
Conceptual Scheme
NW 15-53-22-W4
Queensdale Place North

August 2008



Revised October 23, 2008

Conceptual Scheme

NW 15-53-22-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 Agriculture Small Holdings Policy Area of the Municipal Development Plan (MDP);
- 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;
- 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:** NW 15-53-22-W4 (See Figure 1 for location)

2.2 **Existing Land Uses:** Multi-lot residential subdivision (9 lots) districted RC Country Residential; Four +/-10 ac lots and three +/-20 ac lots districted RA Rural Residential/Agriculture (See Figure 2)

2.3 **Existing Development:** Multiple residences

2.4 **Canada Land Inventory Soil Rating:** Class 2

2.5 **Adjacent Land Uses:**

- a) North: One 160 ac parcel districted AG Agriculture: General with farmsite (3 residences)
- b) South: Multi-lot subdivision (South Queensdale)
- c) East: One 160 ac undeveloped parcel districted AG
- d) West: Range Road 223; Two +/-10 ac RA parcels with residences; One +/-140 ac AG Agriculture: General parcel with farmsite

2.6 **Municipal Development Plan (MDP):** The new MDP (Bylaw 1-2007) reclassified the subject land from the Country Residential Policy Area to the Agriculture Small Holdings Policy Area, which does not allow for more than ten parcels per quarter section. MDP Policy 5.39, however, allows for further development of Country Residential parcels on this quarter section with the preparation and adoption of a Conceptual Scheme.

2.7 **Land Use Bylaw:** Both RA Rural Residential/Agriculture and RC Country Residential districts exist on the quarter. Pursuant to the Land Use Bylaw 8-2001, the lands must be redistricted to an appropriate land use district prior to subdivision approval. Those lands currently districted RC could continue with subdivision application without a redistricting application. However, those remaining RA parcels must be redistricted to RC prior to subdivision endorsement.

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3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

The proposed Conceptual Scheme encompasses the entire NW ¼ of Section 15, Township 53, Range 22, West of the 4th Meridian and has been prepared in consultation with the affected and adjacent landowners of the quarter section, and based on visual inspection and historical airphoto investigation. The objective of the Conceptual Scheme is to illustrate the potential lot yield and road locations and reserve land. (See Figures 3 and 4)

- 3.1 Based on MDP Policy 5.36c, a maximum of 50 lots may be developed on the quarter section. Based on the available information at the time of preparing this document, a maximum of **forty-eight (48) lots is proposed** for the entire quarter section.
- 3.2 The development concept shown on Figures 3 and 4 is conceptual only and may change at the time of future subdivision if further investigation identifies additional constraints to development (see Section 8 - Development Criteria). **Final lot sizes and dimensions will be determined at time of subdivision, based on further information needed at time of subdivision.**
- 3.3 **Existing Lot 4, Block 2, Plan 5023TR, will be considered for further subdivision on the basis that access be joint and a conditional approval be subject to Bylaw 3-2003 to address the need for a variance to the minimum parcel lot width.**

4. SITE CONSIDERATIONS

- 4.1 The subject quarter section is currently divided in 17 separate titles. Development will likely occur as individual land owners apply for redistricting and/or subdivision.
- 4.2 The subject land is adjacent to the future planned Urban Node.
- 4.3 The quarter section to the south (Queensdale South) is undergoing a Conceptual Scheme planning exercise concurrently and connections between the two quarters must be addressed.

5. ENVIRONMENTAL CONSIDERATIONS

- 5.1 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 Low, Medium and High Priority Environmental Management Areas (PEMA), as defined and shown within the MDP. PLEA categories on quarter: Ua – Upland Poplar; Wg – Swamp; We – Wetland Complex with open water; Wf – Drainage Courses
- 5.2 Sustainable Resources, Public Lands Division, has the right to claim ownership of any waterbody, stream, or wetland in the Province. Public Lands has indicated that there are some wetland and drainage areas within the plan area that may be claimed at time of subdivision. (See Figure 5)
- 5.3 Significant Features:
 - 5.3.1 Waterbodies/Creeks:
 - a) There is a large wetland area with complimentary drainage corridors located in the north-east corner of the quarter section.
 - b) Any waterbodies/creeks may be claimed by the Province of Alberta under the Public Lands Act at anytime.

