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# Conceptual Scheme

## Pt. SE 24-53-22-W4

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### August 2005

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# Conceptual Scheme

## Pt. SE 24-53-21-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, if applicable. The CS, as stated in Council Policy 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. Larry and Terry Dominiuk, owners of Pt. SE 24-53-21-W4 have submitted an application to rezone 62.7 hectares (155 acres) of land from AG Agriculture: General District to RA Rural Residential/Agriculture District (Figure 1). The application would facilitate future subdivision to allow each existing residence to be located on a separately titled parcel.

### 3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

The proposed Conceptual Scheme encompasses almost the entire SE 24-53-21-W4, excepting out the existing first parcel out in the north-east corner. The goal of the Conceptual Scheme is to establish a framework for the potential future subdivision and 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 area(s), potential lot yield, potential access locations and potential reserve land (Environmental Reserve, Municipal Reserve or Conservation Easements.)

### 4. BACKGROUND INFORMATION

- Legal Description: Pt. SE 24-53-21-W4
- Farmland Assessment Rating & Canada Land Inventory Rating: F.A.R. – 44.7%, CLI Class 4

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- Adjacent Land Uses:
  - North: Large Rural Residential parcels, approximately 20 acres each in area.
  - South: Large Rural Residential parcel containing 80 acres.
  - East: Un-subdivided quarter section.
  - West: Un-subdivided quarter section.

### 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. This Conceptual Scheme limits future subdivision and development within the plan area to seven parcels, plus one existing parcel in the north-east corner, for a total density of eight parcels on the quarter.
- 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 (Figures 2A and 2B) illustrates the potential development of the subject quarter section, given the above requirements, to be eight parcels. Please note that the developable area is approximate and is subject to change at time of detailed subdivision design.

### 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 62.7 ha (155 ac) 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.
- Future subdivision and development of the remainder of the quarter section into parcels smaller than 20 acres may require further changes to the land use bylaw to redistrict to an appropriate district other than RA Rural Residential/Agriculture District.

### 7. CURRENT SITE USES

- The quarter section is currently developed with a first parcel out in the north-east corner consisting of 2.0 ha (5 ac) and containing an existing residence and associated outbuildings.
- The subject parcel consists of 62.7 ha (155 ac) and contains two existing residences and various outbuildings. Each of the landowners live in one of the residences respectively. The intent for one of the landowners is to separate the north residence onto the north 40 acre parcel and also retain the south 40 acre parcel. The other landowner will retain the second residence on the 75 acre parcel.

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### 8. SITE CONSIDERATIONS & PROPERTY INFORMATION

- The general topographic relief of the quarter section is rolling, with scattered hills and depressions, decreasing in elevation to the west.
- The north-east portion of the quarter is quite treed, with the remainder of the quarter containing some scattered tree stands.
- Air photo analysis indicates various slough areas located throughout the property.
- Area residents present at the public information meeting commented on the extent of drainage problems in this overall area. Suggested that if the Phase II development were to occur drainage would need to be looked at in more detail.
- An ATCO Gas service pipeline is located adjacent to Range Road 220.
- A deferred reserve caveat is registered on the subject property.

### 9. ENVIRONMENTAL CONSIDERATIONS

- The Strathcona County Prioritized Landscape Ecology Assessment (PLEA) identifies lands within the subject land may have significant ecological value.
- The (PLEA) identifies the following major features in the Pt. SE 24-53-21-W4M (Figure 3):
  - Uc – Upland forest with small wetlands (considered Priority 1 Upland habitat)
  - Ua - Upland Poplar
  - Wf – Drainage Course
  - Wg – Swamp – Shrub Wetland
  - 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.
- Environmental and Open Space Engineering have recommended that a Biophysical Assessment be prepared for the subject lands. However, in consideration of the limited number of parcels proposed, i.e. the creation of 2-40 acres parcels and one ~75 acre parcel, a biophysical assessment may not be required at this time. Further development (i.e. Phase II) would require the preparation of a Biophysical Assessment.
- Determination of the exact areas to be dedicated as environmental reserve or municipal reserve will be undertaken at the time of subdivision of the future potential development by a person qualified to do so. At this time, for the development of Phase I no reserve dedication is required.

