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# Conceptual Scheme NE 13-52-23-W4

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November 2005

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# Conceptual Scheme

## NE 13-52-23-W4

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### 1. PURPOSE

The purpose of a Conceptual Scheme (CS) is to provide supporting rationale for the potential rezoning and subdivision of this land to accommodate residential development and to coordinate development planning of adjoining lands. The CS, as stated in Council Policy statement SER-008-019, is required:

- a) To provide a framework for the subsequent subdivision and/or development of land within the Country Residential Policy Area and the Agricultural/Large Rural Residential Policy Area of the Municipal Development Plan;
- b) To establish a potential plan of future subdivision or development that applies to a specific parcel of land;
- 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.

Furthermore, as per Council Policy statement SER-008-019, the proposed Conceptual Scheme is essential for the following reasons:

- a) The land being proposed for redistricting or subdivision is within the Country Residential Policy Area of the MDP and is less than 8 ha (20 ac) in size; or
- b) The land being proposed for redistricting or subdivision has the potential to be further subdivided; or
- c) The proposed subdivision would result in more than two parcels on the quarter section; or
- d) There is a need to coordinate development planning or servicing of adjoining lands.

### 2. OVERVIEW

The proposed Conceptual Scheme has been prepared by Strathcona County Planning and Development Services in support of two Land Use Bylaw Amendment applications within the Sconadale subdivision. Heinze and Ilse Makiol, owners of #2, 52260 Highway 21 (Lot 13), have submitted an application to rezone their 5.37 hectare (13.28 acre) parcel from RA Rural Residential/Agriculture District to RC Country Residential District. Also, Larry and Evelyn Rath, owners of #1, 52260 Highway 21 (Lot 12A), submitted an application to rezone their 4.2 hectare (10.38 acre) parcel from RA Rural Residential/Agriculture District to RC Country Residential District. Both applicants would like to subdivide their land into country residential parcels.

### 3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

The proposed Conceptual Scheme encompasses all the lands within the NE ¼ of Section 13, Township 52, Range 23, West of the 4<sup>th</sup> Meridian (Figure 2). The goal of the Conceptual Scheme is to establish a framework for development of the land which complements and enhances the traditional country residential lifestyle found in the region while ensuring that the policies and guidelines within the applicable statutory plans and bylaws are adhered to. The objectives of the Conceptual Scheme are to illustrate the potential developable area(s), potential lot yield, potential access locations and potential reserve land (Environmental Reserve, Municipal Reserve and Conservation Easements).

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#### 4. BACKGROUND INFORMATION

- Legal Description: NE 13-52-23-W4  
Lot 12A, Plan 962 0614 & Lot 13 Plan 6756NY
- Farmland Assessment Rating & Canada Land Inventory Rating:
  - Lot 12A – 11.0 %, CLI Class 3 & 4.
  - Lot 13 – 67.4%, CLI Class 3 & 4.
- Adjacent Land Uses:
  - North: Country Club Estates (35 RC - Country Residential lots)
  - South: Sconaglen and Park Estates (36 RC - Country Residential lots)
  - East: Highway 21
  - West: Sconadale - west quarter section(12 lots; 2 RC – Country Residential lots, 9 RA - Rural Residential/Agriculture lots, 1 PS – Services lot).

#### 5. MUNICIPAL DEVELOPMENT PLAN

- The subject lands are located within the Country Residential Policy Area of the Municipal Development Plan. The policy area supports Traditional and Cluster Country Residential development. This Conceptual Scheme limits future subdivision and development within the plan area to Traditional Country Residential development. The intent of the Traditional Country Residential development is to promote a rural residential lifestyle on parcels larger than 0.8 ha (2 ac).
- Section 10.23: Transitional buffering shall be provided between new development and existing adjacent country residential development where parcel sizes are not consistent. Appropriate transitional treatment may be in the form of adequate berming and/or vegetation or similar parcel sizes.
- Section 10.24: Country residential developments shall only be allowed on the provision of internal road access to individual parcels.
- Section 10.28: Future country residential uses shall be encouraged to protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands, ravines and water courses.
- Section 10.30(b): The maximum base development density shall be 0.772 parcels per gross developable hectare (0.3125 parcels per gross developable acre). Land designated for road widening and/or environmental reserve dedication pursuant to the Municipal Government Act, shall not be included in the calculation of gross developable area.
- The Conceptual Scheme (Figure 2) illustrates the potential developable area to be 54 hectares (134 acres) +/- . Therefore, it is proposed that the potential lot yield (maximum density for the quarter section) is approximately 42 parcels +/- . **Please note that the developable area is approximate and is subject to change.**

#### 6. LAND USE BYLAW

- The Country Residential Policy Area supports the redistricting of lands to RC – Country Residential District pursuant to the Land Use Bylaw 8-2001. The purpose of the RC – Country Residential District is to foster a rural residential lifestyle on residential properties of 0.8 ha or larger.

