
Conceptual Scheme

S¹/₂ NW 4-51-22-W4

August 2005



Conceptual Scheme

S¹/₂ NW 4-51-22-W4

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, if applicable. 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, the proposed Conceptual Scheme is essential for the following reasons:

- a) The land being proposed for redistricting or subdivision is within the Agricultural Large Rural Residential Policy Area of the MDP and is 16 ha (40 ac) or more 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.

2. OVERVIEW

The proposed Conceptual Scheme has been prepared by Strathcona County Planning and Development Services in support of a Land Use Bylaw Amendment application. Ann Miles and Linda Theoret, owners of the S¹/₂ NW 4-51-22-W4 have submitted an application to rezone 32.4 hectare (80.0 acre) of land from AG Agriculture: General District to RA Rural Residential/Agriculture District in order to allow them to subdivide their land into two large rural residential parcels (see Key Plan).

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

The proposed Conceptual Scheme encompasses only the land under title to the owners (the south half of the quarter section or the “subject land”). The other landowners within the quarter section were notified of the application; however there was no indication that they wished to be included at this time. The goal of the Conceptual Scheme is to establish a framework for the future development of the land 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/un-developable area(s), potential lot yield, potential access locations and potential reserve land (Environmental Reserve, Municipal Reserve or Conservation Easements.)

The Conceptual Scheme is shown in two phases; the first phase (Figure 1) to develop the 2-40 acre parcels that the owners want to subdivide and the second phase (Figure 2) which is the potential development of the lands should the landowners wish to further subdivide their properties.

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4. BACKGROUND INFORMATION

- Legal Description: S½ NW 4-51-22-W4
- Farmland Assessment Rating & Canada Land Inventory Rating: 49.2%, CLI Class 5.
- Adjacent Land Uses:
 - North: Two parcels zoned AG - Agriculture: General district and approximately 40 ac in size.
 - South: Three parcels; one zoned AG - Agriculture: General district and approximately 80 ac in size; and two zoned RA and approximately 40 ac each in size.
 - East: Two parcels zoned AG – Agriculture: General District parcels and 40 ac each in size.
 - West: Two parcels zoned AG – Agriculture: General District parcels and 40 ac each in size.

5. MUNICIPAL DEVELOPMENT PLAN

- The subject land is located within the Agricultural Large Rural Residential Policy Area of the Municipal Development Plan. The policy area supports large rural residential development where suitable environmental conditions exist for on-site water supply and on-site sewage disposal.
- Section 10.18: The maximum parcel density shall not exceed eight (8) parcels per quarter section.
- Section 10.18(3): Council may establish a policy in the Council Policy Handbook outlining the circumstances, under which a Conceptual Scheme is required, as well as the purpose, general content and procedures required for the preparation and adoption of a Conceptual Scheme.
- The Conceptual Scheme illustrates the potential development of the subject land, given the above requirements, may be up to four parcels. Please note that the developable area is approximate and may be subject to change.

6. LAND USE BYLAW

- The Agricultural Large Rural Residential Policy Area supports the redistricting of lands to RA Rural Residential/Agriculture District pursuant to the Land Use Bylaw 8-2001. The purpose of the RA District is to foster a rural residential lifestyle on residential properties of 8.0 ha or larger.
- A Land Use Bylaw Amendment application has been submitted concurrently to rezone the subject parcel to RA Rural Residential/Agriculture District.
- The RA District requires lots to be a minimum of 200 m in width and have a minimum area of 8.0 ha.

7. CURRENT SITE USES

- The subject land is currently un-developed.

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8. SITE CONSIDERATIONS & PROPERTY INFORMATION

- The general topographic relief of the quarter section is hummocky with scattered hills and depressions.
- The subject land does not contain significant amounts of vegetation.
- A series of low areas are located in the north-central and north-east areas of the subject land.
- Three high pressure gas pipelines are located diagonally across the north-east portion of the subject land.

