
Conceptual Scheme

SE 35-51-23-W4

September 2014

Conceptual Scheme

SE 35-51-23-W4

1. PURPOSE

- 1.1. The purpose of a Conceptual Scheme (CS) is as follows:
- 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;
 - To establish a potential plan of future subdivision or development that applies to a specific parcel of land; and
 - 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:
- The land being proposed for redistricting or subdivision is within the Agriculture Small Holdings Policy Area of the MDP;
 - The proposed subdivision would result in more than two parcels on the quarter section; and
 - There is a need to coordinate development planning or servicing of adjoining lands.

2. OVERVIEW

- 2.1 **Legal Descriptions:** (see *Figure 1 – Location Map* and *Figure 2 – Air Photo*)
- Pt. SE 35-51-23-W4 31.18 ha (77.05 ac)
 - Lot 2, Plan 992 5020; 7.23 ha (17.87 ac)
 - Lot 3A, Block 1, Plan 062 2560; 7.24 ha (17.89 ac)
 - Lot 3B, Block 1, Plan 062 2560; 7.24 ha (17.89 ac)
 - Lot 4, Block 1, Plan 022 3682; 7.98 ha (19.72 ac)
- 2.2 **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- Pt. SE 35-51-23-W4: undeveloped
 - Lot 2, Plan 992 5020; undeveloped
 - Lot 3A, Block 1, Plan 062 2560; undeveloped
 - Lot 3B, Block 1, Plan 062 2560; 2005 house and garage
 - Lot 4, Block 1, Plan 022 3682; 1961 house and garage, 2002 garage/barn
- 2.3 **Adjacent Land Uses:**
- North: Highway 14, beyond which lies a quarter section containing six (6) AG Agriculture: General parcels.
 - East: Range Road 231, beyond which lies a quarter section containing one (1) AG Agriculture: General parcel.
 - South: quarter section containing three (3) AG Agriculture: General parcels.
 - West: quarter section containing one (1) AG Agriculture: General parcel.
- 2.4 **Canada Land Inventory Soil Rating:** The majority of the lands are designated as Class 3 soils, with a strip along the west and south boundary designated as Class 4.

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- 2.5 **Encumbrances:** (see *Figure 3 – Site Features*)
- a) **Right-of-Ways:** Five (5) pipeline right-of-ways are registered in relation to 8 pipelines. Two proposed pipeline rights-of-ways are currently in process of being registered on the lands.
 - b) **Abandoned Well:** An abandoned well site licensed to Suncor Energy is located on Pt. SE 35-51-23-W4.
- 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:** Pt. SE 35-51-23-W4 is 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. The remaining lots in the quarter section are districted RA Rural Residential/Agriculture.

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 agricultural/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 five (5) parcels on the quarter section, a total of three (3) additional lots may be accommodated under this plan. Based on land area, no additional lots have been contemplated for Lots 2, 3A, 3B and 4.
- 3.4. The development concept shown on *Figures 5 & 6* are 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 June 2013. The Assessment consisted of a field reconnaissance and air photo analysis to identify landscape features, vegetation and wildlife. The Biophysical was conducted on Pt. SE 35-51-23-W4 (included as part of this Conceptual Scheme) as well as on SW 35-51-23-W4 (not included as part of this Conceptual Scheme). The other lands located within SE 35-51-23-W4 were not included as part of the Biophysical Assessment as they do not qualify for additional subdivision under the Conceptual Scheme policy.

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4.2. Overall, the diversity of landscape and plant communities across the subject property is relatively high. Those areas that have not been previously altered for agriculture, or are considered wetlands or creeks, should be conserved. Reserves should be dedicated in such a way to conserve representative lands across the subject property not previously disturbed for agriculture.

a) **Landscape Overview**

Overall the landscape is hummocky with a change in elevation from 726 metres in the far southeast corner where Mill Creek enters the property, to 720 metres in the far southwest corner where the stream flows out of the property. There are hilly peaks throughout the property with some reaching 734 to 736 meters in elevation.

