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# Conceptual Scheme

## Pt. of SW 26-51-23-W4

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March 2018

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## Pt. of SW 26-51-23-W4

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### 1. PURPOSE

- 1.1. The purpose of a conceptual scheme (CS) is to:
- a) provide a framework for the subsequent subdivision, rezoning and/or development of a specific area of land based on conservation design principles; and
  - b) establish a potential plan of future subdivision that applies to the existing titled area(s) within the plan area; and
  - c) 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's Conceptual Scheme Policy SER-008-019, the proposed conceptual scheme is necessary in this case as:
- a) The policies of the Agricultural Small Holdings Policy Area of the Municipal Development Plan 1-2007 require that a conceptual scheme is prepared for the quarter section; and
  - b) the land being proposed for rezoning or subdivision has the potential to be subdivided as part of more than one subdivision application;

### 2. OVERVIEW

- 2.1. **Plan Area:** The plan area for this conceptual scheme is comprised of the south half of SW 26-51-23-W4.
- 2.2. **Legal Description:** (see *Figure 2 – Location Plan* and *Figure 3 – Air Photo*)
- a) SW 26-51-23-W4 (32.37 ha)
- 2.3. **Existing Land Uses:** (see *Figure 3 – Air Photo*)
- a) Within the plan area there are two existing residences, pasture land and an area previously utilized for aggregate extraction that is in the process of being reclaimed.
- 2.4. **Canada Land Inventory Soil Rating:** 100% of the property is made up of Class 4 Soil.
- 2.5. **Adjacent Land Uses:**  
Within the subject quarter section:
- a) Lot 1, Block 1, Plan 9421077; Single dwelling, detached garage, and yard sheds
  - b) Lot 2, Block 1, Plan 9421077; Vacant
- North: A quarter section containing three parcels zoned AG – Agriculture: General;  
East: Lies Shady Lane a country residential development zoned as RCL – Low Density Country Residential and six parcels zoned RA – Rural Residential/Agriculture;  
South: A quarter section containing four parcels zoned AG – Agriculture: General;  
West: A quarter section zoned AG – Agriculture: General.
- 2.6. **Encumbrances:**
- a) **Utility Right of Way** (registration # 2617ML): Fortis Alberta. has a 14 metre right of way registered along Range Road 232 on the western portion of the subject lands.

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- b) **Utility Right of Way** (registration # 3021RI): ATCO Gas and Pipelines Ltd. has a 9.14 metre by 9.14 metre utility right of way registered in the south east portion of the subject lands.
- c) **Caveat** (registration # 062306907) Strathcona County has an Agreement Charging Land registered on the subject lands.

2.7. **Municipal Development Plan:** The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan (MDP) Bylaw 20-2017. MDP Bylaw 20-2017 does not provide consideration for the use of conceptual schemes within the Agricultural Small Holdings Policy Area to facilitate subdivision. However, the application for this conceptual scheme was deemed complete prior to the adoption of Bylaw 20-2017. In accordance with MDP Bylaw 20-2017 implementation policy, applications in relation to new or amended Conceptual Schemes are governed by the transitional rules within Section 3 of enacting Bylaw 20-2017 which states that Council may approve a new conceptual scheme where an application is consistent with preceding MDP Bylaw 1-2007 and had been deemed complete prior to the adoption of Bylaw 20-2017.

In accordance with Municipal Development Plan (MDP) Bylaw 1-2007 the subject lands area located within the Agriculture Small Holdings Policy Area. Policy within MDP Bylaw 1-2007 for this area requires that a conceptual scheme that is consistent with the policy within MDP 1-2007 is prepared and adopted by Council prior to a subdivision application that exceeds two lots per quarter section being considered. This conceptual scheme is consistent with the policy contained within MDP Bylaw 1-2007.

- 2.8. **Land Use Bylaw:** The subject lands are currently districted AG Agriculture: General. Pursuant to Land Use Bylaw 6-2015, rezoning to an appropriate land use district will be required prior to subdivision approval.
- 2.9. **Public Engagement:** A Public Information Meeting was held on February 22, 2018 and was attended by 8 residents.