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- Lots 9, 11B, 12A, 12B, 13, 13A, 14, 15 North, 15 South & Lot R are currently districted RA – Rural Residential/Agriculture District.
- Lots 10A, 10B, 10D, 10E, 11C & 11D are currently districted RC – Country Residential District.
- Two Land Use Bylaw Amendment applications have been submitted concurrently to rezone the subject parcels, (Lot 13, Plan 6756NY and Lot 12A, Plan 9620614), to RC - Country Residential District.
- The RC – Country Residential District requires lots to be a minimum of 45 m except that irregularly shaped parcels fronting on a cul-de-sac may be reduced to 30 m in width.

### **7. CURRENT SITE USES**

- The quarter section is currently developed with varying sizes of rural residential/agricultural and country residential parcels, ranging from 4 acres to 20 acres in size.
- Ten of the sixteen parcels currently have single family dwellings developed.

### **8. SITE CONSIDERATIONS & PROPERTY INFORMATION**

- The general topographic relief of the quarter section is gently rolling with scattered hills and depressions.
- The majority of the quarter section is heavily treed.
- An ATCO gas pipeline is located along the eastern and western boundary of the quarter section.

### **9. ENVIRONMENTAL CONSIDERATIONS**

- The Strathcona County Prioritized Landscape Ecology Assessment (PLEA) identifies lands within the quarter section that have significant ecological value and should be protected by municipal reserve, environmental reserve or conservation easements.
- The (PLEA) identifies the following features in the NE 13-52-23-W4M:
  - Uc1 - Upland Forest with small wetland
  - Uc2 - Upland Forest with small wetland
  - Ua1 – Upland Poplar
  - Ua2 – Upland Poplar
  - Wg2 - Swamp
- 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 County will discourage further clearing or development, unless it is demonstrated to the County’s satisfaction that these resources will not be negatively affected.”
- A preliminary Biophysical Assessment was conducted on June 3, 2005. The purpose of the Biophysical Assessment was to determine the potential for lands claimed as reserve during the subdivision process as provided under the Municipal Government Act and Strathcona County’s Municipal Development Plan. The Biophysical Assessment consisted of a survey of vegetation and wildlife on the subject properties. The focus was on identifying wetland areas or drainage corridors to be dedicated as Environmental Reserve.

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- There are a number of ephemeral wetlands across the properties that appear to function as seasonal storage. The wetland vegetation and small amount of surface water indicated that these localized wetlands are intermittent in nature. This coupled with the lack of access dictated no need for environmental reserve dedication.
- Wildlife in the area is diverse. Direct and indirect observations indicated that ungulates, such as deer, moose and songbirds use the habitat extensively. Due to the lack of open water in the wetlands, waterfowl diversity was low.
- Lot 12A: The permanent wetland along the north boundary of the subject property should be taken as environmental reserve to protect the localized drainage functions and due to access.
- Lot 13: The wetland within the northeast corner of the subject property is large enough in size and has a significant connection to the wetland in the north property to be dedicated as environmental reserve. The proposed service road would provide access to the environmental reserve.

### 10. TRANSPORTATION

- At the time of future subdivision, all existing and proposed access locations and proposed internal roadways will be identified and must be to the satisfaction of Alberta Infrastructure and Transportation and Strathcona County's Engineering Servicing Standards.
- At the time of future subdivision, a 30.0 metre wide road right-of-way on the west side of Lot 12A and a 5.0 metre wide right-of-way widening on the north side of Lot 12A, adjacent to Sconadale Road are required.
- The developer of Lot 12A will have to construct a gravel roadway connecting the existing roadway from Sconaglen & Park Estates to Sconadale Road.
- At the time of future subdivision, a 30.0 metre wide service road right-of-way on the east side of Lot 13, a 5.0 metre wide road right-of-way widening on the south side of Lot 13, adjacent to Sconadale Road and a 30.0 metre radius cul-de-sac at the end of the service road are required.
- Alberta Infrastructure and Transportation is the sole road authority of Highway 21. The intersection of Highway 21 and Sconadale Road is projected to be closed in 2007/2008 as a result of the proposed twinning/upgrading of Highway 21. A caveat is required to be registered by Strathcona County to all four parcels adjacent to Highway 21.
- The proposed internal roadway connection to Country Club Estates should indicate two alternatives: One alternative is to connect from where Country Club Road currently dead ends, directly south along the property lines, changing the T-intersection into a four-way intersection; the other alternative is to proceed from where Country Club Road currently dead ends, west along the quarter section line, then south along the property lines, creating a second T-intersection.
- An Access Management Study for Highway 21 has been accepted by Council. The Access Management Study addresses the planned twinning of Highway 21 (Figure 4). It is proposed that Highway 21 will be twinned in 2007 or 2008.
- A draft Highway 628 study has been completed which addresses the potential widening of Highway 628 (Figure 4).
- A Functional Study for Range Road 231, 232 and 233 has been accepted by Council. The Functional Study contemplates the potential for improvements to the intersection of Range Road 231 and Sconadale Road (Figure 4).

