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# Conceptual Scheme

## SW 26-53-21-W4

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June 2012

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# Conceptual Scheme

## SW 26-53-21-W4

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### 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. A Conceptual Scheme is being considered for the SW 26-53-21-W4 s in accordance with Strathcona County Council Policy SER-008-019, for the following reasons:
- a) A Conceptual Scheme was approved for the subject lands by resolution of Council on June 27, 2006. The previous Conceptual Scheme identified a total of 10 parcels for the quarter section and was approved under the provisions of a previous Municipal Development Plan.
  - b) The landowner has applied to amend the Conceptual Scheme to reduce the total number of lots.

### 2. OVERVIEW

- 2.1. **Property (see *Figure 1 – Location Plan & Figure 2 – Air Photo*)**
- a) Legal Description: SE 26-53-21-W4
  - b) Area: 64.7 ha (160.0 ac)
  - c) Existing Land Uses: partially cleared for agriculture; no buildings
  - d) Canada Land Inventory Soil Rating: Class 2 soils.
- 2.2. **Adjacent Land Uses:**
- a) North: land zoned AG Agriculture: General
  - b) East: land zoned AG Agriculture: General and RA Rural Residential/Agriculture
  - c) South: Township Road 534, beyond which lies land zoned AG Agriculture: General
  - d) West: Range Road 212, beyond which lies land zoned AG Agriculture: General
- 2.3. **Encumbrances: (see *Figure 3 – Site Features*)**  
There are no encumbrances within SW 26-53-21-W4.
- 2.4. **Municipal Development Plan**  
The subject lands are located within the Beaver Hills Moraine Policy Area of the Municipal Development Plan (Bylaw 1-2007). This policy area does not allow for the subdivision of land in accordance with the requirements for an approved Conceptual Scheme; however has been grandfathered in under the previous MDP which allowed for Conceptual Schemes to be prepared for these lands.

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### 2.5. **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 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. As there is only one landowner located within the quarter section, consultation with affected landowners was not required. 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 under two options. Option 1 contemplates a maximum of five (5) parcels where as Option 2 contemplates a maximum of six (6) parcels.
- 3.4. 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 May 2006 and updated in April of 2012. 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.
  - a) **Landscape Overview**

Approximately 70 percent of the subject lands have been subjected to clearing for agricultural purposes. The terrain is rolling with scattered shallow depressions supporting a system of ephemeral wetlands as well as more permanent wetlands and a spruce bog. The property has an elevation change of approximately 8 metres. The ephemeral drainage swale located on the south half of the property is considered to be part of Ross Creek. The permanent forested wetlands are the most significant features on the landscape.
  - b) **Vegetation**

The undisturbed and/or uncleared portions of the property are located in the central and southeast corner of the property and are covered by a mature mixed-wood stand of aspen, balsam poplar, birch, white spruce and black spruce. The forest structure includes diverse herbaceous ground cover, low shrub and tall shrub layers. The age class of the forest is estimated to be between 50 and 80 years. Birch, with black spruce, dominates the upland forest areas, while balsam and aspen poplar dominate

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the ecotone between the upland and the wetland areas. Overall, the upland forested areas are highly diverse due to structural variety (canopy tree differences), landscape variety (rolling terrain) and plant community variety (shrub layers below the canopy).

c) **Wetlands**

The wetland areas consist of pocket wetlands somewhat connected by ephemeral drainage swales. From air photo interpretation and site reconnaissance, it appears that natural drainage swales, including Ross Creek, exist throughout the property in both the upland forest in the southern half of the property, as well as the northwest and central portions of the property. Frozen open water was observed during the site reconnaissance in the permanent wetlands within the southwest, central and northwest areas. These wetlands provide important flood control functions and wildlife habitat. The grasses, sedges, rushes and willows provide significant wildlife habitat that differs from both the poplar uplands.

d) **Wildlife**

Direct observations of wildlife in the area were typical of the timing of the assessment. Ungulates dominated the landscape and their presence was noted through indirect observations, such as browse, scat and trails, including scat observations from both moose and deer. Fresh bear scat and a recently used bear trail were also observed near the east portion of Ross Creek.

