
Conceptual Scheme

SW 24-52-22-W4

May 2015

Conceptual Scheme

SW 24-52-22-W4

1. PURPOSE

- 1.1. The purpose of a Conceptual Scheme (CS) is to:
- provide a framework for the subsequent subdivision, rezoning and/or development of a specific area of land based on conservation design principles; and
 - establish a potential plan of future subdivision that applies to the existing titled area(s) within the plan area; and
 - ensure that a proposed rezoning and/or subdivision does not prohibit the ability of remnant or adjacent lots to be further subdivided in the future.
- 1.2. As per Strathcona County Council Policy statement SER-008-019, the proposed Conceptual scheme is necessary in this case as:
- The policies of the Agricultural Small Holdings Policy Area of the Municipal Development Plan require that a conceptual scheme is prepared for the quarter section;
 - according to the regulations of Service Policy SER-008-019, the land being proposed for rezoning or subdivision has the potential to be further subdivided;

2. OVERVIEW

- 2.1. **Plan Area:** The plan area for this conceptual scheme includes the SW 24-52-22-W4 with the exception of Lot 1, Plan 792 1714. Lot 1, Plan 792 1714 has been excluded from the conceptual scheme area as no further subdivision potential exists for this lot pursuant to Section 6 of the Strathcona County conceptual scheme Policy.
- 2.2. **Legal Descriptions:** (see *Figure 1 – Location Plan* and *Figure 2 – Air Photo*)
- SW 24-52-22-W4 (63.5 ha)
- 2.3. **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- SW 24-53-22-W4: two dwellings and multiple sheds exist at the northwest corner of the quarter section
- 2.4. **Canada Land Inventory Soil Rating:** approximately 20% of the property is made up of Class 2 Soil that is located within the eastern boundary of the quarter section. The remainder of the subject quarter consists of a relatively equal split of Class 3 and Class 4 soil.
- 2.5. **Adjacent Land Uses:**
- North: two parcels zoned AG Agriculture: General
 - East: the country residential subdivision of Mark IV Estates
 - South: lands zoned AG Agriculture: General
 - West: Range Road 221, beyond which lies lands zoned AG Agriculture: General.
- 2.6. **Encumbrances:** (see *Figure 3 – Site Features*)
- Creek:** A provincially recognized intermittent creek bisects the quarter section running from the southwest corner to the northeast corner of the quarter section.

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- 2.7. **Municipal Development Plan:** The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (Bylaw 1-2007). This policy area allows for the subdivision of land in accordance with the requirements for an approved Conceptual Scheme.
- 2.8. **Land Use Bylaw:** The subject lands are currently districted AG Agriculture: General. Pursuant to Land Use Bylaw 6-2015, redistricting to an appropriate land use district will be required prior to subdivision approval. The appropriate land use district will depend upon the size of parcels proposed for subdivision.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1. The goal of the Conceptual Scheme is to establish a framework for development of the land that compliments and enhances the traditional rural residential lifestyle found in the area, while ensuring that the policies and guidelines within the applicable statutory plans and bylaws are addressed. The objective of the Conceptual Scheme is to illustrate the potential developable area, lot yield, reserve dedications and access/road locations.
- 3.2. Both affected landowners (those located within the quarter section) and adjacent residents (those surrounding the quarter section) have been provided opportunity to provide input as part of the preparation of this plan.
- 3.3. This Conceptual Scheme contemplates the potential subdivision of the quarter section into a total of six (6) parcels. As there are already two (2) parcels on the quarter section, a total of four (4) additional lots may be accommodated under this plan.
- 3.4. The development concept shown in Figures 4 & 5 is conceptual and may be subject to modification at the time of subdivision if further investigation warrants the change (see **Section 8 – Development Criteria**). Final lot sizes and dimensions will be determined at time of subdivision.

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in May of 2014. The Assessment consisted of a field reconnaissance and air photo analysis to identify landscape features, vegetation and wildlife. The information was used to make recommendations for Environmental and Municipal Reserve dedications.

4.1.1. Landscape Overview

Overall, the landscape was hummocky with a change in elevation from 748 meters in the far southwest corner of the property to 737 meters in the far northeast corner where the largest drainage corridor flows out of the property.

The most significant landscape features are the hummocks, the two relatively large ephemeral drainage corridors, their associated riparian areas and wetlands.

