
Conceptual Scheme SE 15-51-22-W4

January 2005



Conceptual Scheme

SE 15-51-22-W4

1. Purpose

The Conceptual Scheme has been prepared in support of a proposal to create two large rural residential parcels, each consisting of 16.2 ha (40 ac) in size and located within the SE ¼ Section 15-51-22-W4M in Strathcona County, as shown on Figure 1. The purpose of the conceptual scheme is to provide supporting rationale for the rezoning and subdivision of this land to accommodate large rural residential development, and will also outline the full development potential for the quarter section, based on a density of eight parcels. The report includes provisions for the protection and preservation of significant ecological environmental features through the use of environmental reserve, municipal reserve and Conservation Easements.

Legal Description:	SE 15-51-22-W4		
Titled Areas:	Pt. SE 15-51-22-W4:	32.4 ha (80.0 ac)	
	Lot A, Plan 752 0434:	16.2 ha (40.0 ac)	
	Lot B, Block 1, Plan 782 1603:	16.2 ha (40.22 ac)	

2. Current Site Uses

- A development permit for a 60'x80' machine shop for farm purposes was approved in June 2004 for the proposed easterly parcel. A site has been cleared, but construction has not commenced.

3. Subdivision and Development Concept

- The concurrent subdivision application proposes 2 large rural residential parcels, each approximately 16.2 ha (40.0 ac) in area (Figure 2). The landowner advises that there are no plans to further subdivide this property in the future; however the conceptual scheme has been prepared on the basis of a density of 8 parcels on the quarter section.

4. Density

- The Municipal Development Plan (MDP) supports a maximum of 8 parcels per quarter section on lands within the Agricultural/Large Rural Residential Policy area. The MDP also provides options for additional density provided certain criteria are met. In this instance, the landowner does not wish to pursue future subdivision into smaller parcels and therefore the bonusing provision has not been considered.
- The concurrent subdivision proposal would create the third and fourth parcels for the quarter section. Pursuant to County policy, an additional four parcels may be created from the remainder of the quarter section. The conceptual scheme outlines the potential development of the east half of the quarter section, as well as the potential further subdivision of the west half, to a maximum parcel density of 8 parcels.

Conceptual Scheme

SE 15-51-22-W4

5. Site Considerations

- The property is heavily treed in the south, with intermittent tree stands in the north-west corner. The north-east corner is currently used as pastureland and contains no tree cover.
- The general topographic relief of the properties is gently rolling with dense bush and tree growth. The land elevation is relatively constant, sloping from 752 m in the south to 742 m in the north. There are numerous wetland features within the north half of the parcel, and a significant drainage course is evident in the east-central area.
- The soils are entirely Class 5 according to the Canada Land Inventory (CLI), with a farmland assessment rating of 24.4%. Accordingly, the lands have severely limited agriculture capability.

6. Environment

- The Strathcona County Prioritized Landscape Ecology Assessment (PLEA) identifies a majority of the lands as Priority 1 Habit (Figure 3). The treed areas form part of an extensive wildlife corridor through adjacent lands, with designations such as “*Ud*” (Corridor) and “*Uc*” (Upland Forest - Small Wetland). An area of wetland conditions, identified as “*Wf*” (Drainage Course) lies in the east-central portion of the plan area. The remainder of the lands are classified as “*N*”.
- Pursuant to the MDP, Section 4 – Environmental Management, “in areas where native vegetation is important for soil conservation, water resource protection or wildlife habitat, Strathcona will discourage further clearing or development, unless it is demonstrated to the County’s satisfaction that these resources will not be negatively affected.” The area designated as “*Ud*” is proposed to be protected through the use of Conservation Easements, in accordance with the MGA and County policy.
- Pursuant to the MGA, Municipal and Environmental Reserves are not required when the land is to be subdivided into lots of 16.0 hectares or more and is to be used only for agricultural purposes.