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### 11. SERVICING

- The appropriate servicing for water and sewer will be determined at the time of subdivision.
- That pursuant to Council Resolution 519/2005, the proposed subdivision(s) must connect to an offsite treatment wastewater system.

### 12. DEVELOPMENT CRITERIA

- To assist in the preparation of future redistricting and subdivision applications the following list of Development Criteria have been developed for reference. The criteria was developed from policies, standards and regulations within the various applicable bylaws and statutory plans and from information gathered at meetings with landowners within the NE 13-52-23-W4 and the surrounding area. Additional development criteria may be identified at a more detailed subdivision stage.

Lot Number	Area in Acres	Area in Hectares	Approximate Undevelopable Area	Approximate Developable Area
15 North	9.97	4.04	0.00 (0.00) +/-	4.04 (9.97) +/-
15 South	9.97	4.04	0.37 (0.93) +/-	3.67 (9.06) +/-
14	20.48	8.29	1.95 (4.81) +/-	6.34 (15.67) +/-
13A	7.37	2.98	0.00 (0.00) +/-	2.98 (7.37) +/-
13	13.28	5.37	0.97 (2.40) +/-	4.40 (10.88) +/-
12A	10.38	4.20	0.64 (1.57) +/-	3.56 (8.80) +/-
12B	10.40	4.21	1.00 (2.48) +/-	3.21 (7.90) +/-
11B	10.67	4.32	1.63 (4.03) +/-	2.69 (6.64) +/-
11C	4.40	1.78	0.09 (0.21) +/-	1.69 (4.19) +/-
11D	4.40	1.78	0.10 (0.24) +/-	1.68 (4.16) +/-
10A	4.42	1.79	0.00 (0.00) +/-	1.79 (4.42) +/-
10B	4.28	1.73	0.03 (0.08) +/-	1.70 (4.20) +/-
10D	5.54	2.24	0.03 (0.08) +/-	2.20 (5.46) +/-
10E	5.54	2.24	0.00 (0.00) +/-	2.24 (5.54) +/-
9	20.01	8.10	1.46 (3.60) +/-	6.64 (16.41) +/-
R	15.97	6.46	0.87 (2.14) +/-	5.59 (13.83) +/-
<b>Total</b>	<b>157.08 ac</b>	<b>63.57 ha</b>	<b>9 ha (23 ac) +/-</b>	<b>54 ha (134 ac) +/-</b>

- The developer (applicant) will, through the subdivision application process, be required to address servicing for water and sewer, access locations, internal road layout, municipal reserve, environmental reserve, environmental reserve easements and potential conservation easement requirements, approval fees and rural road levies to the satisfaction of Strathcona County.
- Technical considerations including a biophysical assessment, traffic impact assessment, stormwater management and any other studies deemed appropriate by Strathcona County to be addressed to the satisfaction of Strathcona County at the time of subdivision. At all times County standards shall be maintained.