9. ENVIRONMENTAL CONSIDERATIONS

- The Strathcona County Prioritized Landscape Ecology Assessment (PLEA) identifies lands within the subject land may have significant ecological value and should be protected via environmental reserve.
- The (PLEA) identifies the following major features in the S½ NW 4-51-22-W4M (Figure 3):
 - Ua - Upland Poplar
 - Udd - Corridor
 - Wg - Swamp
 - N – Open land / pasture land
- 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.
- Areas of potential environmental constraints and possible future environmental reserve are identified.

10. TRANSPORTATION

- At the time of subdivision, all existing and proposed access locations and/or proposed internal roadways will be identified and must conform to the County’s Engineering Servicing Standards.

11. SERVICING

- The appropriate servicing for water and sewer will be determined at the time of subdivision to the satisfaction of Strathcona County.

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. Additional development criteria may be identified at a more detailed subdivision stage.

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Lot Number	Titled Area in Acres	Titled Area in Hectares	Approximate Undevelopable Area/ Conservation Easement/M.R. Dedication	Approximate Developable Area
S ¹ / ₂ NW 4-51-22-W4	80.0 ac	32.4 ha	1.1ha (2.7 ac)+/-	31.3 ha (77.3 ac)+/-

- The proposed Conceptual Scheme is presented in 2 phases. **Phase 1** is the subdivision that is desired by the landowners and is the reason for the land use bylaw amendment application. **Phase 2** is the potential full build-out of the S¹/₂ of the subject land and presents a maximum density of four lots, with an internal roadway.
- The developer (applicant) will, through the subdivision application process for **Phase 1**, be required to address access locations, road widening, and deferment of reserve requirements to the satisfaction of Strathcona County. In addition approval fees and rural road levy costs will be addressed.

Upon proceeding with **Phase 2** of the Conceptual Scheme, the following may be required:

- The developer (applicant) will, through the subdivision application process for **Phase 2**, be required to address water and sewer servicing, internal road layout, geo-technical considerations/constraints, municipal/environmental reserves and any other requirements deemed appropriate by Strathcona County at that time.
- Further redistricting of the property may be required if the proposed parcel sizes are below the minimum 20 acre parcel size of the RA Rural Residential/Agriculture District.
- Technical considerations including a biophysical assessment or storm water management report and any other studies deemed appropriate by Strathcona County to be addressed, if required, to the satisfaction of Strathcona County at the time of subdivision. At all times County standards shall be maintained.
- The existing low lying area in the north-east portion of the subject land shall be protected via Environmental Reserve or Easement, to an extent deemed appropriate by the County.
- Future subdivisions shall only be allowed based on the provision of internal road access to individual parcels.
- All lots shall comply with the requirements of the appropriate land use district.
- The maximum density shall not exceed eight parcels for the quarter section, or four parcels for the subject land. If it is desired to increase the density of the subject land, this Conceptual Scheme must be amended and the two landowners to the north consulted. However, at no time shall the density on the quarter exceed eight parcels.
- **Please note that the development concept shown in Phase 2 is conceptual and may change at time of future redistricting or subdivision stage.**

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S $\frac{1}{2}$ NW 4-51-22-W4

- Pursuant to Section and 669(1) of the Municipal Government Act, R.S.A. 2000, c. M-26, reserves owing to be deferred proportionally to each parcel created in Phase 1. Reserves will be dealt with at the time of subdivision for future development. Strathcona County will prepare the deferred reserve caveats at the time of plan endorsement for Phase 1.
- Un-developable areas illustrated may be claimed as Environmental Reserve in order to protect environmentally significant features that are deemed appropriate by Strathcona County. This would be addressed at the time of future subdivision and to the satisfaction of Strathcona County.
- Development adjacent to slopes, wetlands and water courses shall conform with environmental setbacks contained within the land use bylaw.
- For future development, a development agreement will be required to address the construction of the internal roadway and any off-site improvements required.