7. Servicing

- ATCO Gas does not have gas service to this parcel, but has recommended potential servicing options and right-of-way requirements. ATCO Pipelines advises that there are no high pressure lines.
- There are currently no water or sewer services on the parcel as there is currently no residential development.

Water: The type of water service to be provided will be dependant on the requirements of the proposed parcels.

Sewer: Sewage management for the development will be provided through the use of private sewage disposal systems located within each lot in accordance with guidelines established by Provincial and County regulations.

Conceptual Scheme

SE 15-51-22-W4

Transportation: The development of the 40 acre parcels proposes that each parcel will have an individual access to Township Road 512, to be constructed in accordance with the current Strathcona County Rural Engineering Servicing Standards. The potential full build-out of the quarter section would require internal access to each parcel, to the satisfaction of the County.

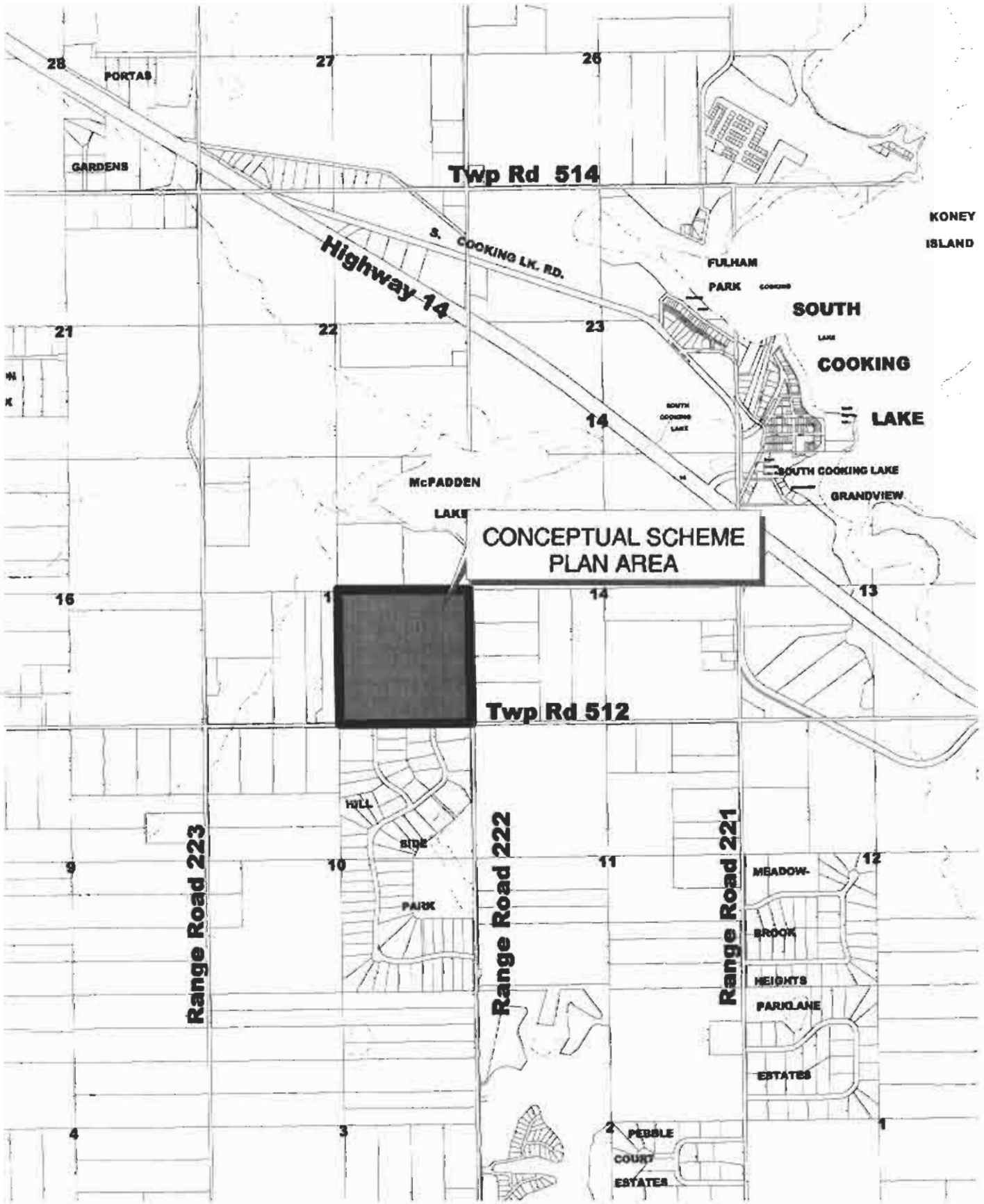
8. Concept Plan

- The Conceptual Scheme is presented in two phases. Figures 4 and 4A, titled “Phase I”, are the subdivision of the west 80 acres into two-40 acre parcels, as per the concurrent subdivision and zoning applications. This plan also outlines the configuration of any potential subdivision of the two existing 40 acre parcels in the east of the quarter section. The plan identifies a total of four lots ranging in size from 2.7 ha (6.7 ac) to 7.6 ha (18.8 ac), along with environmental reserve (ER), municipal reserve (MR) and potential conservation easements (CE). Access to the parcels would be from an internal roadway, constructed to County standards.
- Figures 5 and 5A, titled “Full Build-Out of 160 acres” outline what the full build out of the quarter section could look like based on a density of 8 parcels for the quarter. Should the westerly 40 acre parcels be the subject of an application to further subdivide, an internal roadway would be required, along with the dedication of ER, MR and CE and parcel configurations approximately as shown.

9. Subdivision Approval

Notwithstanding any other issues that may arise through the subdivision review process, the following will be addressed as conditions of subdivision:

- The applicant has expressed interest in providing voluntary Conservation Easements. The extent will be determined prior to plan registration.
- 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 lands.
- Any other conditions which may be applicable.



Source: Strathcona County Mapping

CONCEPTUAL SCHEME - KEY PLAN

- (a) Pt. SE 15-51-22-W4
- (b) Lot A, Plan 752 0434
- (c) Lot B, Block 1, Plan 782 1603



