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# Conceptual Scheme SE 4-52-22-W4

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November 2007

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# Conceptual Scheme

## SE 4-52-22-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 Agriculture Small Holdings 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 is within the Agriculture Small Holdings Policy Area of the MDP and is more than 16 ha (40 ac) 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 4-52-22-W4 (See Figure 1 for location)

**2.2 Existing Land Uses:** Two 80 acre parcels zoned AG Agricultural General District, both used for grazing cattle

**2.3 Existing Development:** None

**2.4 Canada Land Inventory Rating:** Class 4 - 6

**2.5 Adjacent Land Uses:**

- a)** North: One 155 acre parcel districted AG with large farmsite; One 5 acre parcel districted AG with residence
- b)** South: Township Road 520; Five AG parcels: 30 ac with residence and stable; 20 ac with residence; 40 ac with farmsite; 31 ac bareland; and 32 ac with residence
- c)** East: One 160 acre parcel districted AG owned by Nature Conservancy of Canada
- d)** West: One 160 acre parcel districted AG owned by Strathcona County with school and recreation centre.

**2.6 Municipal Development Plan:** The subject land is located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan, Bylaw 1-2007.

**2.7 Land Use Bylaw:** The subject lands are 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.

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### 3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

The proposed Conceptual Scheme encompasses the entire SE ¼ of Section 4, Township 52, Range 22, West of the 4<sup>th</sup> Meridian 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, potential lot yield, potential access locations and potential reserve land (Environmental Reserve, Municipal Reserve and Conservation Lots).

**3.1** The Conceptual Scheme lays out the development of the land in two phases, as shown on Figure 2. Phase I includes all lands in the westerly 80 acre parcel. Phase II would continue development on the easterly 80 acre parcel and complete the full build-out of the quarter section.

**3.2** Based on the developable and undevelopable areas illustrated in illustrated in Figures 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 (area included in title):	32.4 ha (80.0 ac)
- Undevelopable Area (shown as ER on Figure 2):	16.2 ha (40.0 ac)
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Gross Developable Area before MR taken:	16.2 ha (40.0 ac)
- MR taken*	4.2 ha (10.4 ac)
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<b>Net Developable Area:</b>	<b>12.0 ha (29.6 ac)**</b>

\*extra 2.58 ha of MR given in order to gain extra residential lot

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

#### Phase II

Gross Area (area included in title):	32.4 ha (80.0 ac)
- Undevelopable Area (shown as ER on Figure 2):	15.7 ha (38.8 ac)
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Gross Developable Area before MR taken:	16.7 ha (41.2 ac)
- MR taken*	1.7 ha (4.2 ac)
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<b>Net Developable Area:</b>	<b>15.0 ha (37.0 ac)**</b>

\*extra MR to gain extra 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 land to the east is held by the Nature Conservancy of Canada and to the west by Strathcona County. The ER and MR on the subject land create a natural corridor between these two properties.

**4.3** The quarter is divided into two 80 acre (+/-) parcels with different ownership. As such, coordination of development may be an issue.

### **5. ENVIRONMENTAL CONSIDERATIONS**

**5.1 A Biophysical Assessment was conducted on the subject parcel January 23, 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, and a large area is identified as High Priority Environmental Management Area (PEMA) within the MDP. PLEA categories on quarter: Ua – Upland Poplar; Wg – Swamp; Wa – Marsh; Wc – Slough; Wf – Drainage Course; Ub – Upland Mixedwood

**5.3** Significant Features:

**5.3.1** Waterbodies/Creeks:

- a) Halfmoon Lake Meltwater Channel runs through northern half of quarter section. It is identified as a regionally significant prominent glacial meltwater channel.
- b) Permanent waterbody in southeast corner of quarter section.
- c) Three permanent wetlands – one along eastern boundary, one in southwest corner and one midway between the other two.

**5.3.2** Slopes:

- a) Rolling landscape with 10 m elevation changes in some places.
- a) Steeply sloped treed area along southerly edge of Halfmoon Lake Meltwater Channel and sloped cleared area along northerly boundary of same.
- b) Steeply sloped cleared area bordering southeast waterbody.

**5.3.3** Vegetation Coverage:

- a) Most of land has been cleared for grazing, including riparian areas surrounding southeast waterbody.

