
Conceptual Scheme NE 29-51-22-W4

May 2015



**STRATHCONA
COUNTY**

Revision: #

Conceptual Scheme

NE 29-51-22-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 Small Holdings Policy Area of the Municipal Development Plan (MDP);
 - 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 Descriptions:** (see *Figure 1 – Location Plan* and *Figure 2 – Air Photo*)
- a) NE 29-51-22-W4 (31.9 ha)
- 2.2. **Existing Land Uses:** (see *Figure 2 – Air Photo*)
- a) NE 29-51-22-W4 (31.9 ha): single detached dwelling with accessory buildings.
- 2.3. **Adjacent Land Uses:**
- a) North: Highway 14
 - b) East: One AG Agriculture General District parcels consisting of 8.08 ha (19.99 acres) within the NE 29-51-22-W4, beyond lies Range Road 224.
 - c) South: Eight AG Agriculture General District parcels; ranging in size from 1.46 ha (3.61 acres) to 16.29 ha (40.24 acres) within the SE 29-51-22-W4.
 - d) West: One AG Agriculture General District consisting of 6.94 ha (17.14 acres) within the SW 32-51-22-W4; two AG Agriculture General District parcels consisting of 1.25 ha (3.10 acres) and 2.54 ha (6.27 acres); four RA Rural Residential/Agriculture parcels ranging in size from 11.70 ha (28.91 acres) to 16.20 ha (40.03 acres) within the NW 29-51-22-W4.
- 2.4. **Canada Land Inventory Soil Rating:** The subject property consists of Class 3 and Class 4 soils. Approximately two thirds of the south portion of the parcel consists of Class 4 soil, one third of the north portion of the parcel consists of Class 3 soil. The parcel is used for a residence and hay production, the MDP policy area will allow for consideration of further fragmentation of the subject lands.

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- 2.5. **Eligibility of subdivision:** The quarter section has been subdivided into three parcels and is bisected by Highway 14. A parcel lies on the north side of Highway 14 consisting of 12.72 ha(31.56 acres) and another parcel consisting of 8.1 ha (19.99 acres) lies on the east boundary of the subject lands. Both of the parcels are eligible for one additional parcel in accordance with Conceptual Scheme Policy. Equitable distribution of subdivision allows for consideration of up to four parcels total within the conceptual scheme subject lands.
- 2.6. **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.
- 2.7. **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.
- 2.8. **Public Engagement:** A Public Information Meeting was held on September 9, 2015 for adjacent landowners to view and comment on the proposed Conceptual Scheme.

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. This Conceptual Scheme contemplates the potential subdivision of the parcel into a total of four (4) parcels.
- 3.3. The development concept shown in Figures 6 & 7 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 and redistricting.

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in April of 2007 for the three parcels within the NE 29-51-22-W4. 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. An update to the biophysical may be required based on the proposed plan.

4.1.1. Landscape Overview

Overall, the landscape was gently rolling with scattered shallow depressions supporting a system of ephemeral wet areas as well as more permanent wetlands, drainage corridors

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and remnant upland forest stands. No permanent creeks were observed on the site, however, intermittent drainage corridors were observed across the subject property. The most significant landscape features are the large permanent wet meadow wetlands that occupy the southwest and southeast portions of the subject property. Remnant upland habitat and associated wetlands are present on the northern parcel of the quarter section.

The remainder of the subject property is under pasture and the intermittent drainage features are routinely grazed. Approximately 90% of the subject property has been cleared of upland vegetation and has been under agricultural management for decades. The north parcel has been hayed and the south parcels have been grazed. The minimal priority habitat corresponds to the wetlands in the southern portion of the subject property and the uplands in the central portion adjacent to Highway 14.

The uncleared upland portions of the subject property along the north, northwest and southwest boundaries 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 upland remnant in the central portion of the subject property has been heavily grazed for years, and therefore has no shrub or herb understory. Its use as wildlife habitat is limited. The tree lines across the south parcels are aspen and balsam poplar, and offer limited wildlife habitat due to the grazing pressures.