### 3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1. The goal of this conceptual scheme is to establish a framework for development of the land that is compatible with the 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 this conceptual scheme is to illustrate the lot size and distribution, reserve dedications and access locations.
- 3.2. Adjacent residents 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 south half of the quarter section into a total of four (4) rural residential lots.
- 3.4. The development concept shown in Figures 5 & 6 is conceptual and may be subject to modification at the time of subdivision if further investigation warrants the change (see **Section 8 – Development Criteria**).

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### 4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A biophysical assessment was prepared by Strathcona County in June of 2016. The Assessment consisted of a field reconnaissance and air photo analysis to identify landscape features, vegetation and wildlife corridors. The information was used to make recommendations for Environmental and Municipal Reserve dedications.

The biophysical assessment was conducted for the plan area and also included the north adjacent property, Lot 2, Block 1, Plan 9421077. Based on the findings of the biophysical assessment it was determined that there was limited potential for further subdivision of Lot 2 as a significant amount of land qualified as environmental reserve.

#### 4.1.1. Landscape Overview

Overall, the landscape was gently rolling, with elevations decreasing from 739 meters in the southeast corner to 725 meters in the large wetland in the northwest corner of Lot 2. The remnant forest stand location in Lot 2 was another high point, with elevations up to 733 meters while the water body created by the aggregate extraction within the plan area is another low point with elevations down to 724 meters. The most significant landscape features are the remnant forest stand and wetland complex within Lot 2. Drainage generally goes from the southeast to northwest. However the aggregate extraction has significantly altered the landscape with the addition of a new water body and subsequent impacts on drainage.

#### 4.1.2. Vegetation & Wildlife

A large wetland complex dominates the northwest portion of the plan area. An aggregate extraction operation has altered the landscape and caused the creation of a new water body. The land previously under aggregate extraction is currently under reclamation efforts. Much of the water edge has naturalized and evidence of recent seeding was observed on those areas most recently released from the aggregate extraction process.

Overall, the diversity of landscape and plant communities across the subject property is moderate. The remaining forest stands provide important wildlife corridors for larger species like deer and moose, while the permanent and ephemeral wetlands offer excellent habitat for local wildlife, such as reptiles, amphibians, and birds. The priority habitat primarily occurs in the series of wetlands and treed areas in the northwest, as well as the remnant forest stand in the northeast. Wetlands and those areas that have not been previously altered for agriculture or gravel extraction should be conserved, and the drainage protected. Reserves should be dedicated in such a way to conserve representative lands across the subject property.

#### 4.1.3. Wetlands

The two connected wetlands within the plan area are within the area grazed by the cattle and have been consequently impacted. Due to the aggregate extraction operation, a water body has been created. It supports waterfowl such as teals and lesser scaup (*Aythya affinis*); a double-crested cormorant (*Phalacrocorax auritus*) was also observed. The shore is establishing well, evident by the presence of emergent vegetation including cattail (*Typha latifolia*). The drainage from the water body still requires reclamation, as the ground is quite bare, but evidence of seeding is present.

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### 5. RESERVES

- 5.1. Municipal reserves shall be dedicated in accordance with the *Municipal Government Act* and County Policy in effect at the time of subdivision. Money in place of the maximum amount of municipal reserve owed shall be provided in lieu of land dedication.
- 5.2. Two (2) wetland features have been identified within the east area of the plan area that do not have direct physical access to a municipal road. In this regard, environmental reserve easements will be utilized to protect these features as illustrated in Figures 5 & 6.
- 5.3. The large wetland feature, created by the aggregate extraction, located in the north west area of the plan area should not be taken as environmental reserve until reclamation efforts are completed. If at the time of subdivision the reclamation has been completed and meets County and Provincial standards an environmental reserve easement may be required for the wetland. However, until reclamation of the water body and surrounding area is complete, it remains the responsibility of the landowner.
- 5.4. Environmental reserves and environmental reserve easements shall be dedicated at the time of subdivision and final determination of the exact boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.5. The landowner will be required to provide marker posts to delineate the boundaries of environmental reserve easements at the time of subdivision in accordance with Strathcona County policy and standards.

