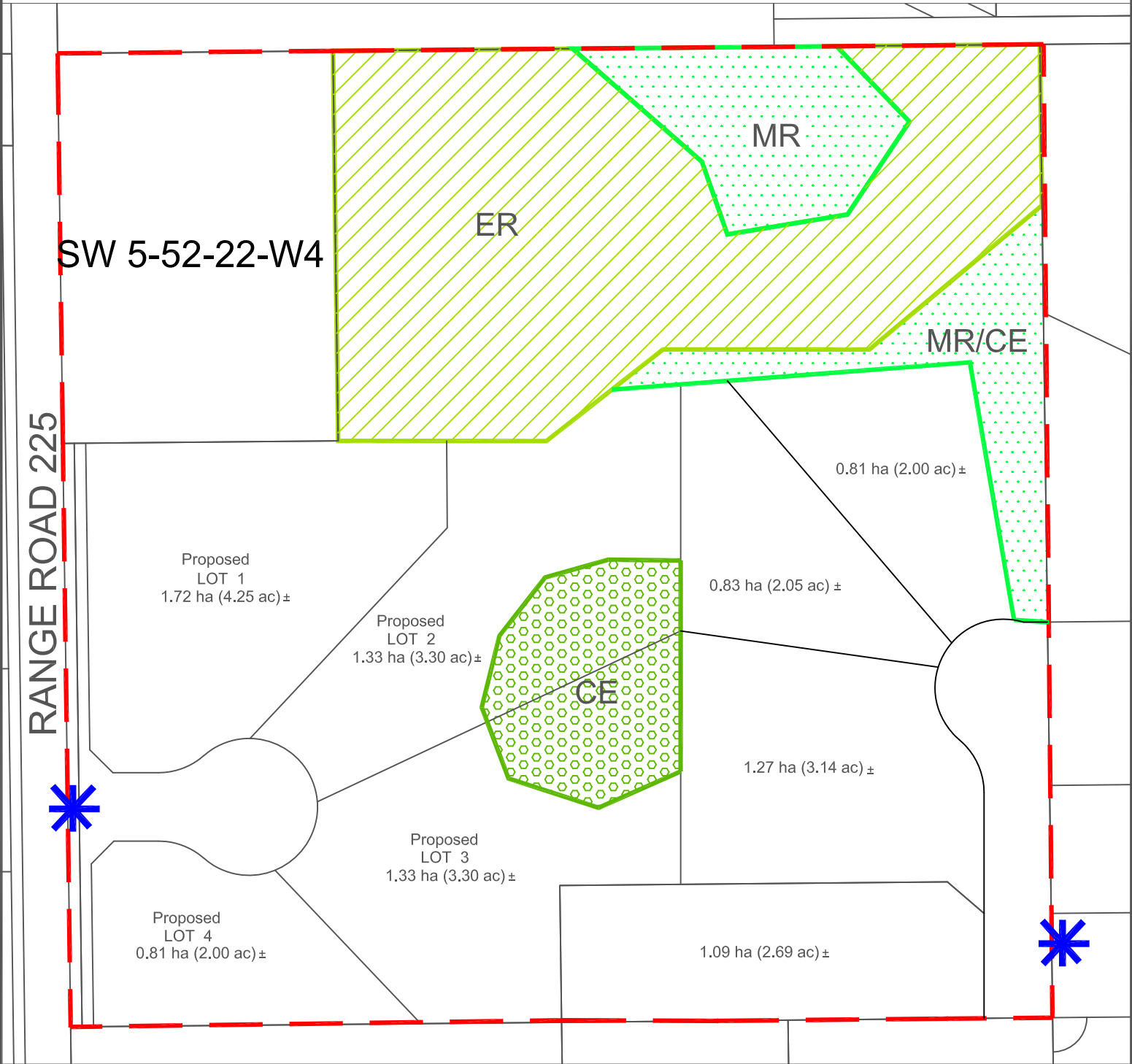
Adopted: XXXXXXXX Dwg No.: XXXX Revised: XXXX Scale: NTS

PLANNING & DEVELOPMENT SERVICES

Strathcona
County

CONCEPTUAL SCHEME PHASE 2

SW 5-52-22-W4



LEGEND

	Conceptual Scheme		Municipal Reserve Approx. 1.40 ha (3.47 ac) ±
	Environmental Reserve (ER) Approx. 3.61 ha (8.93 ac) ±		Conservation Easement
			Existing Access