Drawn by: Peter Tsoukalas

Date Drawn: 01/11/2004

Date Drawn: dd/mm/yy

Scale: not to scale

Revision No. x

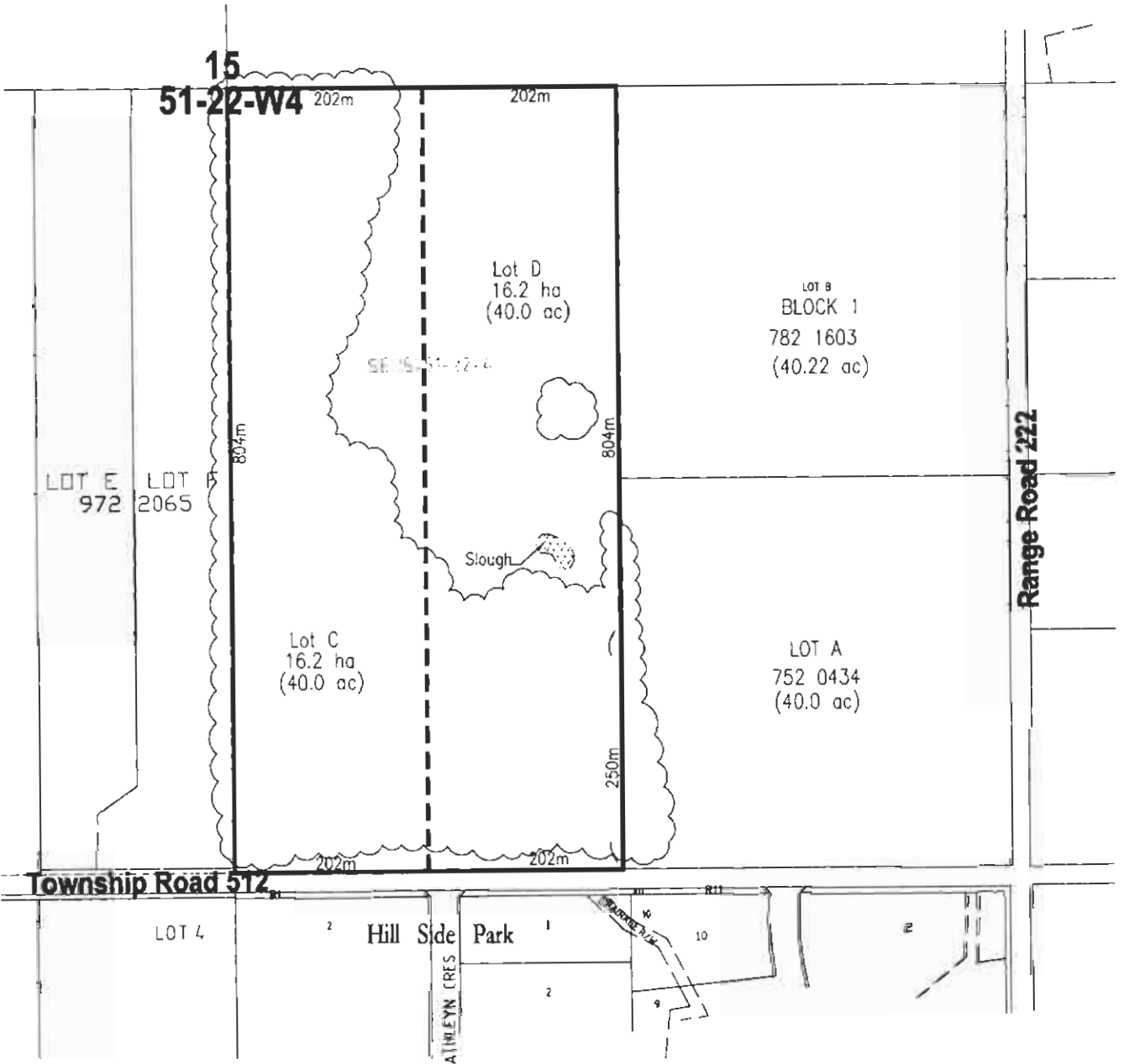
File No.: 4070-2004A035

File No.: x

Dwg No.: N:\Arcview Projects\2004 LUB Amendments\2004A035

PLANNING & DEVELOPMENT SERVICES

Strathcona
County



All measurements and locations of natural features and land improvements are approximate and based on information supplied by applicant.

- Buildings
- Permanent Water Body
- Treed area
- Permanent Drainage Course

- TITLE AREA/CONCEPTUAL SCHEME AREA:
32.4 ha (80.0 ac)
- -** PROPOSED PLAN AREA:
Lot C 16.2 ha (40.0 ac)
Lot D 16.2 ha (40.0 ac)