### 10. TRANSPORTATION

- It is proposed that the existing accesses, as shown in Phase I of the Conceptual Scheme, will remain off of Range Road 220.
- A 5 metre road widening, along the entire length of the property, will be required at the time of subdivision of Phase 1.
- Should further development be pursued, consistent with this plan, an internal roadway would be required and may include 10m x 10m corner cuts, and appropriate deceleration and acceleration lanes.

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- At the time of subdivision, all existing and proposed access locations and 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.
- The proposed Conceptual Scheme is presented in 2 phases. Phase 1 is the subdivision that the landowners would like and is the reason for the land use bylaw amendment application. Phase 2 is the potential full build-out of the quarter section and presents a maximum of eight lots, which must be serviced via an internal roadway.
- The developer (applicant) will, through the subdivision application process for **Phase 1**, be required to address road widening, municipal/environmental reserve dedication/deferment to the satisfaction of Strathcona County. In addition approval fees and rural road levy costs will be addressed and the existing on-site private sewage disposal systems may require removal and relocation to conform to current standards. Other conditions may be identified through the subdivision process.

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

- The developer(s)/applicant(s) will, through the subdivision application process for **Phase 2**, be required to address water and sewer servicing, internal road layout, geo-technical considerations/constraints, drainage issues, municipal/environmental reserves (if required) and any other requirements deemed appropriate by Strathcona County at that time.
- 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.
- Any existing wetland areas are to be protected via environmental reserve easements. This would be confirmed at the time of subdivision, to the satisfaction of the County.
- Municipal reserve may be required to be dedicated as land, in a location suitable to the County, or as cash in lieu of land. To be determined at time of subdivision of Phase 2.
- Future subdivision(s) consistent with the conceptual scheme shall only be allowed based on the provision of internal road access to individual parcels.

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- All lots shall comply with the requirements of the appropriate land use district, and the maximum density shall not exceed eight parcels for the quarter section.
- **Please note that the development concept shown in Phase 2 is conceptual and may change at time of future subdivision.**
- Development adjacent to slopes, wetlands and water courses shall conform to 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 offsite improvements required.