5.3.2 Slopes:

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There are no significant slopes on the quarter. The land gently slopes from high points in the south to lower areas in the north.

5.3.3 Vegetation Coverage:

Most of the quarter has been cleared of trees and has grass cover, although there are some treed areas within the wetland complex.

6. RESERVES

- 6.1** Environmental Reserve (ER): Environmental Reserves may be taken at time of future subdivision if it is determined that there are lands that meet the criteria as defined in the Municipal Government Act, Section 664.
- 6.2** Municipal Reserve (MR): MR has already been taken at the time of the subdivision on most of the parcels. Two parcels have not contributed MR: Plan 3894MC, Lots A and B. They will be required to give MR, most likely in the form of cash-in-lieu, at the time of subdivision.
- 6.3** Where there is land of environmental significance the County will protect land through voluntary conservation easements and/or environmental reserve easements.

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** The existing internal subdivision road right of way does not meet County standards as a portion of the right of way nearest to the access onto Range Road 223 is below standards. This part of the internal subdivision road will be required to be widened, as shown on Figures 2 and 3.
- 7.3** County standards dictate that a second access is required when the number of lots on an internal subdivision road greater than 170 m long reaches 20. There are currently 13 lots adjacent to the internal subdivision road, 10 of which directly access the internal road. Therefore, the road will have to be upgraded and a second access or emergency access provided (whichever is appropriate) with the development of 7 new parcels.
- 7.4** 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.
- 7.5** All lots must have appropriate legal and physical access that meets County standards. All new lots will be required to access onto the internal subdivision road whenever possible.
- 7.6** At the time of subdivision it will be the responsibility of the applicant/developer to enter into a development agreement for the respective costs associated for required road improvements with respect to the existing roadways that do not meet current Strathcona County Engineering Standards.
- 7.7** The appropriate sewer servicing will be determined at the time of subdivision to the satisfaction of Strathcona County. As part of the subdivision approval, water table and soil tests 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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7.8 Drainage easements and/or PULs may be required for overland drainage that exists, needs to be relocated and/or is required for stormwater management.

7.9 The applicant must show that the requirements of Section 23(3) of the Water Act can be met prior to acceptance of the subdivision application.

8 DEVELOPMENT PHASING

8.1 Parcels within **Phase I** of the conceptual scheme area are districted RC Country Residential and subject to a subdivision application only (Figure 3A).

8.2 Parcels within Phase II of the conceptual scheme area are districted RA Rural Residential/Agriculture (Figure 3B) will be required to apply for redistricting to RC Country Residential prior to subdivision approval.

8.3 Lot 8, Block 1, Plan 5023TR identified as the “Special Planning Area” is subject to further evaluation prior to any design concept acceptance. In conjunction with the required redistricting the developer will be required to submit watertable testing, a storm water management plan and supporting concept to the satisfaction of Strathcona County. It is recognized that there is an agreement in place for the quarter section to the north (SW 22-53-22-W4) of this parcel with Ducks Unlimited, Strathcona County and Alberta Environment for the protection of the wetlands abutting Lot 8.

9. 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.

9.1 The developer (applicant) will, through the subdivision application process be required to pay all approval fees, rural road levies and any other contribution to improve infrastructure to the satisfaction of Strathcona County. All development construction costs will be born by the developer.

9.2 The developer will be required to enter into a development agreement to address the following: construction of municipal infrastructure, improvements to municipal infrastructure, cost sharing of fees, approval and inspection fees and any other costs as required.

9.3 Technical considerations including stormwater management, hydrogeological, or geotechnical reports, 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.

