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# Conceptual Scheme

## SE 23-51-23-W4

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June 2017

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# Conceptual Scheme

## SE 23-51-23-W4

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### 1. PURPOSE

- 1.1. The purpose of a Conceptual Scheme (CS) is to:
- a) provide a framework for the subsequent subdivision, rezoning and/or development of a specific area of land based on conservation design principles; and
  - b) establish a potential plan of future subdivision that applies to the existing titled area(s) within the plan area; and
  - c) ensure that a proposed rezoning and/or subdivision does not prohibit the ability of remnant or adjacent lots to be further subdivided in the future.
- 1.2. As per Strathcona County Council Policy statement SER-008-019, the proposed Conceptual scheme is necessary in this case as:
- a) The policies of the Agricultural Small Holdings Policy Area of the Municipal Development Plan require that a conceptual scheme is prepared for the quarter section; and
  - b) according to the regulations of Service Policy SER-008-019, the land being proposed for rezoning or subdivision has the potential to be subdivided as part of more than one subdivision application;

### 2. OVERVIEW

- 2.1. **Plan Area:** The plan area for this conceptual scheme includes the SE 23-51-23-W4 with the exception of a previously subdivided first parcel out. The first parcel out has been excluded from the conceptual scheme area as no further subdivision potential exists for this lot pursuant to Section 6 of the Strathcona County conceptual scheme Policy.
- 2.2. **Legal Descriptions:** (see *Figure 2 – Location Plan* and *Figure 3 – Air Photo*)
- a) SE 23-51-23-W4 (62.8 ha)
- 2.3. **Existing Land Uses:** (see *Figure 3 – Air Photo*)
- a) SE 23-51-23-W4: existing equestrian centre
- 2.4. **Canada Land Inventory Soil Rating:** 100% of the property is made up of Class 4 Soil.
- 2.5. **Adjacent Land Uses:**
- a) North: Belvedere Heights West country residential development zoned as RCL Low Density Country Residential;
  - b) East: Range Road 231, beyond which lies Glenwood Parks Estates country residential development zoned as RCL Low Density Country Residential;
  - c) South: Woodland Downs country residential development zoned as RCL Low Density Country Residential;
  - d) West: two lots zoned AG Agriculture: General.
- 2.6. **Encumbrances:**
- a) **Caveat** (registration # 5495JC, 1515JF, 2093KP): Inter Pipeline Ltd. has a easement registered on a portion of the subject lands

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- b) **Utility Right of Way** (registration # 762046528, 792065628): ATCO Gas and Pipelines Ltd. has a utility right of way registered on a portion of the subject lands.
- c) **Caveat** (registration # 782218999) ATCO Gas and Pipelines Ltd. has a right of way agreement registered on a portion of the subject lands.

- 2.7. **Municipal Development Plan:** The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. This policy area allows for the subdivision of land in accordance with the requirements of an approved Conceptual Scheme.
- 2.8. **Land Use Bylaw:** The subject lands are currently districted AG Agriculture: General. Pursuant to Land Use Bylaw 6-2015, rezoning to an appropriate land use district will be required prior to subdivision approval.
- 2.9. **Public Engagement:** A Public Information Meeting was held on May 11, 2017 and was attended by four residents. No objections were received at the meeting. One written submission was received that objected the plan.

### 3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1. The goal of this 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 this Conceptual Scheme is to illustrate the lot size and distribution, reserve dedications and access/road locations.
- 3.2. Adjacent residents 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 five rural residential (5) lots. As there is already one (1) rural residential lot on the quarter section, a total of four (4) additional rural residential lots may be accommodated under this plan.
- 3.4. The development concept shown in Figures 5 & 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**).

### 4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in June of 2016. 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, knob and kettle terrain with a change in elevation from 764 meters in the south east to 747 meters in the north west corner of the subject

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property. The most significant landscape features were the small bog and large wetland on the south half of the property and its associated drainage and wetland.

### 4.1.2. **Vegetation & Wildlife**

Approximately 90% of the subject property is remnant of forest and wetlands that used to be part of a larger forest prior to agriculture clearing in the region.

Overall, the diversity of landscape and plant communities across the subject property is relatively high. The entire property could be considered priority habitat primarily but the most important habitat occurs on the south half of the subject property including the large seasonal wetland and small bogs.

### 4.1.3. **Wetlands**

The temporary, seasonal and semi-permanent wetlands on the subject property fluctuate seasonally and provide important habitat for wildlife and various plant species. During the time of site investigation, the temporary and seasonal wetlands were relatively dry and the semi-permanent wetlands had small areas of open water. Typical wetland vegetation, which indicates wet soils and water at or below surface, was present. The temporary and seasonal wetlands are distinguished by abundant growth of grass species and willows; these wetlands provide both a localized groundwater recharge and a water storage function. Small temporary wetlands are scattered across the subject property and did not appear to have distinct drainage corridors connecting them to other wetland features and likely serve as localized groundwater recharge points.

