
Conceptual Scheme

NW 2-51-23-W4

April 2012

Conceptual Scheme

NW 14-51-23-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 (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) Lot 1, Plan 9321727; 0.622 ha (1.54 ac)
 - b) Lot 2ER, Plan 9321727; 0.23 ha (0.58 ac)
 - c) Block 1, Plan 2477TR; 4.05 ha (10.00 ac)
 - d) NW 2-51-23-W4; 57.34 ha (141.69 ac)
- 2.2. **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- a) Lot 1, Plan 9321727: mobile home
 - b) Lot 2ER, Plan 9321727: environmental reserve land
 - c) Block 1, Plan 2477TR: residence, metal shop/barn
 - d) NW 2-51-23-W4: two (2) residences, shop
- 2.3. **Canada Land Inventory Soil Rating:** The entire NW 2-51-23-W4 is designated as Class 3 soils.
- 2.4. **Adjacent Land Uses:**
- a) North: lands zoned AG Agriculture: General
 - b) East: lands zoned AG Agriculture: General
 - c) South: lands zoned AG Agriculture: General
 - d) West: Range Road 232, beyond which lies land zoned AG Agriculture: General
- 2.5. **Encumbrances:** (see *Figure 3 – Site Features*)
- a) **Rail Line:** The property is divided by a CN rail line that runs north-south (railway plan 982AT).

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- b) **Road Plan:** Road plan 4280BM creates an approximately 40 metre break in the rail line to secure cross access to the rear (east) portion of the property by the landowner.
- c) **Pipeline Right-of-Ways:** Two (2) gas pipeline rights-of-way cross the property.

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:** 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. The appropriate land use district will depend upon the size of parcels 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 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 quarter section into a total of eight (8) parcels. As there are already three (3) parcels on the quarter section, a total of five (5) additional lots may be accommodated under this plan. Based on land area, no additional lots have been contemplated for Lot 1, Plan 9321727 or for Block 1, Plan 2477TR.

3.4. Phase 1 (see **Figure 4 – Phase 1 Subdivision**) contemplates one (1) additional parcel in accordance with the current development aspirations of the applicant.

3.5. Phase 2 (see **Figure 5 – Phase 2 Subdivision**) contemplates four (4) additional parcels to provide for the ultimate build-out of the quarter section.

3.6. The development concept shown in Figures 4 and 5 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. A Biophysical Assessment was prepared by Strathcona County in the spring of 2011. The Assessment consisted of a field reconnaissance and air photo analysis to identify landscape features, vegetation and wildlife and excluded analysis of Lot 1, Plan 9321727 and Block 1, Plan 2477TR. The information was used to make recommendations for Environmental and Municipal Reserve dedications.

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4.1.1. Landscape Overview

Approximately 75 percent of the subject lands have been subjected to tree clearing for agricultural purposes. The property has perimeter fencing and cross-fencing. The landscape is rolling with an elevation change of approximately 10 metres (east at 750 metres and west at 740 metres). Irvine Creek crosses the subject property in the extreme south-west corner. The property is bisected by the CN Rail line from south-east to north-west.

4.1.2. Wetlands

Two permanent wetlands are located adjacent to the rail line. Several small ephemeral wetlands exist across the property. The ephemeral wetlands within the upland forest provide a water storage function and likely serve as localized groundwater recharge.

The central wetland located on the east side of the rail line is small in size but provides important wildlife habitat and is considered an important landscape feature. Agricultural activities have impacted the boundaries of the wetland.

The south-west wetland located on the west side of the rail line is a significant landscape feature with a diversity of vegetation. The wetland is a freshwater marsh and has had a fluctuating boundary due to agricultural activity. The upland riparian buffer has not developed over the decades and has decreased habitat diversity. There appears to be a hydraulic connection to the smaller wetlands on the east side of the rail line (connected by a culvert).

4.1.3. Irvine Creek

The bed and shore of Irvine Creek have been dedicated as Environmental Reserve as part of a previous subdivision. The adjacent riparian area should also be protected.

4.1.4. Tree Cover

A large upland poplar forest is present in the north-east portion of the subject property. This upland forest has a well-developed forest structure and diverse age class and provides excellent habitat for local wildlife.

