
Conceptual Scheme
NE & SE 30-51-21-W4
SW & SE 29-51-21-W4

January 2009



Conceptual Scheme

NE & SE 30-51-21-W4 and SW & SE 29-51-21-W4

1. PURPOSE

Conceptual Schemes provide a framework for the subsequent subdivision and/or development of land in areas of the County where it would be impractical to prepare an Area Structure Plan due to the small number of lots and the minimal amount of municipal infrastructure needed to support the subdivision and/or development.

The subject proposal involves increases three existing parcels to six parcels. Further, municipal infrastructure would be limited to access from the new lots to the adjacent township road. A conceptual scheme is the practical tool for planning the proposed development.

2. PLAN AREA

The Conceptual Scheme plan area includes all or parts of NE & SE 30-51-21-W4 and SW & SE 29-51-21-W4 (See Figure 1). The plan area is approximately 132.7 ha (327 acres). The lands are under single ownership and are unsubdivided.

3. DESIGN CONCEPT

The subject Conceptual Scheme is unique in County. The scheme involves multiple agricultural quarter sections under single ownership. Typically, agricultural quarter sections are subdivided in half (80 acres splits) or a small homestead parcel is separated from the land, otherwise known as a “first parcel out.” The subject lands have the capability of being subdivided into 6 parcels. Based on standard subdivision practice the fragmentation of agricultural land would continue. Figure 2 shows an example of the business as usual subdivision of the lands.

The subject conceptual scheme proposes to cluster 5 of the parcels along the north side of the plan area and consolidate the remaining lands into one large contiguous agricultural parcel (See Figure 3 – Design Concept). Furthermore, the scheme requires that the developer register an agriculture/conservation easement on the consolidated parcel to maintain the agricultural use of the land and protect the shoreline of Cooking Lake.

4. BACKGROUND AND PREPARATION

4.1 Site Conditions

- 4.1.1 Existing Land Uses: The subject lands are districted AG Agriculture: General and function as a single agricultural operation under sole ownership of the applicant.
- 4.1.2 Existing Development: Two dwellings are located within the north east corner of the NE 30-51-21-W4 along with numerous agricultural accessory buildings for livestock and the storage of farm equipment.
- 4.1.3 Canada Land Inventory Soil Rating: Class # 3
- 4.1.4 Adjacent Land Uses:
 - North: Township Road 515 and two AG Agriculture: General District parcels
 - Northeast: A recreational camp on lands zoned C6 Recreation District
 - South: Cooking Lake

Conceptual Scheme

NE & SE 30-51-21-W4 and SW & SE 29-51-21-W4

East: Cooking Lake

West: NW & SW 30-51-21-W4 quarters that are districted AG Agriculture: General District and appear to be in cultivation.

4.2 Planning Context

4.2.1 Municipal Development Plan Bylaw 1-2007 (MDP)

The MDP provides support for this proposal throughout the document. The following statements are most specific and applicable to this conceptual scheme:

- a) Sustainability and Growth Management (Section 4) supports using conservation design based principles as a means to conserve natural areas; in particular the High and Medium Priority Environment management Areas contained in the Beaver Hills Moraine.
- b) Environmental Management (Section 8) objectives are to minimize the impact of human activity and development on the natural environment. Encouraging the use of conservation easements and other tools to protect the environment promote environmental protection and responsibility. Using innovative planning tools such as the transfer of density and creating more compact development in appropriate locations, the encroachment of development onto agricultural lands and natural habitat can be reduced.
- c) Agriculture (Section 14) activities such as farming are facing many difficult challenges, which in turn threaten the future of agriculture not only in Strathcona County, but throughout Canada. It has been difficult for farmers to amass contiguous properties due to existing subdivision and fragmentation of land surrounding their operations. It is best to minimize non-agricultural development within areas where the focus is on promoting agricultural development and to encourage the practice of agriculture in an environmentally responsible manner.