## 5. RESERVES

- 5.1. Environmental Reserves (ER), Environmental Reserve Easement (ERE), Municipal Reserve (MR) and Conservation Easement (CE) shall be dedicated to the full extent described under the Municipal Government Act and in general accordance with Figures 4 and 5. ER/ERE/MR/CE 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, ERE, MR and CE at time of subdivision.

## 6. TRANSPORTATION

- 6.1 Range Road 212 adjacent to this quarter section is currently a Class II roadway and has an existing right-of-way of 25 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 212. Land dedication will be required at time of subdivision.
- 6.2 Township Road 534 is a Class IV roadway and has an existing right-of-way of 20 metres. In accordance with Strathcona County policy SER-012-004, a 5 metre strip of land is required along the length of the quarter section adjacent to Township Road 534. Land dedication will be required at time of subdivision.
- 6.3 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.

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- 6.4 All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction 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 subdivision a roadway layby for Canada Post mail box purposes may be required along Range Road 212.

### **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.

### **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, 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

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## SW 26-53-21-W4

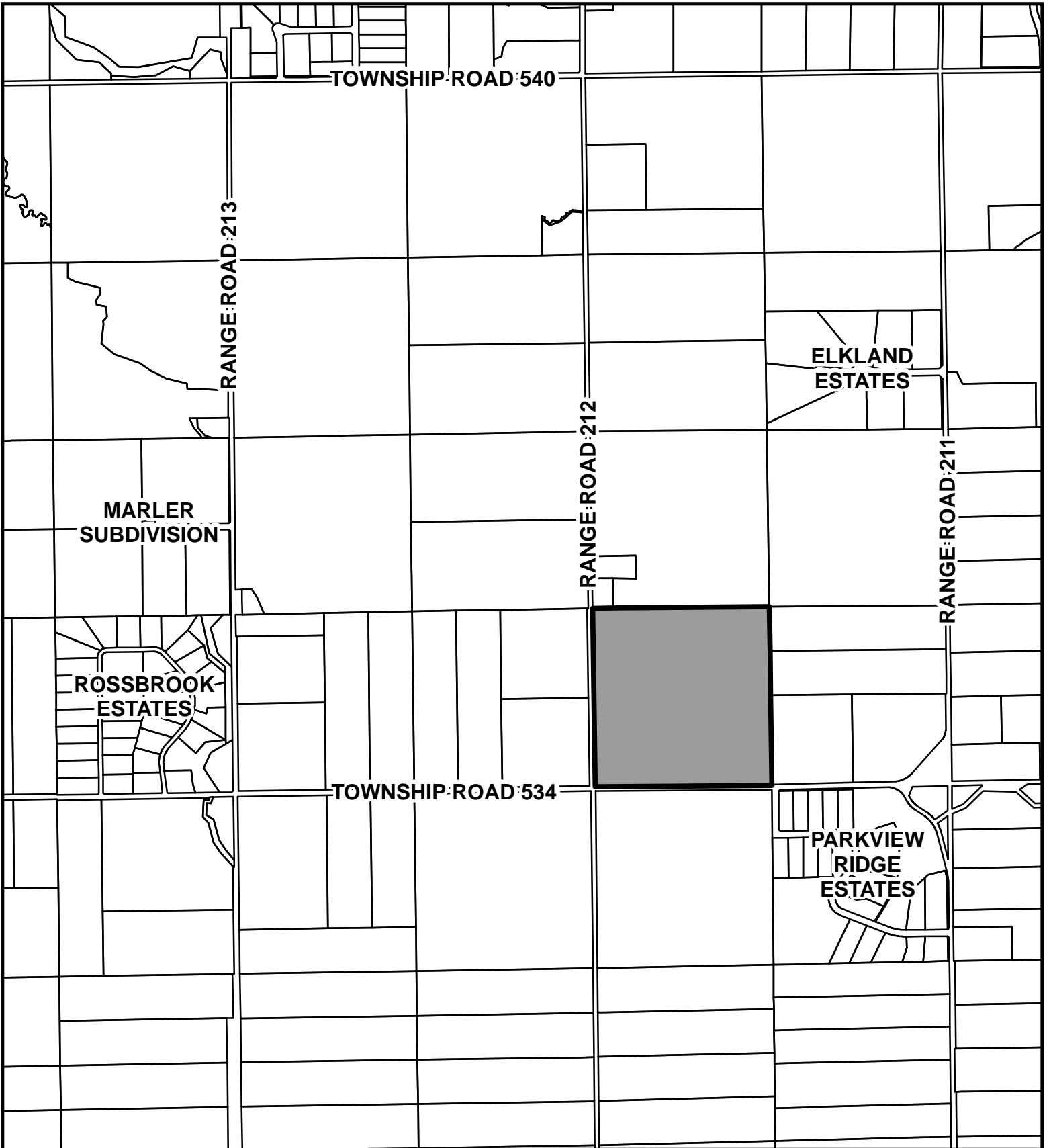
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to the satisfaction of Strathcona County at the time of redistricting and/or subdivision application. At all times current Strathcona County standards shall be maintained.