13. SUBDIVISION APPROVAL

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

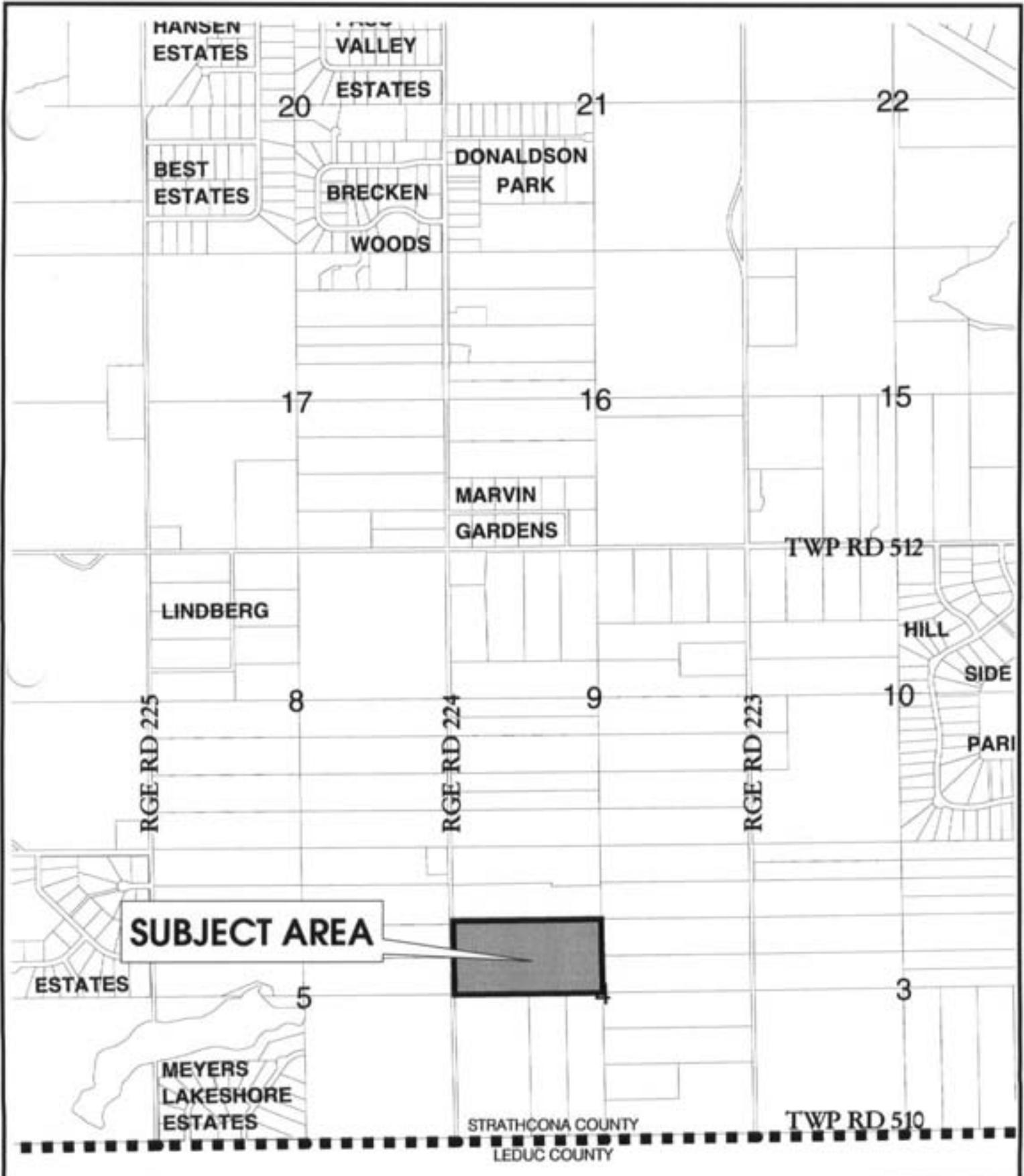
- Final location of property lines and parcel areas may be adjusted at the time of subdivision, however, shall comply with the maximum density and minimum lot areas of the land use bylaw district for the lands.
- Any other conditions which may be applicable.