## 5. RESERVES

- 5.1. Municipal reserves shall be dedicated in accordance with the Municipal Government Act and County Policy in effect at the time of subdivision. Municipal reserve shall be dedicated as a combination of land and cash-in-lieu to the satisfaction of Strathcona County.
- 5.2. Multiple wetland features have been identified within the west area of the plan area that do not have direct physical access to a municipal road. In this regard, environmental reserve easements will be utilized to protect these features as illustrated in Figures 5 & 6.
- 5.3. The large wetland feature located in the south area of the plan area can be accessed from an existing municipal reserve parcel that was previously dedicated as part of the country residential subdivision of Woodland Downs. Environmental reserve will be dedicated to encompass this feature as illustrated in Figures 5 & 6.
- 5.4. The small wetland feature along the north east corner of the plan area that abuts Range Road 231 will be dedicated as environmental reserve as illustrated in Figures 5 & 6.
- 5.5. Environmental reserves and environmental reserve easements shall be dedicated at the time of subdivision and final determination of the exact boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.

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- 5.6. The landowner will be required to provide marker posts to delineate the boundaries of the municipal reserve and environmental reserve lot(s) as well as the environmental reserve easement at the time of subdivision in accordance with Strathcona County policy and standards.

### 6. TRANSPORTATION

- 6.1. Range Road 231 adjacent to the east boundary of this quarter section is currently recognized as a Class II unimproved roadway. Land dedication along the entire length of the subject parcel adjacent to Range Road 231, excluding the previously subdivided first parcel out, for the purpose of future road widening shall be provided in accordance with Strathcona County Policy. Land dedication by way of survey shall be required at time of the subdivision.
- 6.2. Existing and proposed access locations shall be provided in general accordance with Figures 5 & 6 but exact locations are to be approved by Strathcona County at time of subdivision.
- 6.3. The construction of shared access may be required at the shared property line of proposed Lot 1 and proposed Lot 2 in general accordance with Figures 5 & 6.
- 6.4. All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards at the time of subdivision.
- 6.5. Any newly created lots will be subject to payment of the rural road levy. The levy will be charged at the rate in effect at time of subdivision endorsement.

### 7. SERVICING AND UTILITIES

- 7.1. A geotechnical report shall be required as part of an application for subdivision. Geotechnical testing shall be conducted by a qualified professional on the proposed lots that are undeveloped so that suitable locations can be chosen for building sites and private sewage disposal systems. The proposed undeveloped lots may be consolidated to accommodate development areas based on the findings of the geotechnical report.
- 7.2. As part of the subdivision application, the applicant may be required to provide a surface drainage plan to identify existing surface drainage patterns and suitable building sites (Suitable Development Areas) within the proposed lots, to ensure that the future development will not be negatively impacted by existing stormwater runoff and surface drainage patterns. The surface drainage plan must identify existing topography of the site, the direction of overland drainage and the extent of any proposed grading activities (if applicable). The surface drainage plan must be completed by a qualified professional.
- 7.3. Further to paragraph 7.1 and 7.2, a development area plan showing the suitable building site locations in accordance with the requirements of Alberta Environment and Parks as well as the Strathcona County Design and Construction Standards shall be required as part of an application for subdivision.

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- 7.4. Drainage easements and/or public utility lots may be required at the time of subdivision for overland drainage that exists, needs to be relocated and/or is required for stormwater management. The applicant may be required to apply for and receive drainage licenses and/or approvals from Alberta Environment and Parks for any necessary conveyance of drainage from either onsite or offsite lands.
- 7.5. As part of a subdivision application, the applicant may be required to provide information prepared by qualified professional regarding groundwater availability for domestic purposes in accordance with the Water Act.
- 7.6. At time of subdivision the applicant will be responsible for confirming and coordinating the provision of shallow utilities with the appropriate companies.
- 7.7. Alterations to or obstruction of existing drainage courses, wetlands, or other bodies of water will not be permitted without prior approval from Alberta Environment and Parks and Strathcona County.