TENTATIVE PLAN OF SUBDIVISION

Legal: SE 1/4 Sec 15 Twp 51 Rge 22 W4

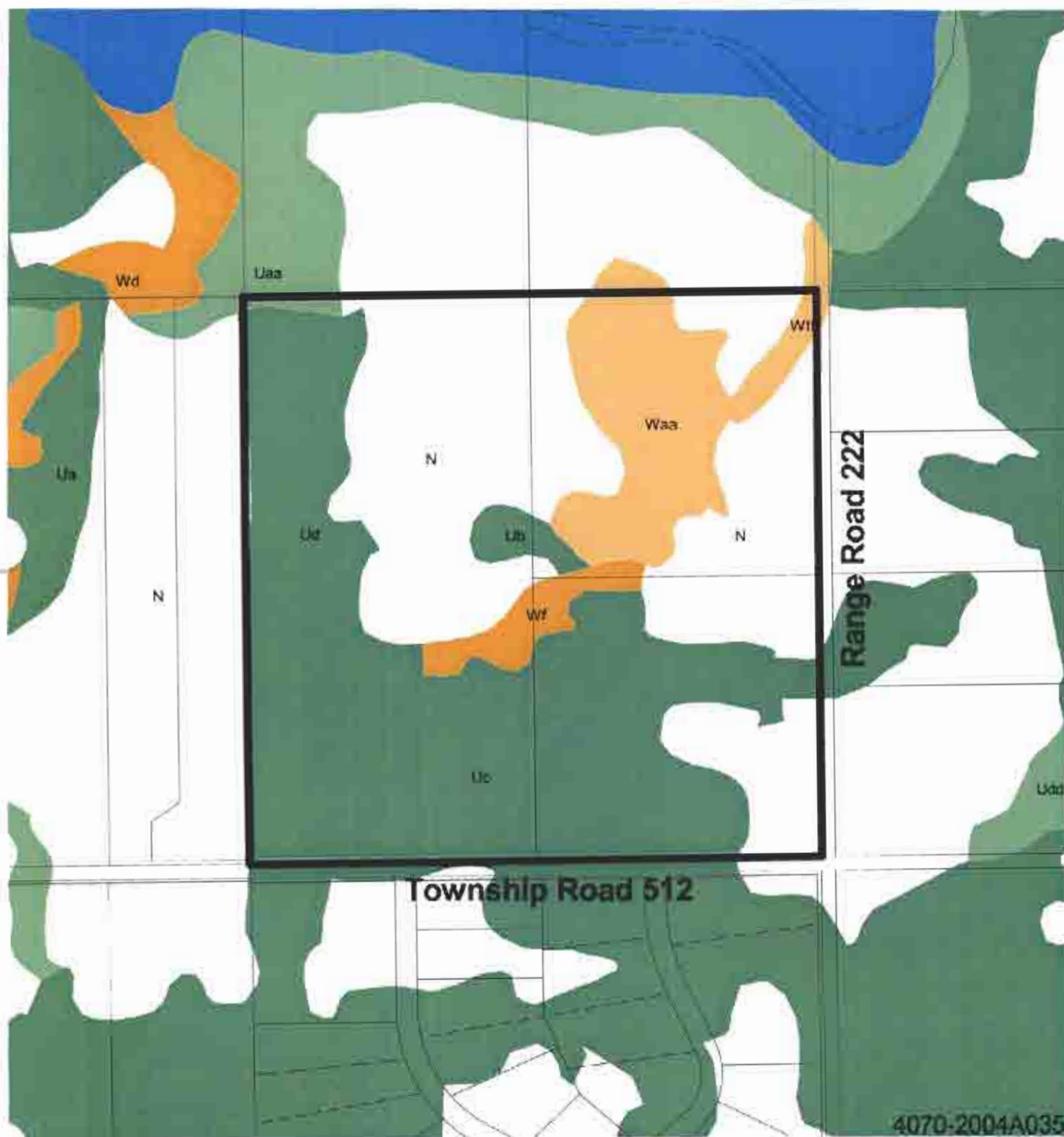
Drawn by: Peter Tsoukalas	File No.: 4070-2004A035
Date Drawn: 01/11/2004	Scale: not to scale
Revision Date: 04/01/2005	Revision No. 1
	Dwg No.: P12K0033

CURRENT LAND USE BYLAW APPLICATION (2004A035)
 AG Agriculture: General District to RA Rural Residential/Agriculture District
 MDP DESIGNATION: Agricultural/Large Rural Residential Policy Area
 ASP DESIGNATION: N/A
 FARMLAND ASSESSMENT RATING: 24.4 %
 CLI SOIL DESIGNATION: Class 5