The drainage corridors on the property collect local run-off and generally flow from the west and southwest towards the northeast where the water flow continues into

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neighboring properties. These drainage corridors vary in width over the length of the corridor from wide and shallow to narrow and relatively deep.

4.1.2. **Vegetation & Wildlife**

Approximately 75% of the subject property has been cleared of upland vegetation and has been used as tame pasture for at least three decades.

The upland forest stands on the subject property are predominantly aspen poplar interspersed with willow in low lying areas. Evidence of deer, moose, rabbit, and porcupines could be seen in the forested areas of the subject property.

The wetlands, both ephemeral and permanent, fluctuate seasonally and provide important habitat for wildlife and various plant species. Typical wetland vegetation, which indicates wet soils and water at or below surface, was present. The wetlands are distinguished by abundant growth of grass species and willows; these wetlands provide both a localized groundwater recharge and a water storage function.

Overall, the diversity of landscape and plant communities across the subject property is relatively high. Areas that are considered wetlands or drainage corridors should be conserved to protect wildlife habitat and to ensure that development does not affect drainage and wildlife connections to neighboring properties.

5. RESERVES

- 5.1. Environmental Reserves (ER) and Municipal Reserves (MR) are to be dedicated to the full extent described under the Municipal Government Act and in accordance with Strathcona County Policy. ER and MR shall be dedicated at time of subdivision and final determination of the boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor. ER & MR are indicated in Figures 4 & 5.
- 5.2. A number of areas have been identified as environmentally significant land and wildlife habitat; however, given its location, there is difficulty gaining access to one of these areas for management as Environmental Reserve. Therefore, an Environmental Reserve Easement as illustrated in Figures 4 & 5 will be considered at the time of subdivision to be registered on the private parcel to protect this area in perpetuity.
- 5.3. Alberta Environment and Sustainable Resource Development has indicated that under Section 3 of the Public Lands Act the Crown may have an interest in claiming water bodies that exist on the property. Crown determination and claiming of water bodies shall be determined as part of the an application for subdivision.
- 5.4. Should the Crown claimed lands include any area identified for municipal reserve in Figures 4 & 5, alternative municipal reserve shall be dedicated in a location identified by the biophysical to the Satisfaction of Strathcona County and to the maximum amount allowed by the Municipal Government Act.

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- 5.5. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of the Municipal Reserve and Environmental Reserve parcel(s) at time of subdivision in accordance with Strathcona County policy and standards.

6. TRANSPORTATION

- 6.1. Range Road 221 adjacent to this quarter section is currently recognized as a Class II unimproved roadway and has an existing right-of-way of 20 metres. In accordance with Strathcona County policy, a strip of land is required along the length of the subject quarter section adjacent to Range Road 221 to provide for future road improvements. Land dedication by survey will be required at time of the subdivision and will be dedicated in accordance County Policy at the time of subdivision application.
- 6.2. Existing and proposed access locations shall be provided in general accordance with Figures 4 & 5 but are to be confirmed by Strathcona County at time of subdivision.
- 6.3. The existing access of proposed Lot 2 must be realigned to provide joint access at the shared property line of proposed Lot 1 and proposed Lot 2 in general accordance with Figures 4 & 5.
- 6.4. All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.
- 6.5. Any newly created lots will be subject to payment of the rural road levy. The levy will be charged at the current rate at time of subdivision endorsement.
- 6.6. Any creek crossing required for access may require Alberta Environment approval and is the responsibility of the landowner to acquire.
- 6.7. Provision for a private driveway to be located south of the environmental reserve easement on Lot 1 to enable access the easterly portion of Lot 1 can be considered as part of the final location of the shared property line of Lot 1 and Lot 2.

7. SERVICING AND UTILITIES

- 7.1. Geotechnical testing has been conducted and identifies suitable developable areas for building sites and private sewage disposal systems for each proposed lot. The report includes a development area plan identifying the building site locations in accordance with Alberta Environment and Strathcona County. Should a building site that is alternative to the existing dwelling locations or the locations identified within the geotechnical report be proposed then further geotechnical testing shall be conducted to identify the suitability of the proposed site in accordance with Alberta Environment and Strathcona County criteria at the time of development.
- 7.2. Drainage easements shall be required for two drainage courses as identified in Figures 4 & 5.