The most significant landscape features are Mill Creek which runs along the southern portion of the property, its riparian area and the upland poplar stand near the middle of the subject area. This portion of Mill Creek has a well formed channel and distinct banks; at the time of survey it supported a variety of wildlife including waterfowl and amphibians. Given the depth, width, wildlife and amount of water flowing at the time of survey, it is assumed that this creek does not have a dry bottom under normal conditions. The creek flows in from private property to the east and exists under Range Road 232 where it continues northwest towards and through Edmonton before merging with the North Saskatchewan River.

A significant drainage corridor runs northwards within the east side of the upland forest that occupies the middle of the subject property. The corridor is relatively wide and it is assumed that moving water would generally only be noticed during times of rainfall. This corridor appears to be collect local runoff and directs it towards the marsh area along the middle of the north property boundary where it collects. This water does not appear to drain out of this marsh and may serve as a localized groundwater recharge point. A culvert under HWY 14 also directs water from north of the highway into this wetland.

Pipeline and agricultural activities have affected the large open marsh areas on the north half of the subject property.

b) **Vegetation**

Approximately 80 percent of the subject property has been cleared of upland vegetation and has been under agricultural management for decades. The upland forest stand on the subject property is predominantly aspen poplar interspersed with white spruce and paper birch. This stand has a wild rose shrub understory with various grasses and wildflowers, which is typical of this region.

Typical wetland vegetation, which indicates wet soils and water at or below surface, is present. The wetlands are distinguished by abundant growth of grass species and willows;

c) **Wetlands**

There are many ephemeral wetlands within the cleared area that appear to have been cultivated in drier years however, during the site visit some of these wetlands had open water and hadn't been visibly affected by agricultural activities.

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There were a couple of relatively large ephemeral wetlands within the upland forest; these wetlands have well developed willows and marsh marigold within the open water zones.

These wetlands provide both a localized groundwater recharge and a water storage function. Some of the wetlands were connected via a system of drainage courses. Other wetlands did not have distinct drainage corridors connecting them to other wetland features and likely serve as localized groundwater recharge points.

d) **Wildlife**

The priority habitat includes the wetlands, upland forest, ephemeral drainage corridors and Mill Creek. The wetlands, both ephemeral and semi-permanent, fluctuate seasonally and provide important habitat for wildlife and various plant species. Both wood and chorus frogs were noted within the wetlands along with nesting mallards, red-winged blackbirds and killdeers. Canada Geese were present in the ephemeral wetlands on the north east portion of the subject property.

Deer, moose, coyote and rabbit scat were observed throughout the upland poplar stand as well as in the treed riparian area of Mill Creek. Standing snags show evidence of woodpeckers and other bird nesting activities.

5. RESERVES

- 5.1. Environmental Reserves (ER) and Municipal Reserve (MR) shall be dedicated to the full extent described under the Municipal Government Act and in general accordance with **Figures 5 & 6**. ER/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. A minimum 10 metre buffer adjacent to all ER areas shall be taken for access purposes.
- 5.2. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of the ER and MR at time of subdivision.

6. TRANSPORTATION

- 6.1 As the subject area is located within 800 metres of Provincial Highway 14, a Roadside Development Permit must be issued by Alberta Transportation before any development may occur within the subject lands.
- 6.2 Subdivision will trigger the construction of the service road, at a minimum, to the local roadway accessing the new parcels and, at a maximum, to the west boundary of Pt SE 35-51-23-W4. This cost shall be borne by the developer/owner. Should Alberta Transportation need to upgrade Highway 14 and/or construct a service road prior to subdivision, Alberta Transportation will be responsible to acquire lands and construct the roadways.
- 6.3 Access is to be provided to the proposed lots by way of an internal roadway.
- 6.4 Construction of the roadways will require the owner/developer to enter into a Development Agreement with Strathcona County for financial obligations associated with the required road improvements.

