
Conceptual Scheme SE 1-51-22-W4

October 2008

Strathcona
County

4070-2007A002
EDMS # 4070.106766

Conceptual Scheme

SE 1-51-22-W4

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 is within the Agriculture Small Holdings Policy Area of the MDP; formerly the Agriculture/Large Rural Residential Policy Area.
- 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 1- 51-22-W4 (See Figure 1)

2.2 **Existing Land Uses:** There are three parcels within the quarter section, two forty acre parcels that abut Township Road 510 districted RA Rural Residential/Agriculture and one 80 acre parcel districted AG Agriculture General.

2.3 **Existing Development:** An existing single family residence is established within Lot 2, Block 1, Plan 042 6667 and the other two subject parcels are undeveloped.

2.4 **Canada Land Inventory Soil Rating:** Class 4 & 5

2.5 **Adjacent Land Uses:**

- a) North: Three (3) 39 acre parcels zoned RA – Rural Residential/Agriculture District and one (1) 40 acre parcel zoned AG – Agriculture: General District
- b) South: Township Road 510 & Leduc County
- c) East: Range Road 220
- d) West: SW 1-51-22-W4 consisting of one (1) AG Agriculture: General of 160 acres

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- 2.6 Municipal Development Plan (MDP):** Municipal Development Plan (MDP) Bylaw 1-2007, reclassified the subject land from the Agriculture/Rural Residential Policy Area of the previous MDP 38-98 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.
- 2.7 Land Use Bylaw:** The subject quarter is currently designated both AG Agriculture General District and RA Rural Residential/Agriculture District. Pursuant to the LUB 8-2001, the lands must be redistricted to DC Direct Control 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. In this case, the proposed parcel size would fall between the RA Rural Residential/Agriculture and AG Agriculture: General District. The RC Country Residential District of the Land Use Bylaw would not be appropriate for this situation as the 2 acre minimum parcel size would not meet the intent of the Conceptual Scheme for the particular policy area. The Direct Control District will limit subdivision capabilities to the fundamental use criteria of the proposed district and ensure that the Council adopted Conceptual Scheme is followed.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1** The proposed Conceptual Scheme encompasses the entire SE ¼ of Section 1, Township 51, Range 22, West of the 4th 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 and road locations and reserve land (Environmental Reserve, Municipal Reserve and Conservation Lots where applicable).
- 3.2** Based on the proposed parcel areas illustrated in (Figure 2), at the time of this concept it was identified that **there is potential for seven (7) lots** for the entire quarter section further to section 5.26 e) of the MDP. 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. The design concept was established with affected landowners, historical aerial photography and on site visual inspection. Final lot sizes and dimensions will be determined at time of future subdivision.

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1** The subject properties contain both priority upland and wetland habitat, as identified in the Priority Landscape Ecology Assessment (PLEA) of Strathcona County. A biophysical assessment was conducted on November 9, 2005 and provides background for the following information.

The subject properties are within the “McFadden Lake Forest”, which is identified in the EMRPC commissioned study Environmentally Significant Areas, Strathcona County and Leduc County.

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4.2 Significant Features:

4.2.1 Water bodies/Creeks:

Lot 1, Block 1, Plan 042 6667:

- a) The wetland areas range from a freshwater marsh running diagonally SW to NE in the central portion of the subject property to watercourses, wet meadow, and willow/sedge fens elsewhere on the property.
- b) The subject property drains to the northwest where it accumulates in a sedge/slough grass fen on the adjacent property to the north. The water runs through the depressions, between ridges and into the fresh water marsh where it exits the property through a single outlet in the northwest corner. It appears that the natural drainage courses have not been modified for increased drainage except for a dugout and weir that have been constructed centrally in the freshwater marsh.

Lot 2, Block 1, Plan 042 666

- a) Drainage of the subject property runs west or northwest with a minimum of three distinct drainage courses that converge in a freshwater marsh on the property immediately to the west. The water runs through the depressions, between ridges and into the fresh water marsh, where it exits the property through a single outlet in the northwest corner.
- b) In addition to precipitation, water enters the property through the willow/sedge fen via the road ditch on the east. A culvert discharges water in the southeast corner of the property and another further west along the south side of the property.
- c) Standing water was observed in isolated depressions within the most westerly watercourse and at the ground surface in the willow/sedge fen.