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- 7.3. Drainage easements and/or public utility lots may be required for overland drainage that exists, needs to be relocated and/or is required for stormwater management. The applicant will be required to contact Alberta Environment and Sustainable Resource Development regarding any potential drainage licenses and/or approvals for the conveyance of drainage from either onsite or offsite lands.
- 7.4. Wherever a drainage easement is utilized within the plan area, it shall be the responsibility of the landowner to maintain the drainage course.
- 7.5. At time of subdivision, the applicant may be required to provide a surface drainage assessment to address pre- and post-development drainage and recommendations to eliminate any negative impacts on adjacent or downstream areas. The assessment is to be completed by a qualified professional.
- 7.6. Existing and proposed private sewage system discharge locations shall comply with Provincial set-back requirements.
- 7.7. At time of subdivision, the applicant may be required to provide a stormwater management and site grading plan prepared by a qualified professional to the satisfaction of Strathcona County.
- 7.8. At time of subdivision, the applicant may be required to provide information prepared by a qualified professional regarding groundwater availability for domestic purposes in accordance with the Water Act
- 7.9. At time of subdivision the applicant will be responsible for confirming and coordinating the provision of shallow utilities with the appropriate companies.

8. DEVELOPMENT CRITERIA

- 8.1. The applicant/landowner must redistrict the subject lands to an appropriate land use district prior to endorsement of any subdivision.
- 8.2. The applicant/landowner must obtain *Historical Resources Act* approval prior to endorsement of any subdivision approval.
- 8.3. The applicant/developer may, through the redistricting and/or subdivision application process, be required to address the provision of private sewage systems, the construction of required accesses, internal road layout, rural road levies, approval and inspection fees and any other matter deemed applicable, to the satisfaction of Strathcona County.
- 8.4. Technical considerations, including further geotechnical assessment, traffic impact assessment, stormwater management report, noise attenuation assessment and any other studies deemed appropriate by Strathcona County, shall be addressed to the satisfaction of Strathcona County at the time of redistricting and/or subdivision application. Strathcona County standards at the time of redistricting and subdivision shall be adhered to.