**5.3.4** Wildlife

- a) Signs of white-tailed deer and coyote present
- b) Due to wetland/uplands habitats, songbird, woodpeckers, waterfowl and raptors are expected to be diverse and abundant.
- a) The Meltwater Channel provides a wildlife corridor link to the protected lands east and west of the subject quarter section.

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

**6.1** Environmental Reserve (ER):

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**6.1.1** The entire Meltwater Channel from the valley break, the banks and the bottom poses a geotechnical constraint to development and has both groundwater and surface water sensitivities and as such meets the definition for ER within the MGA. Dedication for ER would include a 30 metre buffer from the wetland margins or to the top of the bank, whichever is more. It is recommended that a 7.5 to 10.0 m buffer outside of the riparian zone be included in the ER dedication for access and maintenance purposes.

**6.1.2** The bed and shore of the waterbody in the southeast corner will likely be claimed by the Province and otherwise may be claimed by the municipality as ER, including a 7.5 to 10.0 m buffer area around the waterbody.

**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** An upland area in the northwest corner of the site is cut off from access for subdivision and residential development by the meltwater channel. MR should be dedicated to the full extent owing for the maintenance of this upland habitat adjacent to the wetlands. The configuration and location of MR lands to be dedicated should complement the lands dedicated as ER to form one larger habitat block and maintain its function as a wildlife corridor.

## **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. Road widening may also be required adjacent to Township Road 520.

**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** Right-of-way-tapers, to accommodate construction of acceleration and deceleration lanes, are required for both accesses to Range Road 223 and Township Road 520.

**7.4** The subdivision road access onto Township Road 520 must be located directly across from the existing access to the farmsite on the quarter to the south.

**7.5** 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.

**7.6** At the time of subdivision application, the applicant will have to submit a report showing that the requirements of the Water Act can be met.

## **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,

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standards and regulations within the various applicable bylaws and statutory plans and from information gathered at meetings with landowners within the SE 4-52-22-W4 and the surrounding area.

**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 the W ½ of the SE 4-52-22-W4 (see Figure 2). Development of Phase I shall only be allowed based on:

- a)** full dedication of ER and MR within the Phase I boundary.
- b)** full dedication of road widening within the Phase I boundary.
- c)** the provision of internal road access to proposed lots 1 through 5, and the closure of any other existing accesses onto Township Road 520. A 30 m 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.
- d)** entry into a development agreement to address the construction of the internal roadway and any offsite improvements required.