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- 6.5 Access and roadway locations shall be provided in general accordance with **Figures 5 & 6** but are to be confirmed by Strathcona County at time of subdivision.
- 6.6 All accesses and internal roadways are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.
- 6.7 At time of subdivision, a Noise Attenuation Assessment may be required and a noise caveat registered on all lots adjacent to Highway 14. The owner/developer will be required to address noise attenuation to the satisfaction of Strathcona County's Design and Construction Standards.
- 6.8 At time of subdivision, a roadway layby for Canada Post mail box purposes will be required along the internal roadway.
- 6.9 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.

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 will 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. Proposed private sewage system discharge locations shall comply with Provincial set-back requirements.
- 7.4. 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.
- 7.5. The applicant may be required to provide a stormwater management and site grading plan to the satisfaction of Strathcona County.
- 7.6. 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.

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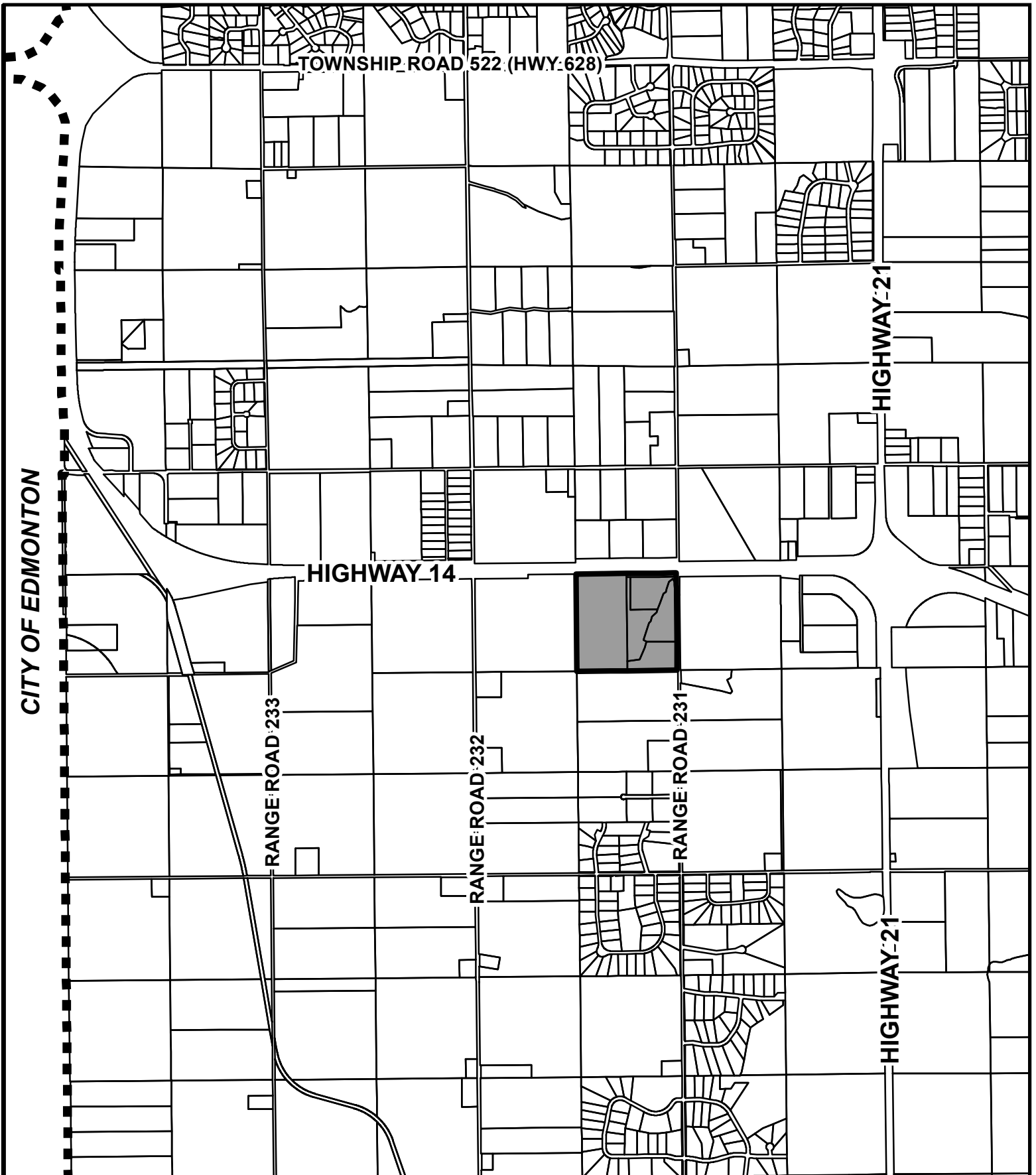
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8. DEVELOPMENT CRITERIA

