
Conceptual Scheme

SW 8-53-21-W4

February 2006



Conceptual Scheme

SW 8-53-21-W4

1. PURPOSE

The purpose of a Conceptual Scheme (CS) is to provide supporting rationale for the potential subdivision of this land to accommodate rural residential/agricultural 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 Agricultural/Large Rural 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; 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 a Land Use Bylaw Amendment application and future proposed subdivision. Norma Andrew, owner of 53140 Range Road 215, has submitted an application to rezone her 32.2 hectare (80.0 acre) parcel from AG Agriculture: General District to RA Rural Residential/Agriculture District in order to allow future subdivision of two 16.2 hectare (40 acre) parcels.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

The proposed Conceptual Scheme encompasses the entire SW ¼ of Section 8, Township 53, Range 21, West of the 4th Meridian (Figure 2) and has been prepared in consultation with the affected and adjacent landowners of the quarter section. 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 area 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: SW 8-51-22-W4
- Farmland Assessment Rating & Canada Land Inventory Rating:
 - SW 8-53-21-W4 (North 40 acre parcel) – 39.0%, CLI Class 3
 - SW 8-53-21-W4, Lot A, Plan 752 1484
 - (South 40 acre parcel) – 43.5%, CLI Class 3 & 5.
 - SW 8-53-21-W4 (80 acre parcel) – 41.5 %, CLI Class 3 & 5
- Adjacent Land Uses:
 - North: One (1) 143 acre parcel zoned AG – Agriculture: General District.
 - South: Six (6) parcels zoned AG – Agriculture: General District parcels, ranging in area from 12 acres to 60 acres in size.
 - East: Two (2) parcels zoned AG – Agriculture: General District, being 80 acres and 40 acres in size. 40 parcels zoned RC - Country Residential District (Parkwood Place).
 - West: Range Road 215 (Hwy 830).

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 subject to:
- Section 10.18(a): Maximum parcel density shall not exceed eight (8) parcels per quarter section.
- Section 10.18(b): Suitable environmental conditions exist for on-site water supply and on-site sewage disposal.
- Section 10.18(c): The subject land is redistricted under the Land Use Bylaw, to an appropriate land use district other than an AG Agriculture: General District or AD Agriculture: Future Development District.
- Section 10.18(d): The subject land contains one contiguous developable acre (0.4 ha) 1 acre of land.
- 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 proposed land use bylaw amendment application and future proposed subdivision in Phase I (Figure 2) and the potential developable area for the balance of the quarter section in Phase II (Figure 3). The maximum lot yield (maximum parcel density for the quarter section) shall not exceed eight (8) parcels for the entire quarter section. **Please note that the developable areas are approximate and may change at the subdivision stage.**

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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 properties of 8.0 hectares (20 acres) or larger. This includes a range of more intensive agriculture and agriculture-related uses that would be compatible in the area in certain situations.
- The RA District requires lots to be a minimum of 200 metres in width and have a minimum area of 8.0 hectares (20 acres).
- A Land Use Bylaw Amendment has been submitted concurrently to rezone approximately 32 hectares (80 acres) of the SW 8-53-21-W4 from AG Agriculture General to RA Rural Residential/Agriculture District.
- Both 40 acre parcels within the quarter section are currently zoned AG Agriculture: General District.
- Future subdivision and development of either of the 40 acre parcels within the quarter section would require changing the land use to an appropriate land use district such as the RA – Rural Residential/Agriculture District.

7. CURRENT SITE USES

- The quarter section is currently developed with three AG Agriculture: General parcels; two (2) 40 acre parcels and one (1) 80 acre parcel.
- A single family dwelling is located on the southern 40 acre parcel.
- No structures or dwellings are located on the northern 40 acre parcel and the 80 acre parcel.

8. SITE CONSIDERATIONS & PROPERTY INFORMATION

- The general topographic relief of the quarter section is gently rolling with scattered hills and depressions.
- The subject property contains priority upland wildlife, upland restoration wildlife, wetland wildlife and lake wildlife habitat as identified in the Priority Landscape Ecology Assessment (PLEA) of Strathcona County.