### 6. TRANSPORTATION

- 6.1. Range Road 232 adjacent to the west boundary of the subject parcel is currently recognized as a Class I unimproved roadway. Land dedication for the purpose of future road widening is required along the length of the subject parcel adjacent to Range Road 232 at the time of subdivision. The amount of land dedication will be determined in accordance with County Policy in effect at the time of subdivision.
- 6.2. Township Road 514 adjacent to the south boundary of the subject parcel is currently recognized as a Class I unimproved roadway. Land dedication for the purpose of future road widening is required along the length of the subject parcel adjacent to Township Road 514 at the time of subdivision. The amount of land dedication will be determined in accordance with County Policy in effect at the time of subdivision.
- 6.3. Land dedication for the purpose of a corner cut will be required at the intersection of Township Road 514 and Range Road 232. The amount of land dedication will be determined in accordance with County Policy in effect at the time of subdivision.
- 6.4. Existing and proposed access locations shall be provided in general accordance with Figures 5 & 6 but exact locations are to be approved by Strathcona County at time of subdivision.

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- 6.5. The construction of shared access may be required at the shared property line of proposed Lot 2 and proposed Lot 3 in general accordance with Figures 5 & 6.
- 6.6. All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards at the time of subdivision.
- 6.7. Any newly created lots will be subject to payment of the rural road levy. The levy will be charged at the rate in effect at time of subdivision endorsement.

### **7. SERVICING AND UTILITIES**

- 7.1. Geotechnical testing has been conducted and identifies suitable development areas for building sites and private sewage disposal systems for each proposed lot. The report includes a suitable 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. In accordance with the geotechnical report proposed Lot 1 will be required to have a lot width of no less than 120 metre (394 feet) to ensure there is a minimum 0.40 hectares (1 acre) contiguous suitable development area.
- 7.3. As part of the subdivision application, the applicant may be required to provide a surface drainage plan to identify existing surface drainage patterns and suitable building sites (Suitable Development Areas) within the proposed lots, to ensure that the future development will not be negatively impacted by existing stormwater runoff and surface drainage patterns. The surface drainage plan must identify existing topography of the site, the direction of overland drainage and the extent of any proposed grading activities (if applicable). The surface drainage plan must be completed by a qualified professional.
- 7.4. Drainage easements may be required at the time of subdivision for overland drainage that exists, needs to be relocated and/or is required for stormwater management. The applicant may be required to apply for and receive drainage licenses and/or approvals from Alberta Environment and Parks for any necessary conveyance of drainage from either onsite or offsite lands.
- 7.5. As part of a subdivision application, the applicant may be required to provide information prepared by qualified professional regarding groundwater availability for domestic purposes in accordance with the Water Act.
- 7.6. At time of subdivision the applicant will be responsible for confirming and coordinating the provision of shallow utilities with the appropriate companies.
- 7.7. Alterations to or obstruction of existing drainage courses, wetlands, or other bodies of water will not be permitted without prior approval from Alberta Environment and Parks and Strathcona County.