14. PUBLIC INFORMATION MEETING

- A public information meeting was held on June 13, 2005 to allow affected and adjacent landowners an opportunity to comment on the proposed conceptual scheme. No concerns were expressed with regards to the proposal.

15. 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.



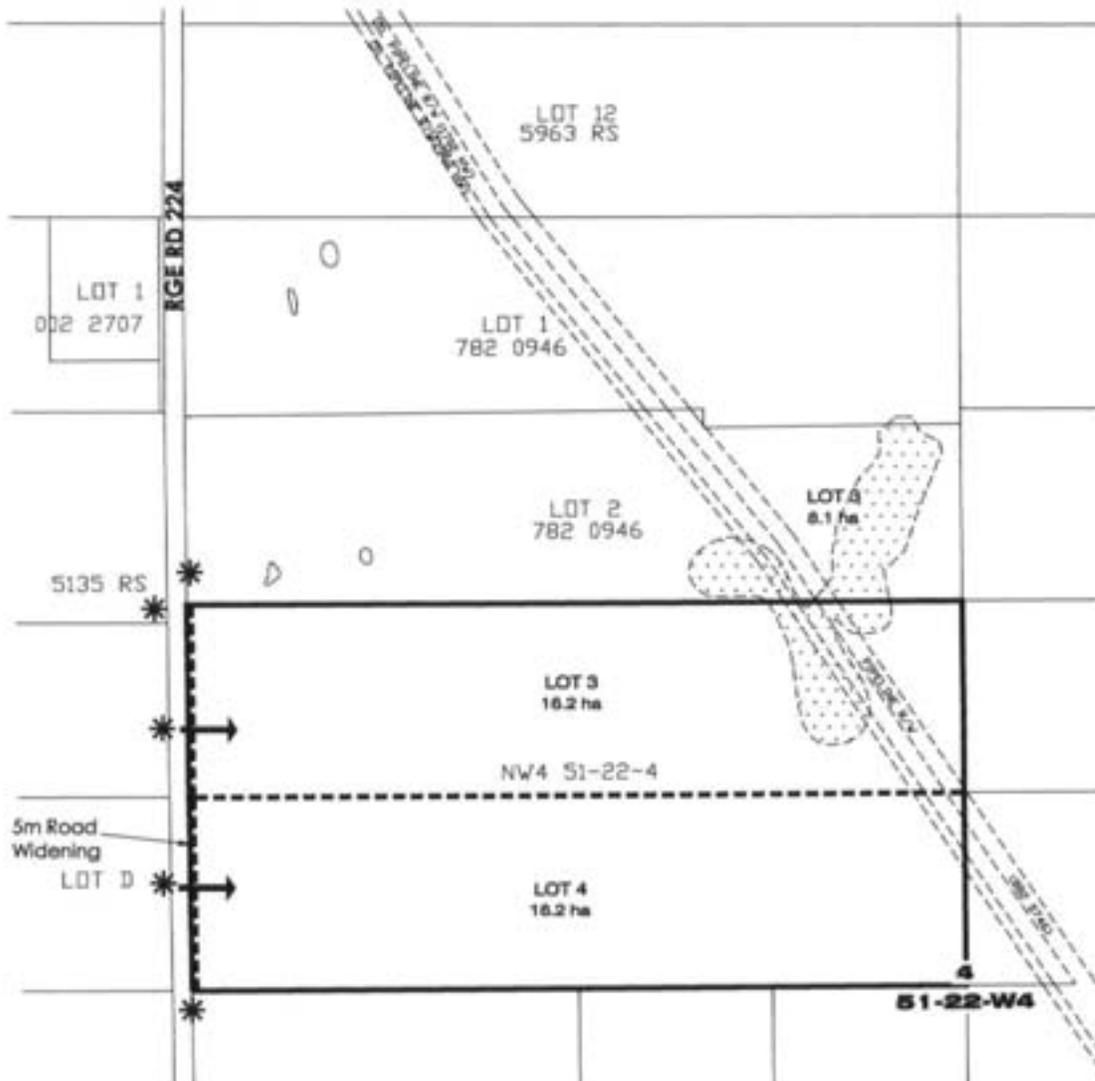
SUBJECT AREA

KEY PLAN
S1/2 NW 4-51-22-W4



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Drawn By: C. Pullishy, C.P.T.	File No.: 4070-2005A009
Date Drawn: 18/04/05	Dwg No.: N:\Arcview Projects\2005 LUB Amendments\2005a009\2005A009 - Key Plan.mxd
Scale: NOT TO SCALE	Strathcona County

