
Conceptual Scheme

SE 13-51-23-W4

August 2008



Conceptual Scheme

SE 13-51-23-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;
 - 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 13- 51-23-W4 (See Figure 1 for location)
- 2.2 **Existing Land Uses:** The two parcels within the quarter section are currently designated AG Agriculture General and are both cultivated for agriculture use.
- 2.3 **Existing Development:** An existing single family residence and accessory buildings exists that were associated with an elk farm operation that is no longer operating within the 100 acre parcel. The 60 acre parcel on the east side of the quarter section is vacant.
- 2.4 **Canada Land Inventory Soil Rating:** Class 3 & 4
- 2.5 **Adjacent Land Uses:**
- a) North: NE 13-51-23-W4 consisting of one AG Agriculture: General parcel of 160 acres
 - b) South: Township Road 512
 - c) East: Highway 21
 - d) West: Multi-lot subdivision of Forest Hills Country Estates
- 2.6 **Municipal Development Plan (MDP):** The MDP (Bylaw 1-2007) identifies the SE 13-51-23-W4 within the Agriculture – Small Holdings Policy Area where new residential must follow conservation based principles as outlined in Section 5.25 and require adoption of a Conceptual Scheme by County Council per Section 5.26.

Conceptual Scheme

SE 13-51-23-W4

- 2.7 Land Use Bylaw:** The subject quarter is currently designated AG Agriculture: General District and is currently at its maximum density of two parcels. To allow Phase I to advance, the proposed Lot 1 will require redistricting to a DC Direct Control District to facilitate future subdivision. The remnant 80 acre parcel would remain AG Agriculture: General and would not be redistricted until Phase II is developed.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1** The proposed Conceptual Scheme encompasses the entire SE ¼ of Section 13, Township 51, Range 23, 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 up to eight (8) 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 property contains both priority upland and wetland habitat, as identified in the Priority Landscape Ecology Assessment (PLEA) of Strathcona County. A biophysical assessment was conducted on June 17, 2008 and provides background for the following information.
- 4.2** Significant Features:
- 4.2.1** Waterbodies/Creeks:
- a)** The ephemeral wet areas along the eastern portion of the subject property are obvious on the 2007 air photo, but are less obvious on the ground. Typical wetland vegetation, which indicates wet soils and water, is not present. The wet areas are only distinguishable by abundant growth of grass species. Based on the vegetation and pasture activities, it is likely only wet immediately after rainfall. There are no connections to other drainage courses and likely serves as localized groundwater recharge.
 - b)** An intermittent drainage corridor, seasonal wetland and topographic relief characterized the landscape in the southwest corner of the subject property corresponding to the farm yard. The drainage feature is important to maintain the hydrology of the south portion of the subject property.

Conceptual Scheme

SE 13-51-23-W4

4.2.2 Vegetation Coverage:

- a) Approximately 90% of the quarter had been cleared of upland vegetation and appears to have been under agriculture management for decades, the priority habitat occurs largely along the west boundary.
- b) The uncleared upland portions of the subject property along the west boundary are covered by a mosaic of aspen and balsam poplar. 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 40 and 70 years. The majority of this area has been fenced from elk browsing, which results in a healthy, diverse forest stand.

- 4.3 Reserve Recommendations: Municipal Reserve (MR) be dedicated to the full extent owing for the maintenance of undisturbed forested habitat based on 10% of the land area less that area owing as ER. The west forest stand should be conserved, as it provides a buffer to the wetland and a connection to the forested areas to the west.

5. RESERVES

Municipal Reserves will be taken in Phase I for the area on the west boundary of the quarter section. This dedication would encompass the existing Municipal Reserve in Forest Hills Country Estates and maintain the habitat in the area. A deferred reserve caveat would be placed on title of the remnant parcel for the balance of the 10% owing. Upon the development of Phase II of the Conceptual Scheme the balance of the reserves would be taken as cash in-lieu.