4.2.2 Vegetation Coverage:

- a) The subject properties are covered by a mature to old mixed wood stand of aspen, balsam poplar, birch and white spruce. The well developed forest structure includes diverse herbaceous ground cover, low shrub, and tall shrub layers. The age class of this forest is estimated to be between 50 and 80 years old.
- b) Its physical features include a sizeable acreage of relatively undisturbed aspen-balsam forest which provides good upland habitat and has good wildlife corridor value. These remaining large tracts of forest are critical in the maintenance of wildlife (including flora and fauna) populations and diversity. This forest is of local significance as being the only large remnant forest remaining in the southwest portion of the County.
- c) A significant connection to forested lands to the north and west allows for wildlife corridors connecting large habitat blocks.
- d) Due to the complex habitats, songbirds, woodpeckers, waterfowl and raptors are expected to be diverse and abundant.

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5. RESERVES

- 5.1 Municipal Reserve (MR) will be dedicated as described within Phases I and II further supported by the biophysical report conducted for this conceptual scheme. Over dedication of municipal reserves has allowed for two additional residential parcels as supported by section 10.18(1) a) and 10.18(1) b) of the MDP 38-98 under which this application was originally submitted.
- 5.2 Environmental Reserve (ER) and Conservation Easements (CE) identified within the Conceptual Scheme will be dedicated.
- 5.3 The northern eighty (80) acre parcel known as Lot 3, Block 1, Plan 042 6667 will not require the dedication of municipal reserves as the parcels will be maintaining an approximate area of forty (40) acres will continue to function as agricultural land. The landowner has agreed to provide a conservation easement along the western portion of the parcel to protect the tree stand and drainage within that area.

6. TRANSPORTATION AND UTILITIES

- 6.1 Road widening will be required adjacent to Township Road 510 and Range Road 220 at the time of future subdivision in accordance with County Policy SER-012-004.
- 6.2 At the time of future subdivision, all existing and proposed access locations will be finalized and must be to the satisfaction of Strathcona County's Engineering Servicing Standards.
- 6.3 The appropriate sewer servicing will be determined at the time of subdivision to the satisfaction of Strathcona County. Prior to subdivision application, 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.
- 6.4 Drainage easements and/or PUL's may be required for overland drainage that exists, needs to be relocated and/or is required for stormwater management.

7. 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 SE1-51-22-W4 and the surrounding area. Additional development criteria may be identified at a more detailed subdivision stage.