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, conservation easements and environmental reserve easements.
- The (PLEA) identifies the following features in the SW 8-53-21-W4M:
 - Uaa: Upland Poplar Wildlife Habitat
 - Ua: Upland Poplar Wildlife Habitat
 - Ud: Corridor Wildlife Habitat
 - Ld: Lake – Submergent/Open Water, Lake Wildlife Habitat
 - Wf : Drainage Course, Wetland Wildlife Habitat
 - Wg: Swamp, Wetland Wildlife Habitat

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ENVIRONMENTAL CONSIDERATIONS

- 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.”
- Subject to the MGA Section 664(1), the owner of the parcel of land that is the subject of a proposed subdivision may be required to provide part of that parcel of land as Environmental Reserve if it consists of: a swamp, gully, ravine, coulee, natural drainage course, land that is subject to flooding or is unstable, a strip of land, not less than 6 metres in width abutting the bed or shore of any lake, river, stream or other body of water for the purpose of preventing pollution or providing public access to and beside the bed and shore. In addition, the applicant will be required to provide Municipal Reserve.
- A Biophysical Site Assessment was conducted on the subject property on December 1, 2005. The purpose of the Site Assessment was to determine the potential for lands to be claimed as reserves and/or for the conservation of environmentally significant areas during the subdivision process as provided under the Municipal Government Act and Strathcona County 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.
- The subject property is within the Beaver Hills Moraine and has the characteristic knob and kettle topographic expressions. The (PLEA) identifies the subject property as having priority lake and wetland habitat. The value of the habitat is in the complex of the various wetland types and their associated riparian areas that contribute to a contiguous natural drainage course, runoff storage capacity and habitat corridor that exist on the subject and surrounding properties. The drainage course is a tributary in the headwaters of the Point-aux-pins Creek watershed.
- The subject property was previously altered for agricultural use; primarily forage production and for raising cattle. It appears that the majority of grazing occurs on the north half of the property while the majority of haying occurs on the south half. The property is covered by domestic grasses and other forage plants. Areas on the property that are not conducive to agricultural cultivation, by virtue of severe slopes and the presence of wetland conditions have been left relatively undisturbed and currently support aspen on the drier upland sites, balsam poplar between the upland and wetland areas and various willow species on the wetland sites. The forested areas include a diverse herbaceous ground cover, low shrub, and tall shrub layers. Some of the forested areas have been moderately impacted by cattle grazing. The age class of the forest areas are between 50 and 80 years. The structure suggests a mature stand approaching an old growth, aspen forest seral stage with gaps forming as trees die and get blown down resulting in an uneven age structure of the trees, plentiful snags and an abundance of coarse woody materials on the ground.

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ENVIRONMENTAL CONSIDERATIONS

- Wildlife in the area was limited by the time of year. Ungulates dominated the landscape and their presence was noted through direct observation, bedding areas, browse, scat and trails. The Pointe-aux-pins Creek tributary has been colonized by beaver in the past and is anticipated to be re-colonized at some point in the future. Due to the complex habitats, songbirds, woodpeckers, waterfowl and raptors are expected to be diverse and abundant.
- A significant connection exists through the various watercourses and their adjacent riparian uplands to the surrounding lands and functions as wildlife corridors connecting larger habitat block, thereby increasing the significance of the subject property.
- The subject property has an undulating topography with numerous ridges alternating with low swales and pockets that form wetlands and watercourses. It is likely the bed and shore of the freshwater marsh will be claimed by the Province of Alberta however this and other wetlands are subject to Environmental Reserve dedication, as per the Municipal Government Act.
- A tributary of the Pointe-aux-pins Creek watershed enters the subject property in the southeast and runs diagonally northwest to where it drains through a culvert in the north-west corner of the property. The tributary includes a waterbody, with Lake Ecosystem characteristics, surrounded by fresh water marsh habitat and the floodable riparian zone. Elsewhere, the property and surrounding lands drain toward and empty into the tributary through the depressions and between ridges. It appears that the natural drainage courses have not been substantially modified however it appears some cleaning out of the drainage course entering and exiting the waterbody has occurred in the past. Standing open water was observed in the waterbody, freshwater marsh and the inlet and outlet watercourses. The vegetation and soils indicate that these areas are periodically inundated with water and are ephemeral receiving their source of water through spring runoff and period of high precipitation.