A narrow (approximately 10 metre wide) shelterbelt bisects the east portion of the property from east to west. The shelterbelt provides limited edge habitat but may act as important corridor.

5. RESERVES

5.1. Environmental Reserves (ER) and Environmental Reserve Easement (ERE) shall be dedicated to the full extent described under the Municipal Government Act and in general accordance with Figures 4 and 5. ER/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. The width of the proposed ER parcel on the north side of existing Lot 2ER, Plan 9321727 shall be a minimum of 10 metres in width.

5.2. As public access cannot be secured to the upland forest on the east side of the rail line (see Figures 4 and 5), lands are not required to be dedicated as Municipal Reserves (MR) at this time. Instead, the County shall require that a Conservation Easement (CE) be entered into between the land owner and the County and a Deferred Reserve Caveat (DRC) registered

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on the title of this land at time of subdivision securing future dedication of reserve lands if development ever warrants in the future. The CE shall be entered into 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. Final determination of the boundaries of ER, ERE and CE shall be determined at time of subdivision on site by the County Biologist and an Alberta Land Surveyor.
- 5.4. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of the Conservation Easement, Environmental Reserve Easement(s) and Environmental Reserve parcel at time of phase I subdivision.

6. TRANSPORTATION

- 6.1. Range Road 232 adjacent to this quarter section is currently 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 quarter section adjacent to Range Road 232. Land dedication will be required as part of phase I subdivision.
- 6.2. Existing and proposed access locations shall be provided in general accordance with Figures 4 and 5 but are to be confirmed by Strathcona County at time of subdivision.
- 6.3. Construction of the internal roadway will require the applicant/developer enter into a Development Agreement with Strathcona County for financial obligations associated with the required road improvements.
- 6.4. All accesses and roadways are to be constructed in accordance with Strathcona County Engineering Standards.
- 6.5. 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.
- 6.6. At time of phase II subdivision, a Noise Attenuation Assessment may be required and a noise caveat registered on all lots adjacent to grid roads.
- 6.7. At time of phase II subdivision a roadway layby for Canada Post mail box purposes will be required along the internal roadway.
- 6.8. Crossing of the CN Rail line is to occur across proposed Lot 3 (phase I subdivision) and proposed Lot 5 (phase II subdivision) by way of a farm crossing.
- 6.9. CN Rail has indicated they would be agreeable to exploring a closure of that portion of road plan 4280BM which creates a break in the CN Rail line should the County wish to pursue a road closure bylaw in the future.

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

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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 phase II subdivision, the applicant will 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.
- 7.5. At time of phase II subdivision, the applicant will be required to provide a stormwater management and site grading plan to the satisfaction of Strathcona County.
- 7.6. At time of phase II 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.
- 7.8. The applicant is responsible for contacting ATCO Pipelines in regards to any proposed works that may affect ATCO Pipelines' right(s)-of-way.

8. DEVELOPMENT CRITERIA

- 8.1. The applicant/developer 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.
- 8.2. 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.