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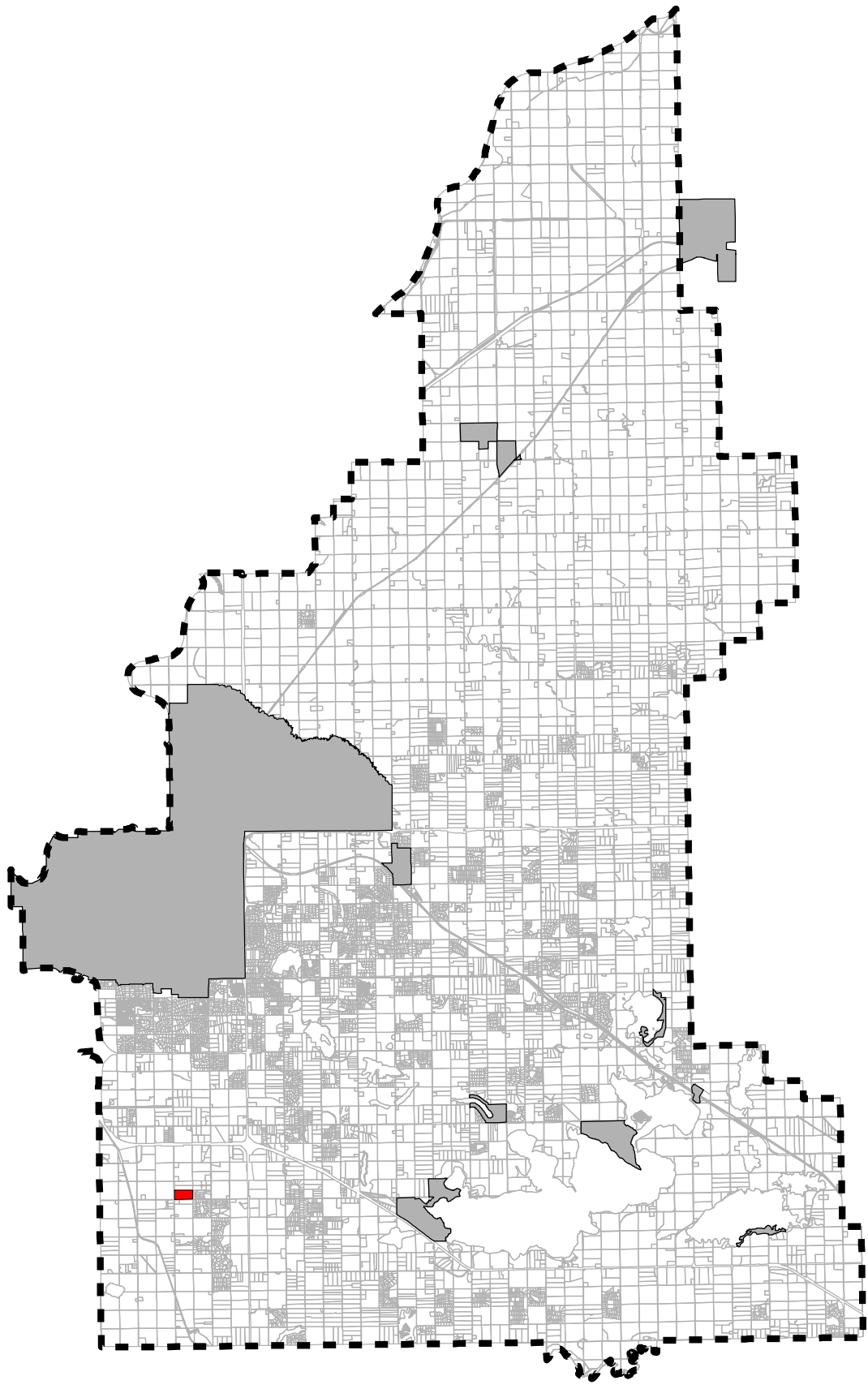
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### **8. DEVELOPMENT CRITERIA**

- 8.1. The applicant/landowner must rezone the subject lands to an appropriate land use district prior to endorsement of any subdivision.
- 8.2. Any application to subdivide must be in accordance with the approved Conceptual Scheme. Exact location of property lines and lot areas shall be determined as time of subdivision. All proposed lots shall comply with the regulations of the Land Use Bylaw.
- 8.3. As a condition of subdivision, the applicant/developer may be required to address the provision of private sewage systems, the construction of required accesses, surface drainage, rural road levies and any other applicable obligations, to the satisfaction of Strathcona County.
- 8.4. Depending on the details arising as part of a subdivision application supporting technical studies that are deemed necessary by Strathcona County may be required.
- 8.5. The design and development of future lots 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 Parks 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 Parks 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. A subdivision application will be subject to the municipal policies, standards or regulations in effect at the time of the subdivision and/or rezoning 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.