PLANNING & DEVELOPMENT SERVICES

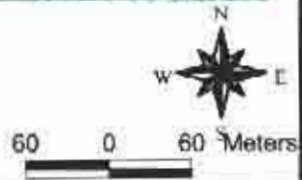
Strathcona County

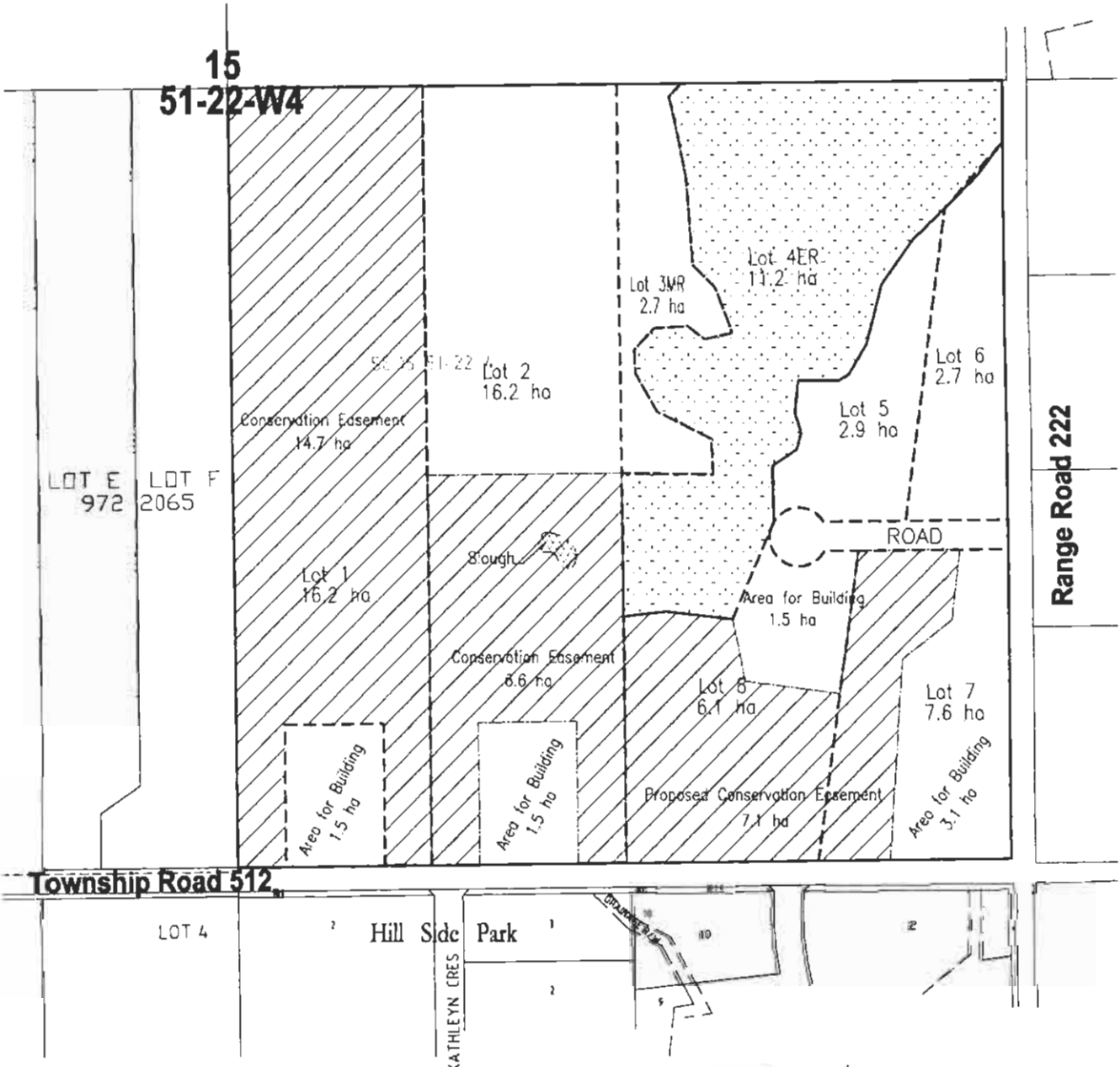
CONCEPTUAL SCHEME - SE 15-51-22-W4 "Prioritized Landscape Ecology Assessment"