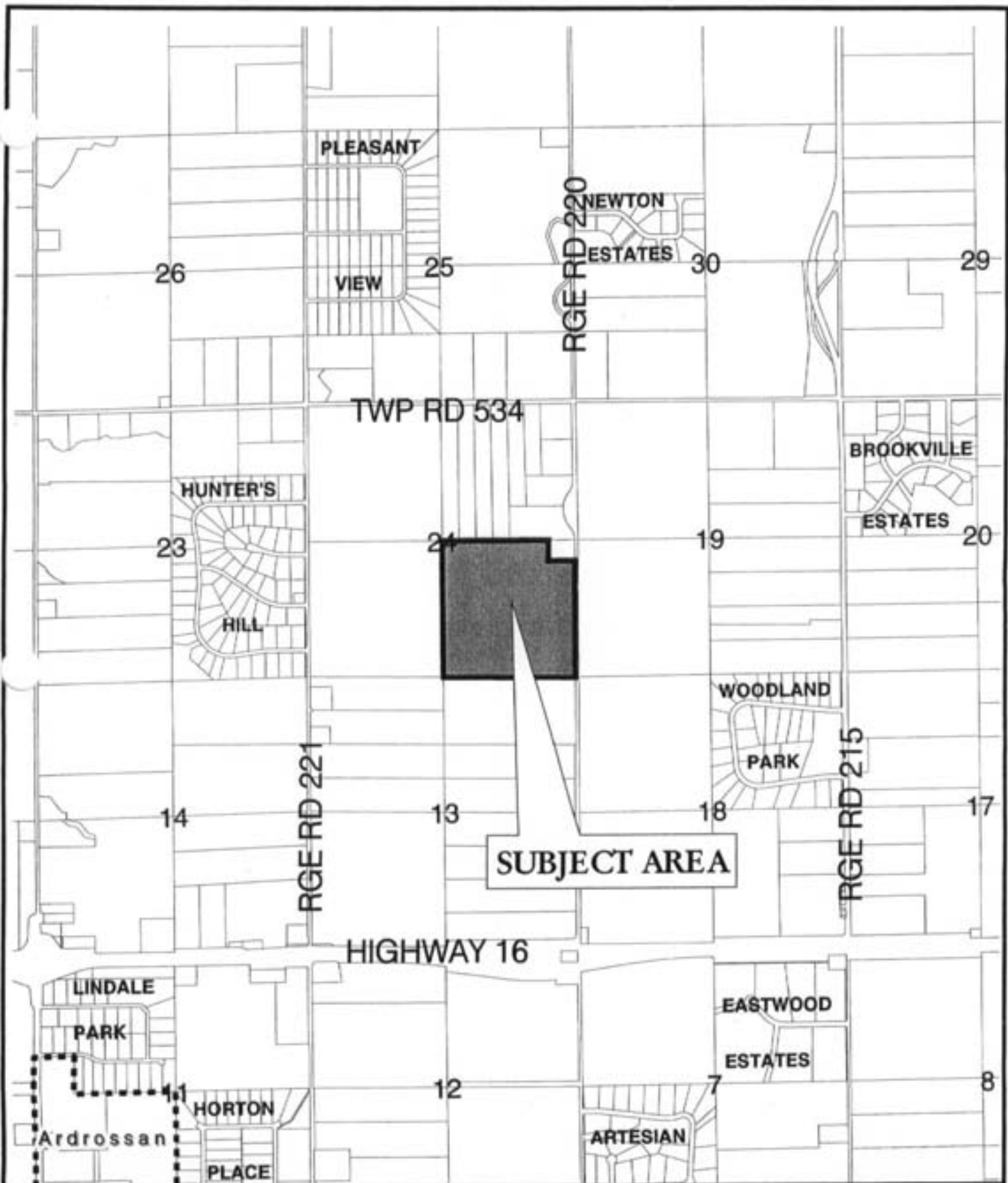
### 13. SUBDIVISION APPROVAL

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. 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.



**KEY PLAN**  
**SE 24-53-22-W4**



## PLANNING & DEVELOPMENT SERVICES

Drawn By: C. Pullishy, C.P.T.