- 8.1. The applicant/developer may, through the redistricting and/or subdivision process, be required to address the provision of private sewage systems, the construction of required accesses & roadways, rural road levies and any other matter deemed applicable, to the satisfaction of Strathcona County.
- 8.2. Technical considerations, including a geotechnical 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.
- 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. 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.
- 8.6. 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.
- 8.7. A Confined Feeding Operation is registered on SW 35-51-23-W4 with the Natural Resources Conservation Board and upon inspection of the facility in January 2014, NRCB confirmed the operation was below the size limit in which their regulations apply. There is no dairy operation currently on the site however if an operation were to be established of less than 50 milking cows Strathcona County may require a permit.
- 8.8. At time of subdivision the applicant will be responsible for confirming a 20 metre by 35 metre work area around the abandoned well site, with the well to be located no closer than 5 metres to any edge of the set-back area.

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
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PLANNING & DEVELOPMENT SERVICES



Subject Area

Drawn By: E. Shukle

File No.: 4090-2013CS003

Date Drawn: May 24, 2013

Scale: Not to Scale

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 4090 Land Use - Conceptual Scheme\2013\2013CS003\
 MAPS\LOCATION MAP



HIGHWAY 14

RANGE ROAD 231

AIR PHOTO - FIGURE 2
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PLANNING & DEVELOPMENT SERVICES



Subject Area

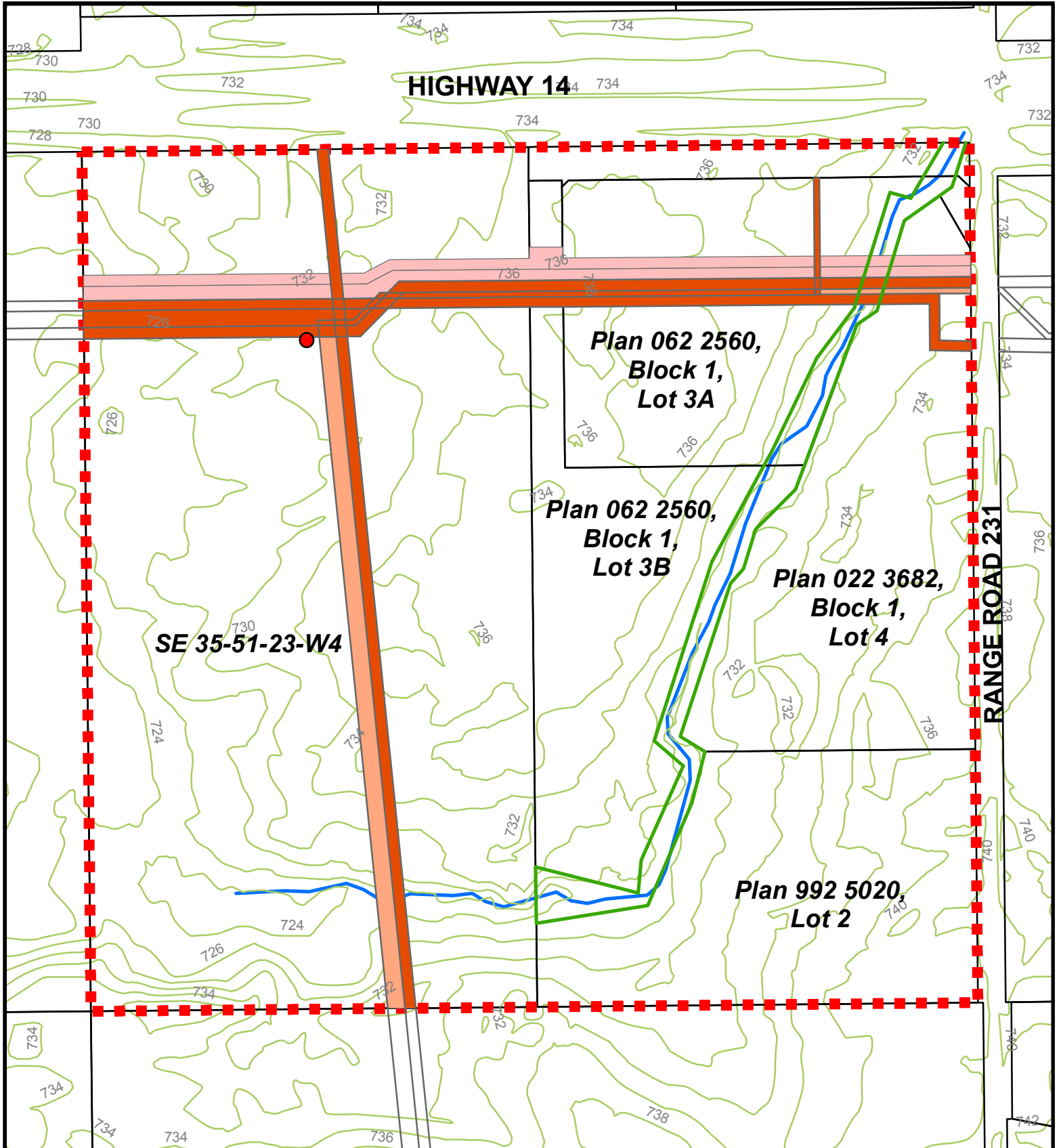
Drawn By: E. Shukle

File No.: 4090-2013CS003

Date Drawn: May 24, 2013

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Scale: Not to scale



HIGHWAY 14

RANGE ROAD 231

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**Plan 062 2560,
Block 1,
Lot 3A**

**Plan 062 2560,
Block 1,
Lot 3B**

**Plan 022 3682,
Block 1,
Lot 4**

**Plan 992 5020,
Lot 2**

**SITE FEATURES - FIGURE 3
SE 35-51-23-W4**

- Conceptual Scheme = Approx. 64.1 ha (158.4 ac)
- 2m Contours
- Stream
- Conservation Easement
- Proposed Pipeline R/W
- Pipeline R/W with 15m development setback
- Pipeline R/W with 5m development setback
- Abandoned Well with 5m development setback