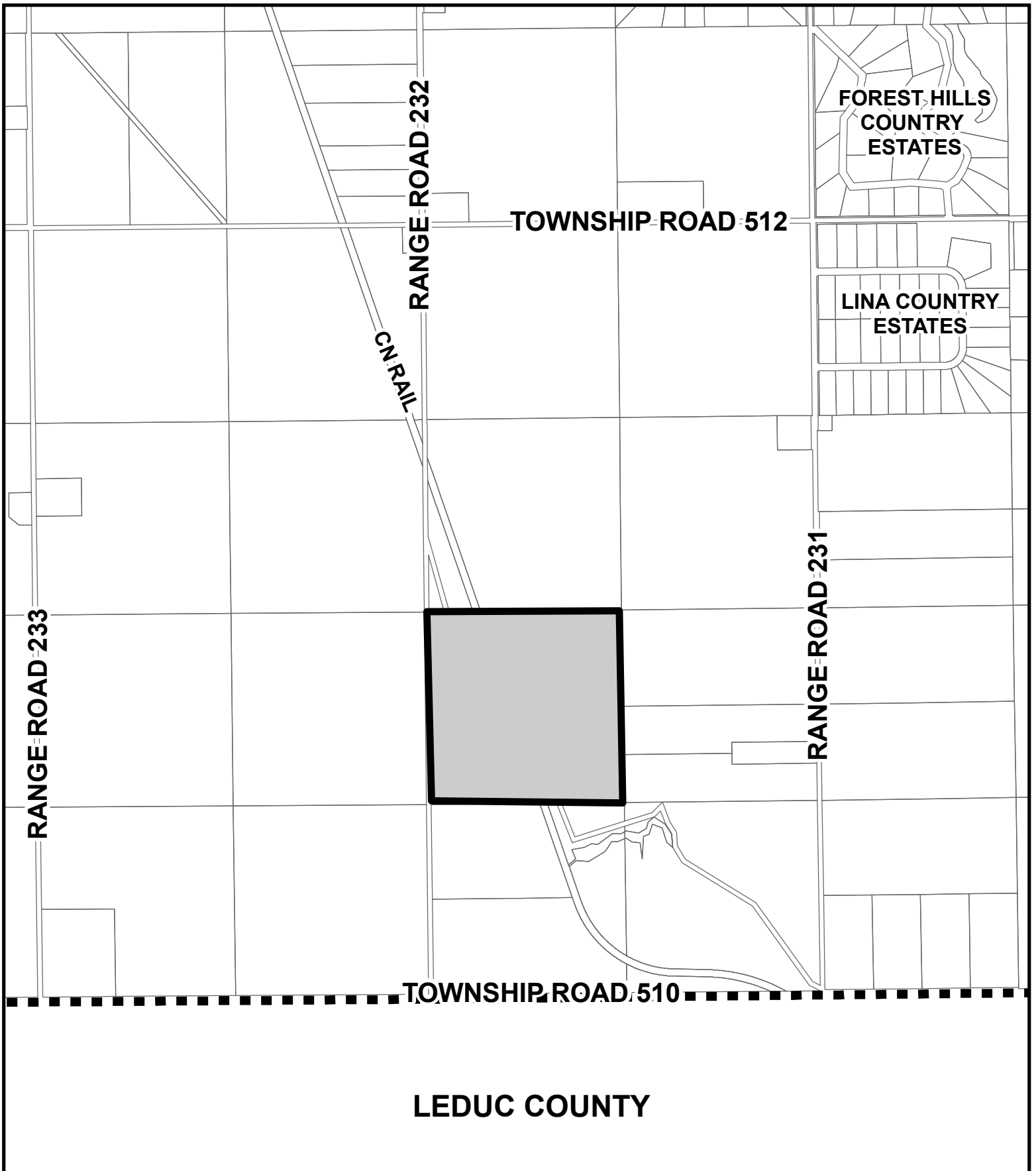
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- 8.4. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.5. Where the proposal requires the owner/developer to construct or 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

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.



