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**Conceptual Scheme  
(Alternate)  
SE 21-51-22-W4**

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**December 2007**

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**Strathcona**  
County

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# Conceptual Scheme

## SE 21-51-22-W4

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### 1. PURPOSE

**1.1** The purpose of a Conceptual Scheme (CS) is as follows:

- 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; and
- 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** As per Strathcona County Council Policy statement SER-008-019, the proposed Conceptual Scheme is necessary in this case as:

- a)** The land being proposed for redistricting or subdivision was within the Agricultural/Large Rural Policy Area of the MDP at the time of application and is 16 ha (40 ac) or more in size;
- b)** The proposed subdivision would result in more than two parcels on the quarter section; and
- c)** There is a need to coordinate development planning or servicing of adjoining lands.

### 2. OVERVIEW

**2.1 Legal Description:** SE 21-51-22-W4 (See Figure 1 for location)

**2.2 Existing Land Uses:** One 63.84 ha (157.88 ac) parcel zoned AG Agricultural: General District, used for cattle farming

**2.3 Existing Development:** Residence, multiple farm buildings and fencing

**2.4 Canada Land Inventory Rating:** Class 2 - 6

**2.5 Adjacent Land Uses:**

- a)** North: One 117.98 ac parcel districted AG with large farmsite; Five RA Rural Residential/Agricultural parcels ranging from 3.48 to 11 ac
- b)** South: One 98.89 ac parcel and one 60.54 ac parcel, both districted AG
- c)** East: Range Road 223; One 160 ac parcel districted AG
- d)** West: 18 CR Country Residential parcels ranging from 3 to 4.15 ac (Donaldson Park); Two 10 ac and one 20 ac RA parcels; One 42.98 ac AG parcel

**2.6 Municipal Development Plan (MDP):** The new MDP, Bylaw 1-2007, reclassified the subject land from the Agriculture/Rural Residential Policy Area to the Beaver Hills Moraine Policy Area, which does not allow for more than two parcels per quarter section. MDP Policy 17.11, however, allows for further processing of conceptual scheme applications deemed complete prior to the adoption of the new MDP. The application was received on December 28, 2006, and so can continue.

**2.7 Land Use Bylaw:** The subject land is currently districted as AG. Pursuant to the Land Use Bylaw 8-2001, the lands must be redistricted to an appropriate land use district prior to subdivision approval. The purpose of the DC District is to provide a mechanism to create districts with land use regulations for a specific site when the control by other districts would be inappropriate or inadequate. The DC District in this case allows for flexibility in parcel sizes in order to attain better conservation subdivision design.

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### 3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

The proposed Conceptual Scheme encompasses the entire SE ¼ of Section 21, Township 51, Range 22, West of the 4<sup>th</sup> Meridian (Figure 2) and has been prepared in consultation with the affected and adjacent landowners of the quarter section. The objective of the Conceptual Scheme is to illustrate the potential developable area, lot yield, access locations and reserve land (Environmental Reserve, Municipal Reserve and Conservation Lots).

**3.1** The Conceptual Scheme lays out the development of the land in two phases. Phase I includes approximately 10.0 ha (25.0 ac) of land located in the north-westerly corner of the quarter section, as shown in Figure 2. Phase II would continue development on the remaining land and complete the full build-out of the quarter section.

**3.2** Based on the developable and undevelopable areas illustrated in Figure 2, **nine (9) lots are proposed** for the entire quarter section. Ten (10) lots may be allowed if at the time of development of Phase II extra MR can be given. Please note that the development concept shown on Figure 2 is conceptual and may change at the time of future subdivision if further investigation of the quarter section identifies additional constraints to development. Final lot sizes and dimensions will be determined at time of subdivision.

**3.3** The design concept incorporates conservation design principles. Those lands considered undevelopable or hazard lands (as defined in the Municipal Government Act (MGA), R-2000, M-26) are designated as Environmental Reserve. Those lands having significant environmental value have been identified for conservation purposes and are designated Municipal Reserve or Conservation Easement. The remaining lands have been identified for development. Figure 3 superimposes the Conceptual Scheme onto the aerial photo to show the actual layout on the land.