### **8. DEVELOPMENT CRITERIA**

- 8.1. To ensure the protection of the priority environment management area the proposed lots have been concentrated towards the east side of the subject property, along the Range Road. The configuration of proposed Lots 1, 2 and 4 will ensure that rural residential development will have a reduced impact to the landscape.
- 8.2. Proposed Lot 3 has been left as a large parcel to accommodate the existing equestrian centre. The accommodation of one large parcel will reduce the potential of disturbance to the existing landscape of the subject property.
- 8.3. The applicant/landowner must rezone the subject lands to an appropriate land use district prior to endorsement of any subdivision.
- 8.4. 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.
- 8.5. As a condition of subdivision, the applicant/developer may be required to address the provision of private sewage systems, the construction of required accesses, surface drainage, rural road levies and any other applicable obligations, to the satisfaction of Strathcona County.
- 8.6. As part of subdivision application, supporting technical studies, including further geotechnical assessment, traffic impact assessment, stormwater management report, noise attenuation assessment and any other studies deemed necessary by Strathcona County, may be required to ensure the proposed subdivision is suitable for the purpose to which the subdivision is intended.

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# Conceptual Scheme

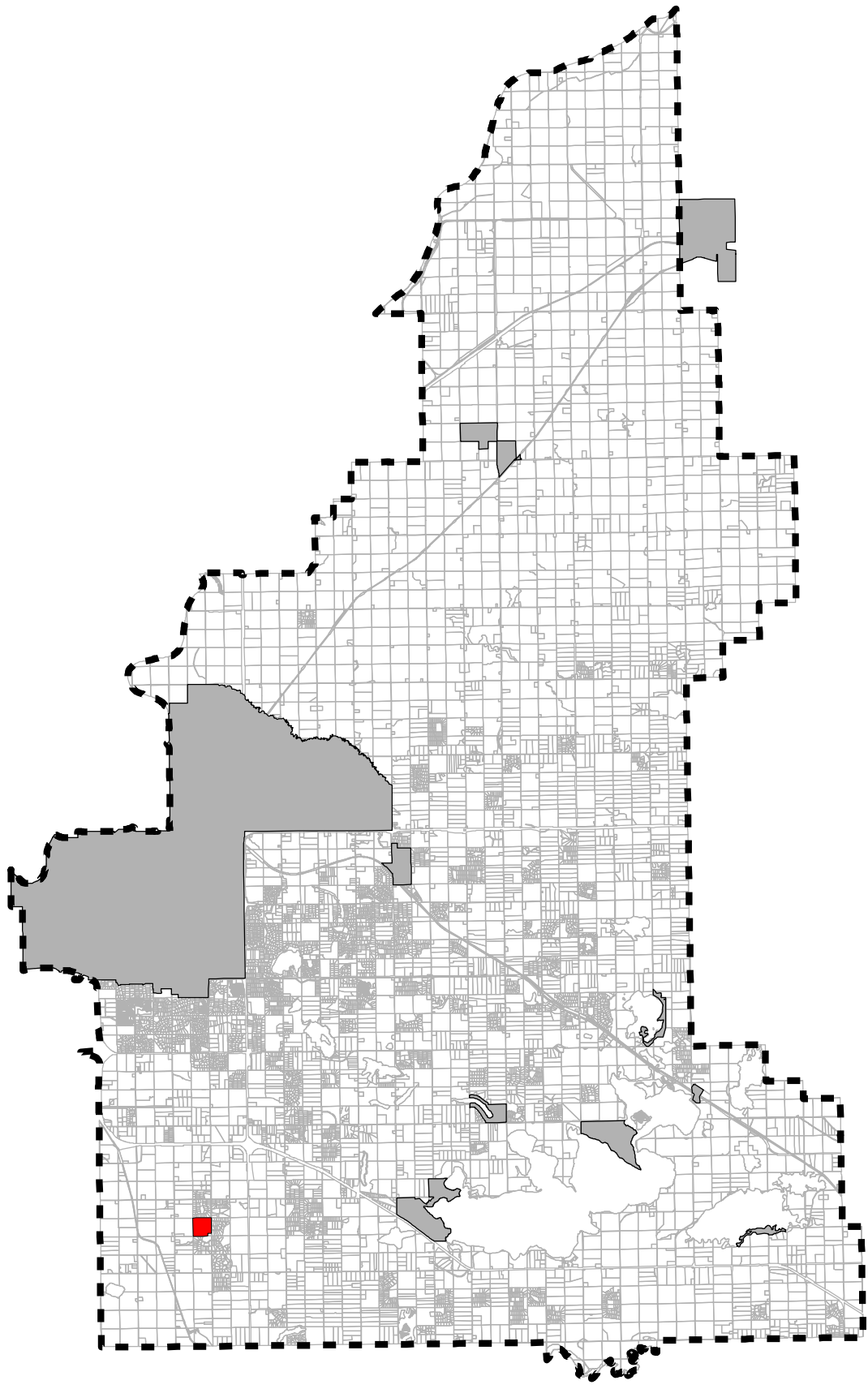
## SE 23-51-23-W4

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- 8.7. The design and development of future lots 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 Parks 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 Parks and Strathcona County.
- 8.8. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.9. Exact location of property lines and lot areas shall be determined at time of subdivision. All proposed lots shall comply with the regulations of the Land Use Bylaw.
- 8.10. A subdivision application will be subject to the municipal policies, standards or regulations in effect at the time of the subdivision and/or rezoning application, should the said policies differ from those outlined within this plan it shall be at the discretion of the Director of Planning and Development Services as to which policies, standards or regulations will be applied.
- 8.11. Where any changes are proposed to the Council adopted Conceptual scheme it will be at the discretion of the Director of Planning and Development Services to determine if an amendment to the adopted Conceptual scheme is required.

### **9. COMPLIANCE WITH OTHER LEGISLATION**

- 9.1. Nothing in this Conceptual Scheme shall be interpreted as relieving a person from complying with federal and/or provincial statutes or municipal bylaws and/or policy. In the event of a conflict between any of the provisions of this Conceptual Scheme and the provisions of any statute, bylaw and/or policy, the provisions of the statute, bylaw and/or policy shall prevail.