**FIGURE 1-
LOCATION MAP
NW 2-51-23-W4**



 **Subject Area**

PLANNING & DEVELOPMENT SERVICES

Strathcona
County

Drawn By: D. Tinani

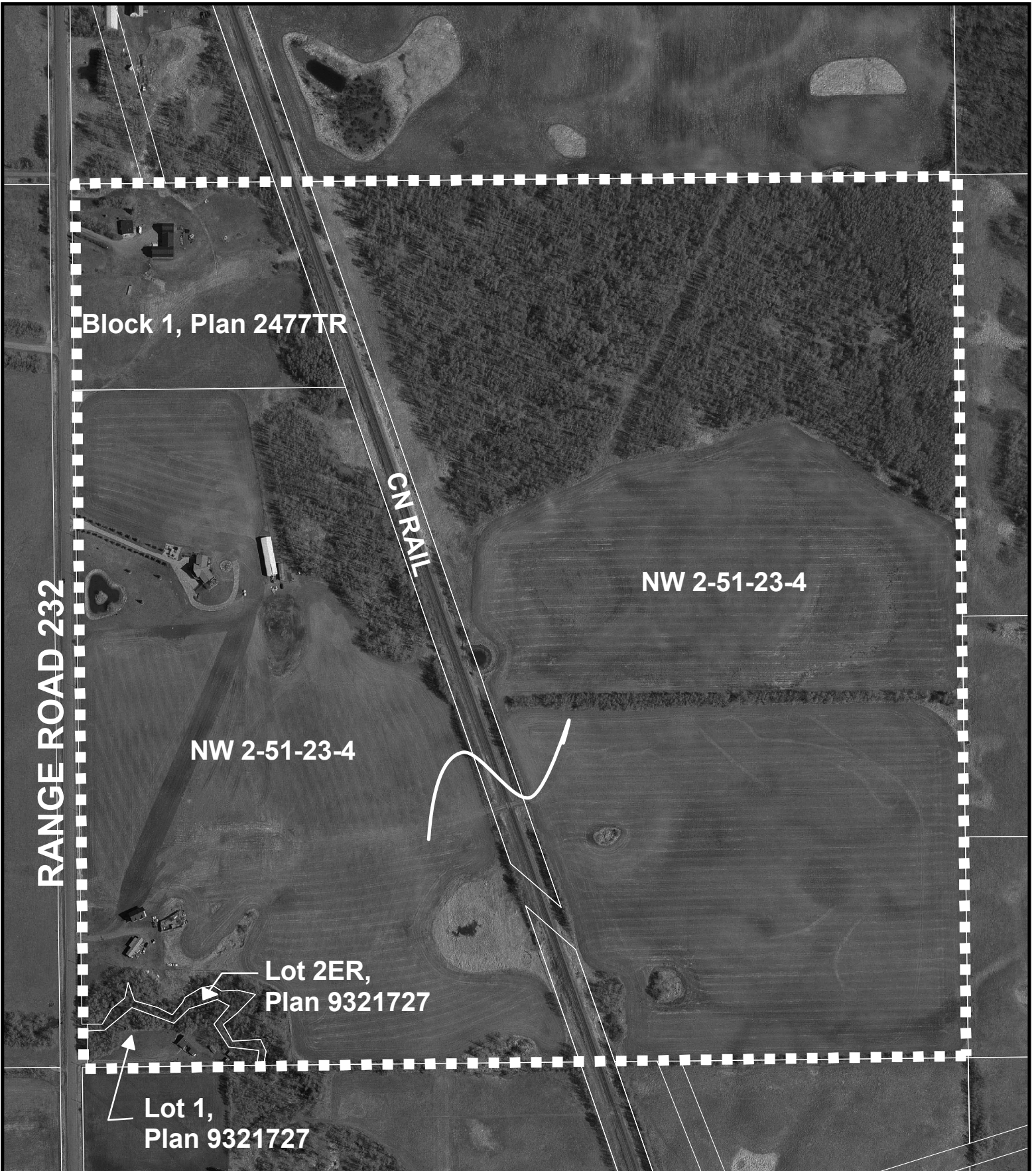
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Date Drawn: April 19, 2011

Revision Date: mm/dd/yy

Scale: Not to scale

Dwg No.:
N:\PDS Admin\4000 - 4499 Land Use Services\
4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2011\2011A006\MAPS



**FIGURE 2 -
AIR PHOTO
NW 2-51-23-W4**



 **Subject Area**

PLANNING & DEVELOPMENT SERVICES

Strathcona
County

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Dwg No.:
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4090 Land Use-Conceptual Scheme\2011\
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**FIGURE 3 -
SITE FEATURES
NW 2-51-23-W4**

-  Conceptual Scheme = 64.7 ha (160 ac) ±
-  2m Contours
-  Existing Access Location