#### Phase I

Gross Area:	10.0 ha (25.0 ac)
- Undevelopable Area (shown as ER on Figure 2):	1.8 ha (4.4 ac)
<b>Net Developable Area before MR taken:</b>	<b>8.2 ha (20.6 ac)</b>
- MR taken	0.8 ha (2.0 ac)
<b>Net Developable Area:</b>	<b>7.4 ha (18.6 ac)**</b>

\*\*Amounts are estimates only; Final measurements to be confirmed at time of subdivision

#### Phase II

Gross Area:	53.8 ha (132.9 ac)
- Undevelopable Area (shown as ER on Figure 2):	11.8 ha (29.3 ac)
<b>Net Developable Area before MR taken:</b>	<b>42.0 ha (103.6 ac)</b>
- MR taken*	7.4 ha (18.3 ac)
<b>Net Developable Area:</b>	<b>34.6 ha (85.3 ac)**</b>

\* Extra 3.2 ha of MR given to gain one bonus residential lot; further bonusing of one lot to be negotiated at time of application for Phase II

\*\*Amounts are estimates only; Final measurements to be confirmed at time of subdivision

### 4. SITE CONSIDERATIONS

**4.1** The general topographic relief of the quarter section is characterized as knob and kettle topography with numerous ridges alternating with low swales and depressions that form wetlands and watercourses typical of the Beaver Hills Moraine.

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**4.2** The subject property is used as part of an active cattle farming operation that will continue on the land bulk of the land until such time as an application is received for Phase II.

**4.3** There is an existing subdivision to the west of the quarter, Donaldson Park, which will be affected by the proposed lots in the northwesterly corner of the quarter. Those lots (proposed lots 1 and 2) will have to be accessed by the Donaldson Park subdivision road. There is also the opportunity to connect the Municipal Reserve from Donaldson Park to reserve land on the subject quarter section.

### **5. ENVIRONMENTAL CONSIDERATIONS**

**5.1 A Biophysical Assessment was conducted on the subject parcel February 22, 2007.** 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. The following considerations were taken from the Site Assessment and Reserve Identification Report.

**5.2** The subject property contains both priority upland and priority wetland habitat, as identified in the Priority Landscape Ecology Assessment (PLEA) of Strathcona County. There is a mix of Medium and High Priority Environmental Management Areas (PEMA), as defined and shown within the MDP. PLEA categories on quarter: Ua – Upland Poplar; Uc – Upland Forest with small wetlands; Wd – Wetland complex without open water; Wf – Drainage Courses

#### **5.3 Significant Features:**

##### **5.3.1 Waterbodies/Creeks:**

- a) McFadden Lake run-off watercourse & floodplain - located along the south boundary of the quarter section.
- b) Three permanent wetlands – one along western boundary, two along northern boundary.

##### **5.3.2 Slopes:**

- a) Only gentle slopes on quarter; topography runs from higher in NW corner to lower along southern boundary.

##### **5.3.3 Vegetation Coverage:**

- a) Much of the east half of the quarter has been cleared for grazing.
- b) The west half of the quarter contains treed areas that have also been grazed, which has damaged the forest understory.

##### **5.3.4 Wildlife**

- a) Signs of white-tailed deer, coyote, snowshoe hare and red squirrel present.
- b) Due to wetland/uplands habitats, songbird, woodpeckers, waterfowl and raptors are expected to be diverse and abundant.
- c) The watercourse provides a wildlife corridor link to larger habitat blocks on adjacent lands.

### **6. RESERVE RECOMMENDATIONS (AS PER REPORT)**

#### **6.1 Environmental Reserve (ER):**

**6.1.1** The watercourse, including the broad floodplain, is clearly subject to ER dedication as per the Municipal Government Act. It is recommended that a 10.0 m riparian buffer outside of the

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flood fringe be included in the ER dedication for public access and maintenance or emergency purposes if needed.

**6.1.2** The three areas of perennial wetland with intermittent saturation that function as runoff storage also appear to qualify for dedication as Environmental Reserve; however, an additional inspection during spring thaw may be warranted since the time of year limited full assessment of vegetation and soil characteristics.

**6.1.3** If there is a disagreement with this assessment, the exact area to be dedicated would require a more detailed site assessment through a topographical survey and/or a more detailed biophysical survey of plant communities. The landowner would be responsible for providing this information.

### **6.2 Municipal Reserve (MR):**

**6.2.1** The most important upland habitat areas are the forested lands located along the west side of the property which appear to be the least impacted by grazing and contained the most numerous signs of wildlife use at the time of assessment. Municipal Reserve (MR) should be dedicated to the full extent owing for the maintenance of upland habitat adjacent to the wetlands.