4.2.2 Land Use Bylaw 8-2001 (LUB)

Pursuant to the LUB, the subject lands are proposed to be redistricted to DC Direct Control District. The purpose of the DC District is to foster agriculture and conserve agricultural land. The secondary intent of the district is to preserve and protect environmentally sensitive lands and habitat that are of significant ecological value to the community. Protecting the bed and shore of the Cooking Lake by restricting development will benefit the watershed for the Cooking Lake region.

4.3 Environment and Reserves

4.3.1 Biophysical Assessment

Conceptual Scheme

NE & SE 30-51-21-W4 and SW & SE 29-51-21-W4

- a) 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, Map #3. A Biophysical Assessment was conducted in support of the proposed conceptual scheme.
- b) Sustainable Resources, Public Lands Division, has the right to claim ownership of any waterbody, stream, or wetland in the Province that may be claimed at time of subdivision.
- c) Significant Features:
 - Waterbodies/Creeks:
 - i) The subject quarters are adjacent to Cooking Lake.
 - ii) Any waterbodies/creeks may be claimed by the Province of Alberta under the Public Lands Act at anytime.
 - iii) A floodplain in the SW 29-51-21-W4 has been previously claimed by the province.
 - iv) There are several intermittent drainage corridors and drainage pockets across the subject quarters and would be considered as ephemeral drainage as they these areas are identified by sparse wetland vegetation, lack of surface water and appear to be seasonal.
 - Slopes:

There are no significant slopes on the quarter however the topography is typical of knob-and-kettle within the moraine landscape. The land gently slopes from high points in the south to lower flat areas in the north.
 - Vegetation Coverage:
 - i) The lands within the SE & SW 29-51-21-W4 have been identified as High Priority Conservation Area by the biophysical assessment. A conservation easement will be required for the protection of these lands.
 - ii) The majority of the subject quarters have been cleared of trees for agricultural use and is in cultivation.
 - iii) There is a significant 100 m to 200 m buffer of vegetation adjacent to the shoreline of Cooking Lake.

4.3.2 Agricultural/Conservation Easement

To ensure the remnant parcel continues to foster agriculture and protect the bed and shore of Cooking Lake the owner will enter into an agricultural/conservation easement with the County. The purpose of an agricultural easement will ensure that Best Management Practices are used in the operation of the farm. The owner will work with the County to develop an easement best suited for the parcel. The easement may have provisions for but not limited to:

- a) Conditions for Agricultural Use such as conservation tillage and crop nutrient management.
- b) Agricultural Setback such as recognizing cultivation setbacks from top of bank.

Conceptual Scheme

NE & SE 30-51-21-W4 and SW & SE 29-51-21-W4

- c) Pest management using environmentally friendly products to control insect, weeds, disease and other pests.
- d) Conservation buffers to protect the bed and shore of Cooking Lake and provide a barrier of protection by capturing potential pollutants before they have the chance to move to surface waters.
- e) Livestock allowance such as animal feeding operations management and livestock access.
- f) Erosion and sediment control by conserving soil and reducing the mass of sediment reaching a water body, protecting water quality, habitat and agricultural land.
- g) Livestock watering such as protecting the bed and shore of Cooking Lake by providing only one point of access

4.3.3 Reserves

The proposed concept is based on the transfer of the three potential “first parcels out” into a cluster of lots. The subdivision would not be exceeding the density for the three quarter sections and therefore, the County would not seek the dedication of municipal reserves. Deferred reserve caveats would be registered on the title of the proposed larger agricultural parcel. The final biophysical assessment has determined that environmental reserves will not be required. However, the owner has agreed to the protection of environmentally sensitive areas through an agricultural/conservation easement on title of the new consolidated agricultural parcel.

4.3.4 Transfer of Development Credits (Future)

The adoption of this concept would assist in setting a precedent for the protection of large tracts of land for the purposes of agricultural uses and environmental conservation while providing land owners opportunity for low impact residential development. In the future there is a likelihood that programs may become available to landowners in environmentally sensitive areas such as the Beaver Hills Moraine to use the **Transfer of Development Credits (TDCs)**. TDCs provide landowners the economic benefit of selling the development rights of their property to another landowner/developer for a gain in density in another location. The owner has indicated that he may not exercise the ability to develop/subdivide all of the allowable parcels, this may allow the landowner an option to sell the remaining parcels as TDCs should a program be available to participate in the future.