### **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.



# RURAL LOCATION MAP

SW 26-51-23-W4

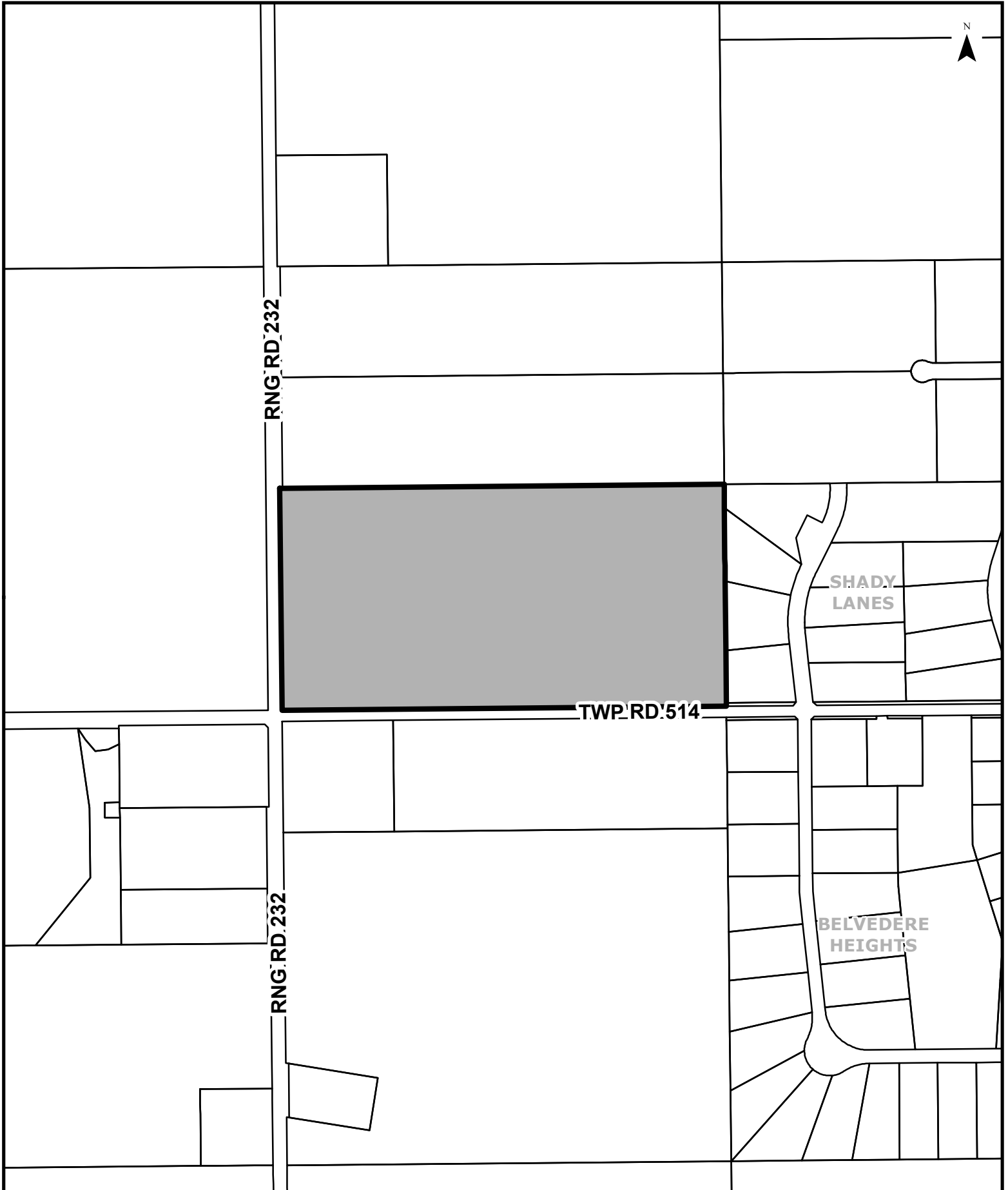
FIGURE 1

 TITLED AREA

FILE NUMBER: 4090-2017CS002

 STRATHCONA  
COUNTY  
DATE DRAWN: Sep 15, 2017