6. TRANSPORTATION AND UTILITIES

- 6.1 Road widening will be required adjacent to Township Road 512 at the time of future subdivision in accordance with County Policy SER-012-004.
- 6.2 Upon the development of Phase II additional road widening and intersection corner cuts will be required adjacent to Township Road 512, the internal subdivision road and any intersection in accordance with the Engineering Servicing Standards Rural Service Area.
- 6.3 **Alberta Transportation has identified the intersection of Township Road 512 and Highway 21 as being a potential location for a future interchange. Alberta Transportation would not be in a position to support implementation of Phase II until a detailed planning study of Highway 21 has been completed and at the time of implementation of this document a study had not commenced. Until a study is completed Phase II could not be supported and a revised Conceptual Scheme may be needed to address Alberta Transportation's requirements.**
- 6.4 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.
- 6.5 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

Conceptual Scheme

SE 13-51-23-W4

so that suitable locations can be chosen for building sites and private sewage disposal systems.

- 6.6 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. 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 NW 21-51-22-W4 and the surrounding area. Additional development criteria may be identified at a more detailed subdivision stage.

- 7.1 The proposed Conceptual Scheme is presented in two (2) phases. **Phase I (Figure 2)** illustrates the proposed land use bylaw amendment that has been applied for and the future proposed subdivision of proposed Lot 1. **Phase II (Figure 3)** 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 locations and an internal roadway location from Township Road 512. The parcel sizes may be subject to change based upon further study of Highway 21 and future access needs by Alberta Transportation.
- 7.2 **Alberta Transportation has identified the intersection of Township Road 512 and Highway 21 as being a potential location for a future interchange, comments received September 22, 2008. Alberta Transportation would not be in a position to support implementation of Phase II until a detailed planning study of Highway 21 has been completed and at the time of implementation of this document a study had not commenced. Until such time a study is completed Phase II could not be supported and a revised Conceptual Scheme may be needed to address Alberta Transportation's requirements.**
- 7.3 The developer (applicant) will, through the subdivision application process for Phase I & Phase II, 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.
- 7.4 Upon implementation of Phase I and Phase II 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.
- 7.5 Development of Phase II shall only be allowed based on the provision of internal road access to individual parcels. A potential location for internal road access is shown on Figure 3 however subject to change with respect to the necessary collaboration with Alberta Transportation.

Conceptual Scheme

SE 13-51-23-W4

- 7.6 For development to proceed to the level outlined in Phase I, a 5 meter road widening will be required adjacent to Township Road 512.
- 7.7 For Phase II development to proceed to the level outlined on Figure 3, a 30 meter 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.
- 7.8 Development within the quarter section will maintain a rural residential lifestyle on properties of approximately 4.05 hectares (10.0 acres) or larger.
- 7.9 For development of Phase I to proceed to the level outlined on Figure 2, municipal reserve must be dedicated as described in section 5.1 for the maintenance of upland habitat, based on 10% of the land owing at the time of subdivision.
- 7.10 For development of Phase I to proceed to the level outlined on Figure 2 all existing accesses that do not meet Strathcona County standards must be removed and proposed access must be installed to the Satisfaction of Strathcona County.
- 7.11 Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw 8-2001.
- 7.12 For future development of Phase II to proceed to the level outlined on Figure 3 a development agreement will be required to address the construction of an internal roadway and any offsite improvements required.
- 7.13 Prior to development of Phase II, 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.
- 7.14 At all times all lots shall comply with the requirements of the appropriate land use district.

8. SUBDIVISION APPROVAL

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

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.

