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# Conceptual Scheme SE 6-51-21-W4

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## January 2007

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Revised April 13, 2007  
PDRS Admin.89466

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# Conceptual Scheme

## SE 6-51-21-W4

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### 1. PURPOSE

**1.1** 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.

**1.2** 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 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; or

**d)** There is a need to coordinate development planning or servicing of adjoining lands.

### 2. OVERVIEW

**2.1** 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. Martin Rozema has submitted an application to rezone his 31.95 hectare (79.0 acre) parcel from AG Agriculture: General District to RA Rural Residential/Agriculture District in order to allow the future subdivision of four (4) parcels each consisting of 7.8 ha (19.2 ac).

### 3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

**3.1** The proposed Conceptual Scheme encompasses the entire SE  $\frac{1}{4}$  of Section 6, Township 51, Range 21, West of the 4 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 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 Lot).

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### 4. BACKGROUND INFORMATION

4.1 Legal Description: SE 6-51-21-W4

4.2 Canada Land Inventory Rating: Class 5

4.3 Adjacent Land Uses:

a) North: NE 6-51-21-W4 consisting of one AG Agriculture General parcel of 65.2 ha (161 acres)

b) South: Township Road 510

c) East: Range Road 215

d) West: SW 6-51-21-W4 consisting of three AG Agriculture General parcels consisting of 32 ha (79 acres),

### 5. MUNICIPAL DEVELOPMENT PLAN

5.1 The subject land is located within the Beaver Hills Moraine Policy Area and the conceptual scheme and Land Use Bylaw Amendment was accepted as complete under the previous Municipal Development Plan 38-98 within the Agriculture/Large Rural Residential Policy Area. The current Municipal Development Plan 1-2007 was adopted on May 22, 2007.

5.2 The application is consistent with section 17.11 of the Municipal Development Plan which states that where a conceptual scheme/Land Use Bylaw amendment application has been submitted and is deemed complete, prior to the date on which this Municipal Development Plan is adopted; Council may proceed with adoption of the conceptual scheme and Land Use Bylaw amendment, provided that adoption of the conceptual scheme by resolution and final reading of the Land Use Bylaw amendment occurs no later than two (2) years from the date on which this Municipal Development Plan is adopted.

5.3 The Conceptual Scheme illustrates the proposed land use bylaw amendment application and future proposed subdivision for the balance of the quarter section (Figure 2). The maximum lot yield (maximum parcel density for the quarter section) shall not exceed five (5) parcels for the entire quarter section. **Please note that the developable areas are approximate and may change at the subdivision stage.**

### 6. LAND USE BYLAW

6.1 Pursuant to the Land Use Bylaw 8-2001, the E ½ of the SE 6-51-21-W4 are proposed to be redistricted to RA Rural Residential/Agriculture District. The purpose of the RA Rural Residential/Agriculture District is to foster agriculture and agriculture-related uses that would be compatible in the area in certain situations. The district also provides for complementary residential related uses that are compatible with the residential character of the area. Uses that may have more of an impact on the area are included as discretionary uses so they can be considered by taking specific site circumstances and impacts into account.

6.2 The RA Rural Residential/Agriculture District requires lots to be a minimum of 200 meters in width.

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**6.3** A Land Use Bylaw Amendment has been submitted concurrently to rezone approximately the 31.95ha (79.0 acres) parcel of the E ½ SE 6-51-21-W4 from AG Agriculture General to RA Rural Residential/Agriculture District.

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

**7.1** The quarter section consists of two 31.95 ha (79.0 acre) parcels.

**7.2** The quarter contains one established residence and accessory building within the south east corner of the westerly 79 acre parcel. The easterly 79 acre parcel is undeveloped.

**7.3** **The Conceptual Scheme proposes a dedication of cash in lieu as required under section 661(a) and (b) of the MGA). The proposed reserve dedication is based on the completed Biophysical Assessment and subject to final calculation upon subdivision.**

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

**8.1** The general topographic relief of the quarter section is characterized as gently rolling with scattered shallow depressions supporting a system of ephemeral wet areas. The southwest wetland likely supports a small amount of standing water, but the vegetation indicates that it is not a permanent wetland in the landscape. The drainage swales that extend from east to west are not important habitat features as they are routinely cultivated and do not support wetland vegetation. The remainder of the subject property has been cultivated for years and the drainage swales, while providing short term drainage, do not persist on the landscape throughout the season.