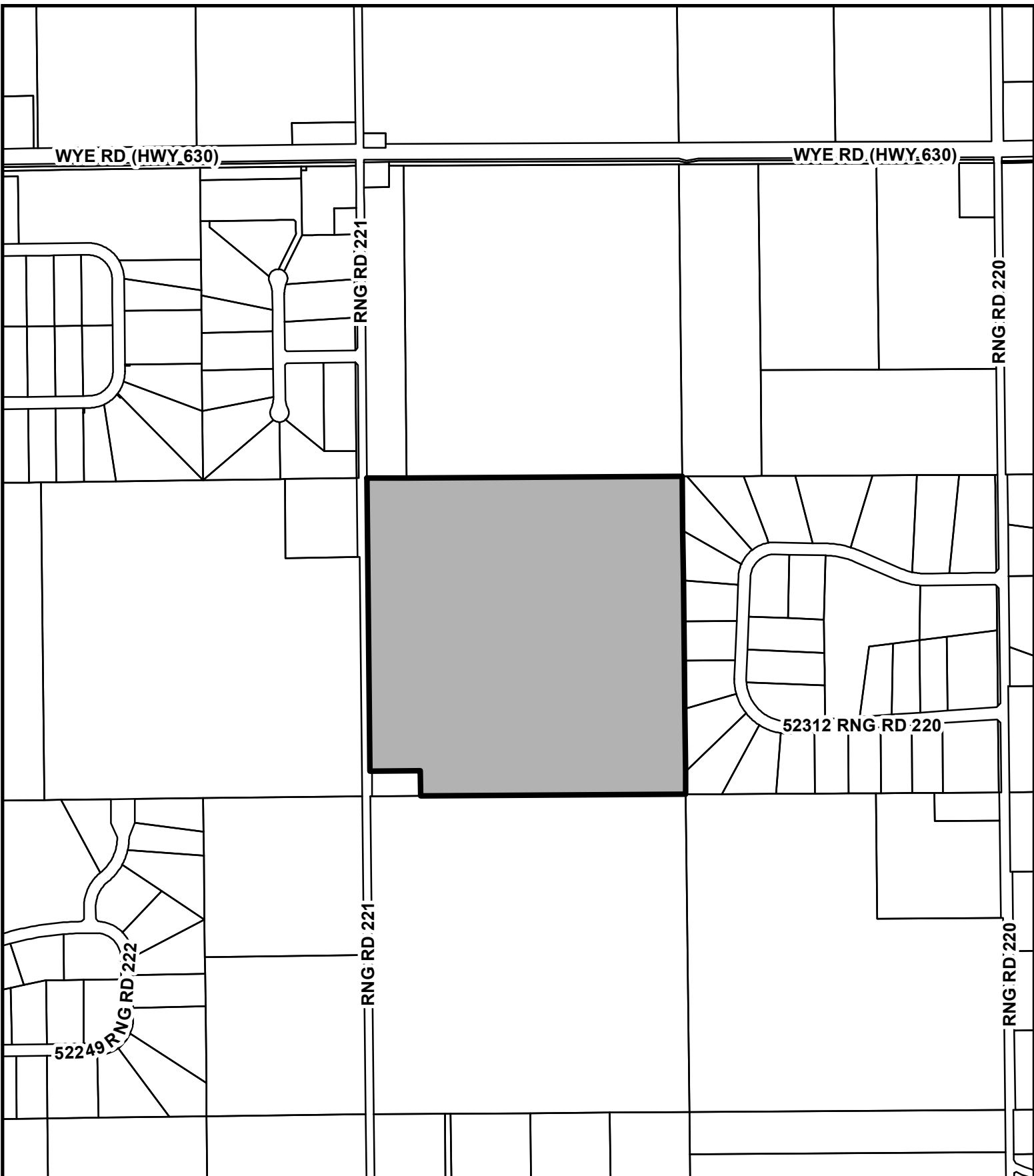
Conceptual Scheme

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- 8.5. The subdivision and development of future parcels should protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands and water courses. Alberta Environment and Sustainable Resource Development and Strathcona County shall be consulted regarding any changes to topography which may influence drainage. No alterations to drainage courses, waterbodies, water courses or wetlands are permitted without the prior approval of Alberta Environment and Sustainable Resource Development and Strathcona County.
- 8.6. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.7. Final location of property lines and parcel areas shall be determined as time of subdivision. All proposed lots shall comply with the regulations of the Land Use Bylaw.
- 8.8. A subdivision application will be subject to the municipal policies, standards or regulations in effect at the time of the subdivision application, should the said policies differ from those outlined within this plan it shall be at the discretion of the Director of Planning and Development Services as to which policies, standards or regulations will be applied.
- 8.9. Where any changes are proposed to the Council adopted Conceptual scheme it will be at the discretion of the Director of Planning and Development Services to determine if an amendment to the adopted Conceptual scheme is required.

9. COMPLIANCE WITH OTHER LEGISLATION

- 9.1. Nothing in this Conceptual Scheme shall be interpreted as relieving a person from complying with federal and/or provincial statutes or municipal bylaws and/or policy. In the event of a conflict between any of the provisions of this Conceptual Scheme and the provisions of any statute, bylaw and/or policy, the provisions of the statute, bylaw and/or policy shall prevail.



LOCATION MAP
FIGURE 1
SW 24-52-22-W4

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES



Drawn By: M.Fraser

File No.: 4090-2014CS001

Date Drawn: Oct 20, 2014

Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\
 4090 Land Use-Conceptual Scheme\2014\
 2014CS001\MAPS\LOCATION MAP

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RANGE ROAD 221

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**AIR PHOTO
FIGURE 2
SW 24-52-22-W4**