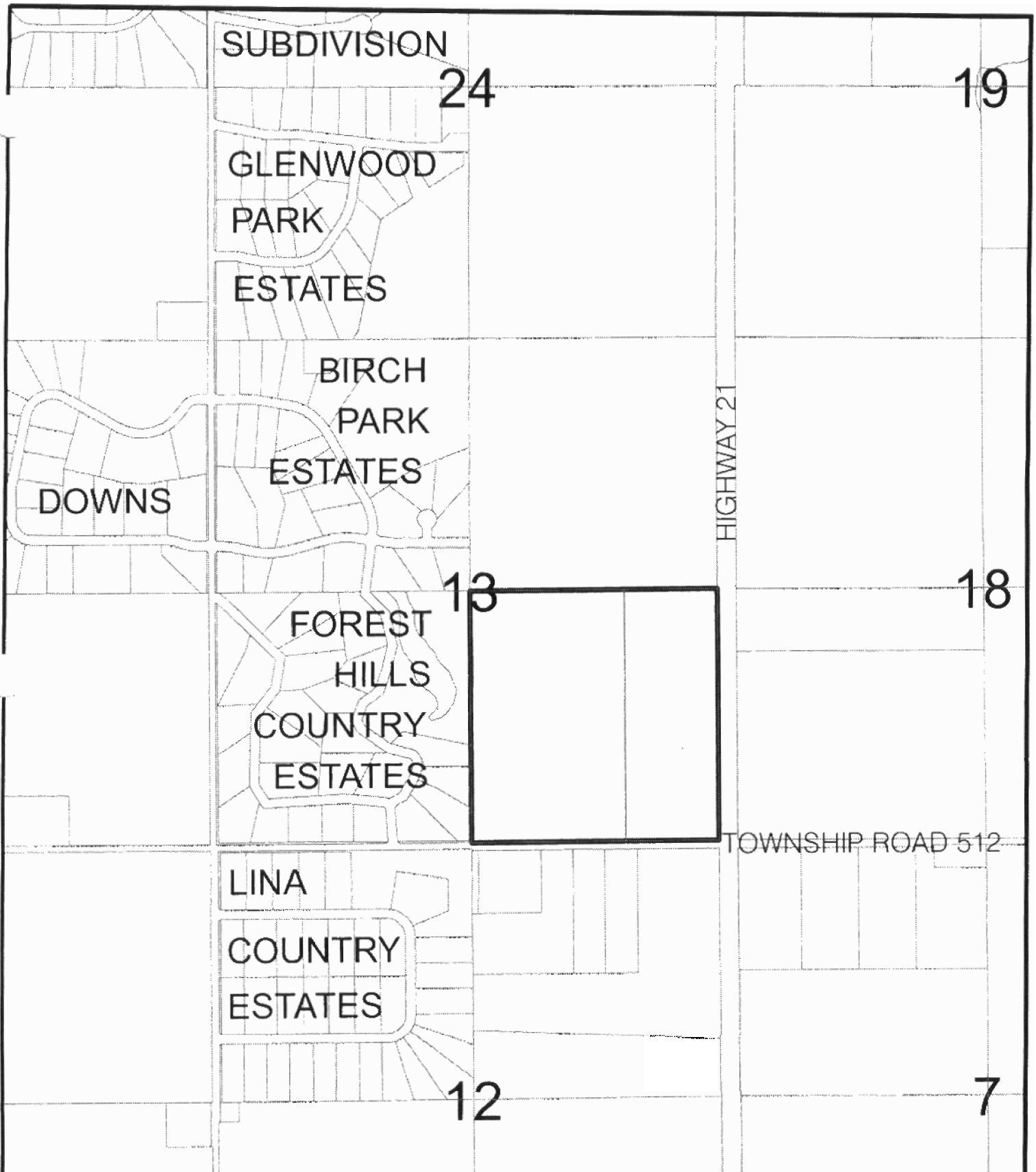


FIGURE 1
LOCATION MAP
SE 13-51-23-W4

Subject Area



PLANNING & DEVELOPMENT SERVICES **Strathcona**
County

Drawn By: R. Feniak

File No.: 4090-2008CS002

Date Drawn: Oct. 7, 2008

Revision Date: mm/dd/yy

Dwg No.:
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 Conceptual Scheme\2008\2008CS002-
 2008CS002 Location Map.mxd