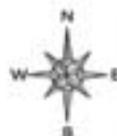


DEVELOPMENT CRITERIA - Phase 1

- This map shows Phase 1 of the Conceptual Scheme, which is the proposed subdivision of the parcel, as desired by the landowners.
- The applicant will, through the subdivision application process, be required to address access locations, road widening and approval fees and rural road levy costs.
- Reserve requirements are to be deferred proportionally to each property and will be addressed should future subdivision occur.
- At time of future subdivision, the existing low lying, wet area in the northeast portion of the subject 80 acres shall be protected via Environmental Reserve Easement.
- There are development constraints in proximity to the existing pipelines, subject to the regulations of the Land Use Bylaw.

Legend

- Proposed Subdivision
- Ownership Lines
- ⌋ Undevelopable Area - Significant Environmental Area
- * Existing Access/Road location
- ➔ Potential Access/Road location
- Existing Dwellings

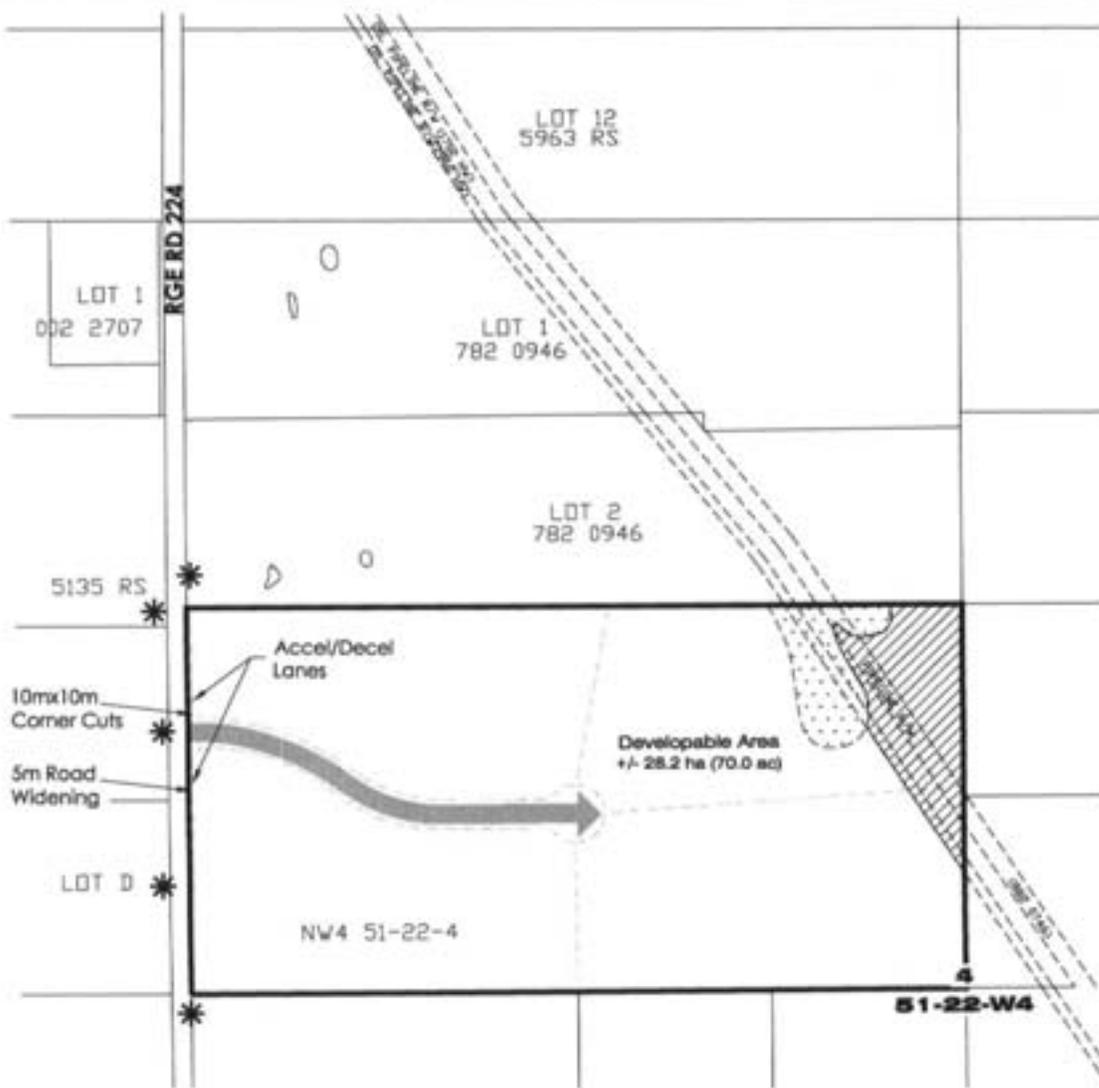


**FIGURE 1 - Phase 1
MILES/THEORET CONCEPTUAL SCHEME
S1/2 NW 4-51-22-W4**

Drawn by: Peter Tsoukalas	Dwg No.: P12M0000.dwg
Date Drawn: 15/04/2005	Revised on:
Scale: NOT TO SCALE	

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DEVELOPMENT CRITERIA - Phase 2

- This map shows Phase 2 of the Conceptual Scheme, which is the future development potential of the two parcels that are to be created as per Phase 1 of the Conceptual Scheme. The N¹/₂ of the quarter section has not been considered within this Scheme (owners were notified, but no response was received); however should the owners of these lands pursue re-districting and subsequent subdivision, a Conceptual Scheme shall be required.
- This map is conceptual and illustrates the potential developable areas, access locations and environmental reserve (easement) land.