- 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.

### **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**

**SW 26-53-21-W4**

 **Subject Area**

**PLANNING & DEVELOPMENT SERVICES**

**Strathcona**  
County



**Drawn By: E. SHUKLE**

**File No.: 4090-2012CS002**

**Date Drawn: May 15, 2012**

**Revision Date: mm/dd/yy**

**Scale: Not to scale**

Dwg No.:  
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4090 Land Use-Conceptual Scheme\2012\  
2012CS002\MAPS\LOCATION MAP



**AIR PHOTO  
FIGURE 2**

**SW 26-53-21-W4**

 **Subject Area**

**PLANNING & DEVELOPMENT SERVICES**

**Strathcona**  
County



**Drawn By: E. Shukle**

**File No.: 4090-2012CS002**

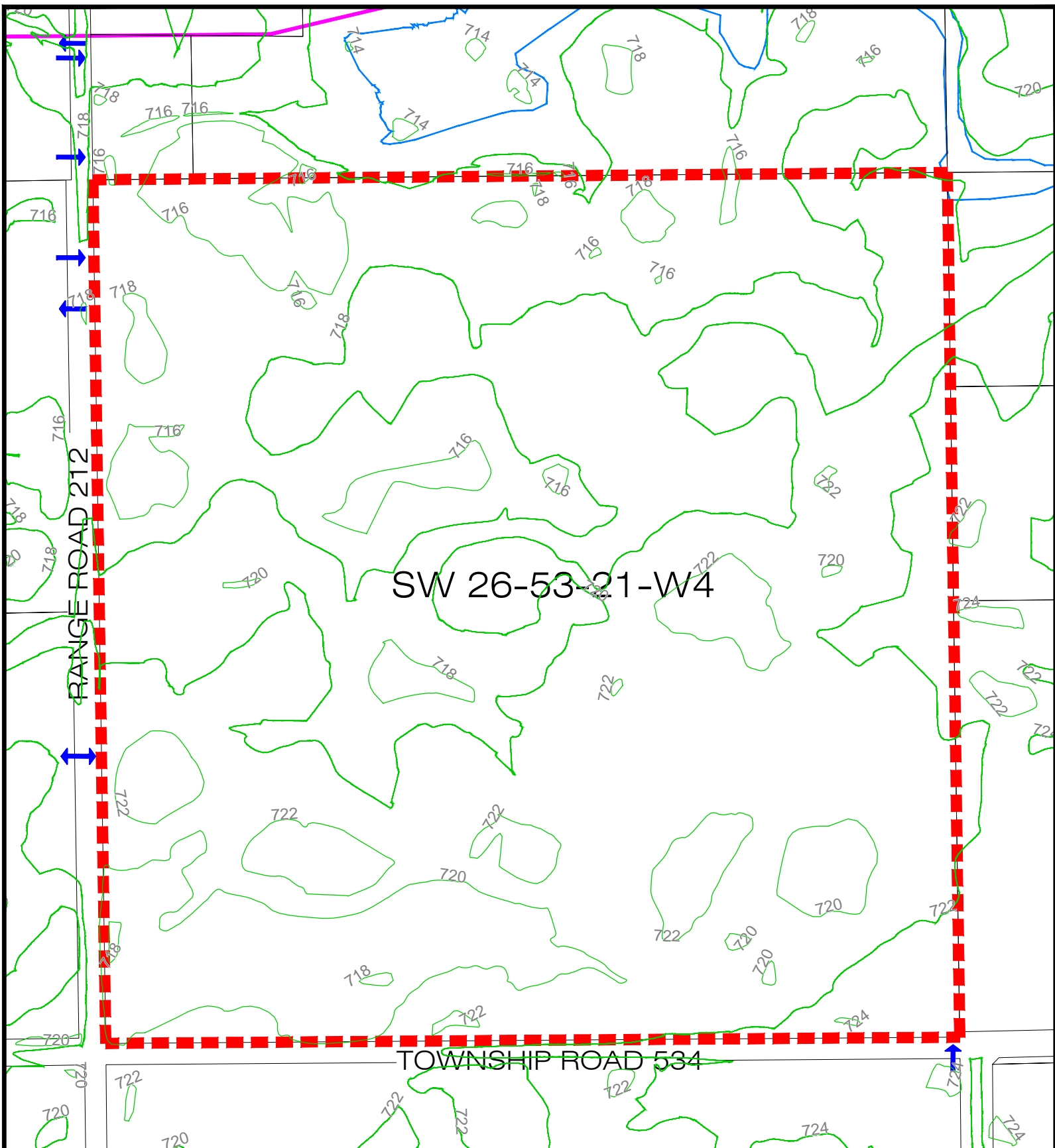
**Date Drawn: May 15, 2012**

**Revision Date: mm/dd/yy**






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4090 Land Use Bylaw - Zoning Amendments -  
Rural, Urban\2012\2012CS002\MAPS\AIR PHOTO

**Scale: Not to scale**





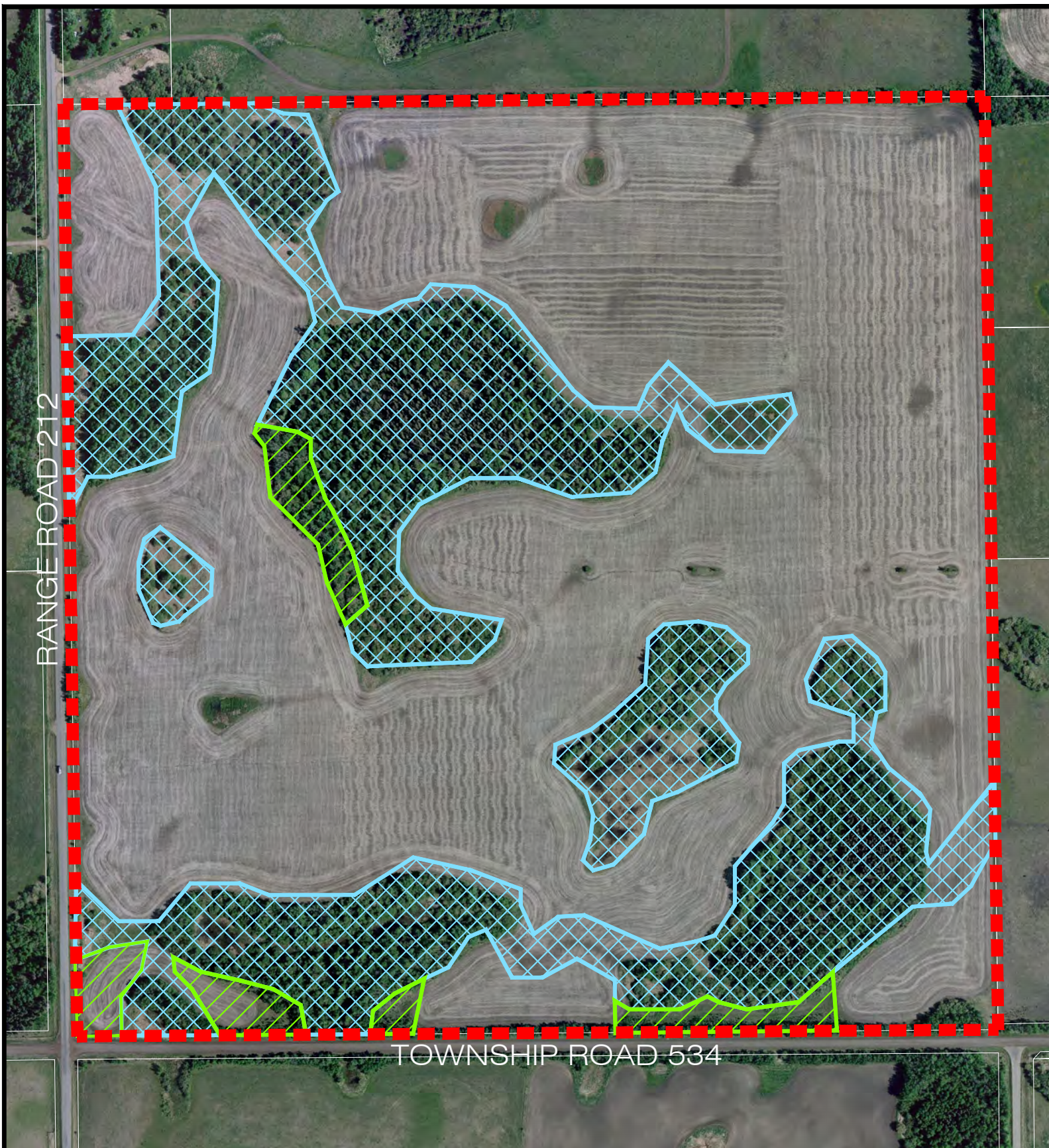
**SITE FEATURES**  
**FIGURE 3**  
**SW 26-53-21-W4**