9.5 It is anticipated that subdivision and development of the quarter will occur in small phases as individual landowners apply for redistricting and/or subdivision. For each application to proceed, the applicant must:

- a) dedicate any road widening that may be required.
- b) construct any new road that may be required for access purposes.
- c) dedicate and/or construct any emergency access that may be required.
- d) enter into a development agreement, if necessary, with the County regarding the construction of County infrastructure, such as roads.

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- e) show that each proposed lot has one contiguous developable acre of land as defined in the County's Rural Engineering Standards.
- f) dedicate ER as required by the County.
- g) provide MR as cash-in-lieu as required by the County.
- h) dedicate any required wetlands, waterbodies or waterways to Public Lands.
- i) prepare a stormwater management/drainage plan acceptable to the County.

9.6 A subdivision application will not be considered complete without the following:

- a) Geotechnical report done by a qualified professional showing that each proposed lot has one contiguous developable acre of land.
- b) Tentative plan of subdivision (digital and paper copy).
- c) Building Location Plan (if there are buildings on the original parcel).

9.7 Development within the quarter section will maintain a rural residential lifestyle on properties of approximately 0.8 ha (2.0 ac) or larger.

9.8 At all times, all lots shall comply with the requirements of the RC Country Residential Land Use District and shall be redistricted if required.

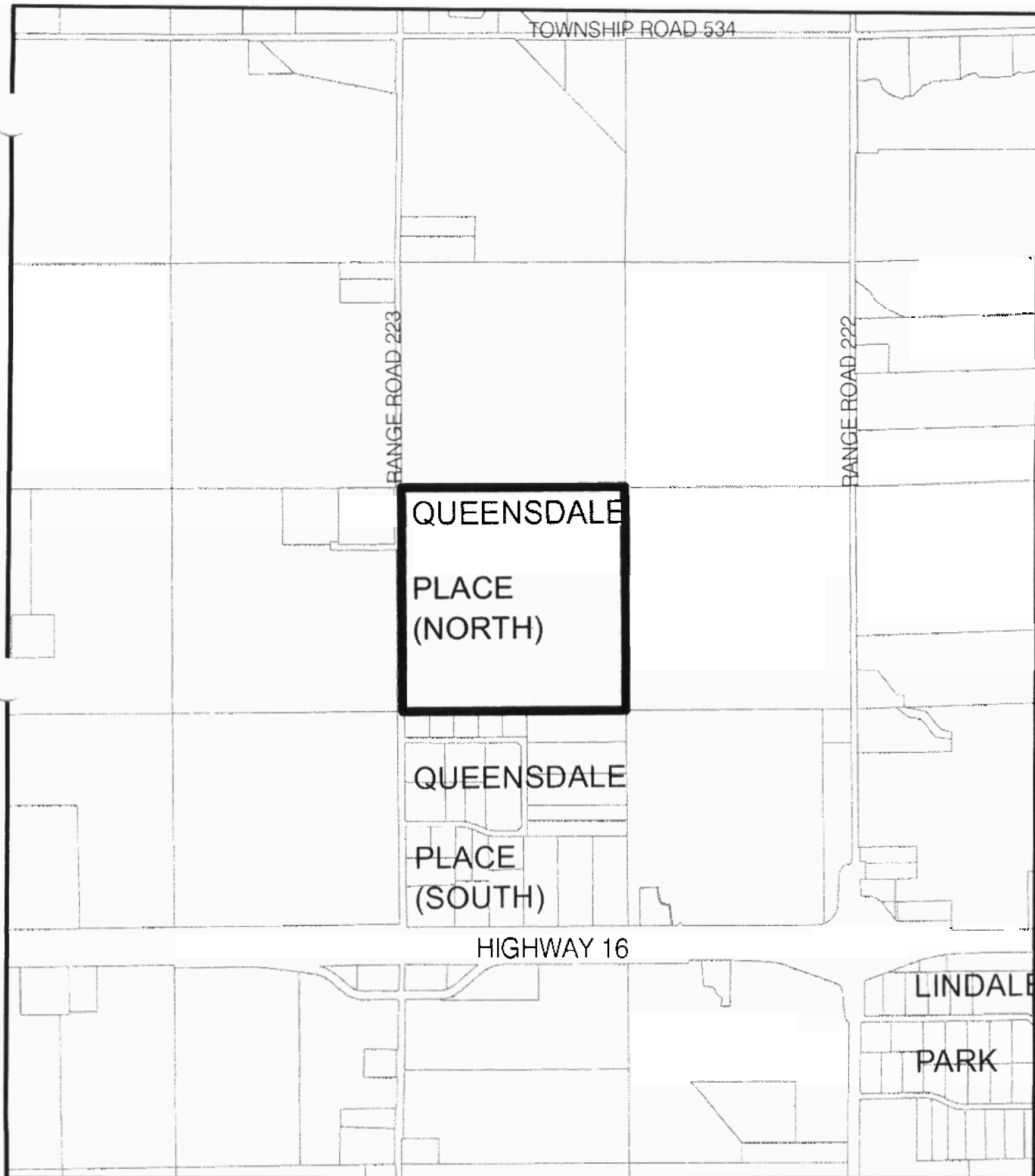
9.9 Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw 8-2001.