Reserve Recommendation:

- Environmental Reserve (ER) be dedicated for wetland areas and watercourses to the full extent described under the Municipal Government Act. It is recommended that a 7.5 metre buffer on firm ground be included as ER for access, pollution prevention, and emergency purposes and as permitted under the MGA.
- Municipal Reserve (MR) be dedicated to the full extent owing for the maintenance of upland habitat, based on 10% of the land area less that area owing as ER and/or lands claimed by the Province.
- The Trails Master Plan does not identify a trail linkage on the subject property or in the immediate lands surrounding it thus an Environmental Reserve Easement (ERE) and/or a Conservation Easement Agreement (CE) between the landowner and Strathcona County could be considered as alternate mechanisms for wetland and upland habitat conservation. The agreement would be registered against the title of each lot and in perpetuity.

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10. TRANSPORTATION

- A 5 metre road widening will be required adjacent to Range Road 215 (Hwy 830) at the time of future subdivision.
- 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.

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 and from information gathered at meetings with landowners within the SW 8-53-21-W4 and the surrounding area. Additional development criteria may be identified at a more detailed subdivision stage.

- The proposed Conceptual Scheme is presented in two (2) phases. **Phase I (Figure 2)** illustrates the proposed land use bylaw amendment that has been applied for and the future proposed subdivision of two 16.2 hectare (40 acre) parcels. **Phase II (Figure 3)** identifies the potential developable areas on the balance of the quarter section, taking into consideration undevelopable areas such as environmental and municipal reserve locations, an internal roadway location from Range Road 215 (Hwy 830), etc.
- The developer (applicant) will, through the subdivision application process for **Phase I & Phase II**, 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, geo-technical considerations/constraints, approval fees, rural road levies and any other requirements deemed appropriate by Strathcona County at that time.

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

- Technical considerations including a biophysical assessment or stormwater 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.
- For the balance of the quarter section (SW 8-53-21-W4), future development shall only be allowed based on the provision of internal road access to individual parcels. A potential location for internal road access is shown for **Phase II**.
- For development to proceed to the level outlined in **Phase II**, a 30 metre road right of way must be dedicated at a location suitable to Alberta Transportation, and a road must be constructed, to Alberta Transportation standards, to provide access.
- For development to proceed to the level outlined in **Phase II**, a 5 metre road widening will be required adjacent to Range Road 215 (Hwy 830).

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DEVELOPMENT CRITERIA CONTINUED

- For development to proceed to the level outlined in **Phase II**, the 40 acre parcels within the quarter section would require changing the land use to an appropriate land use district such as the RA – Rural Residential/Agriculture District.
- For development to proceed to the level outlined in **Phase II**, environmental and municipal reserves must be provided to the satisfaction of Strathcona County.
- Development within the quarter section will maintain a rural residential lifestyle on properties of 8.0 hectares (20 acres) or larger. This includes a range of more intensive agriculture and agriculture-related uses that would be compatible in the area in certain situations.
- Development adjacent to slopes, wetlands and water courses shall conform with environmental setbacks contained within the Land Use Bylaw 8-2001.
- **Please note that the development concept shown on Phase II is conceptual and may change at the time of future subdivision. Further investigation of the quarter section may identify constraints to development on the quarter section.**
- For future development to proceed to the level outlined in **Phase II**, a development agreement will be required to address the construction of an internal roadway and any offsite improvements required.
- At all times, all lots shall comply with the requirements of the appropriate land use district.
- The approximate base developable area for **Phase I (Figure 2)** is 21.0 hectares (52.0 acres), while the approximate developable area for **Phase II (Figure 3)** is 40.6 hectares (100 acres). Based on the developable and undevelopable areas illustrated in **Phase II (Figure 3)**, 5 lots are proposed for the entire quarter section. The maximum lot yield (maximum parcel density for the quarter section) shall not exceed (8) parcels for the entire quarter section. **Please note that the developable areas are approximate and may change at the subdivision stage.**

