
Conceptual Scheme

NW 14-51-23-W4

March 2011

Conceptual Scheme

NW 14-51-23-W4

1. POLICY COMPLIANCE

- 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.
- 1.3. **Strategic Plan:** The Strategic Plan seeks to facilitate development initiatives that help sustain an effective mix of urban and rural lifestyles. This development adds to the rural population base and focuses on the rural development of the County.
- 1.4. **Municipal Development Plan (MDP):** The MDP (Bylaw 1-2007) identifies the NW 14-51-23-W4 within the Agriculture – Small Holdings Policy Area. This Policy Area is characterized as an area where a wide variety of rural lifestyles is promoted and preserved and includes a mixture of larger, traditional agricultural operations, as well as smaller, more intensive agricultural operations. New residential subdivisions 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.
- 1.5. **Land Use Bylaw:** The subject lands are currently districted as AG. Pursuant to the Land Use Bylaw 8-2001, the lands must be redistricted to an appropriate land use district prior to subdivision approval. The intended district is a DC Direct Control district, unless a standard district in the Land Use Bylaw is created that would enable the development to be regulated as described in this conceptual scheme.

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2. OVERVIEW

2.1. Legal Description: NW 14- 51-23-W4 (see Figure 1)

Legal	Area
NW 14-51-23-W4	32.4 ha (80.00 ac)
NW 14-51-23-W4	16.2 ha (39.98ac)
Lot A, Plan 2738RS	15.0 ha (37.02 ac)
Lot 1, Plan 9421911	1.1 ha (2.84 ac)

2.2. Existing Land Uses: There are currently four parcels within the quarter section that are designated AG Agriculture General. It is recognized that a tree nursery business exists on the subject lands and has been operating from the site for more than 30 years.

2.3. Existing Development: The northern 80 acres has a single detached residence and detached garage located at the northeast corner of the property. The central 40 acres has an existing single detached dwelling, detached garage and a number of agriculturally related buildings located near Range Road 232. Lot 1, Plan 9421911 also has an existing single detached dwelling and detached garage located along Range Road 232. There is no development currently located on Lot A, Plan 2783RS (see Figure 2).

2.4. Canada Land Inventory Soil Rating: Class 3 (20%) & Class 4 (80%)

2.5. Adjacent Land Uses:

- a) North: An agricultural quarter section with a first parcel out.
- b) South: An agricultural quarter section with a first parcel out.
- c) East: Country Residential Subdivision of Woodland Downs.
- d) West: Range Road 232; an agricultural quarter section with a first parcel out.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

3.1. The proposed Conceptual Scheme encompasses the NW ¼ of Section 14, Township 51, Range 23, West of the 4th Meridian (Figure 1) 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. During the formation of the Development Concept (Figure 4) it was identified that **there is potential for up to eight (8) lots** for the entire quarter section further to section 5.26e) of the MDP. The southern portion of the quarter section will continue to consist of three (3) separately titled parcels. Consent from the landowners of these southern parcels has been acquired for the applicant to site the remaining allowable density of five (5) parcels on the northern 80 acres.

3.3. The development concept shown in Figure 4 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.

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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. Furthermore, Map #3 of the Strathcona County Municipal Development Plan (Bylaw 1-2007) identifies the subject property as having High and Medium Priority Environmental Management Areas. A biophysical assessment was conducted on May 15, 2009 and provides the background for Figure 3.

4.2. Significant Features:

4.2.1. Vegetation

Approximately 75% of the subject quarter section was cleared for agricultural purposes prior to 1976. The south lots are relatively devoid of all native trees and shrubs, except along the fence lines, whereas the north lot has approximately 50% of the area left as forested land. The maximum age class of the forest is estimated to be between 75 and 100 years and is dominated by poplar trees.