File No.: 4070-2005A018

Date Drawn: 25/04/05

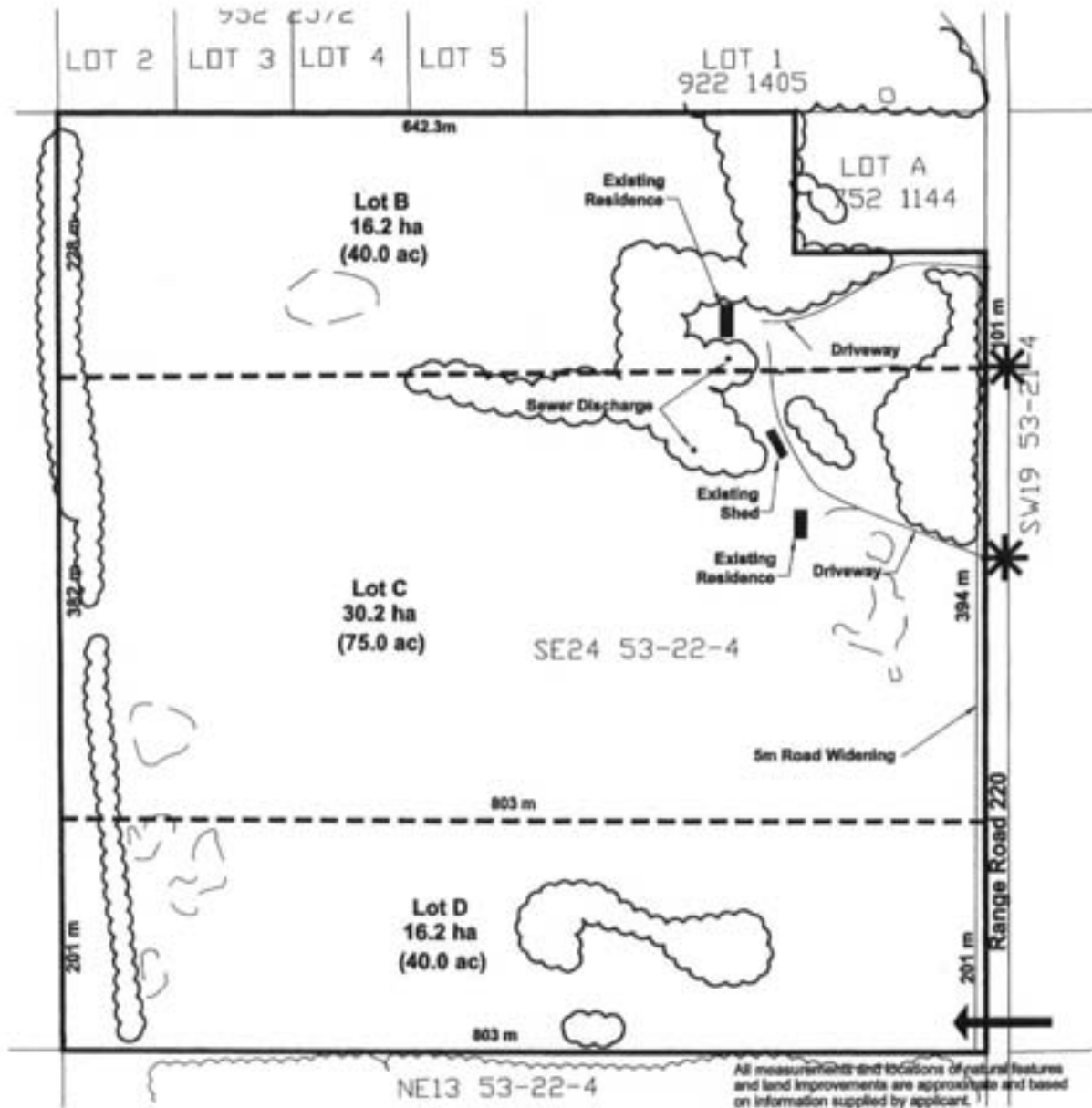
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 2005a018 - Key Plan.mxd

Scale: NOT TO SCALE

**Strathcona**  
 County



**Proposed Subdivision desired by applicant**



Proposed Subdivision =  
65.69 ha (162.33 ac) +/-

Ownership Lines

- 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, sewage disposal relocation/upgrading, road widening, approval fees and rural road levy costs and any other requirements outlined by the Subdivision Authority...
- Reserve requirements are to be deferred proportionally to each property and will be addressed should future subdivision occur.

At time of future subdivision, areas that may be low lying or wet shall be protected via Environmental Reserve.

There may be development constraints due to the topography of the property...