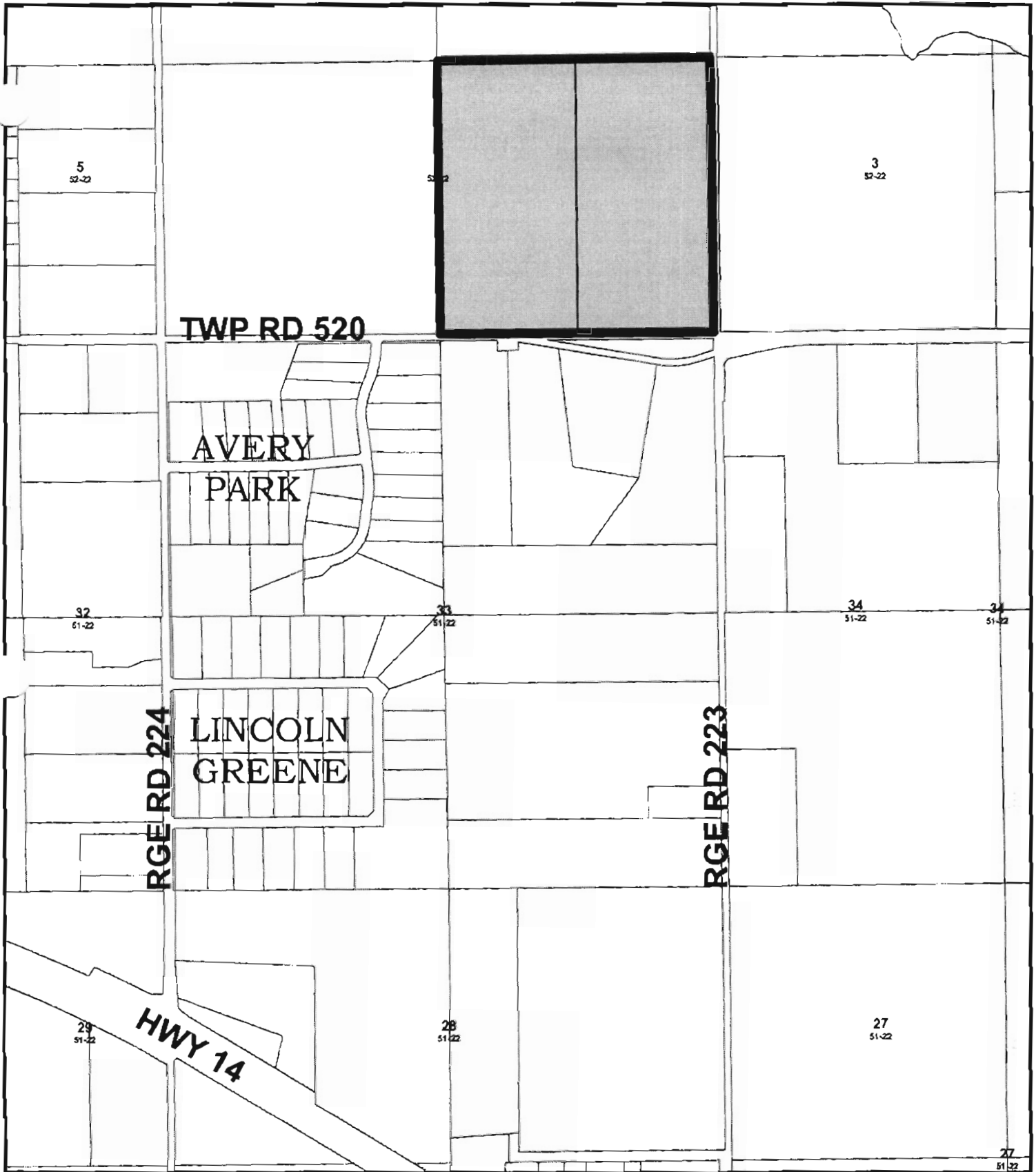
**8.3.2** Phase II encompasses the E ½ of the SE 4-52-22-W4 and will result in the full density of lots allowed on the quarter section. Development of Phase II shall only be allowed based on:

- a)** the provision of internal road access to proposed lots 6 through 9 and the closure of any other existing accesses onto Range Road 223. A 30 m 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. 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 an over-dedication of MR is feasible.
- c)** entry into a development agreement to address the construction of the internal roadway and any offsite improvements required.
- d)** full dedication of road widening within the Phase II boundary.

**8.4** Development within the quarter section will maintain a rural residential lifestyle on properties of approximately 2.02 hectares (5.0 acres) 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.