13. SUBDIVISION APPROVAL

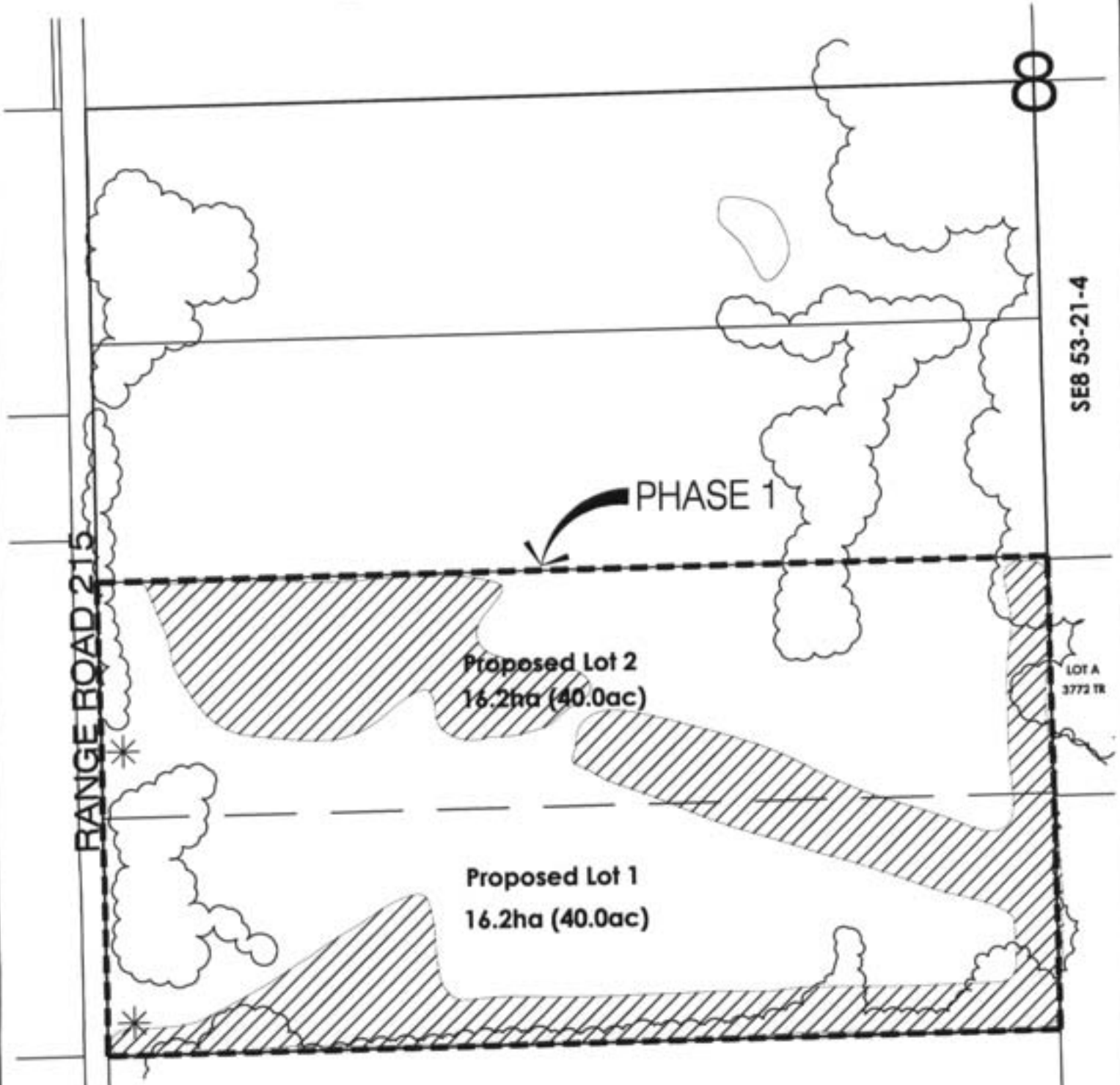
Notwithstanding any other issues that may arise through the subdivision review process, the following will be addressed as conditions of subdivision:

- 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.



CONCEPTUAL SCHEME SW 8-53-21-W4



Legend

- - - - Proposed Subdivision =
 32.4 ha (80.0 ac) +/-
 LOT 1 = 16.2ha (40.0ac) +/-
 LOT 2 = 16.2ha (40.0ac) +/-

 Undevelopable Area =
 Approx. 11.4 ha (28.0 ac) +/-
 Developable Area =
 Approx. 21.0 ha (52.0 ac) +/-