- 7.1 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

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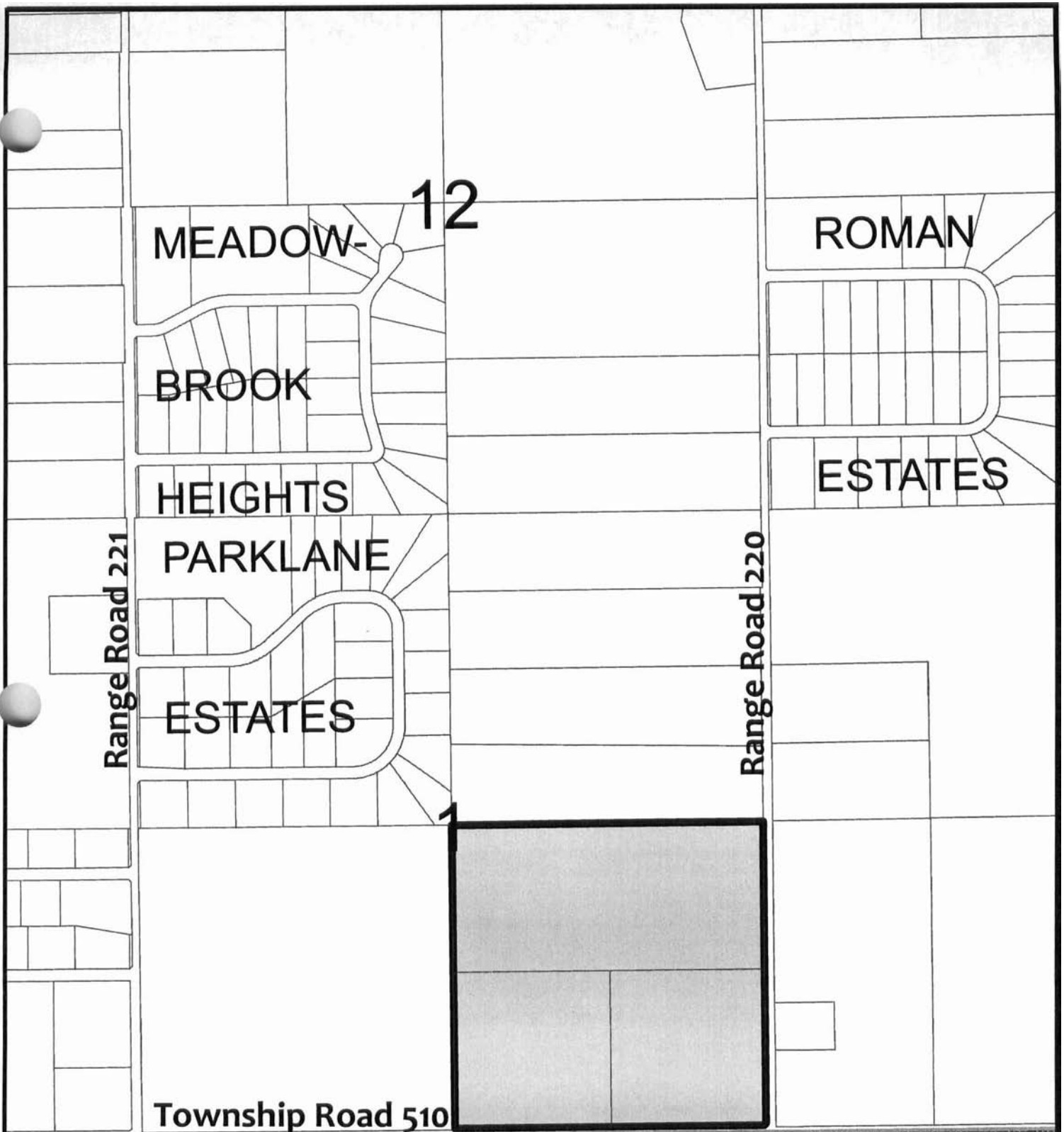
- 7.2 Technical considerations including a biophysical assessment and/or stormwater management report and any other studies deemed necessary by Strathcona County will be required at the time of subdivision. At all times County standards will be maintained.
- 7.3 Road widening and a corner cut will be required adjacent to Township Road 510 and Range Road 220 at the time of future subdivision in accordance with County Policy SER-012-004.
- 7.4 Development within the quarter section will maintain a rural residential lifestyle on properties of approximately 2.6 hectares (6 acres) or larger.
- 7.5 Development adjacent to slopes, wetlands and water courses shall conform with environmental setbacks contained within the Land Use Bylaw 8-2001.
- 7.6 Prior to acceptance of a subdivision application percolation and geotechnical 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.
- 7.7 At all times all lots shall comply with the requirements of the appropriate land use district.

8. SUBDIVISION APPROVAL

- 8.1 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.

9. COMPLIANCE WITH OTHER LEGISLATION

- 9.1 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.