PLANNING & DEVELOPMENT SERVICES



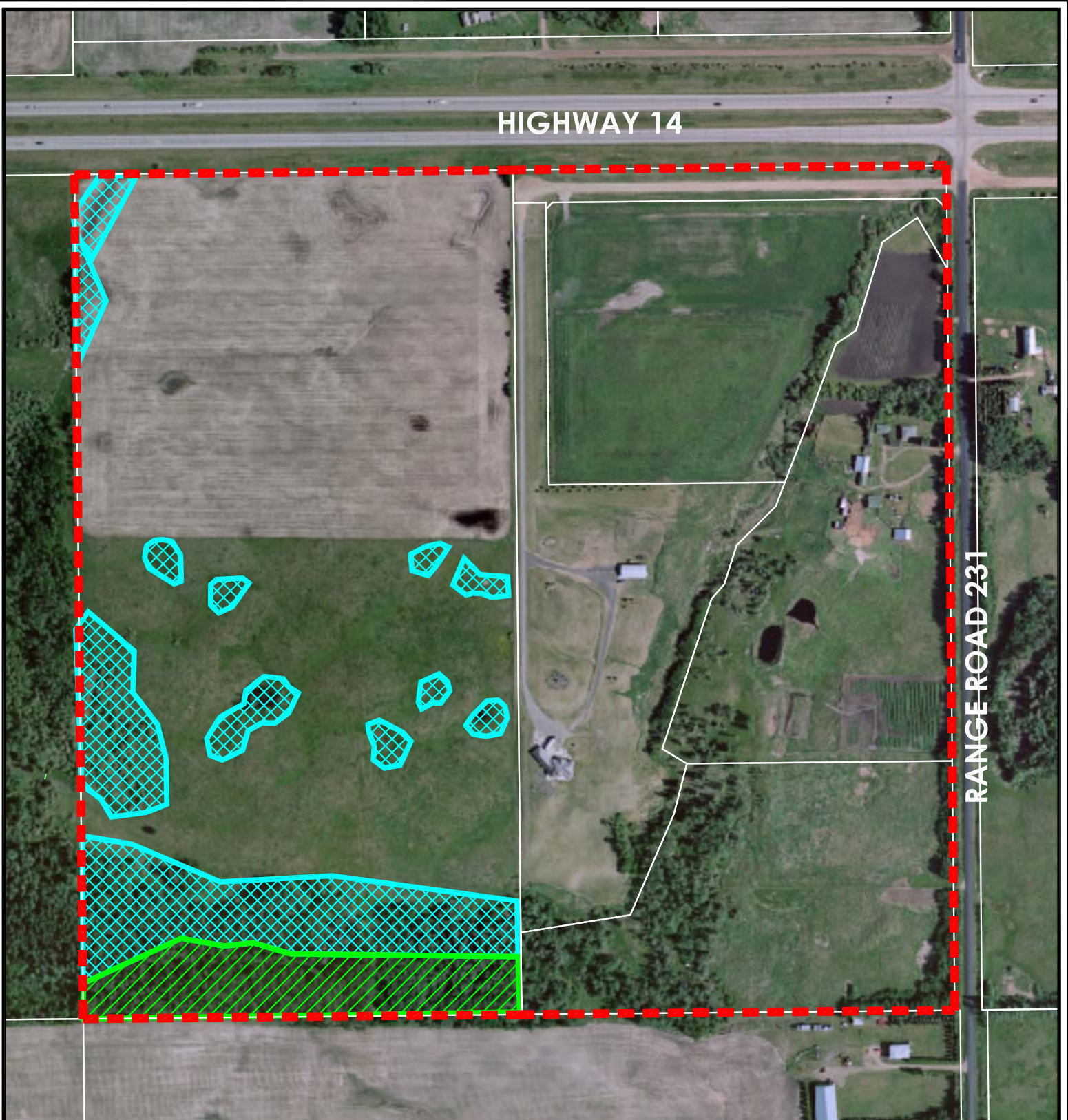
Drawn By: M. Thompson

File No.:4090-2013CS003

Date Drawn: Aug 21, 2013

Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use - Conceptual Scheme - 2013\2013CS003\MAPS

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HIGHWAY 14

RANGE ROAD 231

BIOPHYSICAL ASSESSMENT- FIGURE 4
SE 35-51-23-W4

- Conceptual Scheme =
Approx. 62.1 ha (153.4 ac) ±
- Proposed Municipal Reserve
- Proposed Environmental Reserve