4.4 Transportation and Utilities

- 4.4.1 Road widening will be required adjacent to Township Road 515 at the time of future subdivision in accordance with County Policy SER-012-004.
- 4.4.2 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.
- 4.4.3 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.

Conceptual Scheme

NE & SE 30-51-21-W4 and SW & SE 29-51-21-W4

- 4.4.4 A road closure will be necessary between the SE 30-51-21-W4 and the SW 29-51-21-W4 to facilitate future consolidation. Strathcona County will support the required consolidation to assist in ensuring the subject lands remain agriculture in nature.
- 4.4.5 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 any required road improvements or required construction. Rural Road Levies will not be applicable for this concept as the concept is based on a first parcel out principle.
- 4.4.6 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, existing and proposed comply.
- 4.4.7 Drainage easements and/or PULs may be required for overland drainage that exists, needs to be relocated and/or is required for stormwater management.

4.5 Public Input

The Conceptual Scheme was prepared in consultation with the affected and adjacent landowners. A public meeting was held on May 6 to gather input from adjacent land owners.

5. DEVELOPMENT PHASING

The concept is designed to accommodate subdivision in phases, as the concept may be subdivided to provide for up to five allowable parcels in the north west corner of the NE 30-51-21-W4.

6. 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 adjacent landowners.

- 6.1 The developer (applicant) will, through the subdivision application process be required to pay all approval fees and any other contribution to improve infrastructure to the satisfaction of Strathcona County. All development construction costs will be born by the developer.
- 6.2 Where the proposal requires the developer to construct or upgrade municipal infrastructure, a development agreement with Strathcona County is required.
- 6.3 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.

Conceptual Scheme

NE & SE 30-51-21-W4 and SW & SE 29-51-21-W4

- 6.4 A subdivision application will not be considered complete without the following:
 - 6.4.1 Geotechnical report completed by a qualified professional showing that each proposed lot has one contiguous developable acre of land.
 - 6.4.2 Tentative plan of subdivision (digital and paper copy).
 - 6.4.3 Building Location Plan (identifying all buildings and private sewage system on the original parcel).

- 6.5 Development within the quarter section will maintain a rural residential lifestyle on properties of approximately 2.02 ha (5.0 ac) or larger.

- 6.6 At all times, all lots shall comply with the requirements of the DC Direct Control Land Use District.

- 6.7 Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and the Municipal Development Plan.

- 6.8 At the time of future 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.

- 6.9 The applicant owner will be required to enter into a conservation easement for the protection of the high priority conservation area identified within the biophysical assessment and any other areas the County Biologist declares needing conservation. Conservation easements must maintain consistency with the purpose of this Conceptual Scheme and the land use districting of the subject lands.

7. 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.