- Ub - Upland Mixed Wood Forest
- Uc - Upland Forest - Small Wetland
- Ud - Corridor (Linking Forest Units)
- Uaa - Upland Poplar

- Wf - Drainage Course
- Waa - Marsh
- Wff - Drainage Course





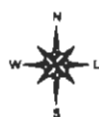
All measurements and locations of natural features and land improvements are approximate and based on information supplied by applicant.

Buildings Permanent Water Body
 Treed area Permanent Drainage Course

— TITLE AREA/CONCEPTUAL SCHEME AREA:
 ~64.7 ha (160.0 ac)

- - - PROPOSED PLAN AREA:
 "Phase I - Development of Western 80 acres"
 Lots 1 & 2: 16.2 ha (40.0 ac) each in area
 Conservation Easements totalling ~24.0 ha (59.3 ac)

"Future Development - Conceptual Scheme for Eastern 80 acres"
 Lot 5: 2.9 ha (7.2 ac)
 Lot 6: 2.7 ha (6.7 ac)
 Lot 7: 7.6 ha (18.8 ac)
 Lot 8: 6.1 ha (15.1 ac)
 Lot 4ER: 11.2 ha (27.6 ac)
 Lot 3MR: 2.7 ha (6.7 ac)
 Conservation Easement totalling 7.1 ha (17.5 ac)