**6.2.2** A 50 metre corridor should be established along the west property line of the subject property for wildlife movement and to link habitat patches and potential recreational trails in the future as subdivision and development proceeds. A 25 metre linear buffer on each side of the property line would achieve this objective.

**6.2.3** The County currently owns a Municipal Reserve immediately adjacent the subject properties west boundary within the adjacent Donaldson Park subdivision. The configuration and location of MR lands to be dedicated should complement the MR lands located in Donaldson Park and lands dedicated as ER to form one larger habitat block to maintain its function as a wildlife corridor and provide buffers to existing and future developments.

## **7. TRANSPORTATION AND UTILITIES**

**7.1** Road widening will be required adjacent to Range Road 223 at the time of future subdivision in accordance with County Policy SER-012-004.

**7.2** At the time of future subdivision, all existing and proposed access locations and proposed internal roadways will be finalized and must be to the satisfaction of Strathcona County's Engineering Servicing Standards.

**7.3** Proposed lots 1 and 2 located in the northwesterly corner of the quarter will be accessed by the Donaldson Park subdivision road. The road right-of-way will be extended into the subject property in order to allow appropriate access to the proposed lots. Only one joint access will be allowed from the Donaldson Park subdivision road. The access will straddle the property lines of proposed lots 1 and 2 and will be constructed by the applicant to County standards.

**7.4** The appropriate sewer servicing will be determined at the time of subdivision to the satisfaction of Strathcona County. Prior to subdivision approval, percolation and water table testing will be conducted on the proposed undeveloped lots by a qualified professional so that suitable locations can be chosen for building sites and private sewage disposal systems.

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### 8. 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 were developed from policies, standards and regulations within the various applicable bylaws and statutory plans and from information gathered at meetings with adjacent landowners.

**8.1** The developer (applicant) will, through the subdivision application process be required to pay all approval fees and rural road levies, to the satisfaction of Strathcona County.

**8.2** Technical considerations including a second biophysical assessment, stormwater management report and any other studies deemed appropriate by Strathcona County will be addressed, if required, to the satisfaction of Strathcona County at the time of subdivision.

**8.3** Phased Development:

**8.3.1** Phase I encompasses approximately 11.8 ha (29 ac) of land in the northwest corner of the quarter section (see Figure 2). The proposed lots would be accessed through the subdivision road for Donaldson Park. Development of Phase I shall only be allowed based on:

- a) full dedication of ER and MR within the Phase I boundary, as shown on Figure 2.
- b) the provision of appropriate legal and physical access to proposed lots 1 and 2.
- c) full dedication of road widening adjacent to Range Road 223.