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### DEVELOPMENT CRITERIA CONTINUED

- Development within the quarter section will maintain a traditional country residential theme with single detached dwellings on parcels a minimum of 0.8 hectares (2.0 acres) in area.
- At all times, all lots shall comply with the requirements of the appropriate land use district.
- Future country residential uses shall be encouraged to protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands, ravines and water courses.
- Encourage the voluntary dedication and/or use of conservation easements to preserve and protect slopes, habitat areas and wetlands as identified in Strathcona County's Prioritized Landscape Ecology Assessment.
- Current and future subdivisions within the quarter section shall only be allowed based on the provision of internal road access to individual parcels.
- The RC – Country Residential District allows for residential properties of 0.8 hectares (2.0 acres) or larger. All lots shall comply with the requirements of the appropriate land use district.
- The maximum base development density shall be 0.772 parcels per gross developable hectare (0.3125 parcels per gross developable acre). Land designated for road widening and/or environmental reserve dedication pursuant to the Municipal Government Act, shall not be included in the calculation of gross developable area.
- The approximate base developable area for the quarter section is 54 hectares (134 acres). The proposed lot yield (maximum density for the quarter section) is approximately 42 parcels. **Please note that the developable areas and lot yield for existing lots shown on the above noted table are approximate and may change at the subdivision stage.**
- Undevelopable areas illustrated may be claimed as Environmental Reserve, Environmental Reserve Easement or Conservation Easement in order to protect environmentally significant features that are deemed appropriate by Strathcona County. The permanent wetland along the north boundary of Lot 12A must be taken as environmental reserve to protect the localized drainage functions. The wetland within the northeast corner of Lot 13 must be taken as environmental reserve because it is large in size and has a significant connection to the wetland in the north property. The above noted would be addressed at the time of future subdivision and to the satisfaction of Strathcona County.
- An undevelopable area is identified along the western boundary of the quarter section, adjacent to the pipeline right-of-way. An undevelopable area is identified along the eastern boundary of the quarter section, between the pipeline right-of-way and Highway 21. This would be addressed at the time of future subdivision.
- Municipal Reserve was previously dedicated; however, the municipal reserve parcel was sold back to a landowner.
- Development adjacent to slopes, wetlands and water courses shall conform with environmental setbacks contained within the land use bylaw.
- As per Alberta Infrastructure and Transportation comments, at the time of future subdivision a 30.0 metre wide road right-of-way on the west side of Lot 12A and a 5.0 metre wide right-of-way widening on the north side of Lot 12A, adjacent to Sconadale Road are required.
- The developer of Lot 12A will have to construct a gravel roadway connecting the existing roadway from Sconaglen & Park Estates to Sconadale Road.



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# Conceptual Scheme

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### DEVELOPMENT CRITERIA CONTINUED

- As per Alberta Infrastructure and Transportation comments, at the time of future subdivision a 30.0 metre wide service road right-of-way on the east side of Lot 13, a 5.0 metre wide road right-of-way widening on the south side of Lot 13, adjacent to Sconadale Road and a 30.0 metre radius cul-de-sac at the end of the service road are required.
- A caveat is required to be registered by Strathcona County on all four parcels adjacent to Highway 21 advising future owners that the Sconadale Road connection to Highway 21 is being removed with upcoming twinning/upgrading of Highway 21. The intersection of Highway 21 and Sconadale Road is projected to be closed in 2007/2008.
- As per Strathcona County's Transportation Engineering's comments, two internal roadway connections to Country Club Estates are conceptually illustrated on Figure 2. One alternative is to connect from where Country Club Road currently dead ends, directly south along the property lines, changing the T-intersection into a four-way intersection; the other alternative is to proceed from where Country Club Road currently dead ends, west along the quarter section line, then south along the property lines, creating a second T-intersection. The two internal roadway connections illustrated are only conceptual in nature and are subject to change as per Alberta Infrastructure and Transportation and Strathcona County Engineering Department's future direction. Please note that the two internal roadway connections are not a requirement of the two proposed land use bylaw amendments and potential subdivision applications noted for Lot 12 A and Lot 13.
- That pursuant to Council Resolution 519/2005, the proposed subdivision(s) must connect to an offsite treatment wastewater system.
- At the time of future subdivision, all existing and proposed access locations and proposed internal roadways will be identified and must be to the satisfaction of Alberta Infrastructure and Transportation and Strathcona County's Engineering Servicing Standards.

### 13. SUBDIVISION APPROVAL

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

- Completion of a geotechnical investigation to confirm there is a minimum of one contiguous developable area of 0.4 ha (1 acre) with a near surface ground water table of not less than 2.0 m below the surface on each of the proposed lots to ensure there is a suitable building site that can accommodate a dwelling and a private sewage disposal system.
- Where the proposal requires the developer to construct or upgrade municipal infrastructure, a development agreement with Strathcona County is required.
- 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.