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Drawn by: D. Tinani

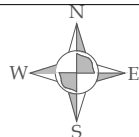
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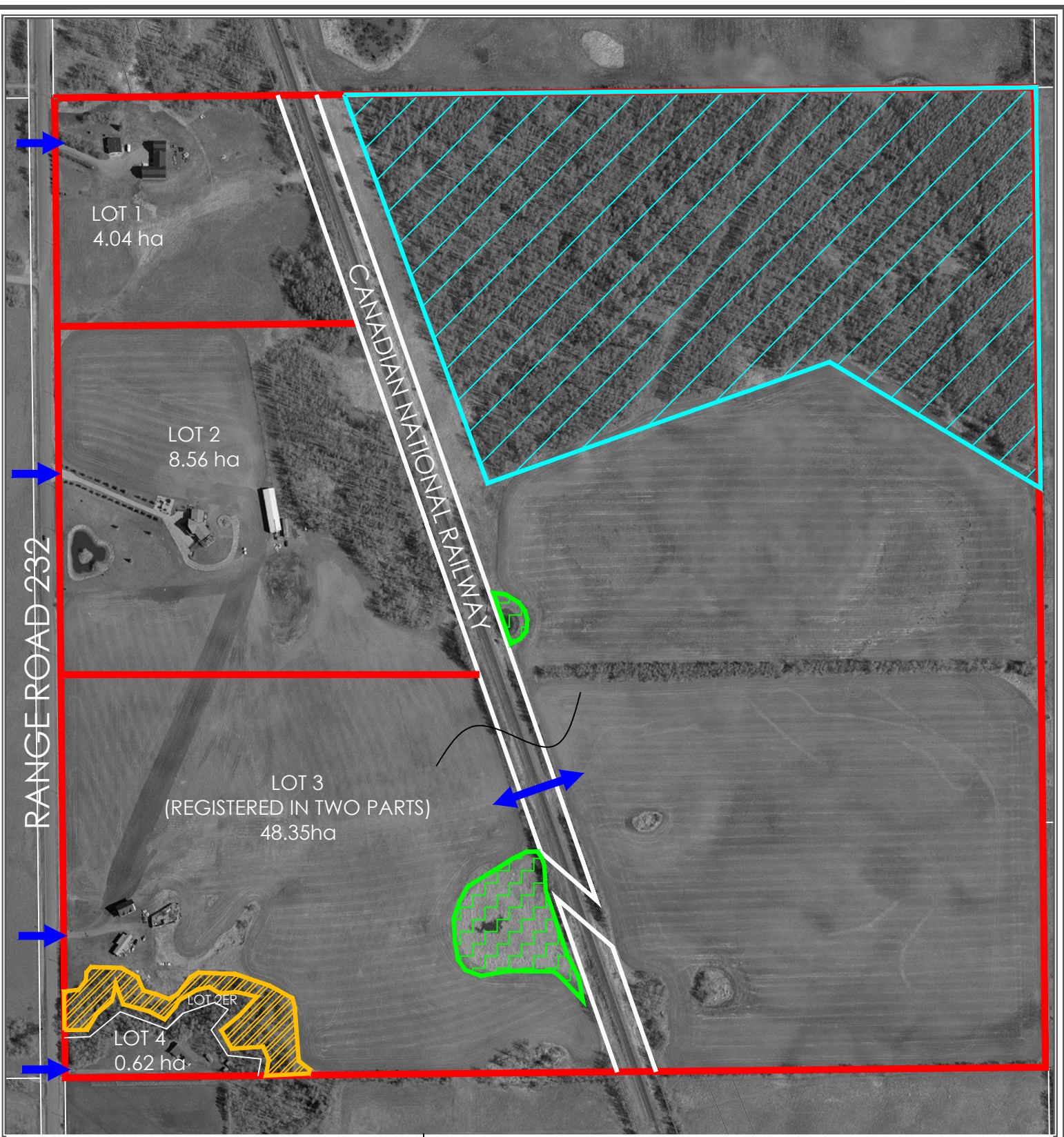
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4070 Land Use Bylaw - Zoning Amendments -
Rural, Urban\2011\2011A006\MAPS