- The developer/applicant will, through the subdivision process, be required to address water and sewer servicing, access locations and internal road layout, geo-technical considerations/constraints, municipal/environmental reserve and any other requirements deemed appropriate by the County at that time.
- Subdivision access must be located directly across from an existing access or at least 90 m away. In this instance, the access could not be located 90 m away from the existing accesses on the west side of Range Road 224.
- Technical considerations including a biophysical assessment, geo-technical considerations or stormwater management and any other studies deemed appropriate by Strathcona County to be addressed, if required, to the satisfaction of Strathcona County at the time of subdivision.
- The existing low lying, wet area in the northeast portion of the subject 80 acres shall be protected via Environmental Reserve Easement.
- There are development constraints in proximity to the existing pipelines, subject to the regulations of the Land Use Bylaw.
- All lots shall comply with the requirements of an appropriate district upon further development.
- Large rural residential developments shall only be allowed on the provision of internal road access to individual parcels.
- The maximum density shall not exceed eight (8) parcels for the quarter section.
- For this future development to occur, the owner(s) will be required to enter into a development agreement with the County for the construction of the roadway and any offsite improvements required.

Legend

- - - Potential Subdivision Areas (conceptual only)
- - - Ownership Lines
- - - Undevelopable Area - Potential Environmental Reserve Easement
-1.1 ha (2.7 ac)
- - - Undevelopable Area - Pipeline Constraints
-2.1 ha (5.2 ac)
- * Existing Access/Road location
- Potential Access/Road location
- Potential Access for Proposed Subdivision
- Existing Dwellings