**8.2** There used to be a historical trail that ran through the southwest corner of the property, it continues to the northwest through SW 6-51-21-4. This trail was used by early settlers.

### **9. ENVIRONMENTAL CONSIDERATIONS**

**9.1** In 1996, Strathcona County identified the need for a comprehensive identification of natural features and wildlife habitats that can be applied consistently across the County landscape. The overall goal of the landscape ecology study was to complete a prioritized landscape and wildlife habitat inventory to be incorporated into the County's planning process. The resulting Prioritized Landscape Ecology Assessment (Geowest Environmental Consultants Ltd. 1997) is used to guide new development and subdivisions and to direct future habitat and landscape restoration projects.

**9.2** The Prioritized Landscape Ecology Assessment identifies the SE 6-51-21 W4M site as having no priority habitats. There is priority upland habitat to the east and south of the property.

**9.3** 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.”

**9.4** 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

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subject to flooding or is unstable, a strip of land, not less than 6 meters in width abutting the bed and 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.

**9.5 A Biophysical Assessment was conducted on the subject parcel November 20, 2006.** The purpose of the site assessment was to determine the potential for lands to be claimed by Strathcona County as reserves and/or for the conservation of environmentally significant areas during the subdivision process as provided under the Municipal Government Act and Municipal Development Plan.

**9.6** The site assessment consisted of an onsite survey of vegetation communities, topographical features, and wildlife on the subject property. An assessment was needed to determine wetlands and watercourses subject to claim as Environmental Reserve. Other environmental features important for conservation, such as potential wildlife corridors, Species at Risk, unique landforms, etc., can be protected through the dedication of Municipal Reserves and/or other conservation mechanisms. An air photo evaluation and literature search were initially undertaken to identify potential areas of interest within the subject property and its relationship to adjacent properties. Wildlife trails, cleared areas, wetland margins and watercourses were traveled in order to assess and observe the subject property firsthand.

### **9.7 Landscape**

Overall, the landscape was gently rolling with scattered shallow depressions supporting a system of ephemeral wet areas. The southwest wetland likely supports a small amount of standing water, but the vegetation indicates that it is not a permanent wetland in the landscape. The drainage swales that extend from east to west are not important habitat features as they are routinely cultivated and do not support wetland vegetation. The remainder of the subject property has been cultivated for years and the drainage swales, while providing short term drainage, do not persist on the landscape throughout the season.

There used to be a historical trail that ran through the southwest corner of the property, it continues to the northwest through SW 6-51-21-4. This trail was used by early settlers. The property owner remembers coming across historical artifacts along this portion of the property, when he was young.

### **9.8 Vegetation**

The subject property has been cleared of native vegetation and has been under agricultural management for decades, mainly for cropping purposes.

The remaining wet areas range from isolated drainage areas to a system of connected ephemeral swales. From the air photo and site reconnaissance, it appears that one natural drainage swale exists connecting the drainage areas in the east to the northwest portion of the subject property. This drainage features does not offer wildlife habitat, rather it provides drainage during spring runoff and summer precipitation events.

There are two shelterbelts that run east to west, and north to south, crossing most of the property. The shelterbelts are approximately one meter wide and consist of mainly poplar trees. The narrow

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width offers very little as a wildlife corridor, because of the size and poor condition of the plant material.

Overall, the diversity of plant communities across the subject property is low.

### **9.9 Wildlife**

Direct observations of wildlife in the area were typical of the timing of the assessment. Ungulates were noted through direct and indirect observations, such as browse, scat and trails. There were six white tailed deer observed on the subject property.

### **9.10 Conservation Recommendation**

Due to the lack of landscape features that could be classified as Environmental Reserve (ER), there is no recommendation for ER dedication.

Municipal Reserve (MR) is typically 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. In this case MR may be dedicated in a 10 to 20 meter buffer along roads for future trail development adjacent to Township road 510 and Range road 215. Considerations may also be made for the portion of the property that may have been part of a historical trail.

As there is no potential for any future linkage due to the adoption of the Municipal Development Plan 1-2007 and the surrounding properties identified within the Beaver Hills Moraine Policy Area, it was determined that a trail system would not be taken.