 **Subject Area**

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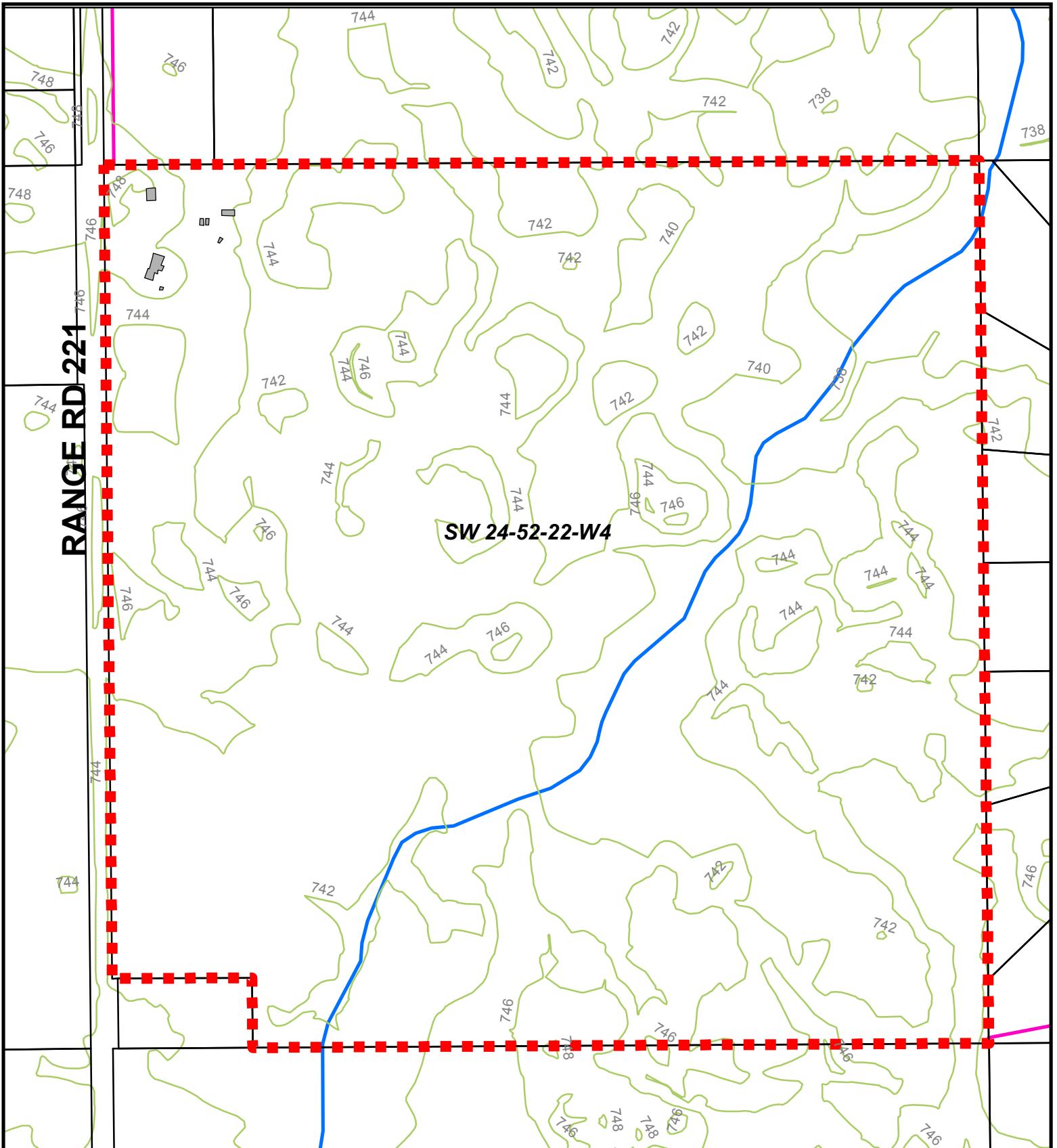
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Date Drawn: Oct 20, 2014







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2014CS001\MAPS\AIR PHOTO



SITE FEATURES - FIGURE 3

SW 24-52-22-W4

-  Conceptual Scheme = Approx. 63.5 ha (157 ac)
-  2m Contours
-  Utility Right of Way
-  Stream
-  Drainage Easement
-  Buildings