LEDUC COUNTY

**FIGURE 1
LOCATION MAP
SE 1-51-22-W4**

Subject Area



PLANNING & DEVELOPMENT SERVICES **Strathcona County**

Drawn By: R. Feniak

File No.: 4070-2007A002

Date Drawn: Oct. 1, 2008

Revision Date: mm/dd/yy

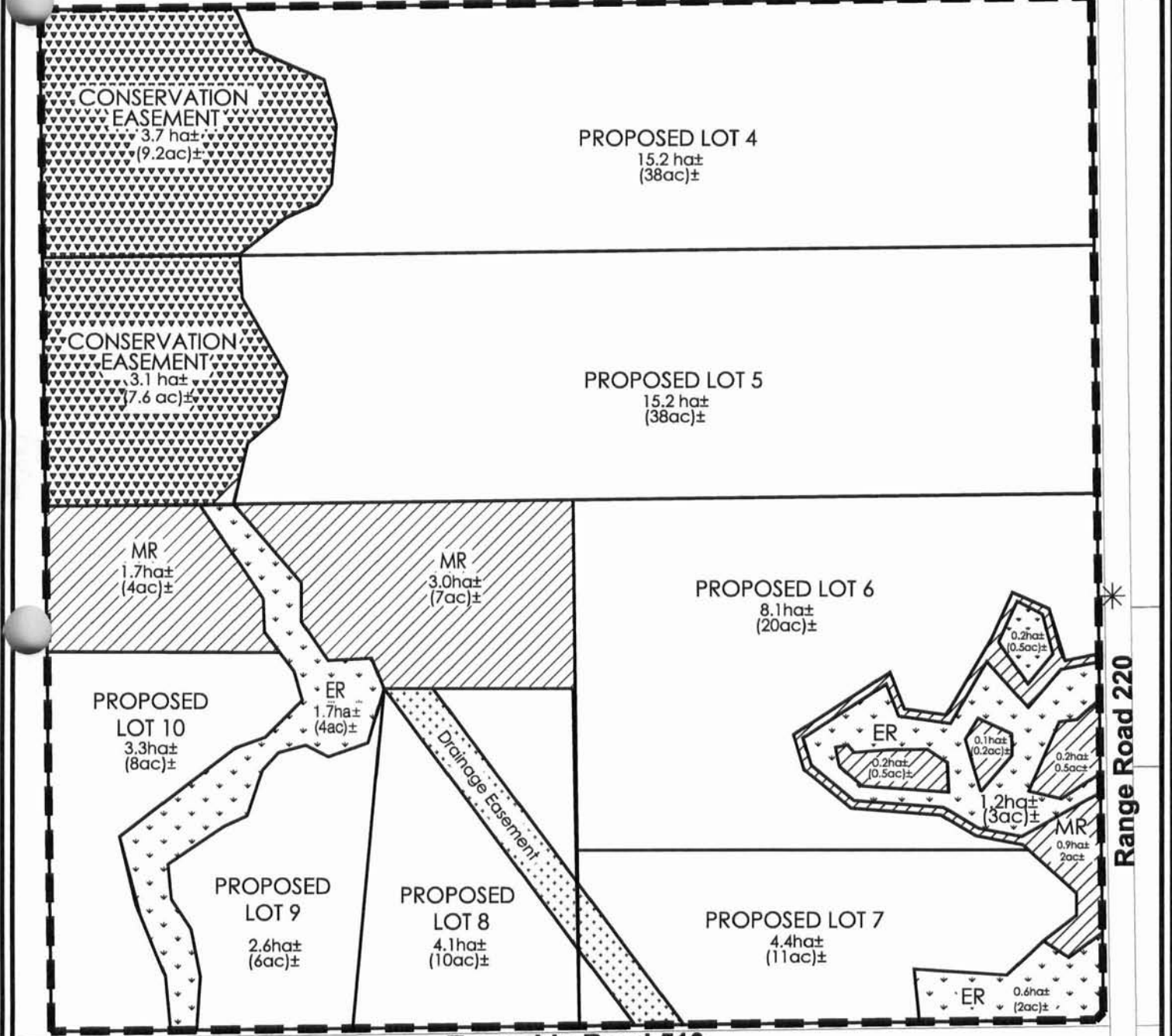
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N:\PDS Admin\4000-4499 Land Use Services\4070 LUB\2007\2007A002\Figure 1-Location Map.mxd

CONCEPTUAL SCHEME-REVISED

SE 1-51-22-W4



Township Road 510

LEDUC COUNTY

Range Road 220

Legend

- Proposed
- Developable Area
Approx. 52.9ha (131ac)+/-
- Municipal Reserve
Approx. 6.1ha (15ac)+/-

- Environmental Reserve
Approx. 1.8ha (4ac)+/-
- Conservation Easement
Approx. 6.8 ha (17ac)+/-
- Drainage Easement
Approx. 1.0ha (2ac) +/-