Scale: Not to scale

CONCEPTUAL SCHEME SE 13-51-23-W4



PROPOSED LOT 2
32.4ha (80ac)±

PT. SE13 51-23-4
24ha (59ac)±

M.R.
2.1ha
(5.2ac)±

PROPOSED LOT 1
7.3ha (18ac)±

HIGHWAY 21

5.0m Required Road Dedication

TOWNSHIP ROAD 512

Legend



Conceptual Scheme =
64 ha (158 ac) ±



Municipal Reserve Area =
Approx. 2.1 ha (5 ac) ±



Existing Dwellings



Existing Access

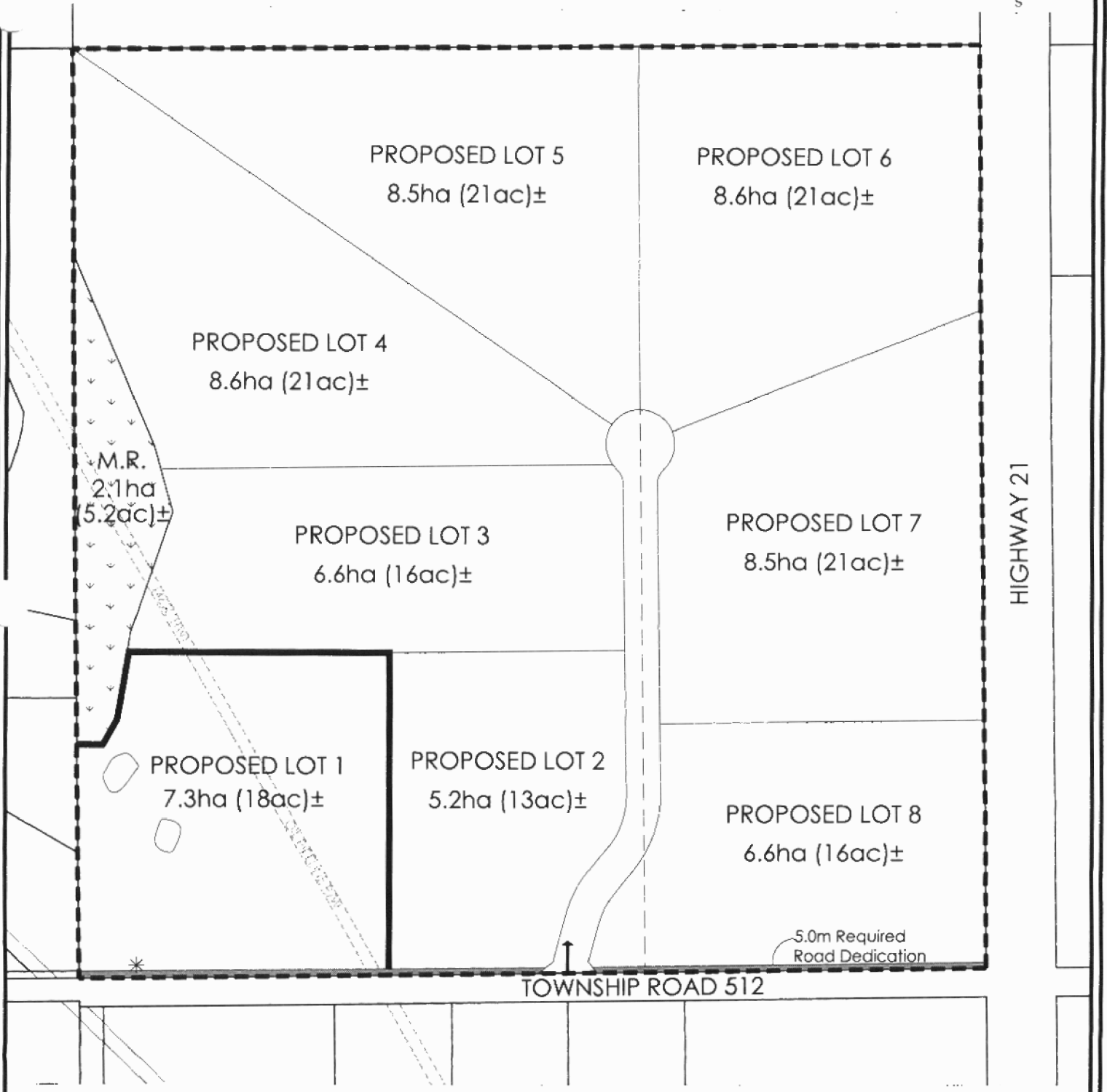
FIGURE 2-PHASE 1

Adopted: DD/MM/YY FILE: 4090-2008CS002 Dwg No.: P13M0000 Revised: X Scale: NTS

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CONCEPTUAL SCHEME SE 13-51-23-W4



Legend



Conceptual Scheme =
64 ha (158 ac) ±



Municipal Reserve Area =
Approx. 2.1 ha (5 ac) ±



Potential Access Location



Existing Dwellings



Existing Access

FIGURE 3-PHASE 2

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