# RURAL LOCATION MAP

SE 23-51-23-W4

FIGURE 1

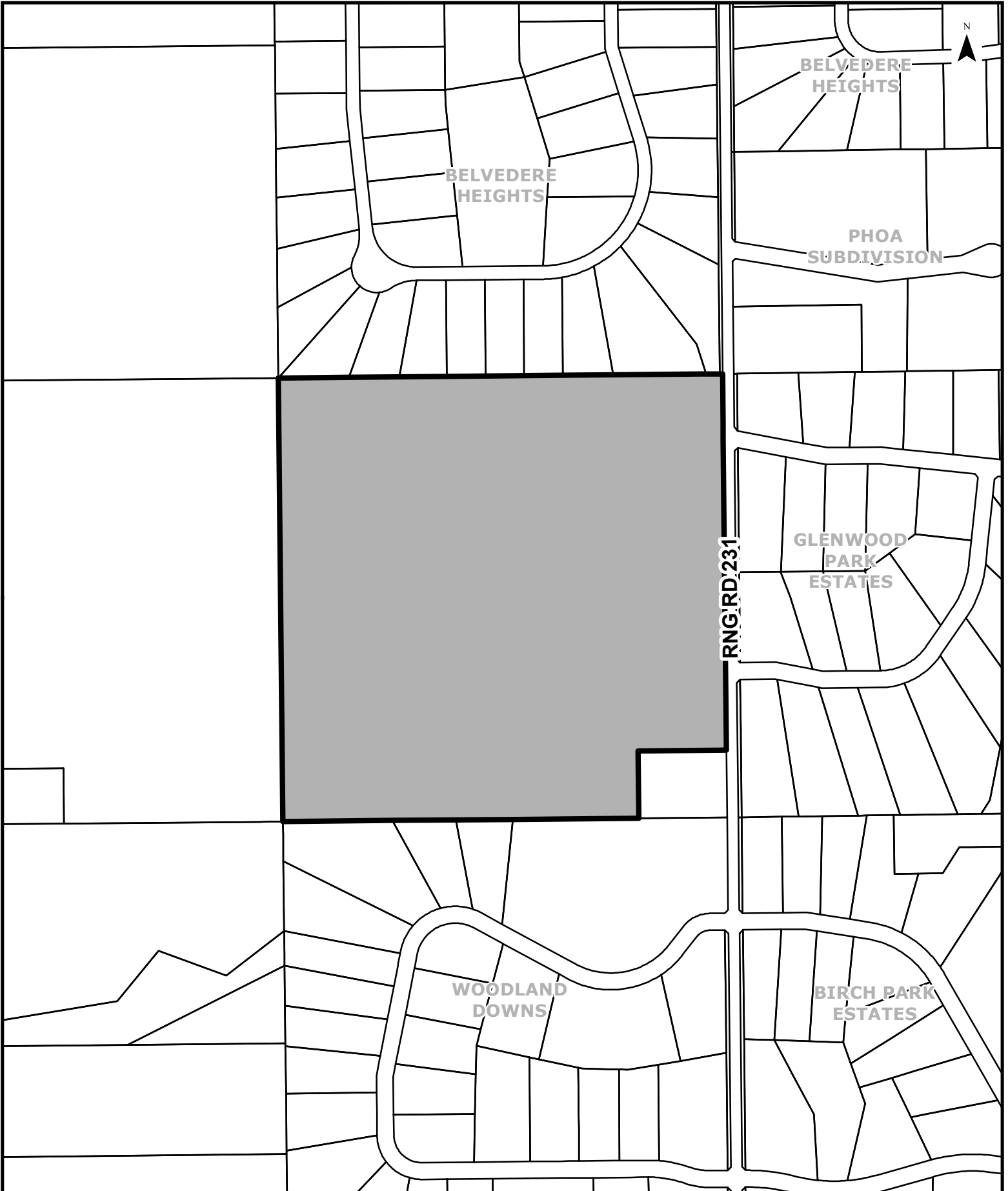
 TITLED AREA

FILE NUMBER: 4090-2017CS001

 STRATHCONA  
COUNTY

DATE DRAWN: May 23, 2017