## PLANNING & DEVELOPMENT SERVICES

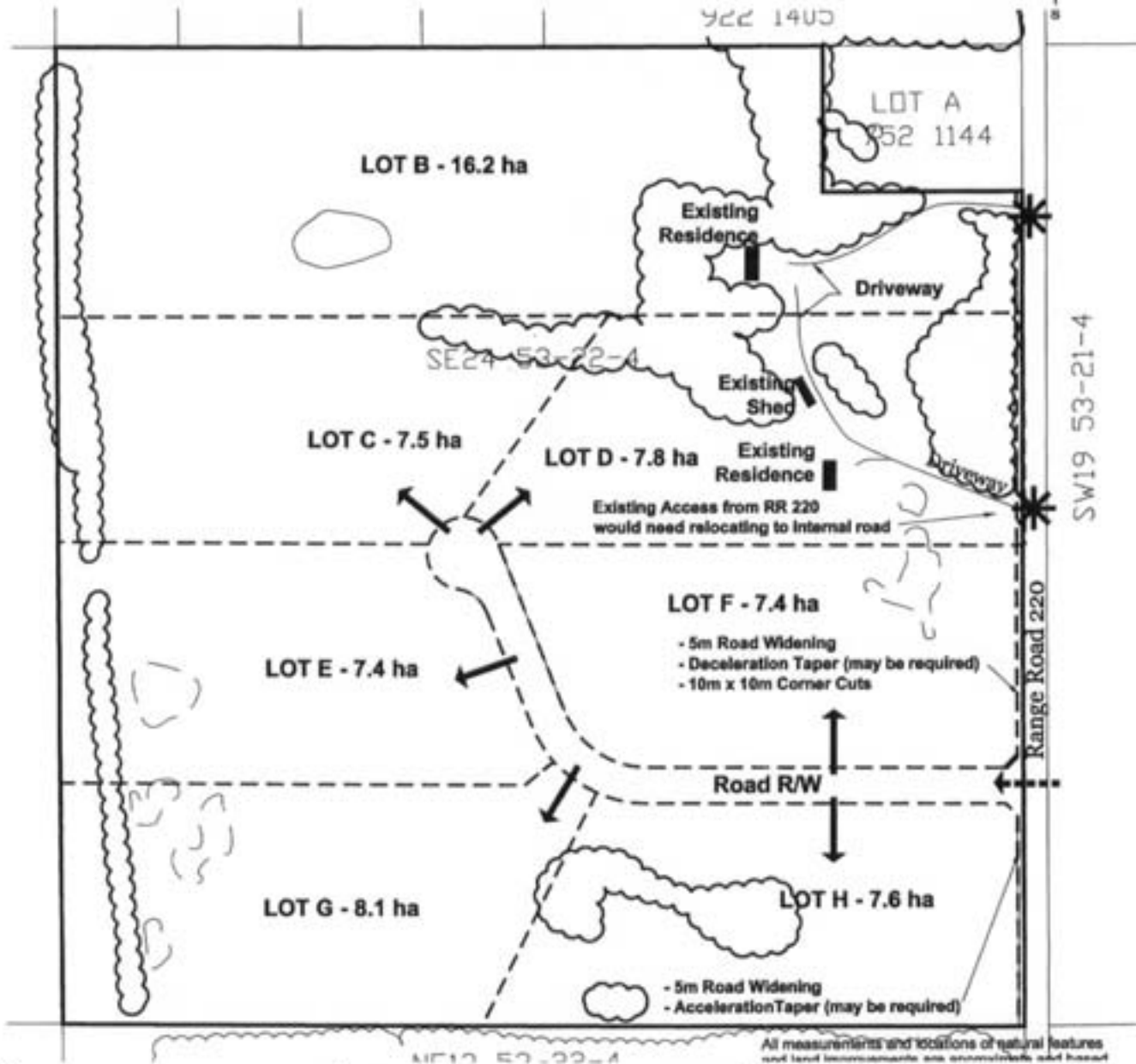
Dwg No.:	MCA-009-Schematic Manufacturing BY: J.C.B. - JCB - Concept Plan - LARRY & LARRY CONSULTING
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**Strathcona**



# CONCEPTUAL SCHEME SE 24-53-22-W4

Proposed Full Development Potential



## Legend

--- Proposed Subdivision = 65.69 ha (162.33 ac) +/-

— Ownership Lines

→ Potential Access Location

■ Existing Dwellings

\* Existing Access/Road location

→ Potential Joint Access Location

→ Potential Access Location

→ Required Access for Proposed Subdivision

## DEVELOPMENT CRITERIA - Phase 2

- This map shows Phase 2 of the Conceptual Scheme, which is the future development potential of the parcels that are to be created as per Phase 1 of the Conceptual Scheme. Lot A in the NE corner of the quarter section is not considered within this Scheme.
- This map is conceptual and illustrates the potential development, access locations and lot configuration.
- 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 of that time.
- Technical considerations including a biophysical assessment, drainage issues, 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.
- If present, low lying, wet areas may be protected via Environmental Reserve dedication.
- There may be development constraints due to the topography of the property, to be addressed at time of future development.
- All lots shall comply with the requirements of an appropriate district upon further development.
- The rural residential developments shall only be allowed on the provision of internal road access to individual parcels.
- Maximum density shall not exceed eight (8) parcels for the quarter section.
- 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.

**FIGURE 2  
DOMINIUK CONCEPTUAL SCHEME**

PLANNING & DEVELOPMENT SERVICES

Drawn by: Colin Pulsky, C.P.T.