9.10 At the time of future redistricting and/or 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. Temporary turnarounds may be required in some instances and it will be the developer/applicants responsibility to construct and acquire the necessary lands from any third party.

9.11 Future country residential uses shall be encouraged to protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands, ravines and water courses.

10. 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.



QUEENSDALE PLACE NORTH

FIGURE 1

LOCATION MAP

NW 15-53-22-W4

 **Subject Area**



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Strathcona
County

Drawn By: R. Feniak

File No.: 4070-2008A001

Date Drawn: Sept. 18, 2008

Revision Date: mm/dd/yy

Scale: Not to scale

N:\PDS Admin\4000-4499 Land Use Services\4070 Land Use Bylaw\2008\2008A001\2008A001 Figure 1-Location Map.mxd

SW22-53-22-4

3894MC
LOT A

5023TR
BLK 1
8

53271 RANGE ROAD 223

3894MC
LOT B

0222384
BLK 2
7A

5023TR
BLK 2
1

0222384
BLK 2
7B

RANGE ROAD 233

0023754
LOT C1

0523799
BLK 2
2B

5023TR
BLK 2
6

0023754
LOT C2

0523799
BLK 2
2A

0720368
BLK 2
5B

9021368
LOT 20

5023TR
BLK 2
3

0720368
BLK 2
5A

9021368
LOT 21

5023TR
BLK 2
4

9420862
15

9420862
16

9420862
17

9420862
18

9420862
19

5087KS
8

**QUEENSDALE PLACE
NORTH
FIGURE 2
OWNERSHIP MAP
NW 15-53-22-W4**



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Figure 2-Ownership Map.mxd

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SW22-53-22-4

Special Planning Area

53271 RANGE ROAD 223

RANGE ROAD 223

 **PHASE I - RC Country Residential District**

**QUEENSDALE PLACE
NORTH
FIGURE 3A-PHASE I
NW 15-53-22-W4**



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Figure 3B -RC Map.mxd

SW22-53-22-4

Special Planning Area

53271 RANGE ROAD 223

RANGE ROAD 233

PHASE II - RA Rural Residential/Agriculture District

**QUEENSDALE PLACE
NORTH
FIGURE 3B-PHASE II
NW 15-53-22-W4**



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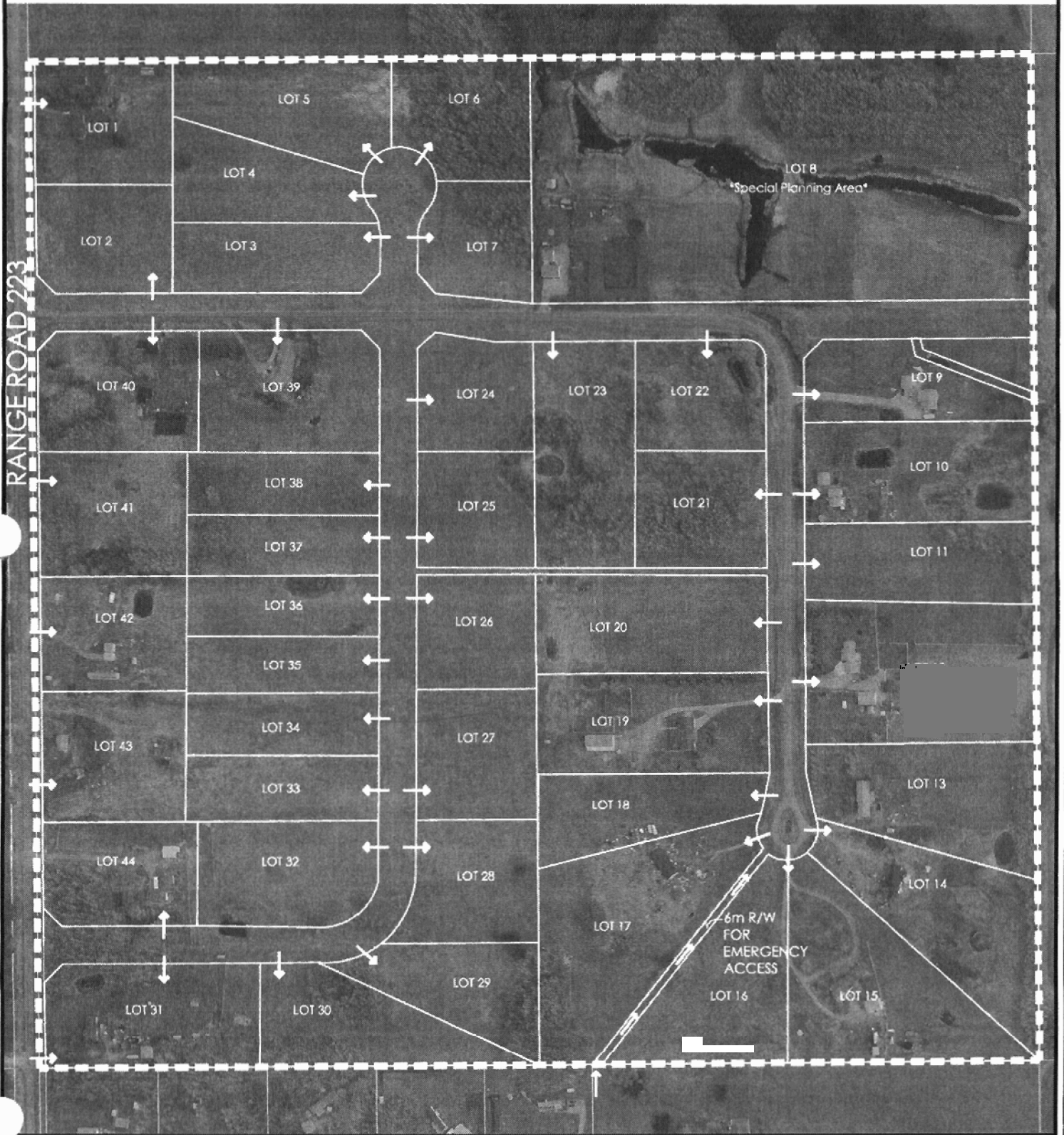
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Figure 3A -RA Map.mxd