**LOCATION MAP**

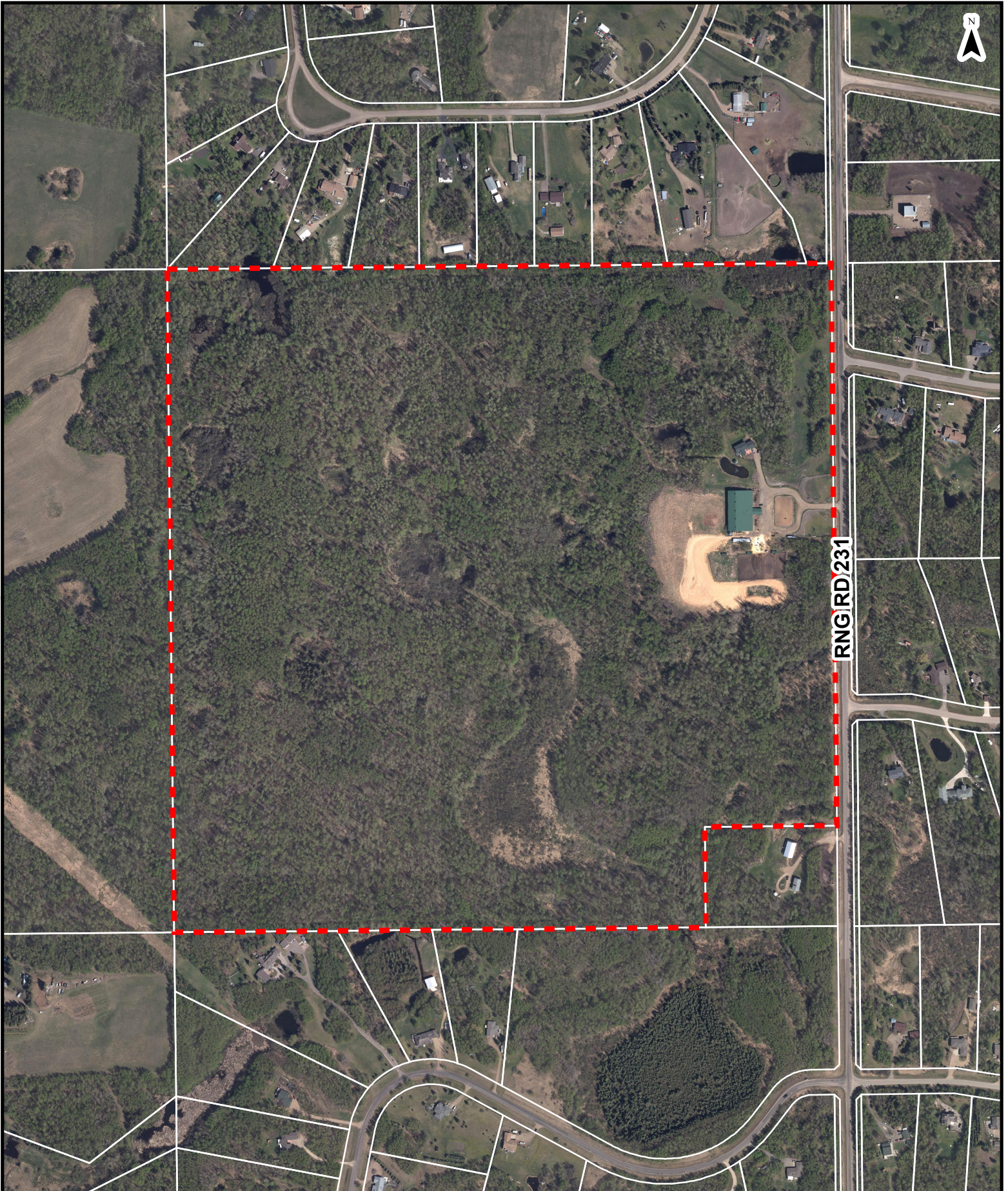
**SE 23-51-23-W4**

**FIGURE 2**

 **TITLED AREA**

**FILE NUMBER: 4090-2017CS001**





**AIRPHOTO MAP**

**SE 23-51-23-W4**

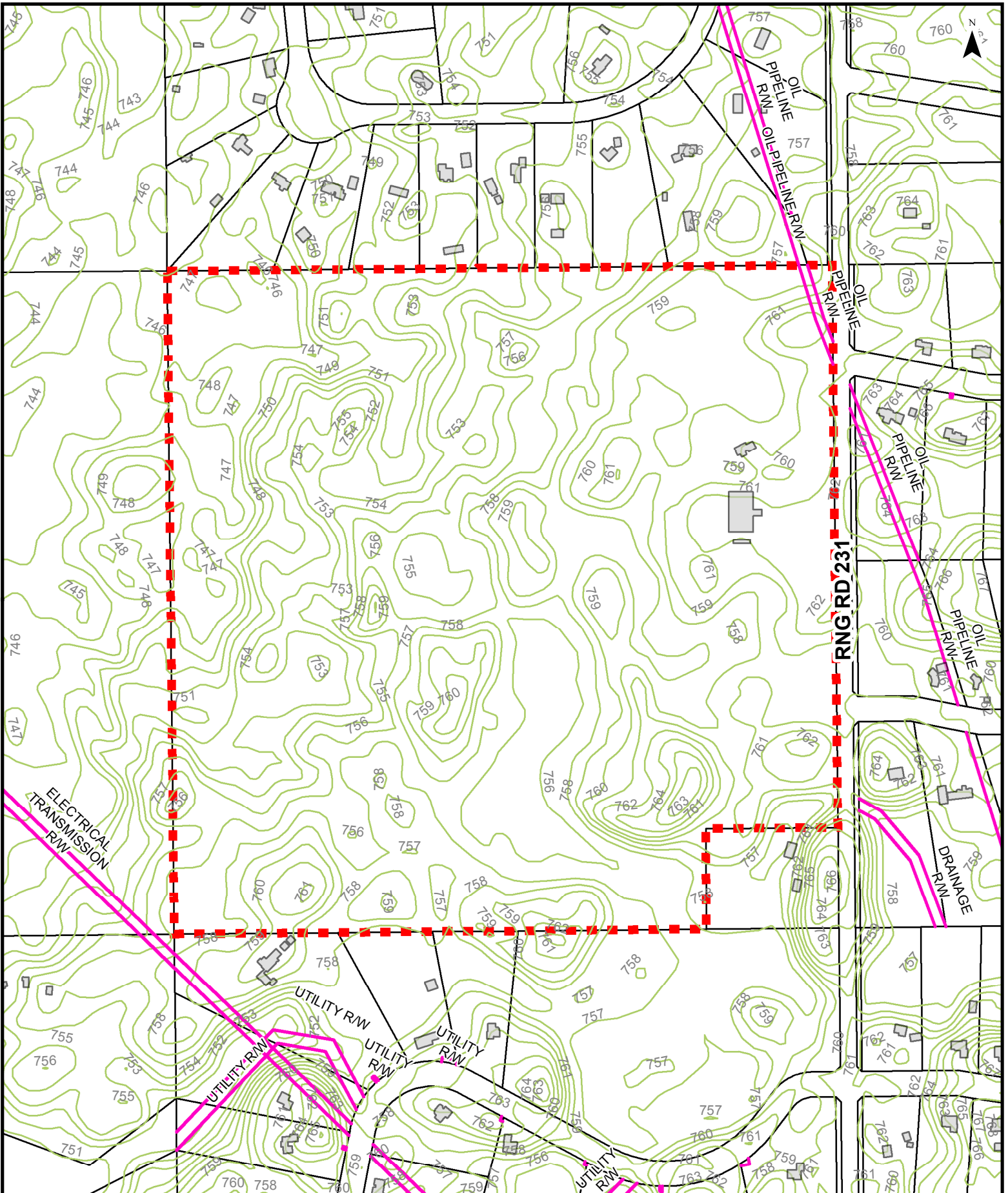
**FIGURE 3**

 **TITLED AREA**

**FILE NUMBER: 4090-2017CS001**

 **STRATHCONA COUNTY**  
DATE DRAWN: May 23, 2017





**SITE FEATURES**

SE 23-51-23-W4

FIGURE 4



CONCEPTUAL SCHEME =  
APPROX. 62.79 HA (155.15 AC)