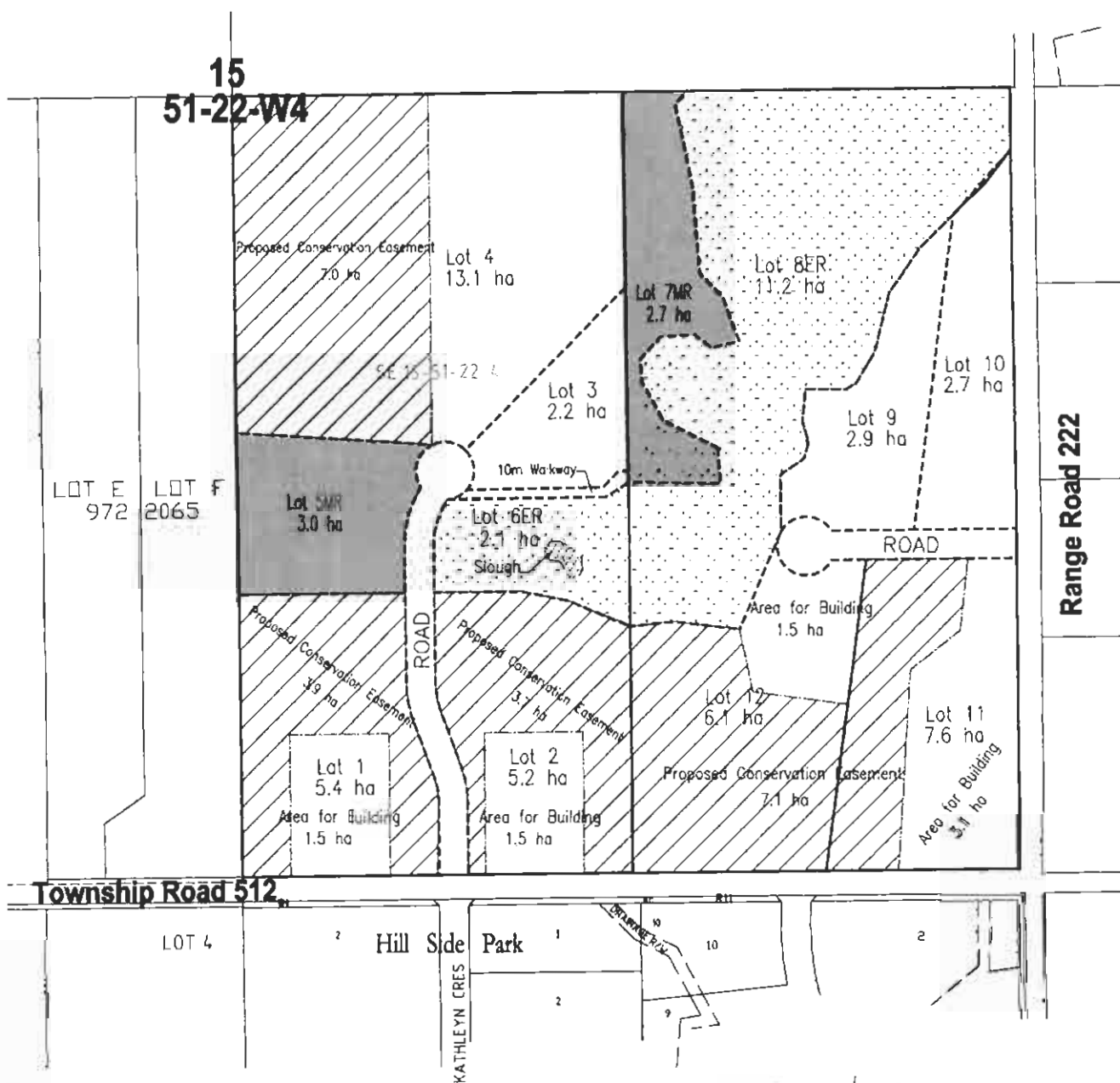


PROPOSED CONCEPTUAL SCHEME "Phase I"

Legal: SE 1/4 Sec 15 Twp 51 Rge 22 W4

Drawn by: Peter Tsoukalas		File No.: 4070-2004A035
Date Drawn: 01/11/2004	Scale: not to scale	File No.: X
Revision Date: dd/mm/yy	Revision No. x	Dwg No.: P12K0033

PLANNING & DEVELOPMENT SERVICES
 Strathcona County



All measurements and locations of natural features and land improvements are approximate and based on information supplied by applicant.

- Buildings
- Permanent Water Body
- Treed area
- Permanent Drainage Course

— TITLE AREA/CONCEPTUAL SCHEME AREA:
 ~84.7 ha (160.0 ac)

- - PROPOSED PLAN AREA:
 Full Build-out of Western 80 acres
 Lot 1: 5.4 ha
 Lot 2: 5.2 ha
 Lot 3: 2.2 ha
 Lot 4: 13.1 ha
 Lot 5MR: 3.0 ha
 Lot 6ER: 2.1 ha
 Conservation Easements totalling: 14.6 ha

- - Full Build-out of Eastern 80 acres*
 Lot 9: 2.9 ha
 Lot 10: 2.7 ha
 Lot 11: 7.6 ha
 Lot 12: 6.1 ha
 Lot 6ER: 11.2 ha
 Lot 7MR: 2.7 ha
 Conservation Easement totalling 7.1 ha (17.5 ac)



PROPOSED CONCEPTUAL SCHEME "Full Build-Out of 160 acres"

Legal: SE 1/4 Sec 15 Twp 51 Rge 22 W4

Drawn by: Peter Tsoukalas	File No.: 4070-2004A035
Date Drawn: 01/11/2004	Scale: not to scale
Revision Date: dd/mm/yy	Revision No. x
	Dwg No.: P12K0033

PLANNING & DEVELOPMENT SERVICES