The following recommendations refer to activities that should be undertaken to facilitate development of a rural residential area in a way that incorporates, and therefore conserves, the biophysical resources.

- work with the existing topography to the maximum extent as a means of conserving the existing drainage features and landscape character
- consult with Alberta Environment and Strathcona County regarding drainage easements, and any changes to topography which may influence drainage

## **10. TRANSPORTATION**

**10.1** A 10 meter road widening will be required adjacent to Range Road 215 and 5 meter road widening along Township Road 510 at the time of future subdivision.

**10.2** 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 Strathcona County's Engineering Servicing Standards.

**10.3** A 10 meter corner cut will be required at the intersection of Range Road 215 and Township Road 510.

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### 11. SERVICING

- 11.1 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 SE 6-51-21-W4 and the surrounding area. Additional development criteria may be identified at a more detailed subdivision stage.

12.1 The proposed Conceptual Scheme (Figure 2) illustrates the proposed land use bylaw amendment that has been applied for and the future proposed subdivision. The Conceptual Scheme identifies the potential developable areas on the balance of the quarter section, taking into consideration undevelopable areas such as environmental reserve, municipal reserve and conservation easement based on the Biophysical Assessment in conjunction with the Conceptual Scheme.

12.2 Notwithstanding Section 17.1.3A of the Land Use Bylaw an exception to the minimum parcel size within the RA Rural Residential/Agriculture District is necessary as a result of future road widening required along the Range Road 215 and Township Road 510 .The exception is in accordance with Section 6.15 Public Acquisition of Lands of the Land Use Bylaw 8-2001.

12.3 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, geo-technical considerations/constraints, approval fees, rural road levies and any other requirements deemed appropriate by Strathcona County at that time

12.4 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.

12.5 Development within the quarter will be subject to road dedication according to Policy SER-012-004, a 10 meter road widening will be required adjacent to Range Road 215 and 5 meter road widening along Township Road 510 at the time of future subdivision. A 10m corner cut will be required at the intersection of Range Road 215 and Township Road 510 to the satisfaction of Strathcona County.

12.6 Development within the quarter section will maintain a rural residential lifestyle on properties of approximately 7.8 hectares (19.2 acres) or larger

12.7 For development to proceed to the level outlined on Figure 2, municipal reserves must be provided as cash in lieu on the subdivided lots. The determination for reserves to be taken as cash in lieu are based on the results of the Biophysical Assessment conducted in conjunction with this Conceptual Scheme.

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**12.8** Accesses identified in Figure 2 are subject to approval at the time of future subdivision and will be subject to approval of construction and location by Strathcona County.

**12.9** Prior to development, percolation and water table testing will be conducted on the proposed lots by a qualified professional so that suitable locations can be chosen for building sites and for on-site private sewage disposal systems to the satisfaction of Strathcona County.

**12.10** At all times all lots shall comply with the requirements of the appropriate land use district.

**12.11** The approximate base developable area is 63.9 hectares +/- (158.0 acres +/-). Based on the developable and undevelopable areas illustrated in Figure 2, 5 lots are proposed for the entire quarter section. **Please note that the development concept shown in Figure 2 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.**