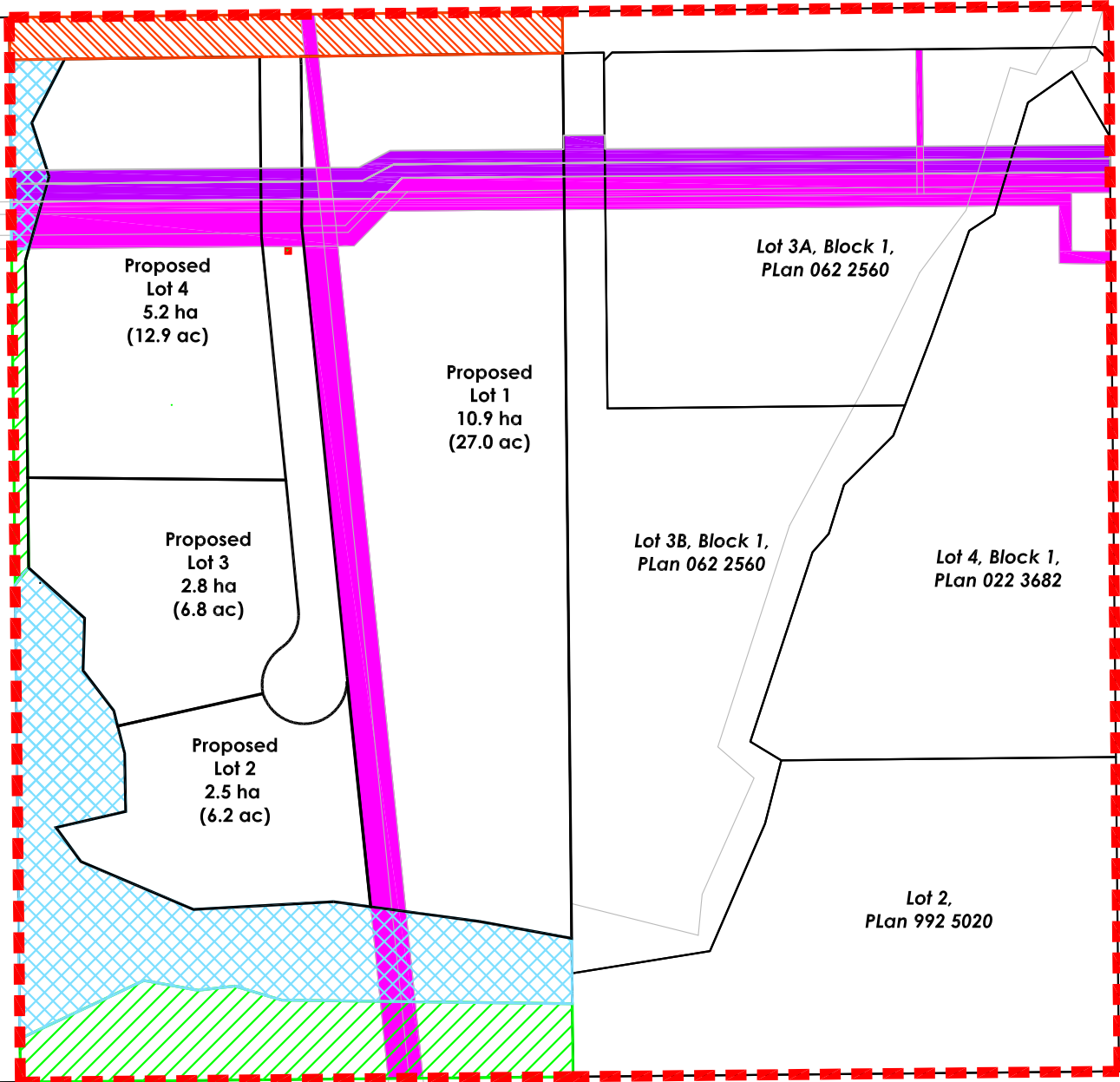
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Drawn by: E. Shukle	File No.: 4090-2013CS003
Date Drawn: July 26, 2013	Dwg No.:
Revision Date:	N:\PDS Admin\4000 - 4499 Land Use Services\ 4090 Land Use Bylaw -Conceptual Plans\ 2013\2013CS003\MAPS
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HIGHWAY 14