- Existing Access Location

FIGURE 2

Dwg No.: P12M0001/2007A002

Adopted: dd/mm/yy

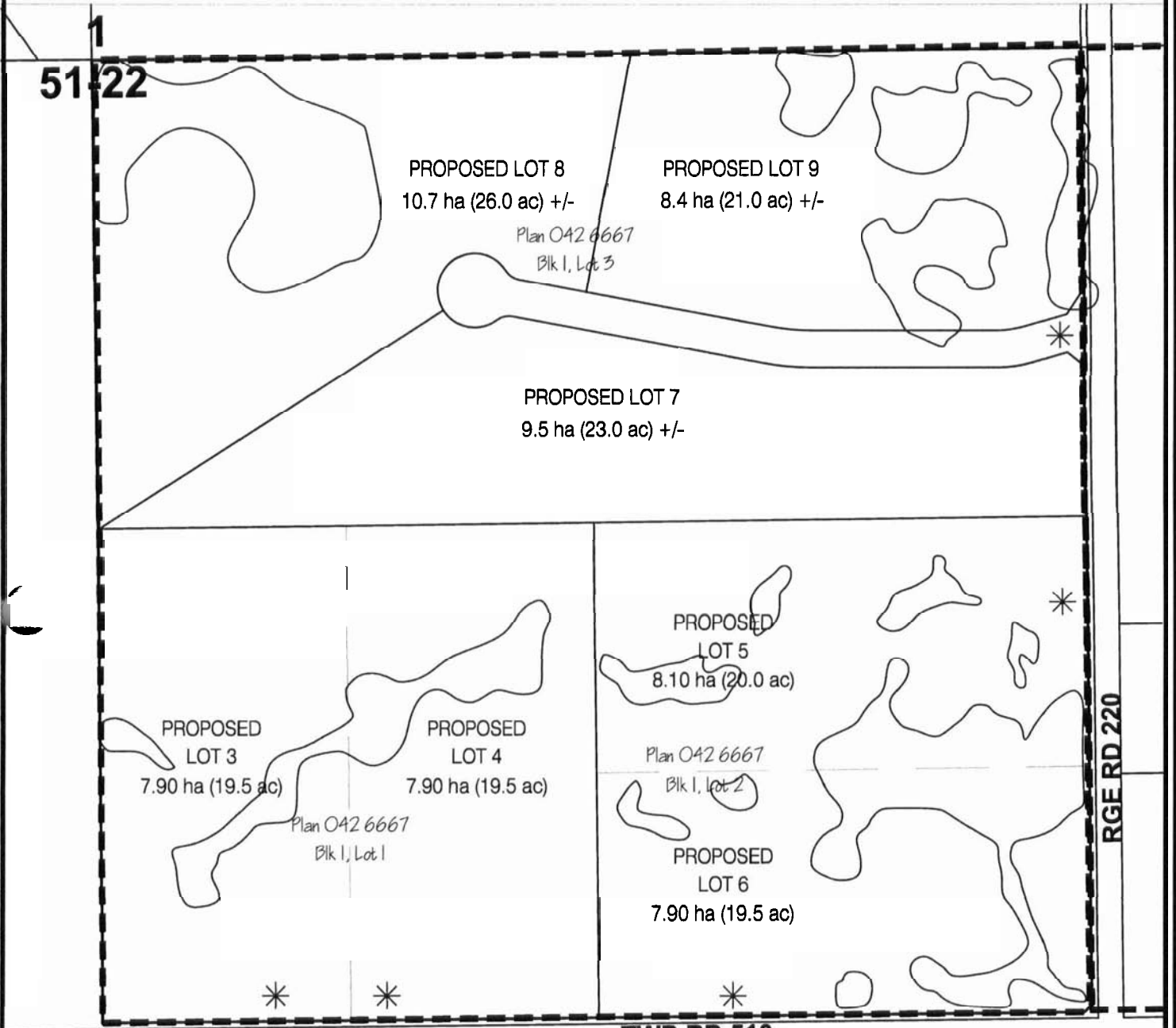
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Strathcona
County

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LE Duc COUNTY

Legend

- Proposed Phase 2 = 62.3 ha (154 ac) +/-**
- AREA "A"** LOT 3 = 7.90 ha (19.5 ac) +/- **AREA "C"** LOT 7 = 9.5 ha (23.0 ac) +/-
LOT 4 = 7.90 ha (19.5 ac) +/- LOT 8 = 10.7 ha (26.0 ac) +/-
- AREA "B"** LOT 5 = 8.10 ha (20.0 ac) +/- LOT 9 = 8.4 ha (21.0 ac) +/-
LOT 6 = 7.90 ha (19.5 ac) +/-
- Developable Area of Quarter Section**
Approx. 53.0 ha (130 ac) +/-
- UnDevelopable Area =**
Approx. 9.60 ha (24.0 ac) +/-
- Potential Access Location**

**FIGURE 3 - PHASE 2
CONCEPTUAL SCHEME - SE 1-51-22-W4**

Drawn by: R. Feniak	Dwg No.: P12M0001
Date Drawn: 18/02/2008	Adopted: 07/03/2008
Scale: NOT TO SCALE	

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**Strathcona
County**