### **13. SUBDIVISION APPROVAL**

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

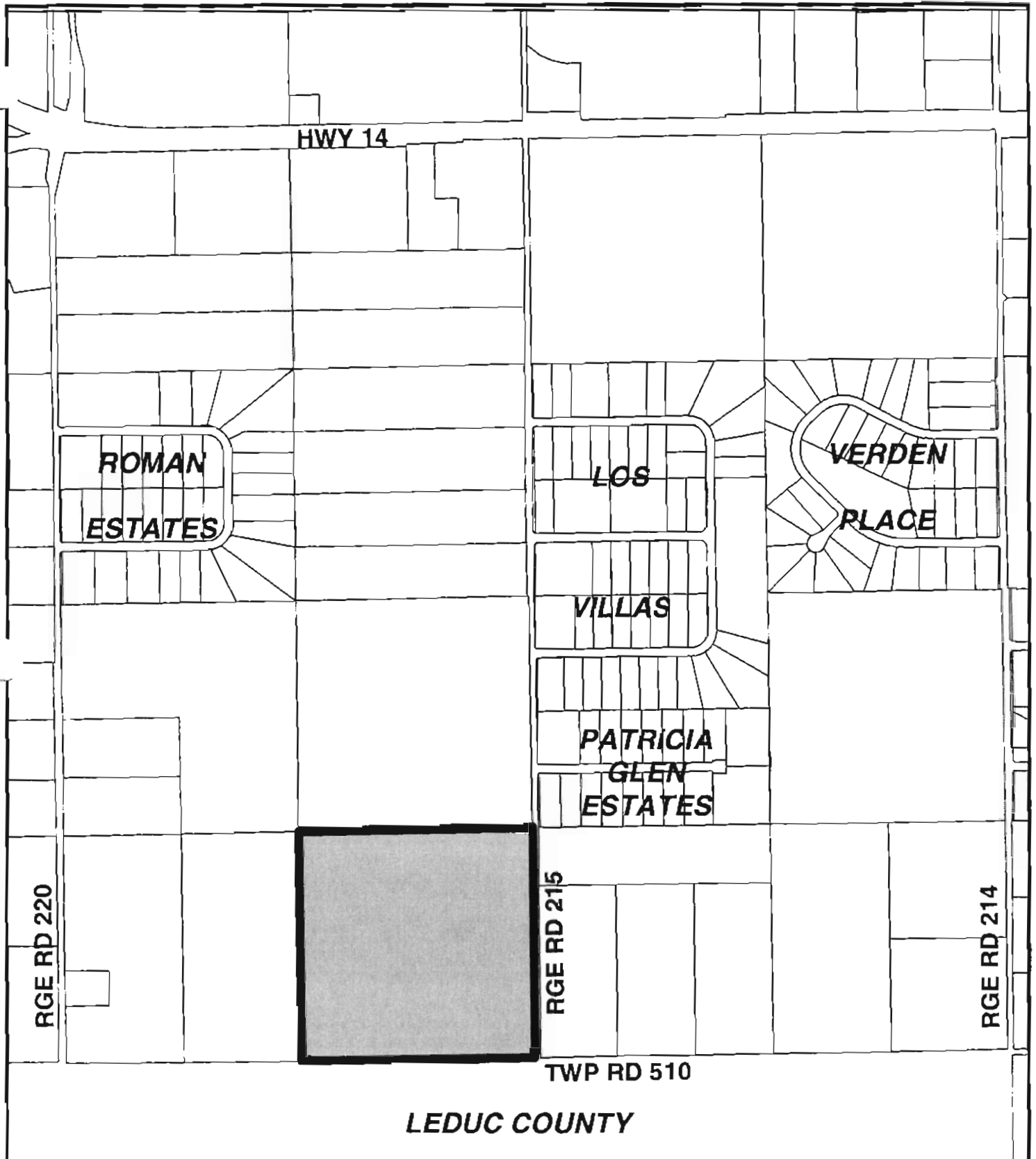
**a)** Final location of property lines and parcel areas may be adjusted at the time of subdivision, however, shall comply with the maximum density and minimum lot areas of the Land Use Bylaw District for the lands.