RANGE ROAD 231



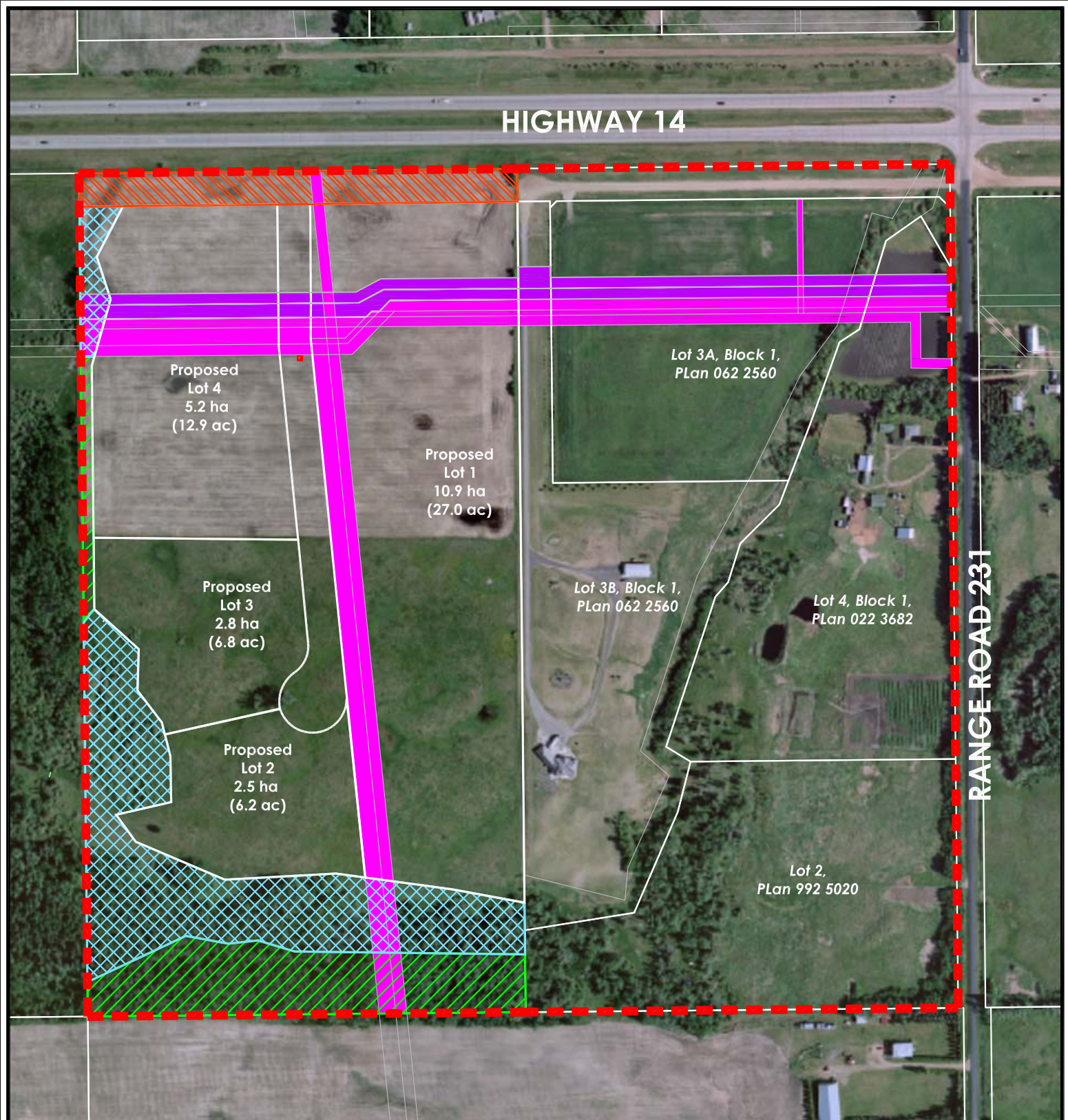
CONCEPTUAL SCHEME - FIGURE 5 SE 35-51-23-W4

- Conceptual Scheme =
Approx. 62.1 ha (153.4 ac) ±
- Proposed Municipal Reserve=
Approx. 2.6 ha (6.3 ac) ±
- Proposed Environmental Reserve=
Approx. 4.4 ha (10.8 ac) ±
- AER PIPELINE
- PROPOSED PIPELINE
- AER WELLSITE
- PROPOSED SERVICE ROAD ROW

PLANNING & DEVELOPMENT SERVICES



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CONCEPTUAL SCHEME - FIGURE 6
SE 35-51-23-W4

- Conceptual Scheme =
Approx. 62.1 ha (153.4 ac) ±
- Proposed Municipal Reserve=
Approx. 2.6 ha (6.3 ac) ±
- Proposed Environmental Reserve=
Approx. 4.4 ha (10.8 ac) ±
- AER PIPELINE
- PROPOSED PIPELINE
- AER WELLSITE
- PROPOSED SERVICE ROAD ROW

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