4.2.2. Hydrology

The north half of the quarter section has higher ground that drops in elevation toward the southwest corner of the quarter section. The majority of the quarter section's topology is undulating with hills and ridges alternating with low swales and depressions that form wetlands and watercourses. It appears that at one time the subject quarter section contained extensive wetland areas that were likely drained to facilitate agricultural uses. The wetland areas found on the subject quarter pose a constraint to residential development which will influence the number and configuration of the lots under a proposed subdivision.

It appears that a portion of the Woodland Downs subdivision, located immediately to the east, drains through the south half of subject quarter section. This drainage becomes more apparent during the spring and wet seasons.

4.2.3. Wildlife

The subject property appears to be within a regionally important wildlife habitat, and contains habitat patches that influence connectivity at the landscape scale. Evidence of wildlife on this quarter section was found during the biophysical assessment. The most important upland wildlife habitat is the forest patches located in the north half of the property. Wetlands, watercourses, and residual forest patches provide connectivity through the surrounding landscape and provide a significant wildlife corridor to link larger habitat blocks on adjacent lands, thereby increasing the significance of the subject property.

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 configuration and location of MR lands to be dedicated should connect the wetland areas and maintain its function for wildlife movement, provide recreational opportunities, and provide buffers to existing and future developments. This is particularly true of the north half of the subject quarter section.

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5. RESERVES

5.1. Since density transfer as identified in Section 3.2 is occurring, Municipal Reserve dedication for the northern 80 acres has been calculated in consideration of the entire area of the quarter section.

5.2. Municipal Reserve dedication is required per the Municipal Government Act at 10% of the total developable area:

Gross Area of Quarter Section:	64.7 ha (160.0 ac)
Environmental Reserve	- 10.9 ha (26.9 ac)

Developable Area of Quarter Section	53.8 ha (133.1 ac)
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Municipal Reserve Dedication required	5.38 ha (13.3 ac)
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5.3. All ER and MR areas outlined in this Conceptual Scheme are approximate. Exact areas and locations of ER and MR will be finalized upon further information required at the time of subdivision.

5.4. Notwithstanding Section 5.3 of this Conceptual Scheme, Section 5.26 of the Municipal Development Plan contemplates the possibility for a maximum of ten (10) lots per quarter section in the Agricultural Small Holdings Policy Area provided that the requirements of 5.26(h)iv and 5.26(i)iv apply. Any future application that proposes to achieve this density bonus will require that Environmental and Municipal dedications be reevaluated upon that application and that further Municipal Reserve dedication may be required.

6. TRANSPORTATION AND UTILITIES

6.1. Road widening will be required adjacent to Range Road 223 at the time of subdivision in accordance with County Policy SER-012-004.

6.2. 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.

6.3. Upon construction of the internal subdivision road, all proposed lots shall be granted single access to the internal subdivision road only. All other existing lot accesses to Range Road 232 are to be removed and relocated to the internal roadway.

6.4. Right-of-way-tapers, to accommodate construction of acceleration and deceleration lanes, will be required for access to Range Road 223. Additional land dedication is required for these acceleration and deceleration lane tapers. The requirement to construct these lanes will be determined when the applicant enters into the Development Agreement.

6.5. The appropriate sewage 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

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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 developer (applicant) will, through the redistricting and/or subdivision application process, be required to address the provision of sanitary systems, access locations and design, internal road layout, rural road levies, inspection and approval fees to the satisfaction of Strathcona County.
- 7.2.** Technical considerations including a traffic impact assessment, noise attenuation requirements, stormwater management and any other studies deemed appropriate by Strathcona County are to be addressed to the satisfaction of Strathcona County at the time of redistricting and/or subdivision application. At all times current Strathcona County standards shall be maintained.
- 7.3.** 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.
- 7.4.** Future 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.
- 7.5.** Encourage the voluntary dedication and/or use of conservation easements to preserve and protect slopes, habitat areas and wetlands as identified in Strathcona County's Prioritized Landscape Ecology Assessment.
- 7.6.** Environmental Reserve Easements or Drainage Right of Way may be required for the drainage course running along the shared property line of proposed lots 1 and 5 and continuing eastward below the proposed road as identified in Figure 4.
- 7.7.** Development adjacent to slopes, wetlands and water courses shall conform with environmental setbacks contained within the land use bylaw and any other regulatory document.
- 7.8.** Municipal reserve will be dedicated in consideration for the maximum maintenance and preservation of upland habitat and wildlife corridors as described in Section 5 of this conceptual scheme.