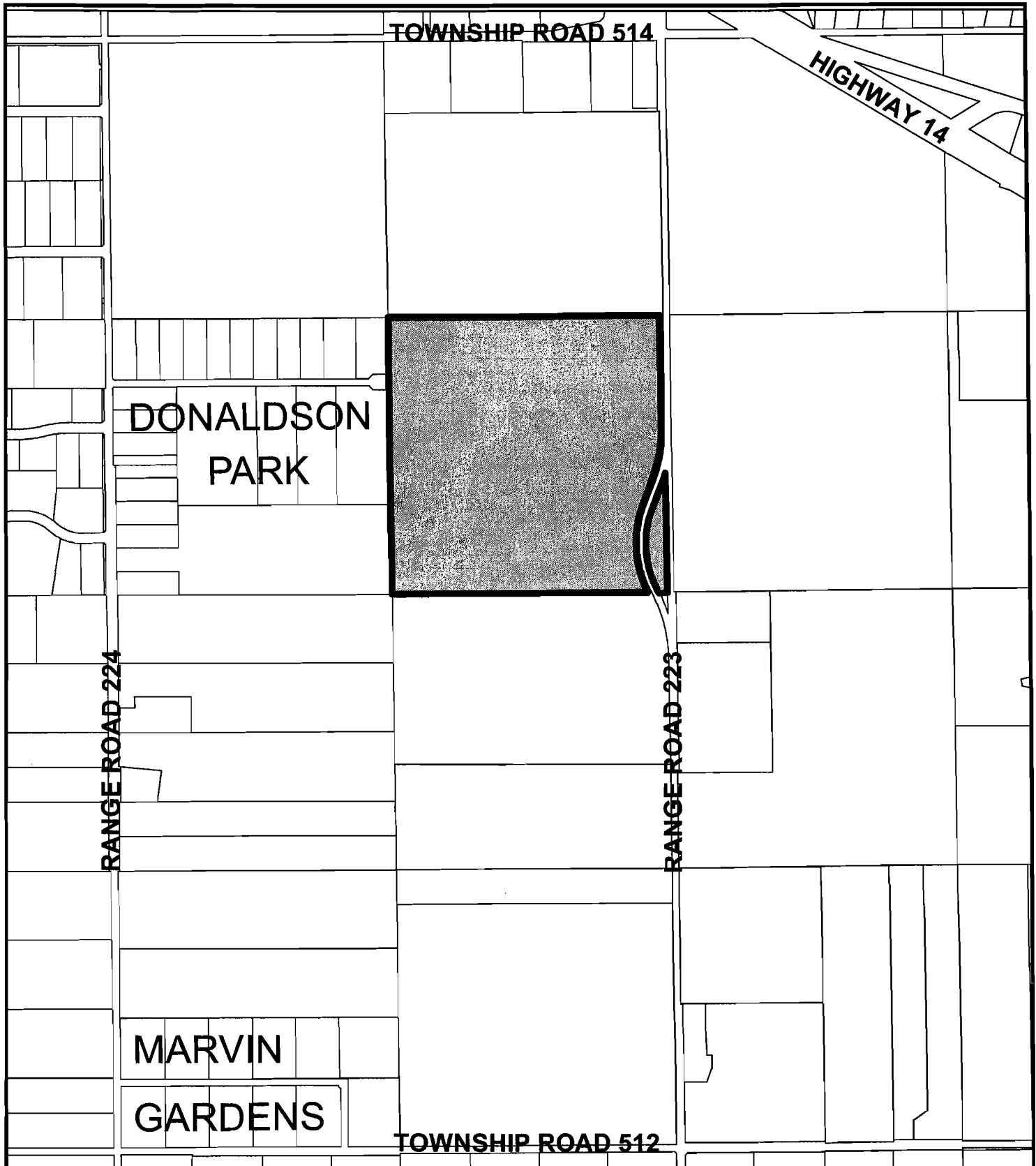
**8.3.2** Phase II will result in the full density of lots allowed on the quarter section. Development of Phase II shall only be allowed based on:

- a) the provision of internal road access to parcels 4 through 9. A potential location for internal road access is shown on Figure 2. A 30 metre road right of way must be dedicated at a location suitable to Strathcona County, and a road must be constructed, to County standards, to provide access.
- b) full dedication of ER, MR and Conservation land within the Phase II boundary, as shown on Figure 2. If the applicant wishes to gain an extra lot, a second Biophysical Assessment would be done, at the applicant's expense, in order to determine if further dedication of MR is feasible.
- c) entry into a development agreement to address the construction of the internal roadway and any offsite improvements required.

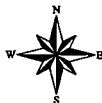
**8.4** Development within the quarter section will maintain a rural residential lifestyle on properties of approximately 2.0 ha (5.0 ac) or larger.