**LOCATION MAP**

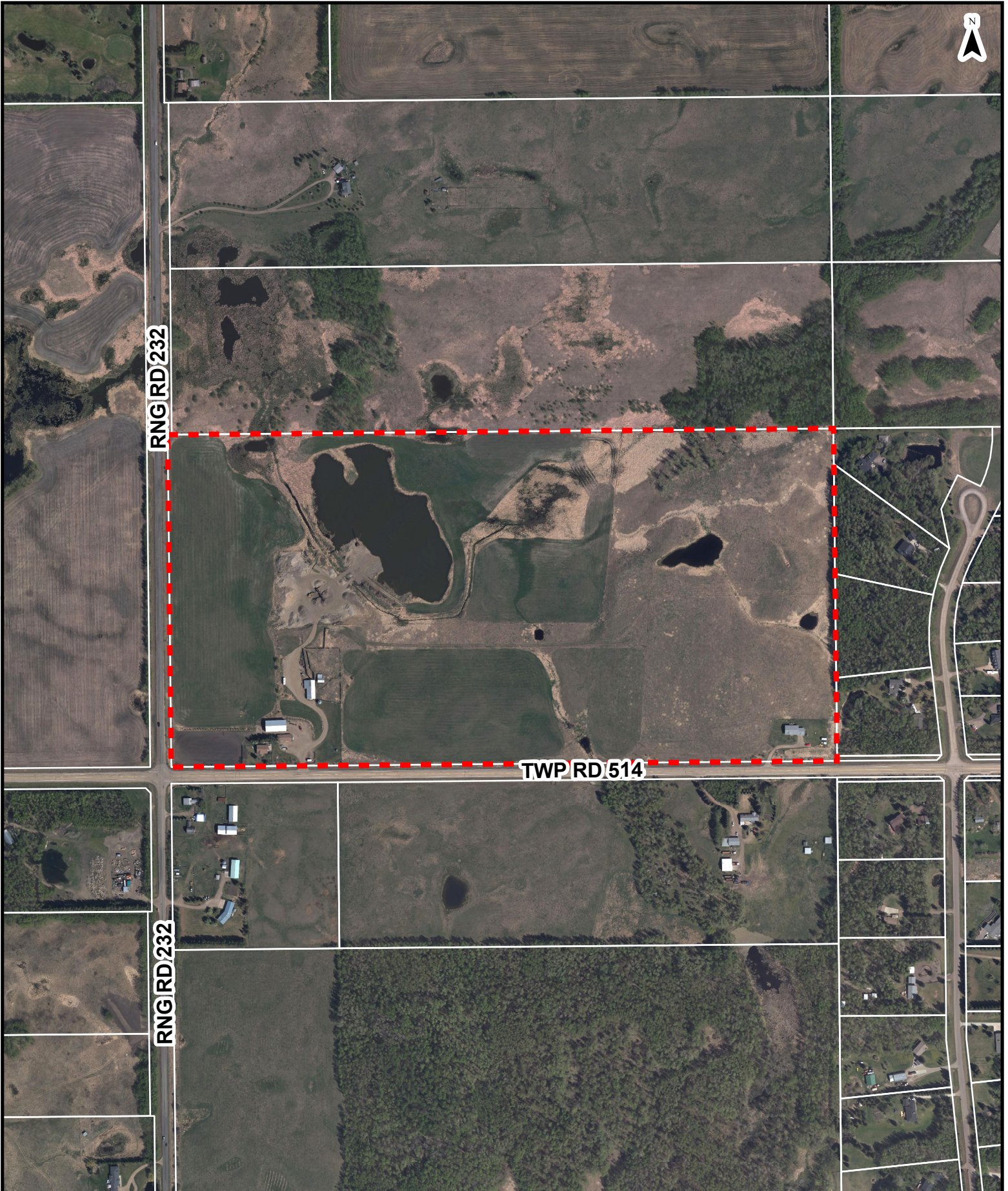
**SW 26-51-23-W4**

**FIGURE 2**

 **TITLED AREA**

**FILE NUMBER: 4090-2017CS002**

 **STRATHCONA COUNTY**  
DATE DRAWN: Sep 15, 2017



RNG RD 232

TWP RD 514

RNG RD 232