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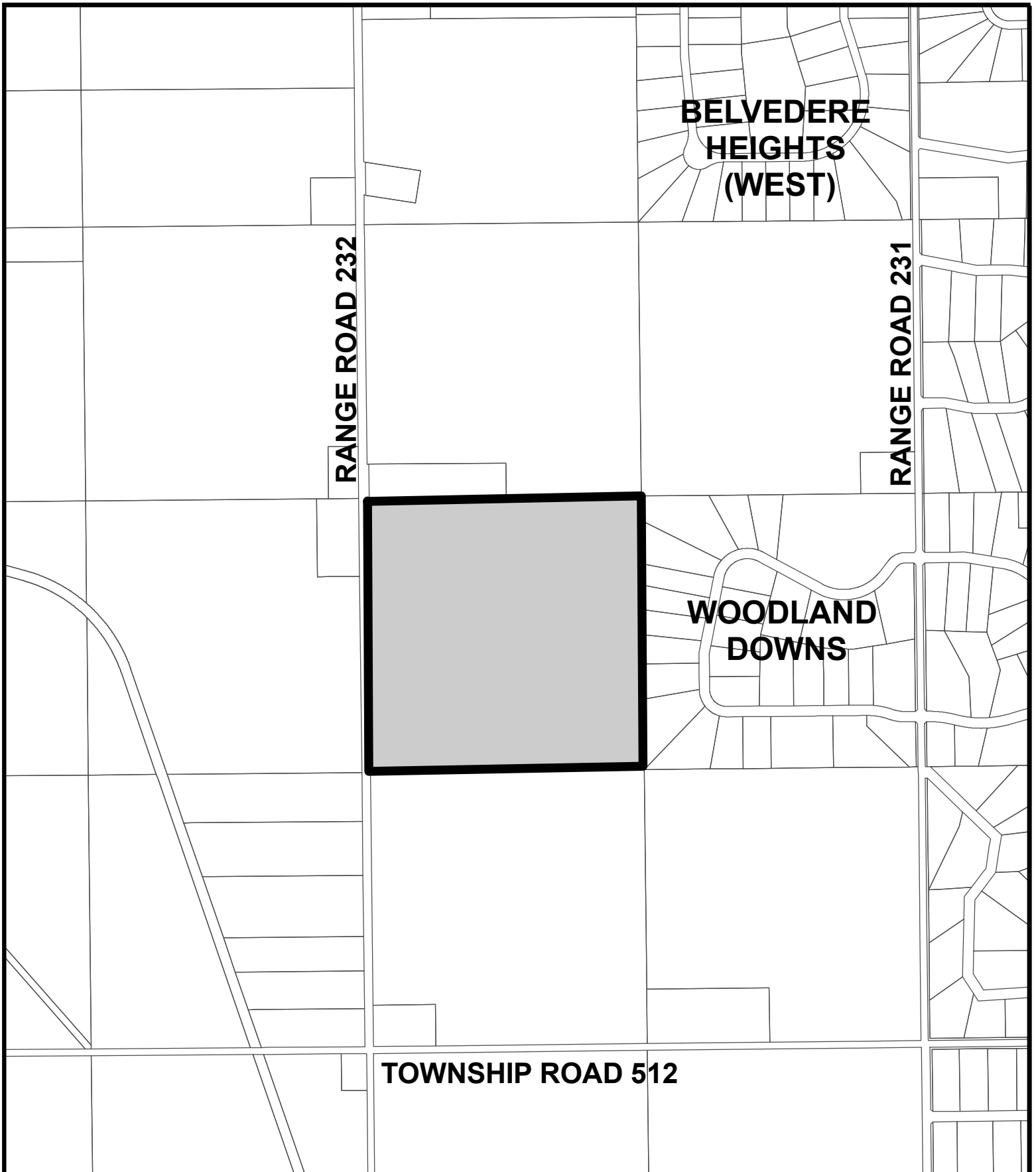
- 7.9. For development to proceed as outlined in the development concept all existing accesses that do not meet Strathcona County standards must be removed and proposed access must be installed to the Satisfaction of Strathcona County.
- 7.10. For future development to proceed as outlined in the development concept a development agreement will be required to address the construction of an internal roadway and any offsite improvements required.
- 7.11. Current and future subdivisions within the quarter section shall only be allowed based on the provision of internal road access to individual parcels.
- 7.12. Any future application that contemplates lot density bonusing as described in Section 5.4 will require an amendment to this Conceptual Scheme to illustrate that the configuration of the extra lots all meets Strathcona County policy and policies outlined in this document.
- 7.13. 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.
- 7.14. Work with the existing topography to the maximum extent as a means of conserving the existing drainage features and landscape character. Alberta Environment and Strathcona County shall be consulted regarding any changes to topography which may influence drainage.
- 7.15. At all times, all lots within this quarter section 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.
- 8.2. Registration of a noise caveat is required on all lots adjacent to Range Road 232.