**8.5** Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw 8-2001.

**8.6** 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 21-51-22-W4**



**PLANNING & DEVELOPMENT SERVICES**

**Strathcona**  
County

**Drawn By:** R. Feniak

**File No.:** 4070-2006A046

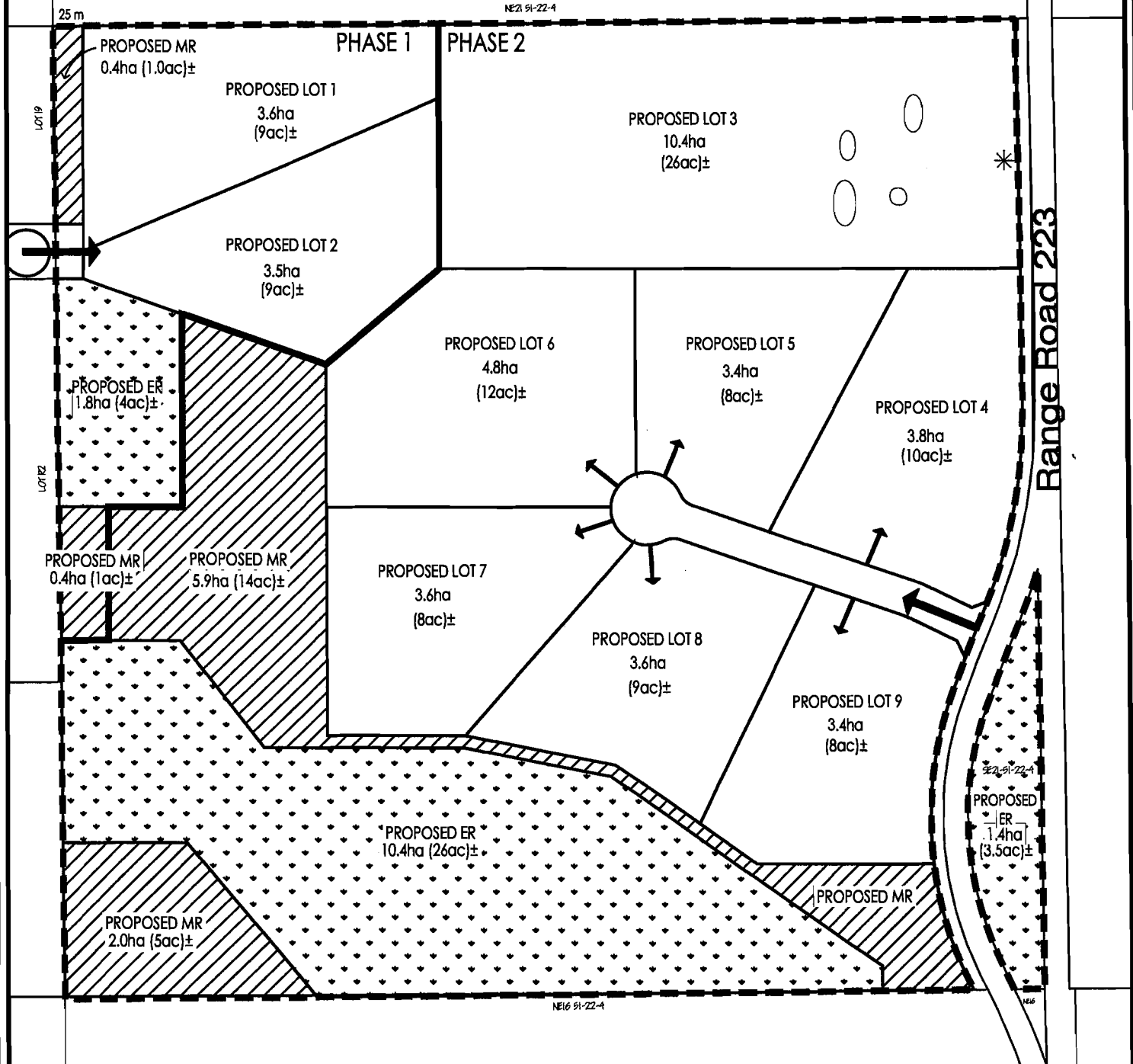
**Date Drawn:** June 5, 2007

**Revision Date:** December 17, 2007

Dwg No.:  
N:\PDS Admin\4000-4499 Land Use Services\  
4070 Land Use Bylaw \2006A046\  
2006A046 Key Plan.mxd

**Scale:** Not to scale

# CONCEPTUAL SCHEME SE 21-51-22-W4



### Legend

- ■ ■ Proposed Conceptual Scheme = 63.8 ha (157.88ac) ±
- Phase 1 = 10.0ha (25ac) ±
- Phase 1 GDA = 8.2ha (21)±
- Phase 1 = 0.8 ha (2ac) required 10% MR
- Phase 2 = 51.9ha (128ac) ±
- Phase 2 GDA = 41.5ha (102ac)±
- Phase 2 = 4.2ha (10ac) required 10% MR



**Proposed Environmental Reserve Area**  
Phase 1 = Approx. 0.4ha (1ac) ±  
Phase 2 = Approx. 11.8ha (30ac) ±



**Proposed Municipal Reserve Area**  
Phase 1 = Approx. 0.8ha (2ac) ±  
Phase 2 = Approx. 7.5ha (19ac) ±



**Potential Access Location**



**Existing Buildings**



**Existing Access**

**FIGURE 2**

Adopted: XXXXXX Dwg No.: P12M0009 Revision: 2 Scale: NTS

PLANNING & DEVELOPMENT SERVICES