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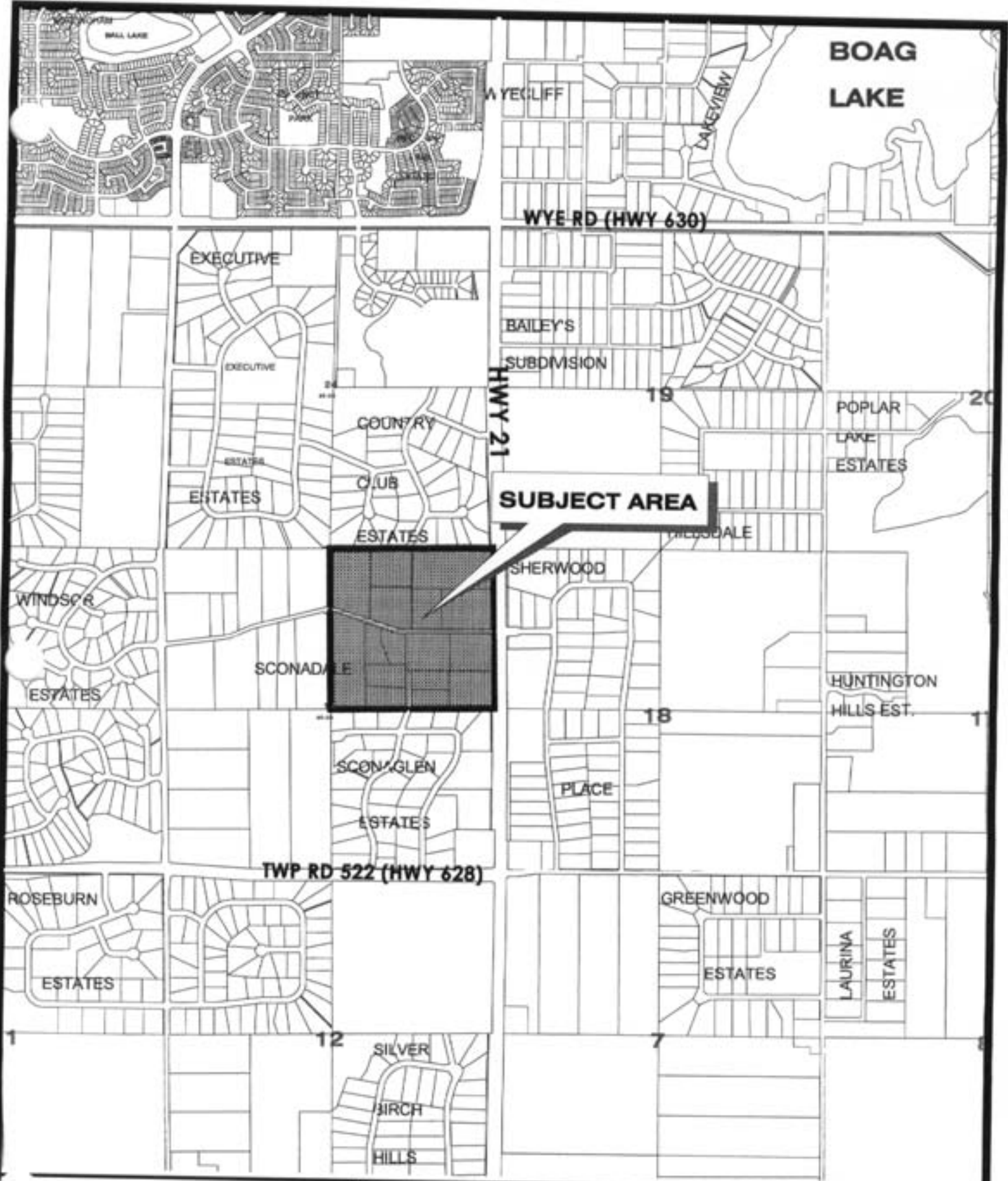
# Conceptual Scheme

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### **14. 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  
KEY PLAN  
NE 13-52-23-4**