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.



**LOCATION MAP
FIGURE 1**

NW 14-51-23-W4

 **Subject Area**



PLANNING & DEVELOPMENT SERVICES

Strathcona
County

Drawn By: D. Tinani

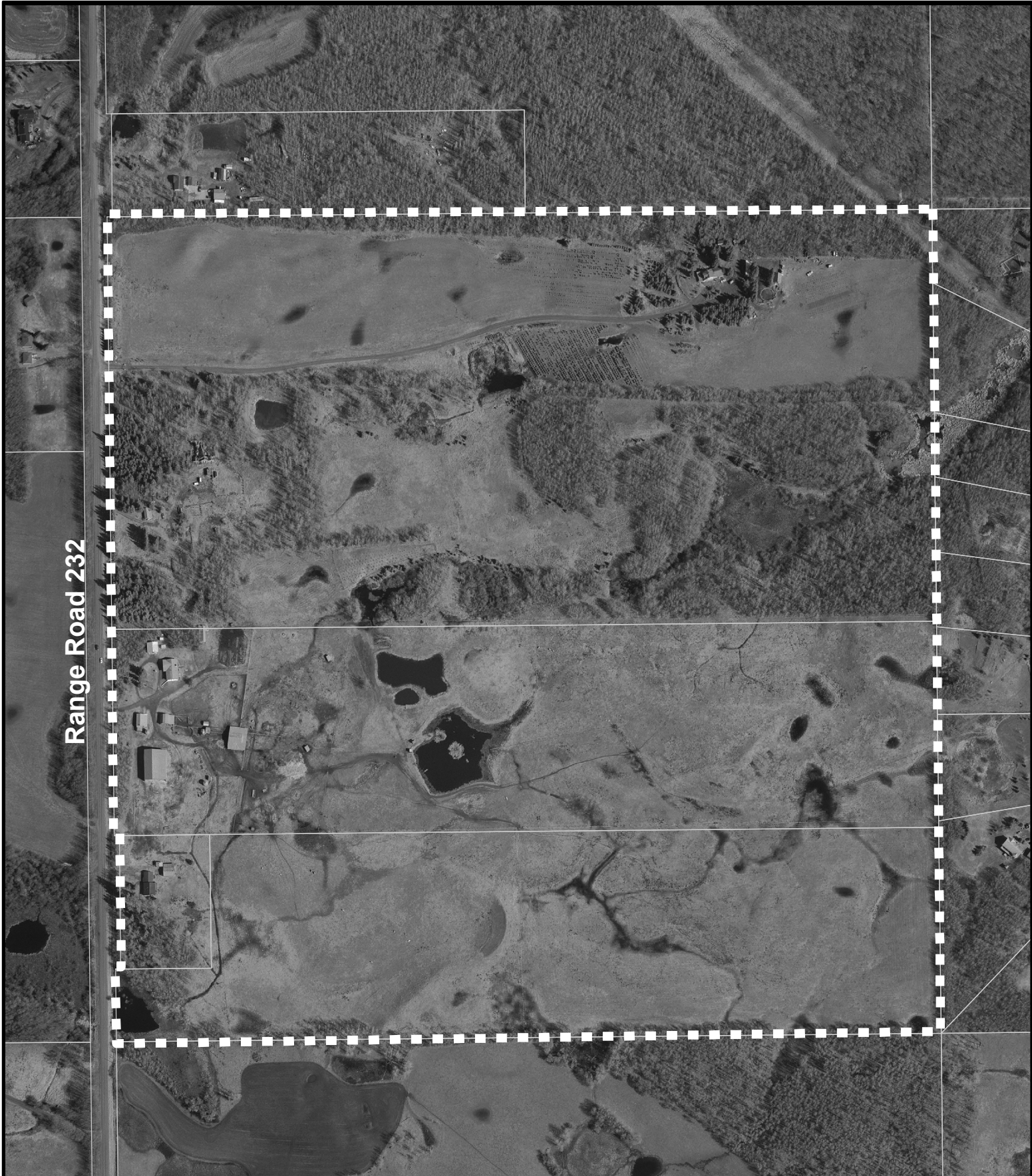
File No.: 4090-2009CS001

Date Drawn: October 14, 2010

Revision Date: mm/dd/yy

Scale: Not to scale

Dwg No.:
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4090 Conceptual Scheme\2009\2009CS001\
Location Map.mxd