# AIRPHOTO MAP

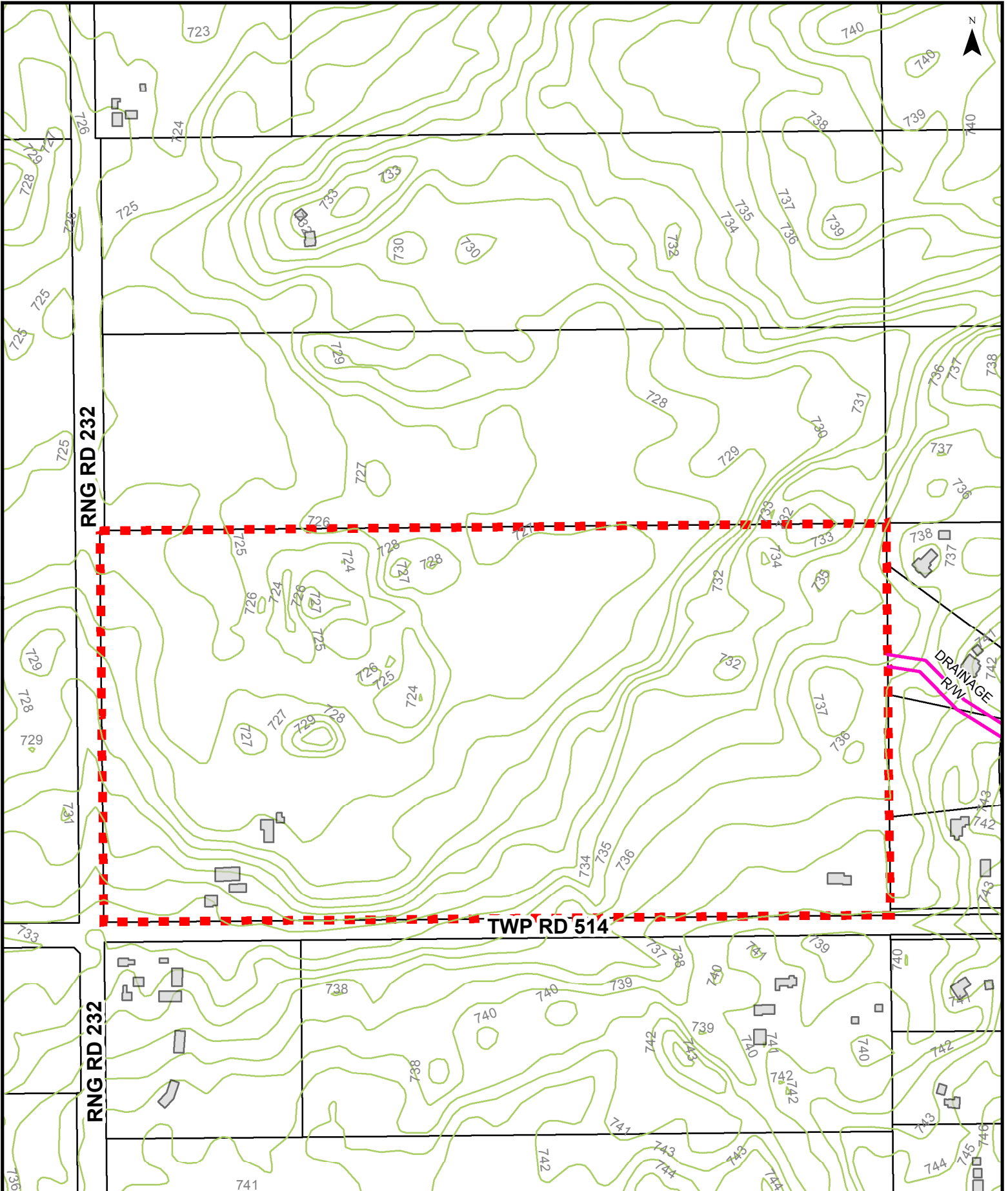
SW 26-51-23-W4

FIGURE 3

 TITLED AREA

FILE NUMBER: 4090-2017CS002

 STRATHCONA  
COUNTY  
DATE DRAWN: Sep 15, 2017



**SITE FEATURES**

SW 26-51-23-W4

FIGURE 4



CONCEPTUAL SCHEME =  
APPROX. 32.39 HA (80.03 AC)