2m Contours

FILE NUMBER: 4090-2017CS001

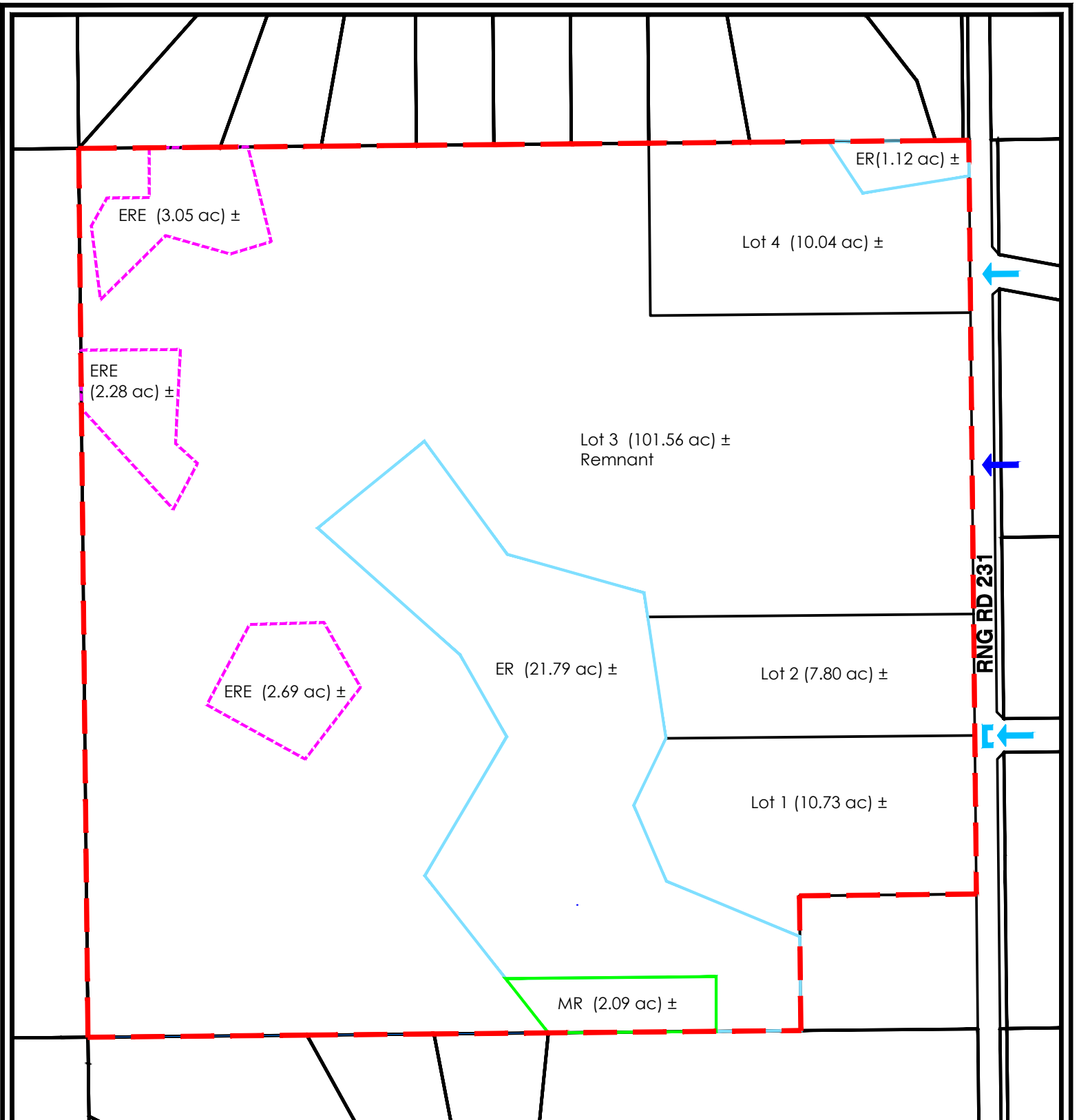


Buildings

Right of Way

STRATHCONA COUNTY

DATE DRAWN: May 23, 2017



**CONCEPTUAL SCHEME - FIGURE 5**  
**SE 23-51-23-W4**

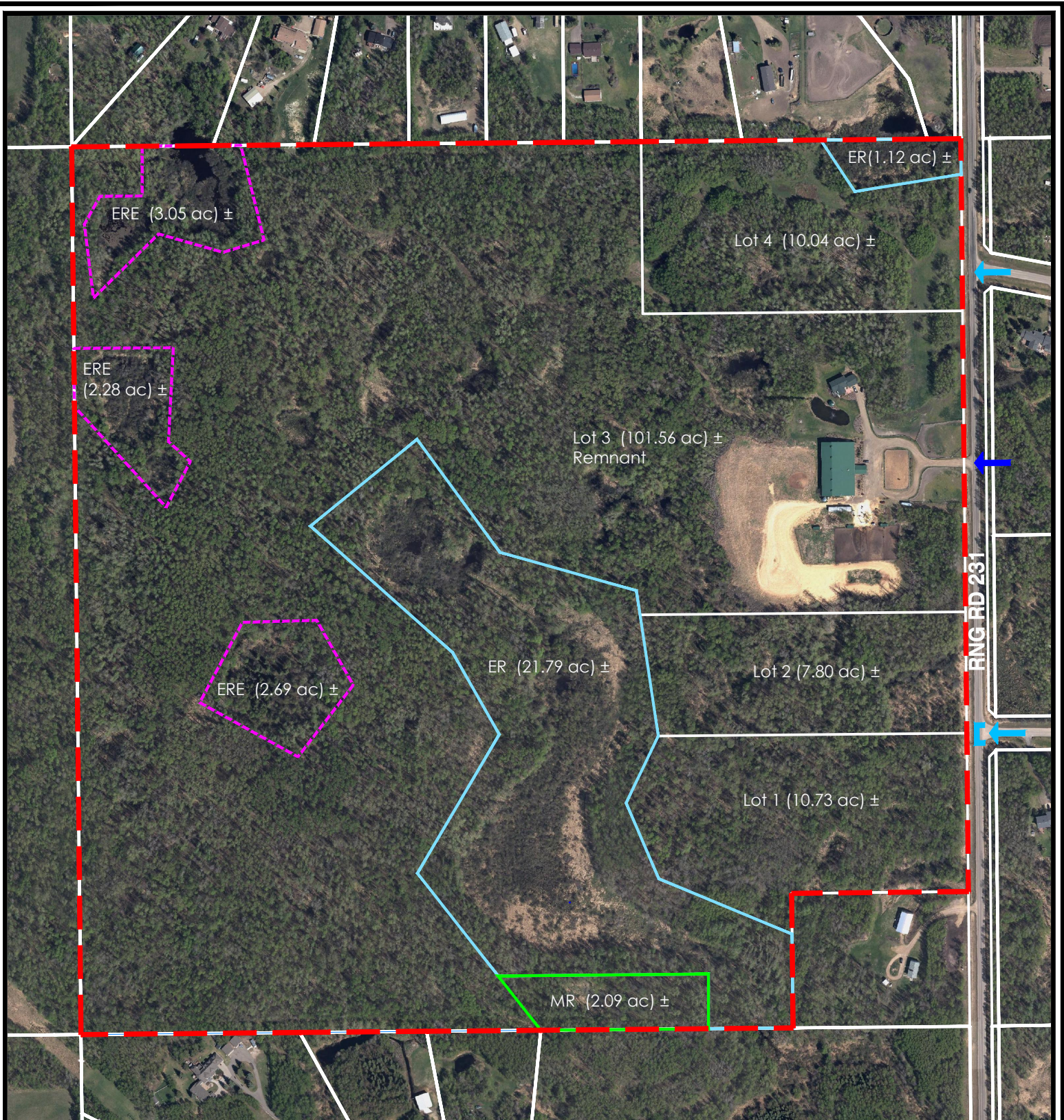
- - - Conceptual Scheme = Approx 155.15 ac ±
- ▭ Proposed Environmental Reserve = Approx 22.91 ac ±
- - - Environmental Reserve Easement = Approx 8.02 ac ±
- ▭ Proposed Municipal Reserve = Approx 2.09 ac ±
- ➡ Proposed Access
- ➡ Proposed Joint Access
- ➡ Existing Access

**PLANNING & DEVELOPMENT SERVICES**



Drawn by: J. Cavers	File No.: 4090-2017CS001
Date Drawn: Jan 04, 2017	N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use-Conceptual Scheme\2017\2017CS001 - Hurst\MAPS
Revision Date:	
Scale: Not to scale	





**CONCEPTUAL SCHEME - FIGURE 6**  
**SE 23-51-23-W4**

- - - Conceptual Scheme =  
Approx 155.15 ac ±
- ▭ Proposed Environmental Reserve =  
Approx 22.91 ac ±
- - - Environmental Reserve Easement =  
Approx 8.02 ac ±
- ▭ Proposed Municipal Reserve =  
Approx 2.09 ac ±
- ➡ Proposed Access
- ➡ Proposed Joint Access
- ➡ Existing Access

**PLANNING & DEVELOPMENT SERVICES**



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File No.: 4090-2017CS001

Date Drawn: Jan 04, 2017

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 4090 Land Use-Conceptual Scheme\  
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Revision Date:

Scale: Not to scale