 Tree Area
 Potential Access Location

**FIGURE 2- PHASE 1
CONCEPTUAL SCHEME - SW 8-53-21-W4**

PLANNING & DEVELOPMENT SERVICES

Drawn by: R. Ferlak

Dwg No.: P31M0000

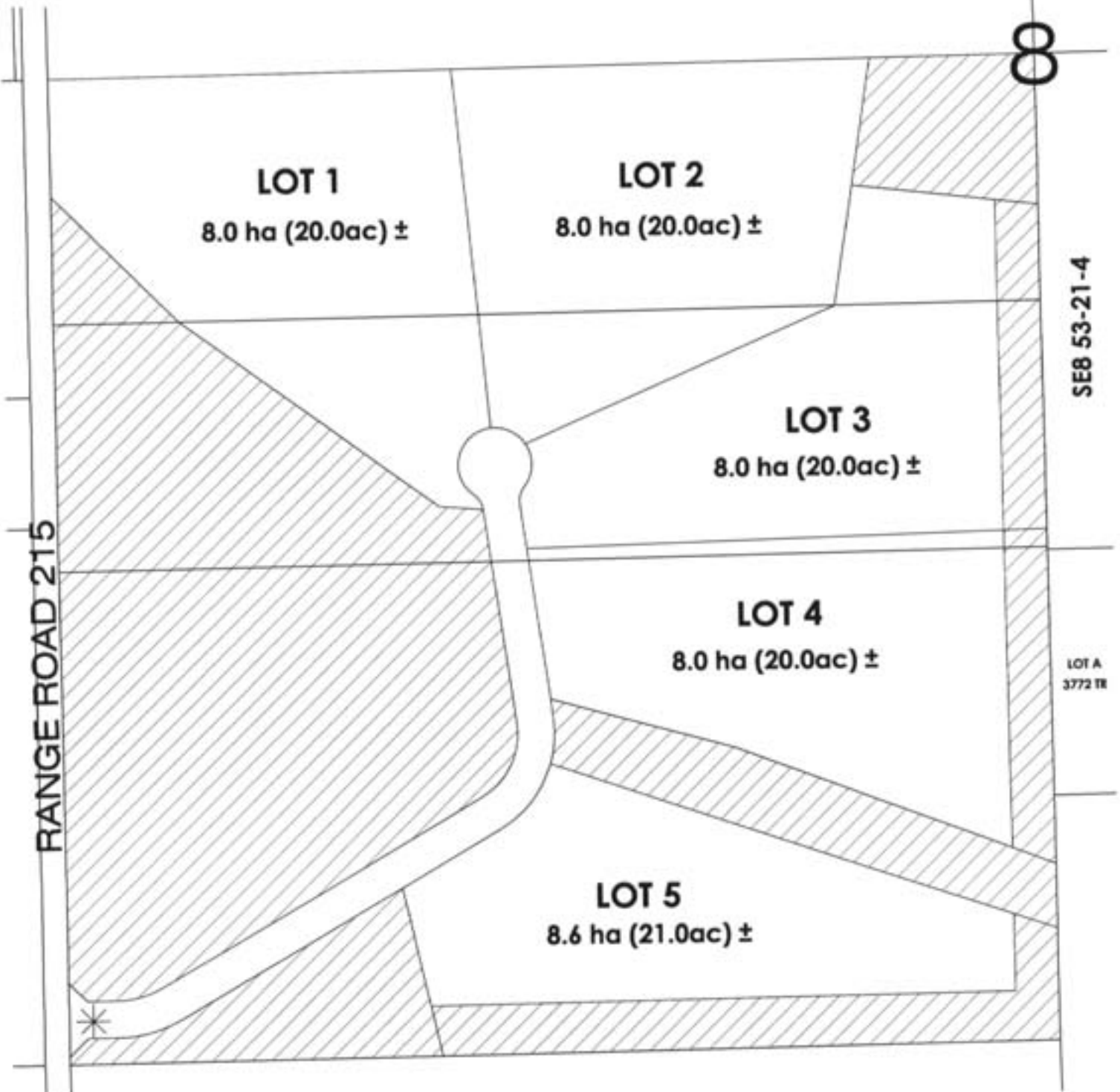
Date Drawn: 25/10/05

Adopted:

Scale: NOT TO SCALE


Strathcona
County


CONCEPTUAL SCHEME SW 8-53-21-W4



Legend

----- Proposed Phase 2 =
64.8 ha (160 ac) +/-
5 PROPOSED LOTS

 Developable Area =
Approx. 40.6 ha (100 ac) +/-

 Undevelopable Area =
Approx. 25.4 ha (63.0 ac) +/-

 Potential Access Location

**FIGURE 3- PHASE 2
CONCEPTUAL SCHEME - SW 8-53-21-W4**

PLANNING & DEVELOPMENT SERVICES

Drawn by: R. Feriak	Dwg No.: P31M0000
Date Drawn: 02/02/06	Adopted: _____
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