Dwg No.: 21/04/05-0001/0002/0003.dwg

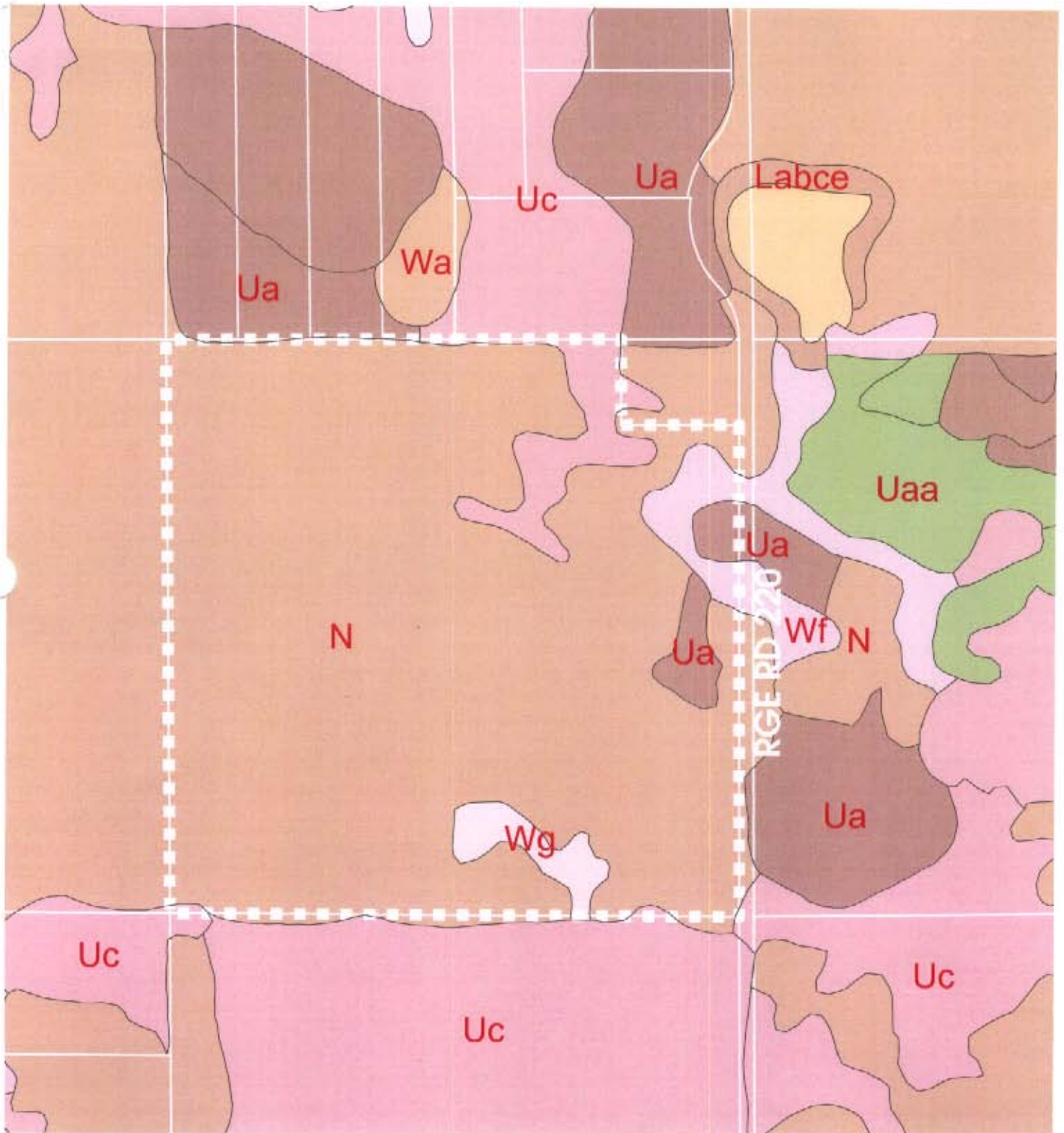
Date Drawn: 21/04/05

Revised on:

Scale: NOT TO SCALE

**Strathcona**  
County

PRIORITIZED LANDSCAPE ECOLOGY ASSESSMENT  
SE 24-53-22-W4



100 50 0 100  
Meters

4070-2005A018