FIGURE 5: CONCEPTUAL SCHEME PHASE 2

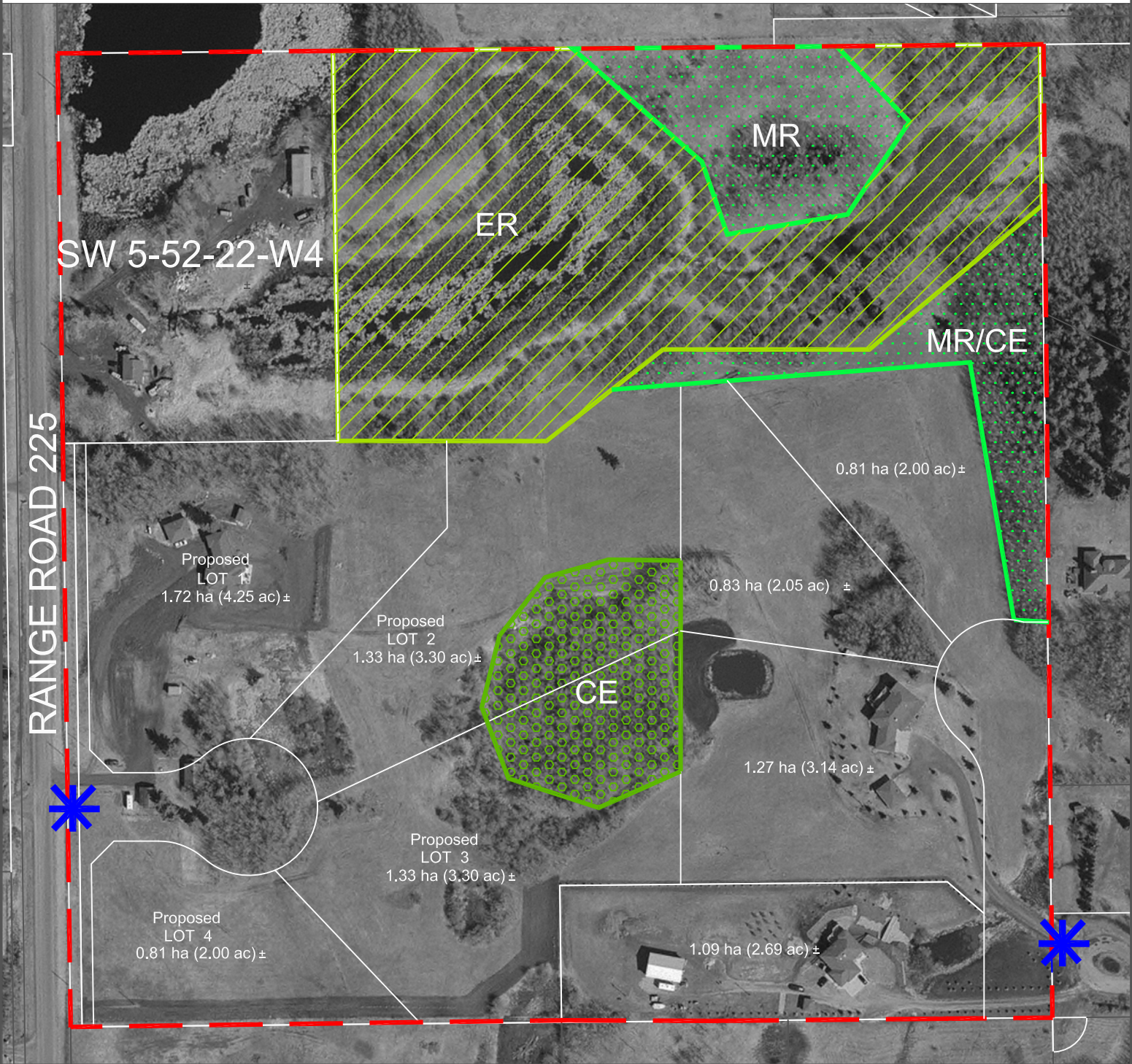
Adopted: XXXXXXXX Dwg No.: XXXX Revised: XXXX Scale: NTS

PLANNING & DEVELOPMENT SERVICES

Strathcona
County

CONCEPTUAL SCHEME PHASE 2

SW 5-52-22-W4



LEGEND

	Conceptual Scheme		Municipal Reserve Approx. 1.40 ha (3.47 ac) ±
	Environmental Reserve (ER) Approx. 3.61 ha (8.93 ac) ±		Conservation Easement
			Existing Access

FIGURE 6: CONCEPTUAL SCHEME PHASE 2 AIR PHOTO

Adopted: XXXXXXXX Dwg No.: XXXX Revised: XXXX Scale: NTS