QUEENSDALE PLACE NORTH CONCEPTUAL SCHEME WITH AIRPHOTO NW 15-53-22-W4



----- Conceptual Scheme Boundary

→ Proposed Access

FIGURE 4 Queensdale Place North

Adopted: XXXXXX

Dwg No.: P22M0008/2008A001

Scale: NTS

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Strathcona
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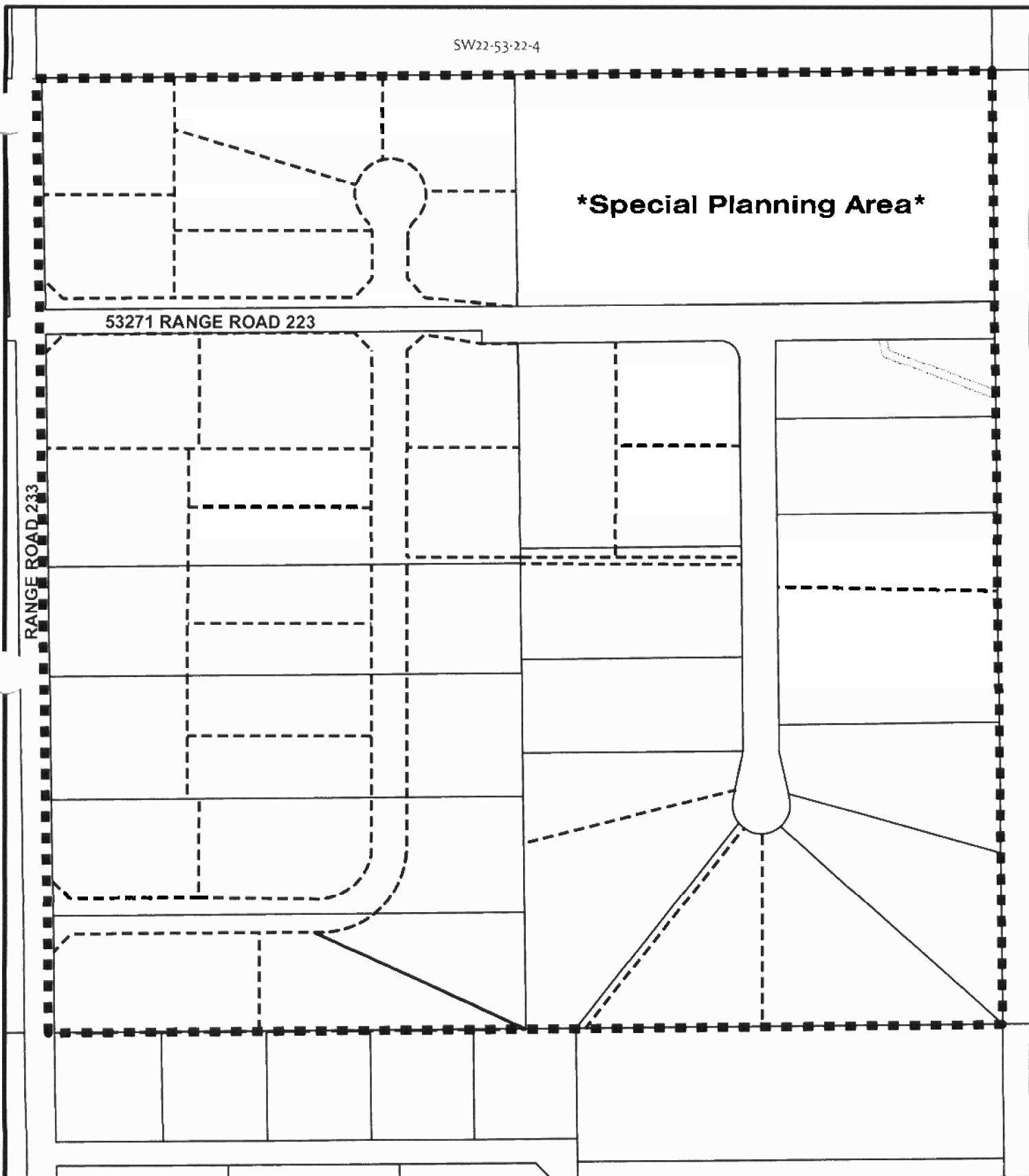
QUEENSDALE PLACE NORTH
FIGURE 5
ENVIRONMENTAL
FEATURES MAP
NW 15-53-22-W4



 Potential Areas for Claim by Public Lands

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**QUEENSDALE PLACE
NORTH**

**FIGURE 6
Ownership Overlay Map
NW 15-53-22-W4**



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Figure 6-Overlay Map.mxd