**PLANNING & DEVELOPMENT SERVICES**

Drawn by: R. Feniak

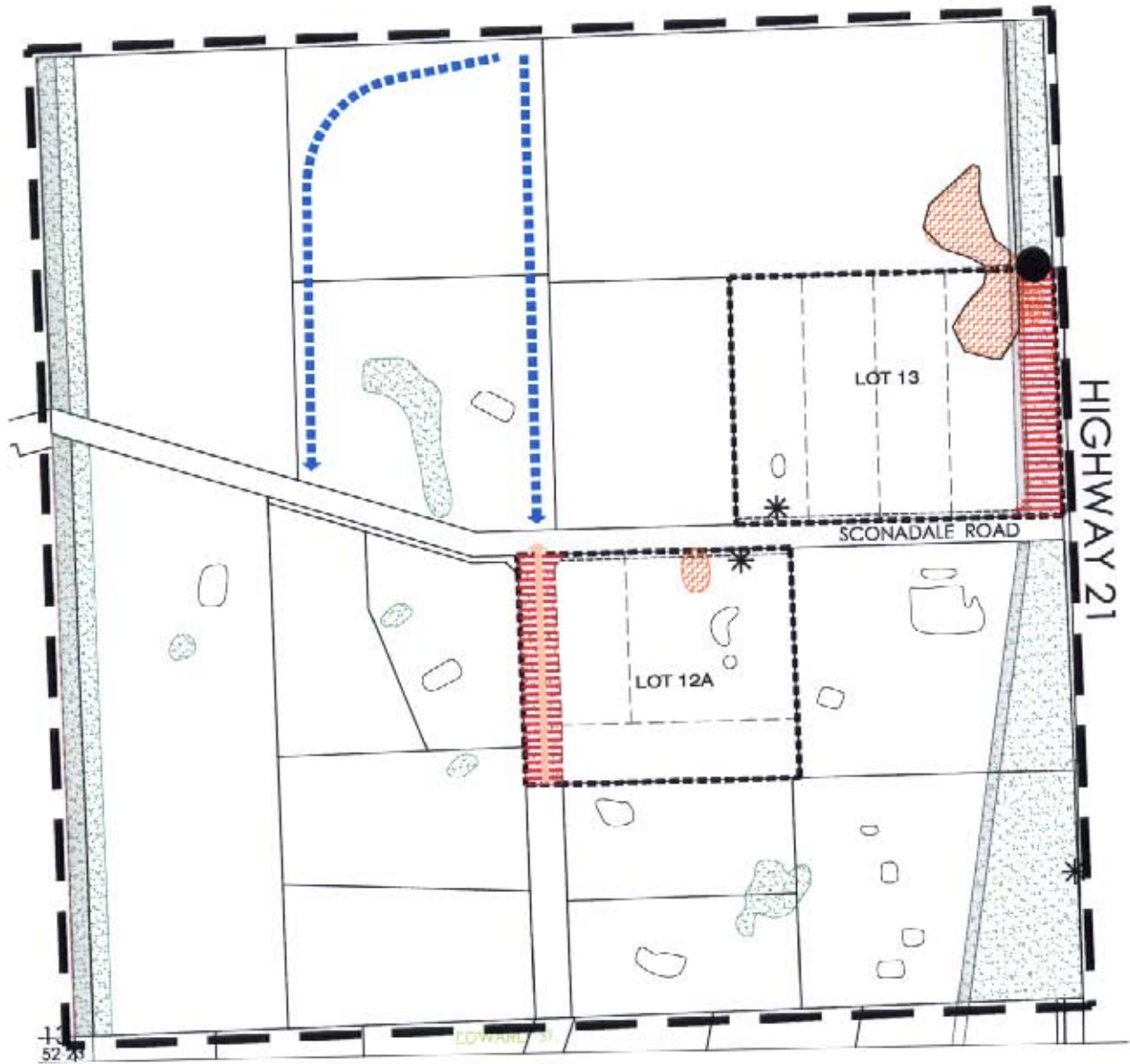
File No.: 4070-2004A040

Date Drawn: 30/12/04

Dwg No.: N:\Aroview Projects\  
2004 LUB Amend\2004A040

Scale: NOT TO SCALE

# CONCEPTUAL SCHEME NE 13-52-23-W4



### Legend

- Proposed Subdivisions = LOT 12A & 13
- Ownership Lines
- Developable Area = Approx. 51.0ha (126ac) +/-
- ▨ Total Undevelopable Area = Approx. 12.0ha (29.0 ac) +/-
- ▨ Required 30m Road Allowance
- ▨ E.R. Designation = Approx. 0.8 ha (2.0ac) +/-

- ▨ Pipeline Right-of-Ways (Subject to Development Setbacks)
- ▨ Potential Access/Road location
- ▨ Required Access for Proposed Subdivision
- Existing Dwellings/Major Buildings
- \* Existing Access
- Required 30m Cul-de Sac (Turn-around)