Range Road 232

AIR PHOTO

Figure 2
NW 14-51-23-W4

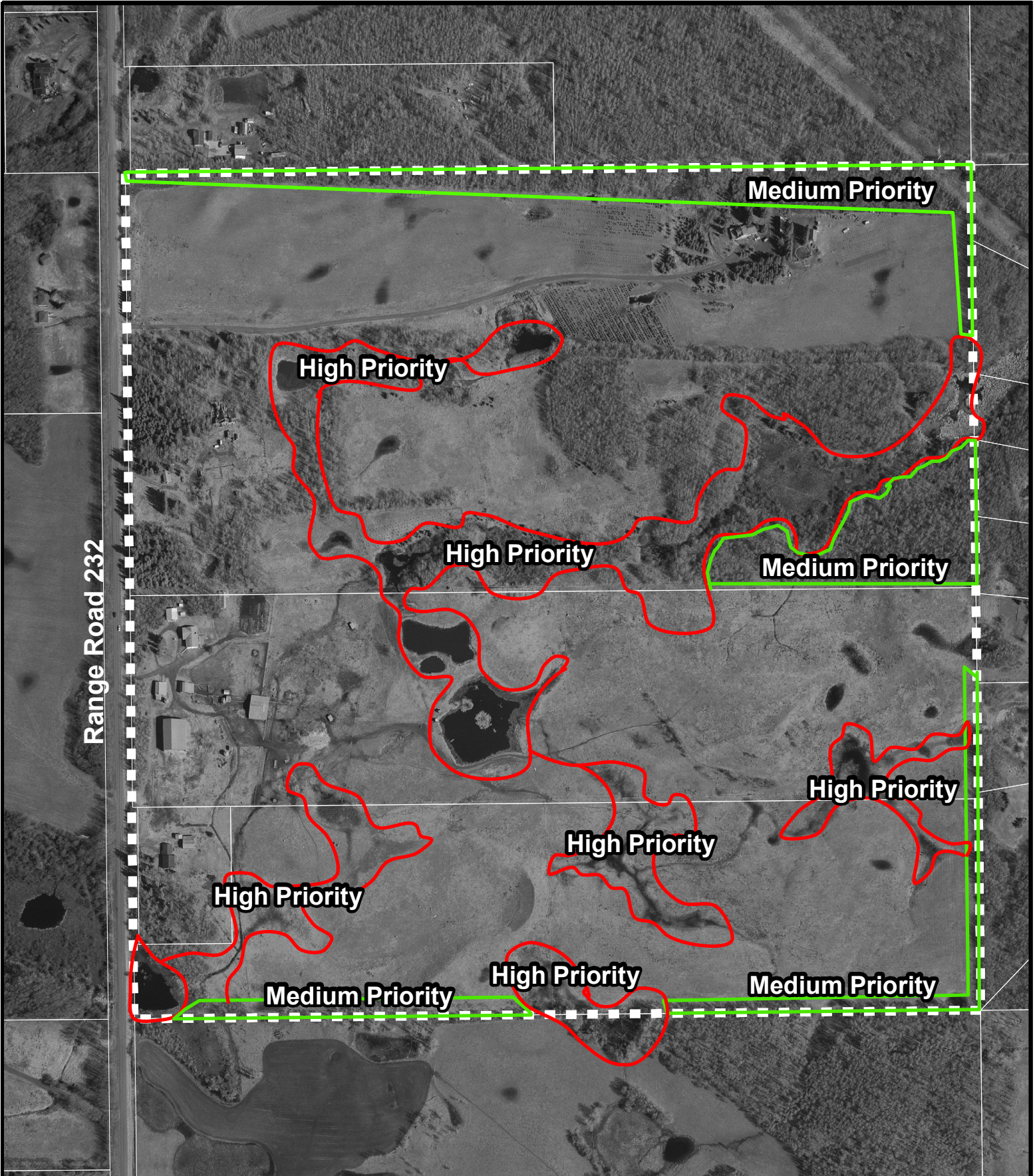
 **Proposed Amendment Area**



PLANNING & DEVELOPMENT SERVICES **Strathcona** County

Drawn By: C. Moriarty
Date Drawn: January 29, 2009
Revision Date: mm/dd/yy
Scale: Not to scale

File No.: 4090-2009CS001
 Dwg No.:
 N:\PDS Admin\4000-4499 Land Use Services\
 4090 CS\2009\2009CS001\2009CS001 Air Photo.mxd