**b)** Any other conditions which may be applicable.

### **14. COMPLIANCE WITH OTHER LEGISLATION**

**14.1** 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**  
**SE 6-51-21-W4**



**PLANNING & DEVELOPMENT SERVICES**

**Strathcona**  
 County

**Drawn By:** G. Davis

**File No.:** P11M0000

**Date Drawn:** Nov 24, 2006

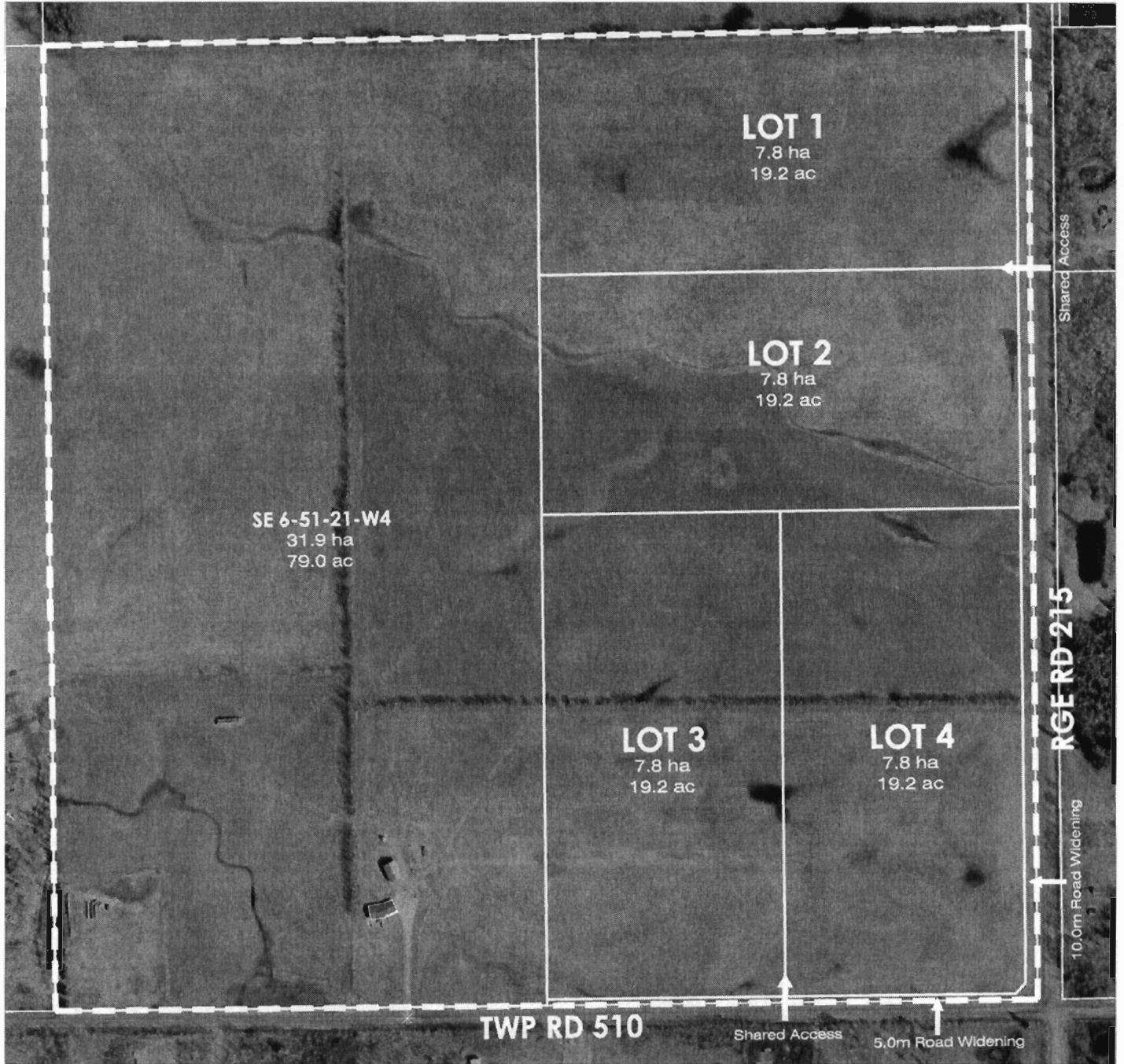
**Dwg No.:**  
 N:\PDS Admin\Arcview Projects\  
 Conceptual Schemes\11\  
 P11M0000 Key Plan.mxd

**Revision Date:** mmm dd, year

**Scale:** Not to scale

# CONCEPTUAL SCHEME

## SE 6-51-21-W4



**Legend**

- Proposed Subdivision
- Lot 1 - 7.8 ha (19.2 ac) ±
- Lot 2 - 7.8 ha (19.2 ac) ±
- Lot 3 - 7.8 ha (19.2 ac) ±
- Lot 4 - 7.8 ha (19.2 ac) ±
- SE 6-51-21-W4 - 31.9 ha (79.0 ac) ±

- Developable Area  
Approx. 63.1 ha (155.9 ac) ±
- Municipal Reserve  
N/A
- Potential Access Location
- Existing Dwellings
- Existing ACCESS

**FIGURE 2**  
**CONCEPTUAL SCHEME SE 6-51-21-W4**

PLANNING & DEVELOPMENT SERVICES

Drawn by: G Davis	Dwg No.: P11M0000
Date Drawn: 24/11/2006	Adopted: Scale: NOT TO SCALE