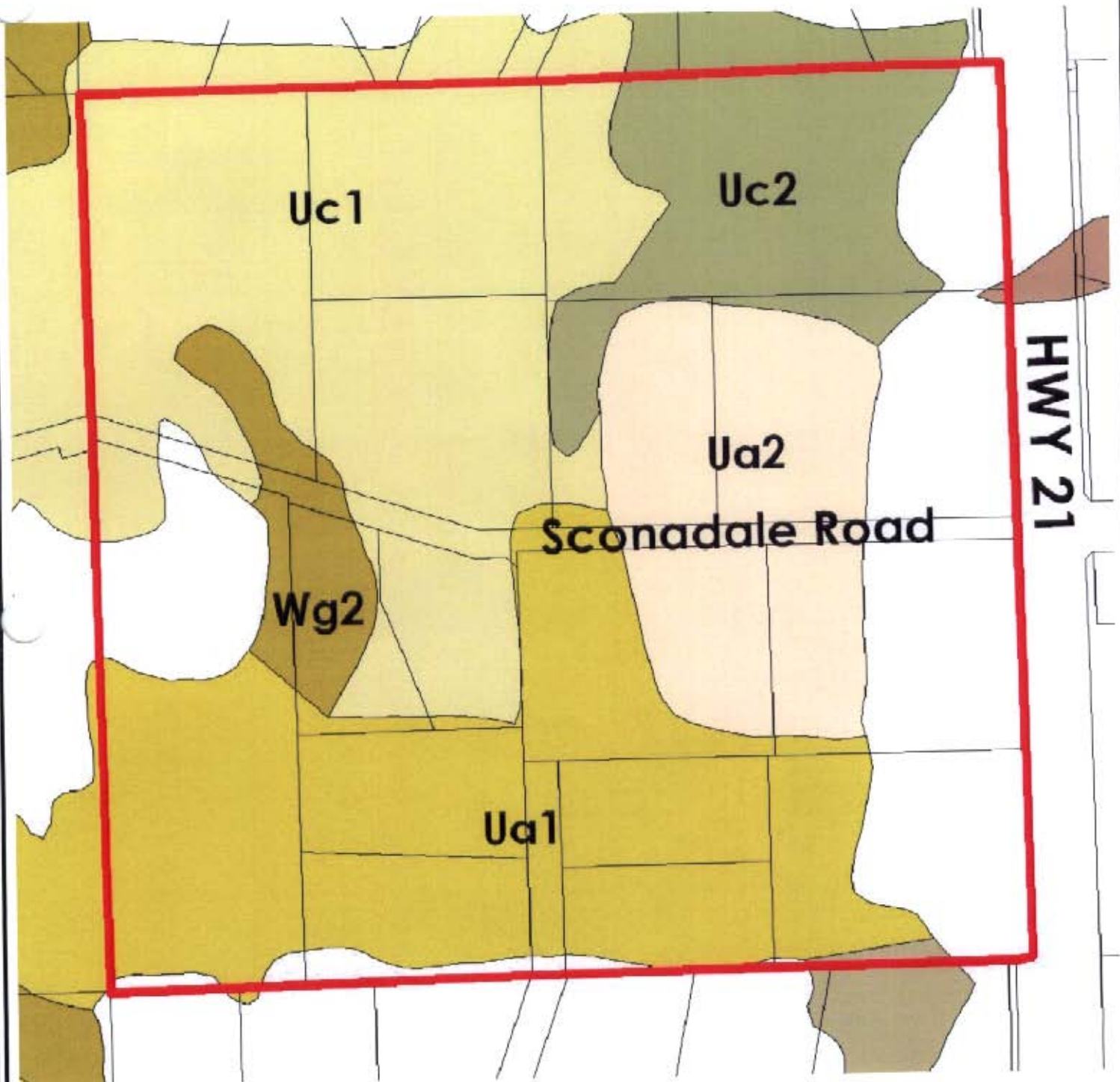
**FIGURE 2**  
**CONCEPTUAL SCHEME NE 13-52-23-W4**

Drawn by: R. Rehman	Dwg No.: P23M0001
Date Drawn: 17/03/2005	Revised on: 04/06/2005
Scale: NOT TO SCALE	