SIGNIFICANT ENVIRONMENT FEATURES

Figure 3

NW 14-51-23-W4

Subject Area



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Strathcona County

Drawn By: K.Stone

File No.: 4090-2009CS001

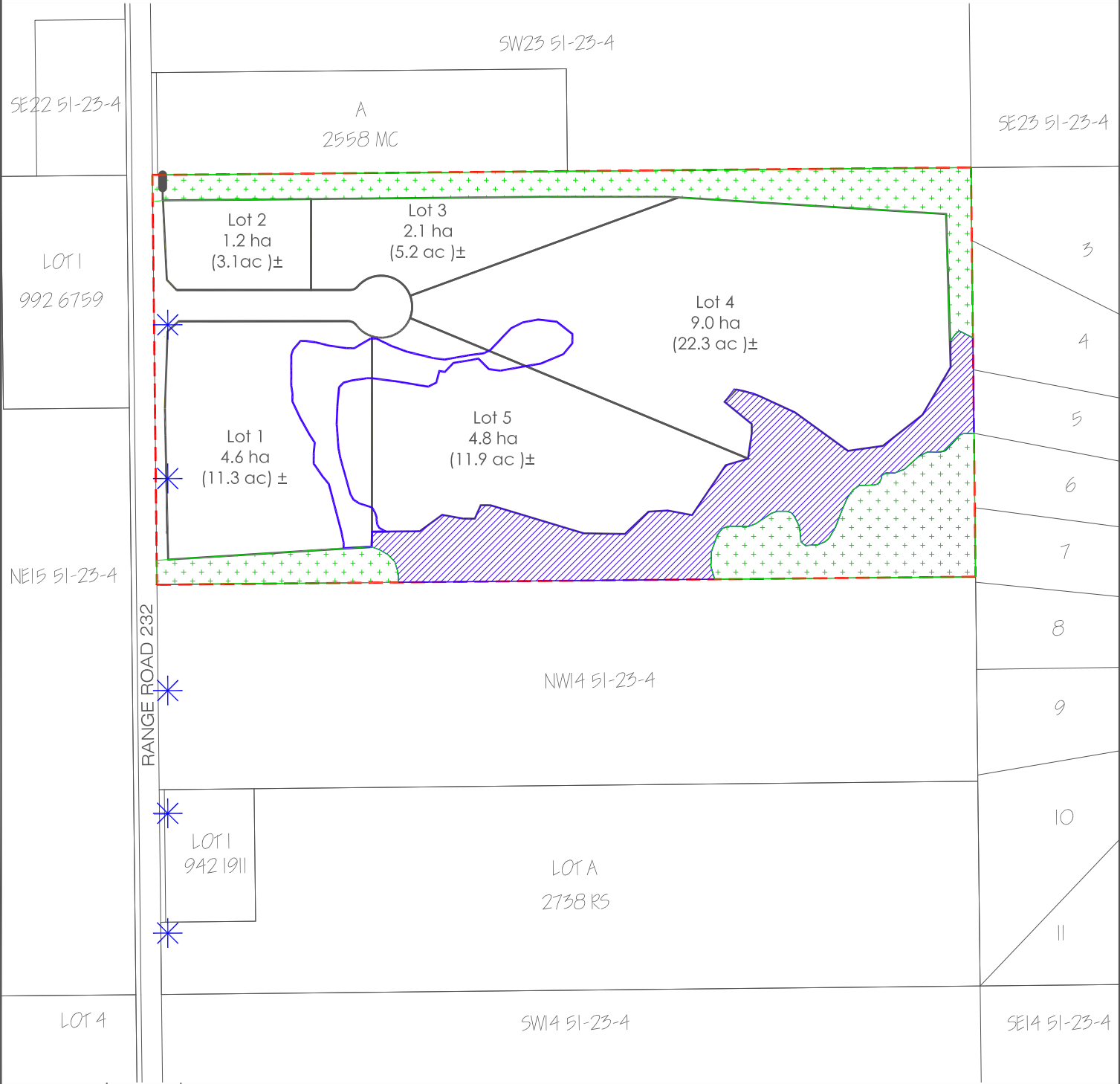
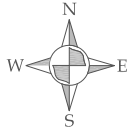
Date Drawn: March 10, 2011

Revision Date: mm/dd/yy

Scale: Not to scale

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 4090 CS\2009\2009CS001\2009CS001\
 Significant Environment Features.mxd