Revision Date: September 26/2011

Scale: Not to scale

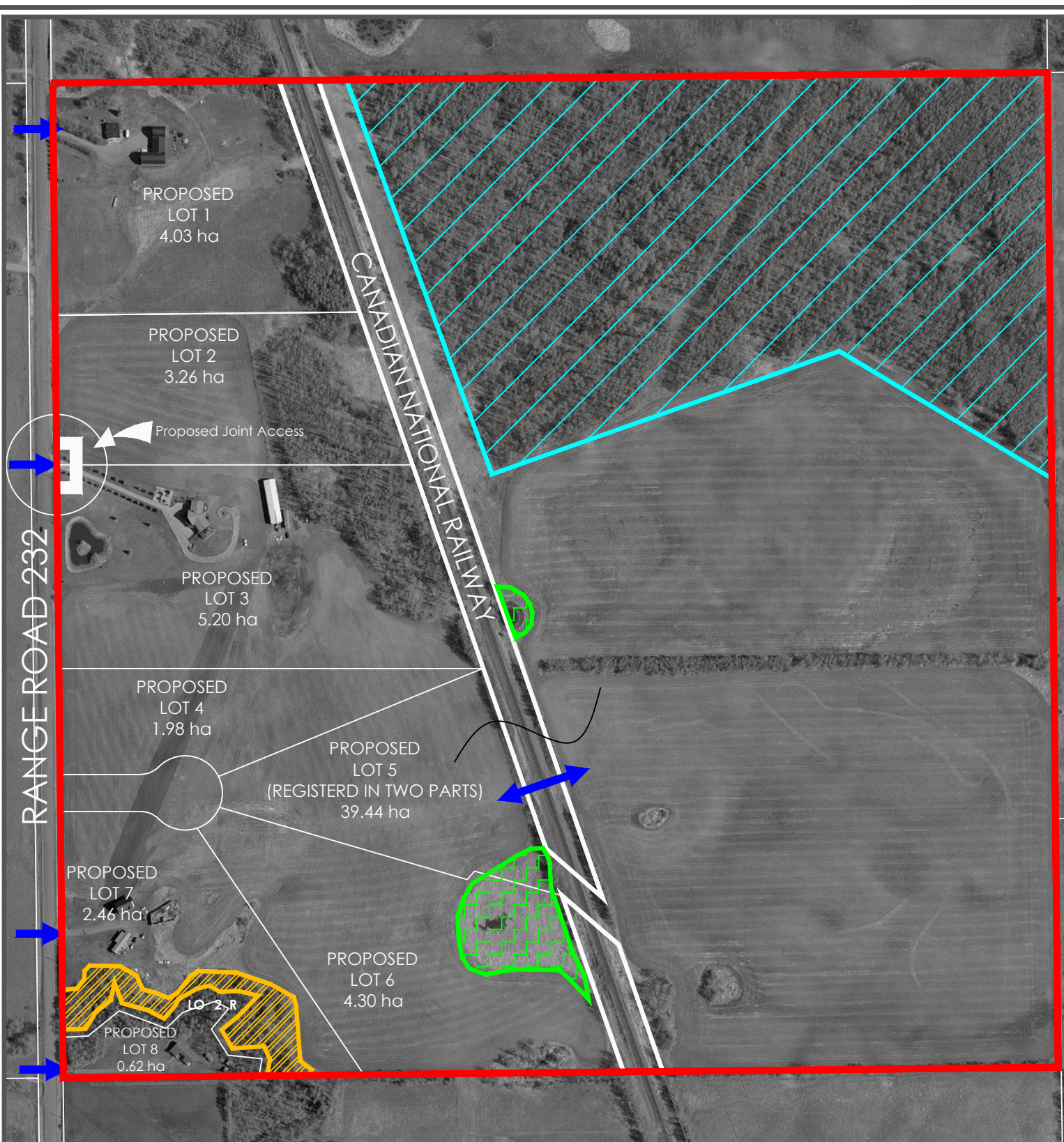




**FIGURE 4 - PHASE 1 SUBDIVISION
NW 2-51-23-W4**

- Conceptual Scheme = 64.7 ha (160 ac) ±
- Proposed Conservation Easement = Approx. 14.2 ha (35.2 ac) ±
- Proposed Environmental Reserve Easement = Approx. 0.78 ha (1.93 ac) ±
- Proposed ER = Approx. 0.62 ha (1.53 ac) ±
- Existing Access Location
- Farm Crossing

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Drawn by: D. Tinani Date Drawn: April 19, 2011 Revision Date: Feb. 14, 2012 Scale: Not to scale	File No.: 4090-2011CS001 Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\ 4070 Land Use Bylaw - Zoning Amendments - Rural, Urban\2011\2011CS001\MAPS	



**FIGURE 5 - PHASE II SUBDIVISION
NW 2-51-23-W4**

- Conceptual Scheme = 64.7 ha (160 ac) ±
- Proposed Conservation Easement = Approx. 14.2 ha (35.2 ac) ±
- Proposed Environmental Reserve Easement = Approx. 0.78 ha (1.93 ac) ±
- Proposed ER = Approx. 0.62 ha (1.53 ac) ±
- Existing Access Location
- Farm Crossing

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Scale: Not to scale	