**8.7** 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.

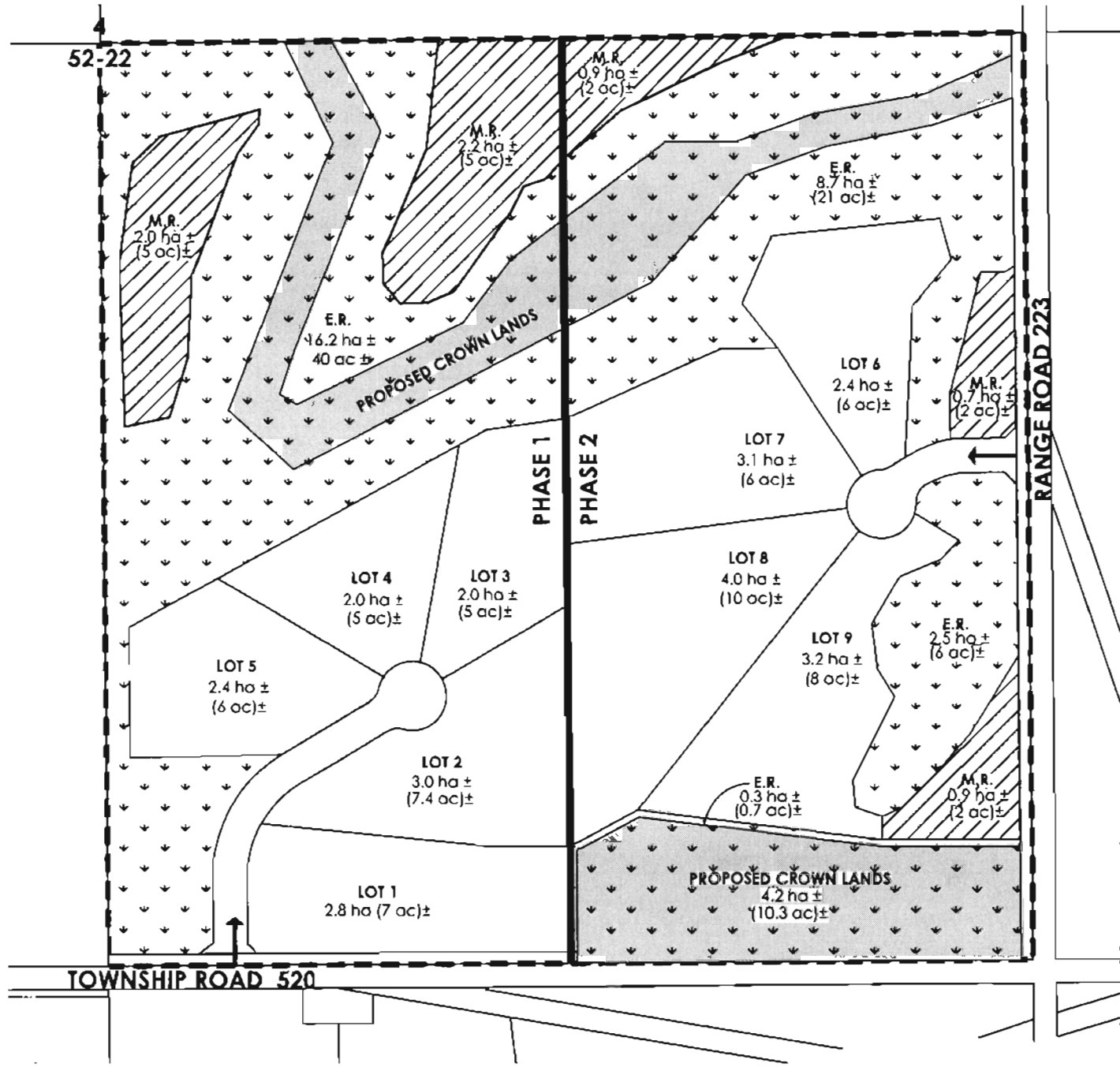


**FIGURE 1  
KEY PLAN  
SE 4-52-22-W4**

**PLANNING & DEVELOPMENT SERVICES** 

Drawn By: R. Feniak	File No.: 4070-2006A04B
Date Drawn: July 20, 2007	Dwg No.: N:\PDS Admin\4000-4499 Land Use Services\ 4070 LUB Amendments\2006A048\ 2006A048 Key Plan.mxd
Revision Date: mmm dd, year	
Scale: Not to scale	

# CONCEPTUAL SCHEME SE 4-52-22-W4



**Legend**

■ ■ ■ Proposed Conceptual Scheme = 64.5 ha (159ac) ±

Phase 1 = 32.4 ha (80 ac) ±  
Phase 1 GDA = 16.0 ha (40 ac) ±  
Phase 1 = 1.61 ha (4.0 ac) required 10% MR

Phase 2 = 32.1 ha (79 ac) ±  
Phase 2 GDA = 16.4 ha (41 ac) ±  
Phase 2 = 1.64 ha (4.1 ac) required 10% MR

 Proposed Environmental Reserve Area  
Phase 1 = Approx. 16.9 ha (42 ac) ±  
Phase 2 = Approx. 15.7 ha (39 ac) ±

 Proposed Municipal Reserve Area  
Phase 1 = Approx. 4.2 ha (10.4 ac) ±  
Phase 2 = Approx. 2.5 ha (6.2 ac) ±

 Potential Access Location

**FIGURE 2**

Adopted: \_\_\_\_\_ Dwg No.: P22M007 Revised: 10/18/07 Scale: NTS