PLANNING & DEVELOPMENT SERVICES



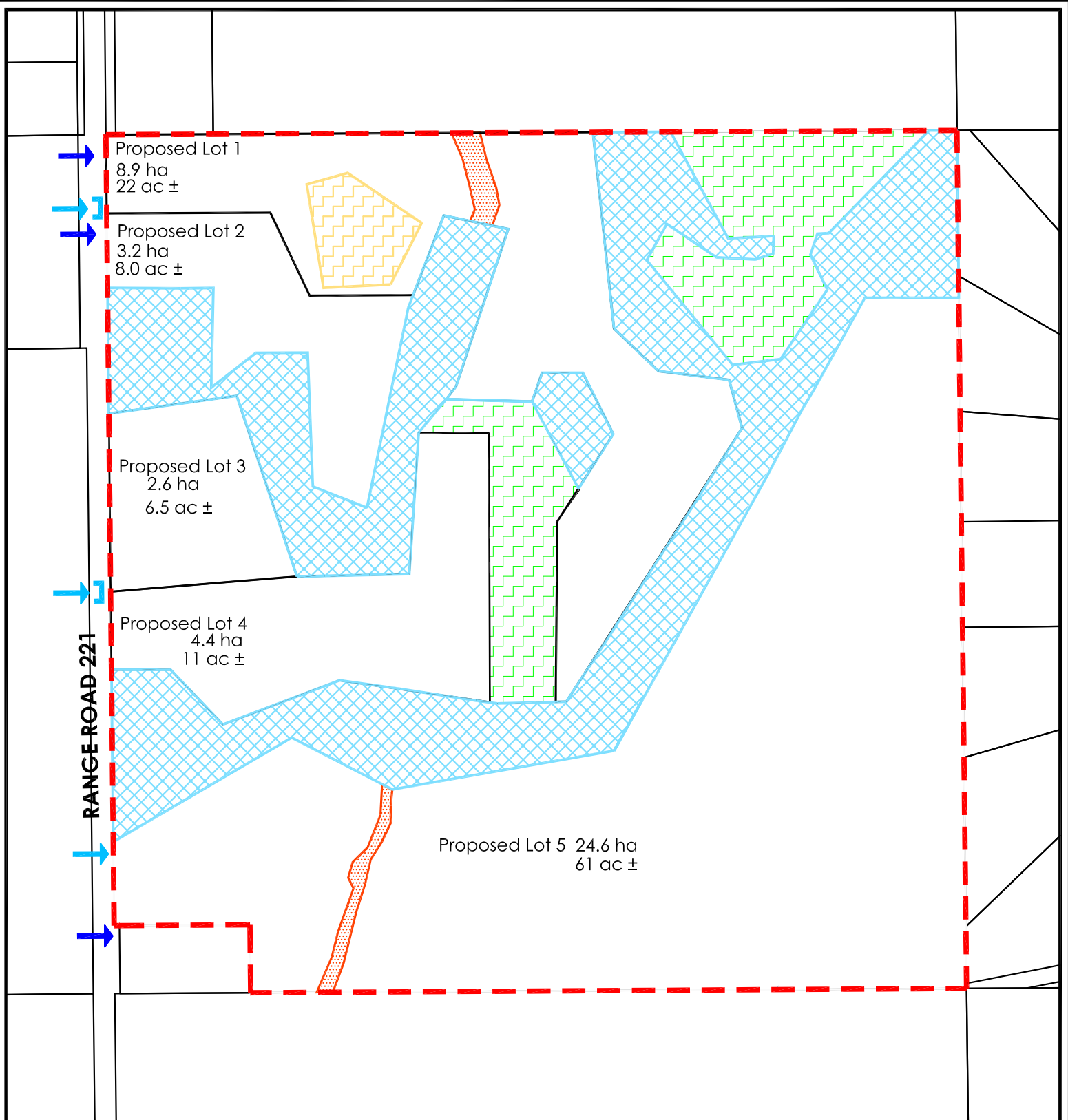
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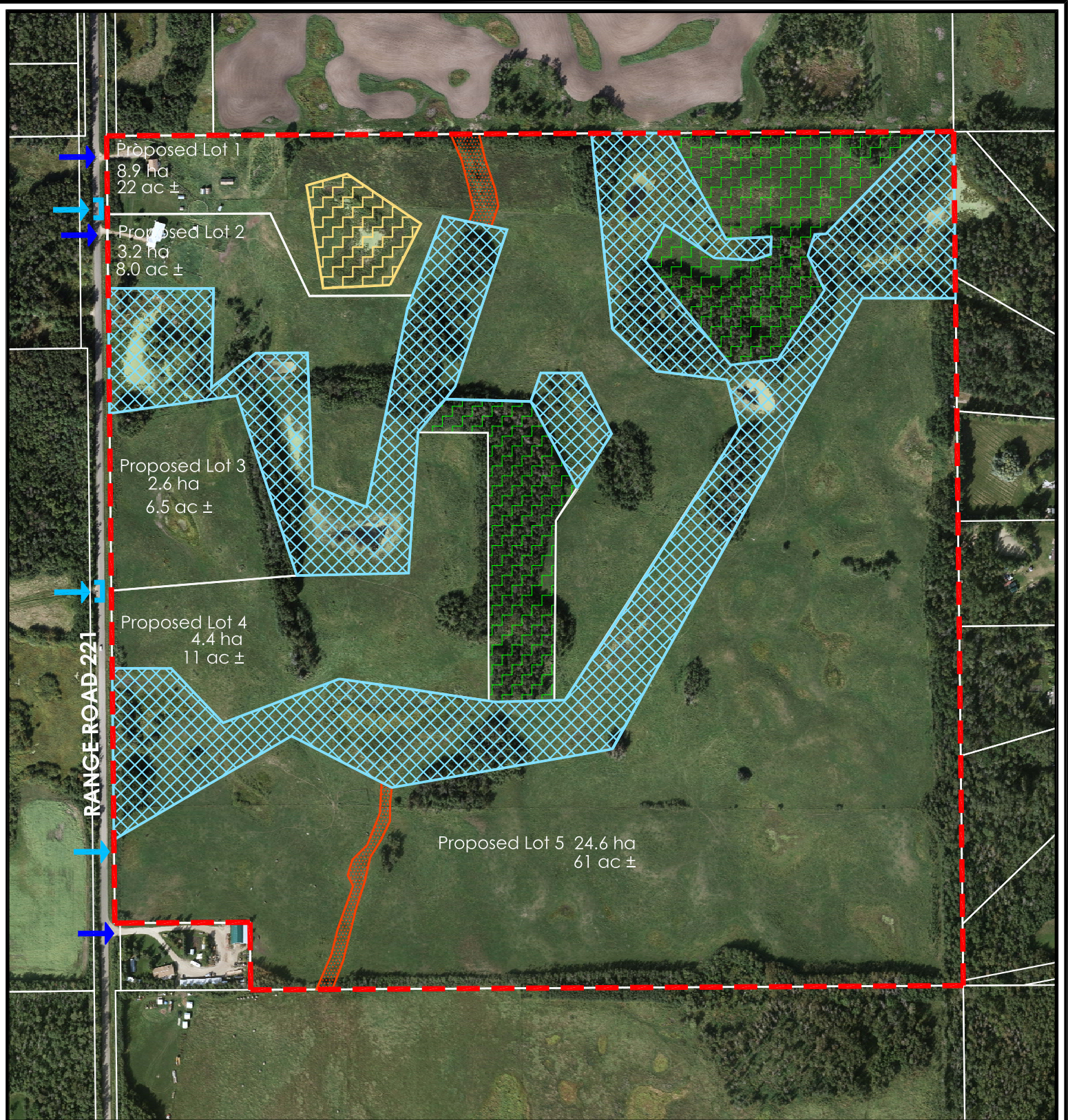
CONCEPTUAL SCHEME - FIGURE 4
SW 24-52-22-W4

- Conceptual Scheme =
Approx. 63.5 ha (157 ac) ±
- Proposed Environmental Reserve
Easement =
Approx. 13.9ha (34.4 ac) ±
- Proposed Conservation
Easement, Approx. 0.8ha (2.0 ac) ±
- Drainage Easement
- Proposed Municipal Reserve
Approx. 4.9ha (12.1 ac) ±
- Proposed Joint Access
- Proposed Access
- Existing Access









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Date Drawn: April 30 2015	Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\ 4090 Land Use Bylaw -Conceptual Plans\ 2013\2014CS001\MAPS
Revision Date:	
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CONCEPTUAL SCHEME - FIGURE 5
SW 24-52-22-W4

-  Conceptual Scheme =
Approx. 63.5 ha (157 ac) ±
-  Proposed Environmental Reserve Easement=
Approx. 13.9ha (34.4 ac) ±
-  Proposed Conservation Easement, Approx. 0.8ha (2.0 ac) ±
-  Drainage Easement
-  Proposed Municipal Reserve
Approx. 4.9ha (12.1 ac) ±
-  Proposed Joint Access
-  Proposed Access
-  Existing Access

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