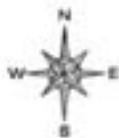


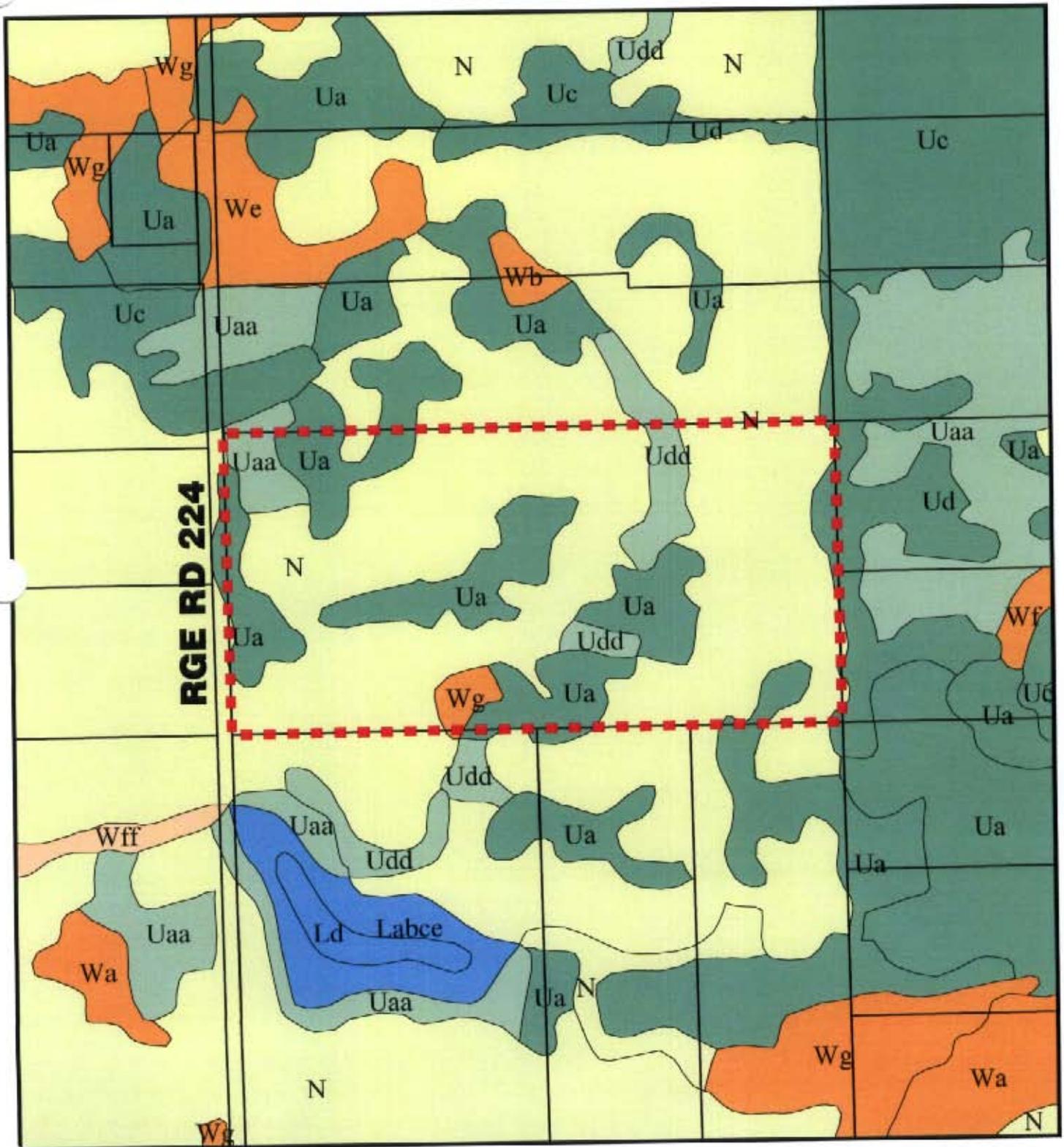
FIGURE 2 - Phase 2 MILES/THEORET CONCEPTUAL SCHEME S 1/2 NW 4-51-22-W4

Drawn by: Peter Tsoukalas	Dwg No.: P12M0000.dwg
Date Drawn: 15/04/2005	Revised on: Scale: NOT TO SCALE

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Prioritized Landscape Ecology Assessment S1/2 NW 4-51-22-W4



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4070-2005A009