DEVELOPMENT CONCEPT NW 14-51-23-W4



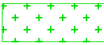
Legend



Development Area =
32.4 ha (80.1 ac) ±



Developable Area =
Approx. 21.6ha (53.4 ac) ±



Municipal Reserve Area =
Approx. 5.3 ha (13.3 ac) ±



Environmental Reserve Area =
Approx. 3.7 ha (9.2 ac) ±



Road Widening & Circulation
Approx. 1.70 ha (4.20 ac) ±



Conservation Area



Existing Access

FIGURE 4

Development Concept

Adopted: XXXXXX

Dwg No.: XXXX

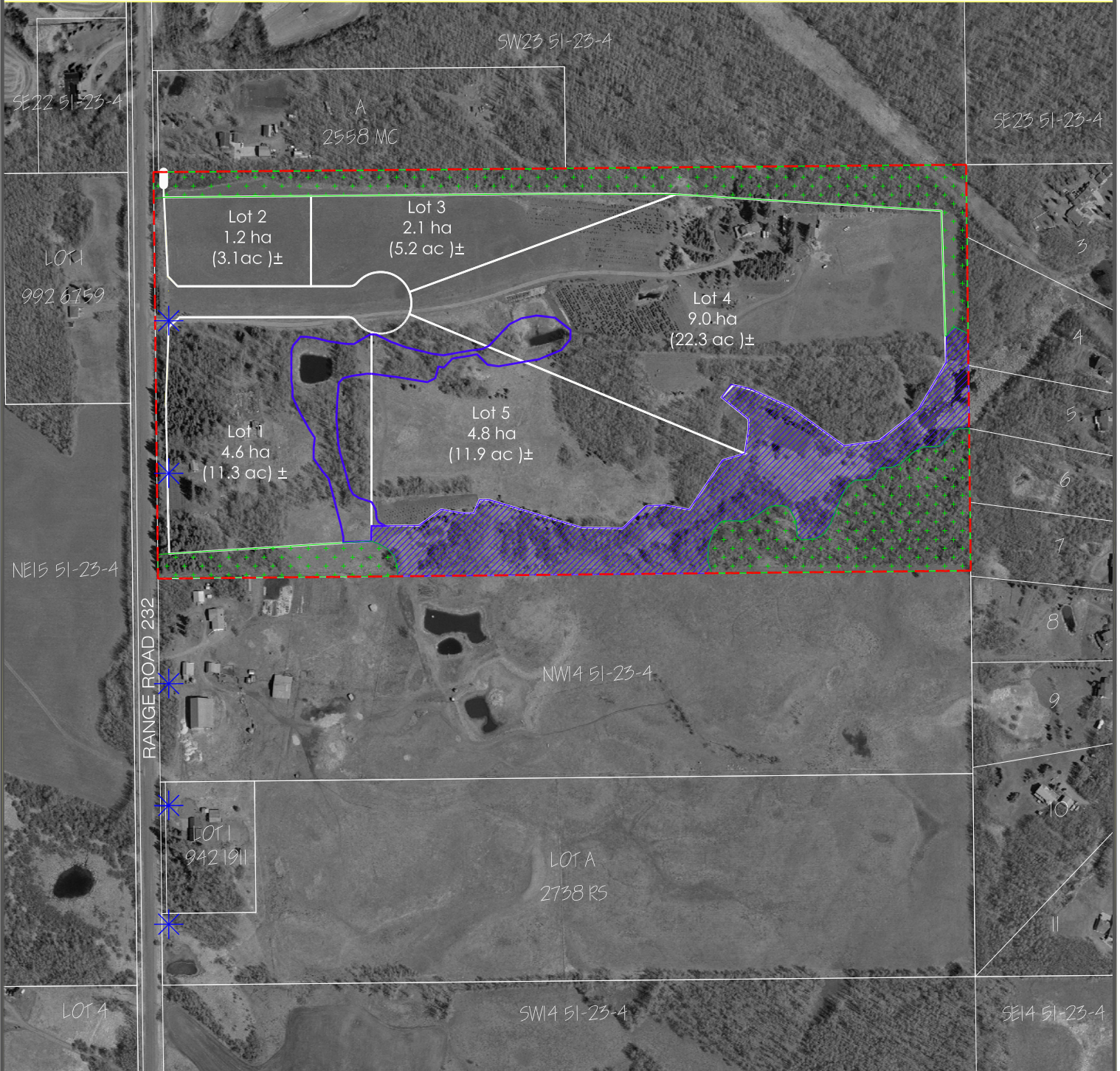
Revised: XXXX

Scale: NTS

PLANNING & DEVELOPMENT SERVICES



DEVELOPMENT CONCEPT NW 14-51-23-W4



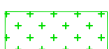
Legend



Development Area =
32.4 ha (80.1 ac) ±



Developable Area =
Approx. 21.6ha (53.4 ac) ±



Municipal Reserve Area =
Approx. 5.3 ha (13.3 ac) ±



Environmental Reserve Area =
Approx. 3.7 ha (9.2 ac) ±



Road Widening & Circulation
Approx. 1.70 ha (4.20 ac) ±



Conservation Area



Existing Access

FIGURE 5 Development Concept With Air Photo
Adopted: XXXXXX Dwg No.: XXXX Revised: XXXX Scale: NTS