1m Contours

FILE NUMBER: 4090-2017CS002



Buildings

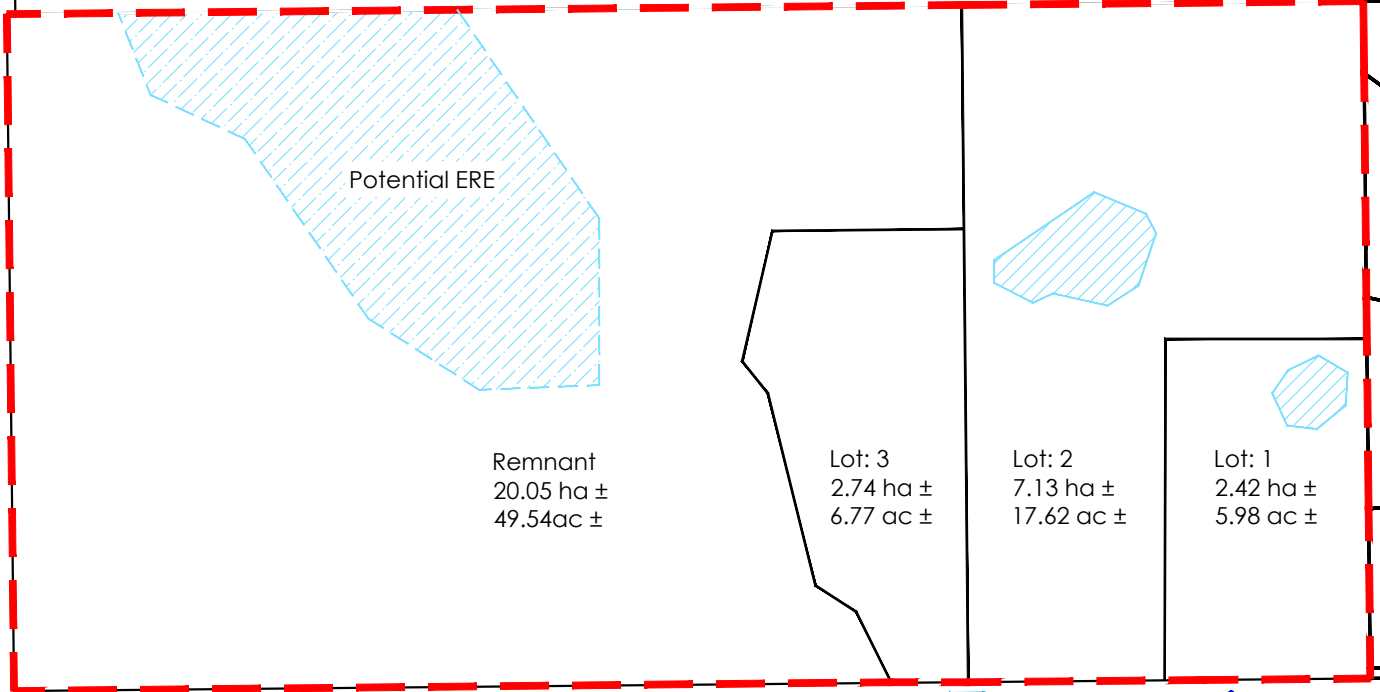
Right of Way

STRATHCONA  
COUNTY

DATE DRAWN: Sep 15, 2017

RNG RD 232






Plan 9421077  
Block 1 Lot 2



TWP RD 514

### DEVELOPMENT CONCEPT SW 26-51-23-W4

Figure 5

-  Conceptual Scheme  
Approx. 32.39 ha (80.03 ac) ±
-  Proposed Environmental Reserve Easement  
Approx. 0.36 ha (1.38 ac) ±
-  Potential Environmental Reserve Easement  
Approx. 3.76 ha (9.29 ac) ±
-  Proposed Joint Access
-  Existing Access

### PLANNING & DEVELOPMENT SERVICES



Drawn by: J. Cavers

Date Drawn: Sep 15 2017

Revision Date: Dec 5 2017

Scale: Not to scale

File No.: 4090-2017CS002

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4090 Land Use-Conceptual Scheme\  
2017\2017CS002 - Holowaychuk\IMAPS



**DEVELOPMENT CONCEPT**  
**SW 26-51-23-W4**

Figure 6

- Conceptual Scheme  
 Approx. 32.39 ha (80.03 ac) ±
- Proposed Environmental Reserve Easement  
 Approx. 0.36 ha (1.38 ac) ±
- Potential Environmental Reserve Easement  
 Approx. 3.76 ha (9.29 ac) ±
- Proposed Joint Access
- Existing Access

**PLANNING & DEVELOPMENT SERVICES**



|                           |   |
|---------------------------|---|
| Drawn by: J. Cavers       | File No.: 4090-2017CS002  |
| Date Drawn: Sep 15 2017   | N:\PDS Admin\4000 - 4499 Land Use Services\<br>4090 Land Use-Conceptual Scheme\<br>2017\2017CS002 - Holowaychuk\IMAPS |
| Revision Date: Dec 5 2017 |   |
| Scale: Not to scale       |   |