PLANNING & DEVELOPMENT SERVICES

**Strathcona**  
County





**Legend**

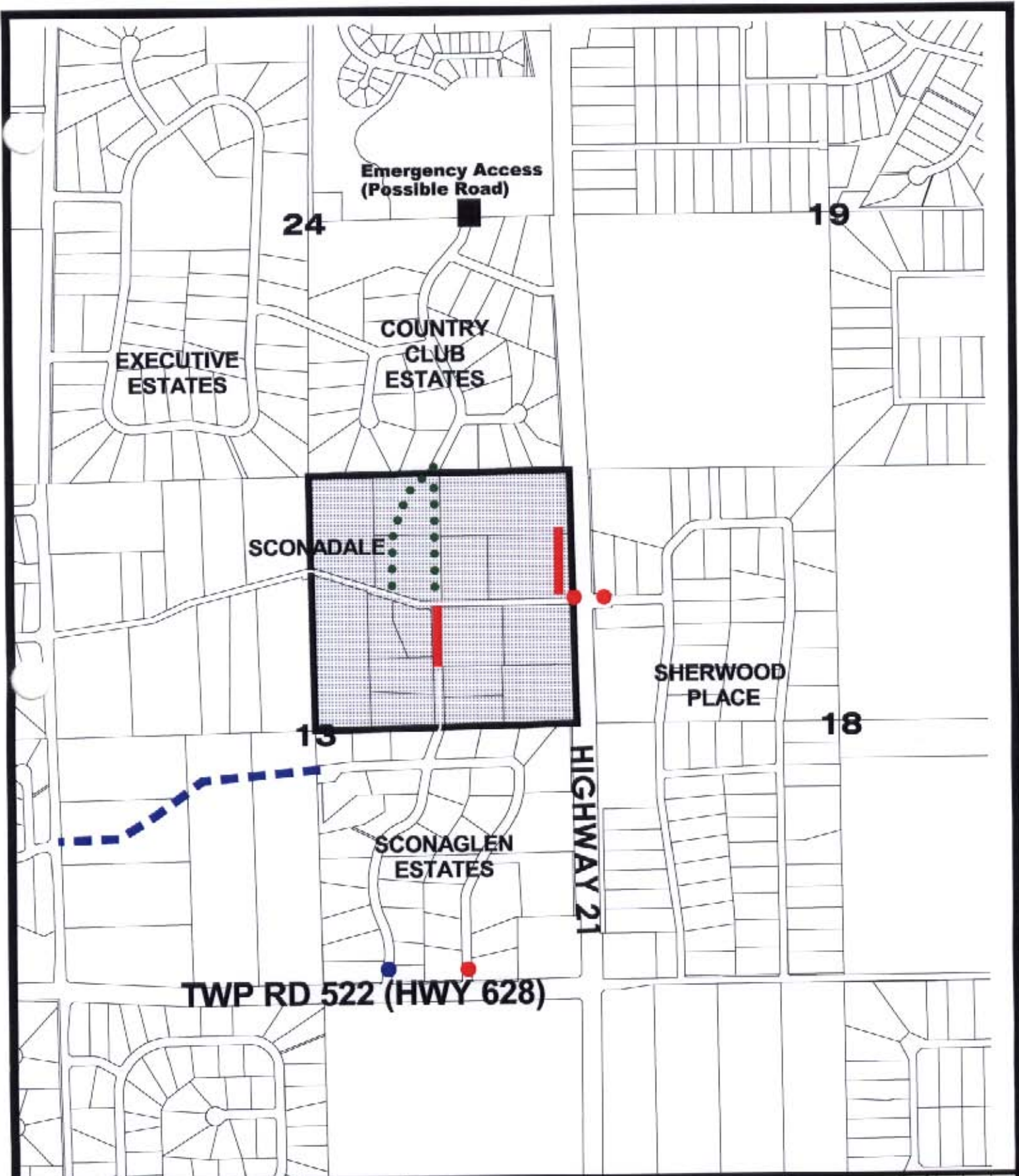
- Ua - Upland Poplar**
- Uc - Upland Forest with small wetland**
- Wg - Swamp**

**FIGURE 3  
PRIORITIZED LANDSCAPE ECOLOGY ASSESSMENT**

Drawn by: H. Feniak	Dwg No.: P23M0001
Date Drawn: 17/03/2005	Revised on: 04/05/2005
Scale: NOT TO SCALE	

PLANNING & DEVELOPMENT SERVICES

**Strathcona**  
County



**FIGURE 4 - TRANSPORTATION PLAN**

- Highway 21 Twinning (2007-2008)
- Access to be closed as per Hwy 21 Twinning
- - - Highway 628 Twinning (DRAFT)
- Access to be closed as per Hwy 628 Twinning (DRAFT)
- Potential Access Management/ Emergency & Pedestrian Access

**PLANNING & DEVELOPMENT SERVICES**

Drawn by: R. Feniak  
 Date Drawn: 30/12/04  
 Scale: NOT TO SCALE

File No.: 4070-2004A040 & 2005A004  
 Dwg No.: N:\Arcview Projects\  
 2005 LUB Amend\2005A004