-  Conceptual Scheme = 64.7 ha (160 ac) ±
-  2m Contours
-  Existing Access Locations
-  Pipeline
-  Water Body

**PLANNING & DEVELOPMENT SERVICES**



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Date Drawn: May 15 2012	Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\ 4090 Land Use Bylaw -Conceptual Plans\ 2012\2012CS002\MAPS
Revision Date:	
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# BIOPHYSICAL ASSESSMENT

**Figure 4**  
**SW 26-53-21-W4**

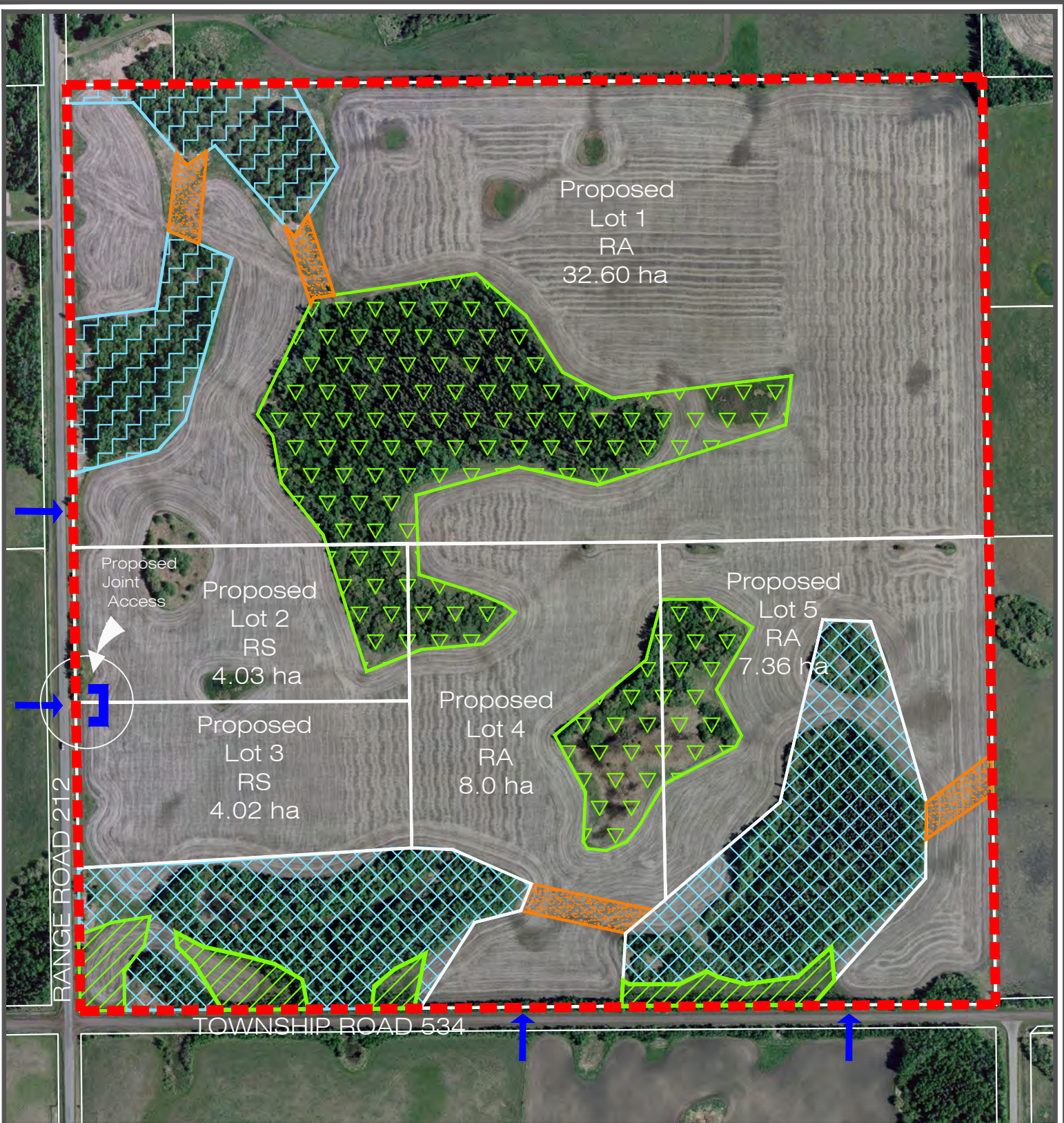
- Conceptual Scheme = 64.7 ha (160 ac) ±
- Environmental Reserve
- Municipal Reserve

# PLANNING & DEVELOPMENT SERVICES

**Strathcona**  
County



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Revision Date:	
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Proposed  
Lot 1  
RA  
32.60 ha