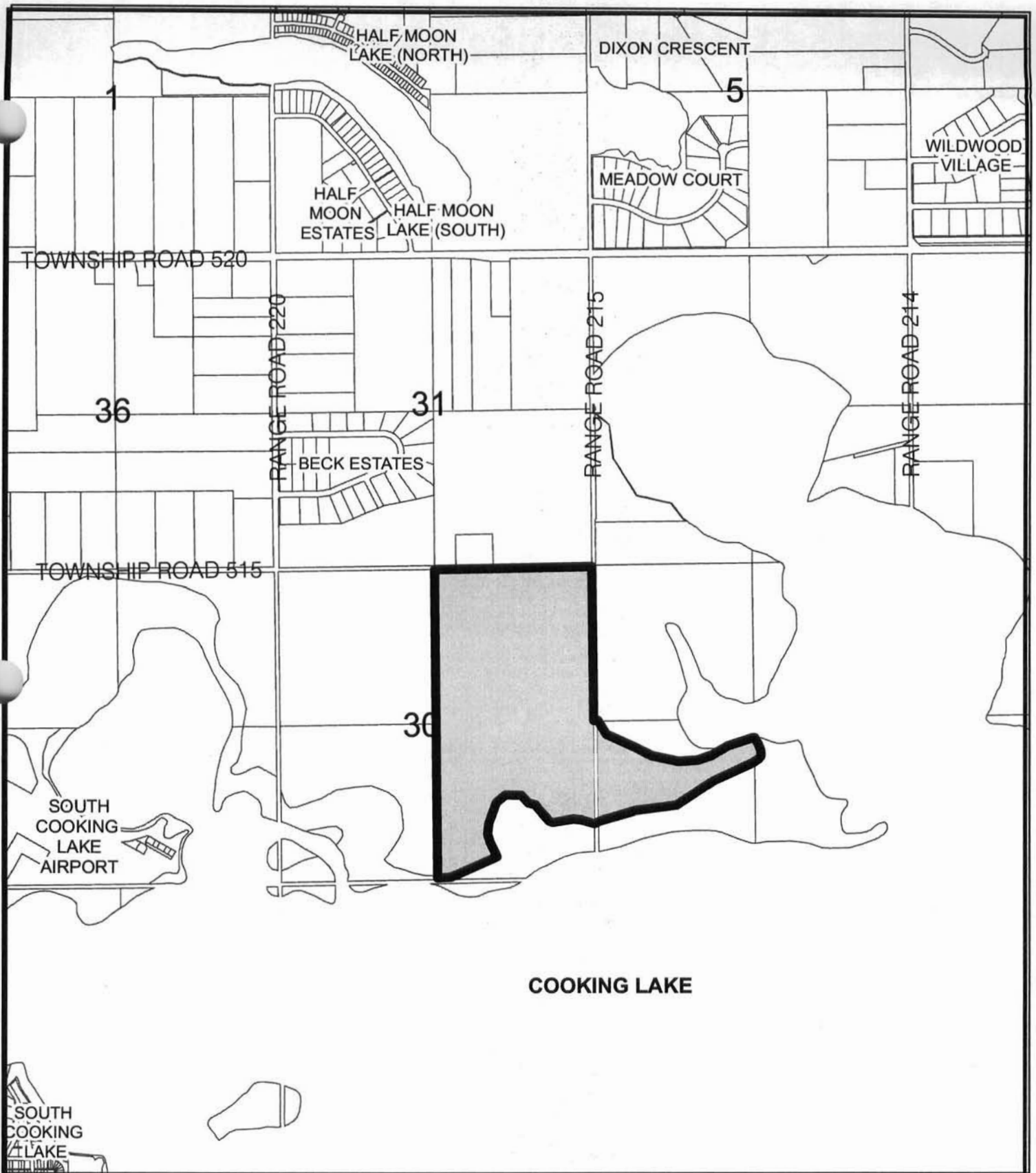


Figure 1
LOCATION MAP
 NE & SE 30-51-21-W4
 SE & SW 29-51-21-W4

Proposed Amendment Area



PLANNING & DEVELOPMENT SERVICES Strathcona County

Drawn By: C. Moriarty

File No.: 4090-2008CS004

Date Drawn: January 15, 2009

Revision Date: mm/dd/yy

Scale: Not to scale

Dwg No.:
 N:\PDS Admin\4000 - 4499 Land Use Services\
 4090 Land Use-Conceptual Scheme\2008\
 2008CS004\MAPS\ Location Map.mxd