Proposed  
Lot 2  
RS  
4.03 ha

Proposed  
Lot 5  
RA  
7.36 ha

Proposed  
Lot 3  
RS  
4.02 ha








Proposed  
Lot 4  
RA  
8.0 ha

RANGE ROAD 212

TOWNSHIP ROAD 534

## DEVELOPMENT CONCEPT - OPTION 1

FIGURE 5  
SW 26-53-21-W4

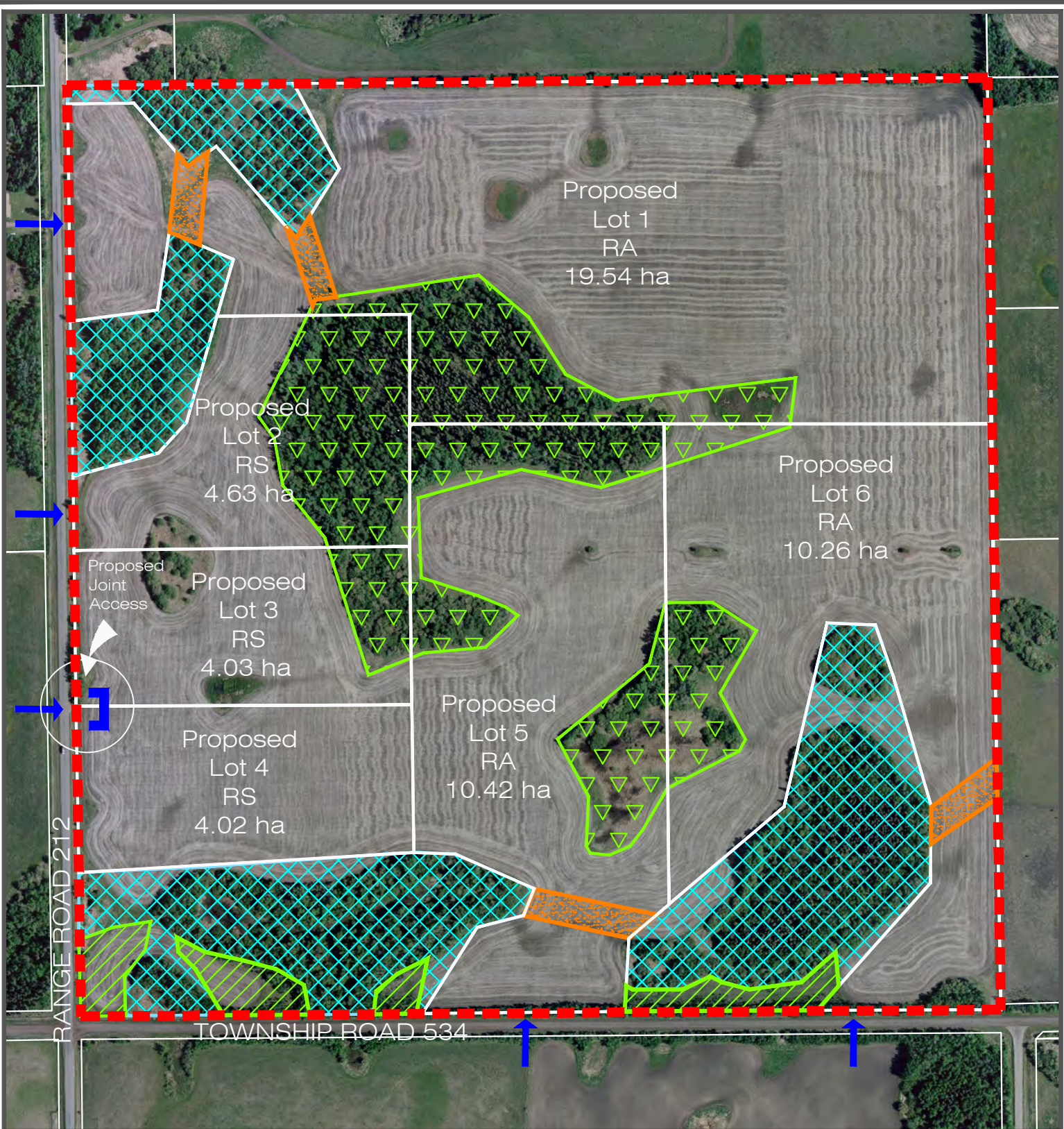
-  Conceptual Scheme = 64.7 ha (160 ac) ±
-  Proposed Environmental Reserve = Approx. 8.07 ha (19.93 ac) ±
-  Proposed Environmental Reserve Easement = Approx. 3.09 ha (7.64 ac) ±
-  Proposed Municipal Reserve = Approx. 1.34 ha (3.31 ac) ±
-  Proposed Conservation Easement = Approx. 8.78 ha (21.71 ac) ±
-  Proposed Drainage Easement
-  Proposed Access

## PLANNING & DEVELOPMENT SERVICES



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Date Drawn: May 16, 2012  
Revision Date:  
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4090 Land Use Bylaw -Conceptual Plans\  
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**DEVELOPMENT CONCEPT - OPTION 2**

**FIGURE 6**  
**SW 26-53-21-W4**

- Conceptual Scheme = 64.7 ha (160 ac) ±
- Proposed Environmental Reserve = Approx. 11.16 ha (27.58 ac) ±
- Proposed Municipal Reserve = Approx. 1.34 ha (3.31 ac) ±
- Proposed Conservation Easement = Approx. 8.78 ha (21.71 ac) ±
- Proposed Drainage Easement
- Proposed Access

**PLANNING & DEVELOPMENT SERVICES**



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