CONCEPTUAL SCHEME

NE & SE 30-51-21-W4, and SE & SW 29-51-21-W4



FIGURE 2

Adopted: XXXXXXX Dwg No.: P11M0001 Revised: XXXX Scale: NTS

PLANNING & DEVELOPMENT SERVICES **Strathcona**

CONCEPTUAL SCHEME NE & SE 30-51-21-W4, and SE & SW 29-51-21-W4

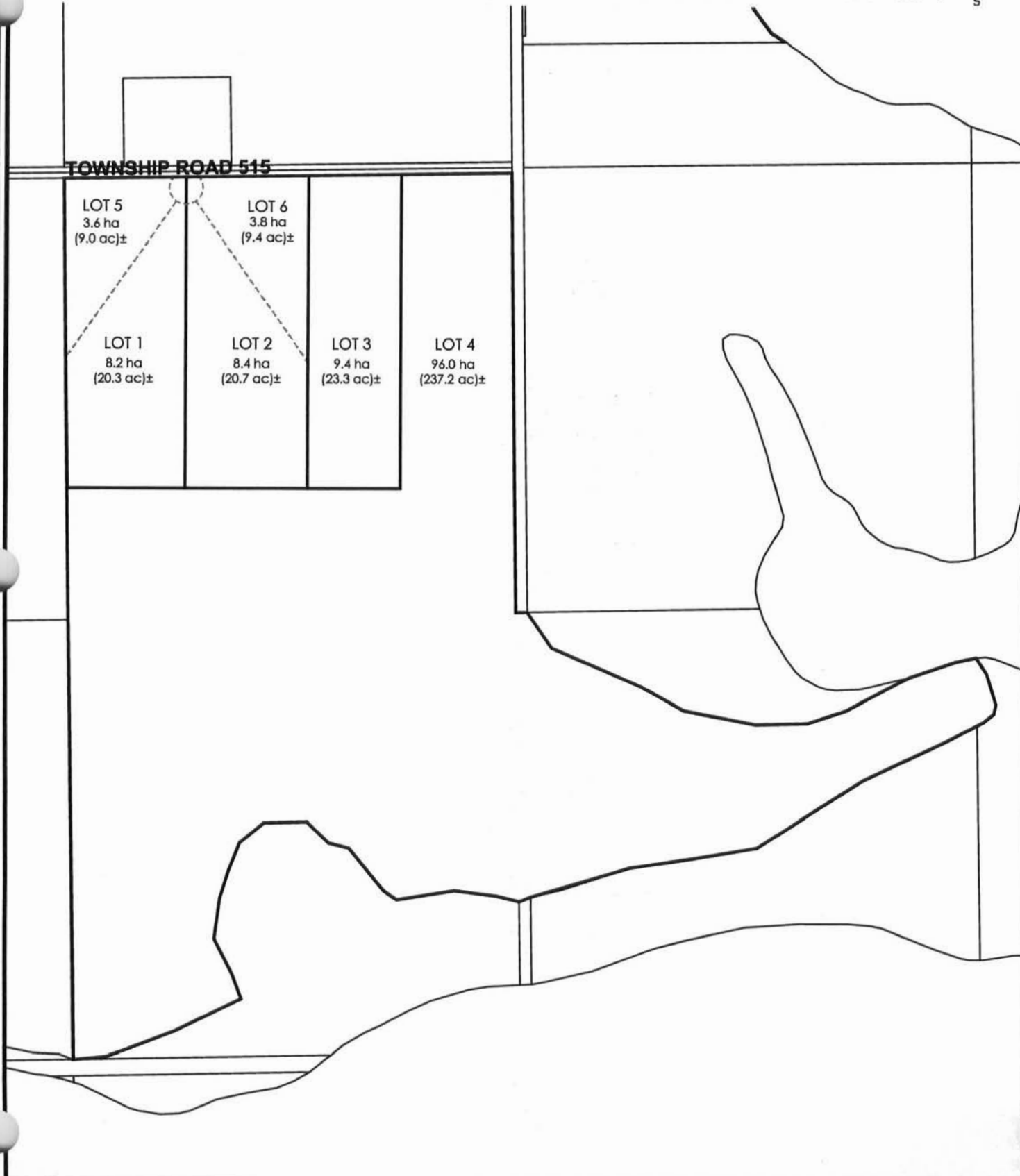
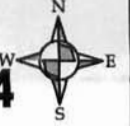


FIGURE 3
Adopted: XXXXXX | Dwg No.: P11M0001 | Revised: XXXX | Scale: NTS

PLANNING & DEVELOPMENT SERVICES **Strathcona County**