The largest wetlands, two located on the north parcel, five located on the south parcels, are characterized by typical zones of vegetation (cattails, sedges, rushes, grasses and willows) in varying widths and degree of agricultural impact. The two wetlands on the north parcel have bands of wetland vegetation and have not been grazed. The wetlands in the south parcels consist of wet meadow and marsh vegetation, with varying degrees of open water. The grasses, sedges, rushes and willows provide significant wildlife habitat that differs from the agriculturally impacted uplands.

Ephemeral drainage corridors dominate the landscape. These areas are not characterized by classic wetland vegetation, rather they are simply drainage swales that do not support wetland vegetation. These drainage features are important to maintain the hydrology of the subject property.

Overall, the diversity of landscape and plant communities across the subject property is low. Environmental and Municipal Reserves should be dedicated in such a way to conserve the permanent wetlands and the remaining uplands across the subject property that have not been previously cleared for, or impacted by, agriculture.

4.1.2. **Wildlife**

Direct observations of wildlife in the area were typical of the timing of the assessment. Songbirds were prevalent throughout the upland areas. Canada geese, killdeer and mallards were observed within the wetlands on the south parcel of the subject property.

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5. MUNICIPAL AND ENVIRONMENTAL RESERVES

- 5.1. It is recommended by the biophysical assessment that Environmental Reserve (ER) be dedicated for the permanent wetlands to the full extent described under the Municipal Government Act. It is recommended that a minimum 7.5 m buffer adjacent to all ER areas be taken for access purposes.
- 5.2. Due to the difficulty in gaining access to the areas identified as ER and MR, the conceptual scheme plan recommends that the wetlands be protected within an Environmental Reserve Easement and that the Municipal Reserves be provided as cash in-lieu for the subject lands.
- 5.3. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of the Environmental Reserve Easement at time of subdivision to the satisfaction of Strathcona County Design and Construction Standards.

6. TRANSPORTATION

- 6.1 As the subject area is located within 800 meters of Provincial Highway 14, a Roadside Development Permit shall be issued by Alberta Transportation before any development may occur within the subject lands.
- 6.2 Subdivision will trigger the construction of the service road to the west boundary of proposed Lot 3 within the NE 29-51-22-W4 subject to approval of Alberta Transportation and Strathcona County. This cost shall be borne by the developer/owner. Should Alberta Transportation need to upgrade Highway 14 and/or construct a service road prior to subdivision, Alberta Transportation will be responsible to acquire lands and construct the roadways.
- 6.3 A Traffic Impact Analysis may be required prior to rezoning and/or subdivision of the subject lands.
- 6.4 Access is to be provided to the proposed lots by way of single or shared access approaches to each of the proposed parcels.
- 6.5 Construction of the service roadway will require the owner/developer to enter into a Development Agreement with Strathcona County for financial obligations associated with the required road improvements.
- 6.6 All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.
- 6.7 At time of subdivision, a Noise Attenuation Assessment may be required and a noise caveat registered on all lots adjacent to Highway 14. The owner/developer will be required to address noise attenuation to the satisfaction of Strathcona County's Design and Construction Standards.
- 6.8 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.

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7. SERVICING AND UTILITIES

- 7.1. Prior to acceptance of a subdivision application, geotechnical testing shall 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. The report is to include a development area plan showing the suitable building site locations in accordance with Alberta Environment and Strathcona County criteria.
- 7.2. 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 regarding any potential drainage licenses and/or approvals for the conveyance of drainage from either onsite or offsite lands.
- 7.3. Existing and proposed private sewage system discharge locations shall comply with Provincial set-back requirements set out by Alberta Municipal Affairs.
- 7.4. 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.
- 7.5. 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.
- 7.6. 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
- 7.7. 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 will be required to 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 and cannot preclude any further subdivision considered within the plan area. Any proposed changes to the plan may require an application to amend the Conceptual Scheme.
- 8.3. The applicant/landowner may, through the rezoning 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.

Conceptual Scheme

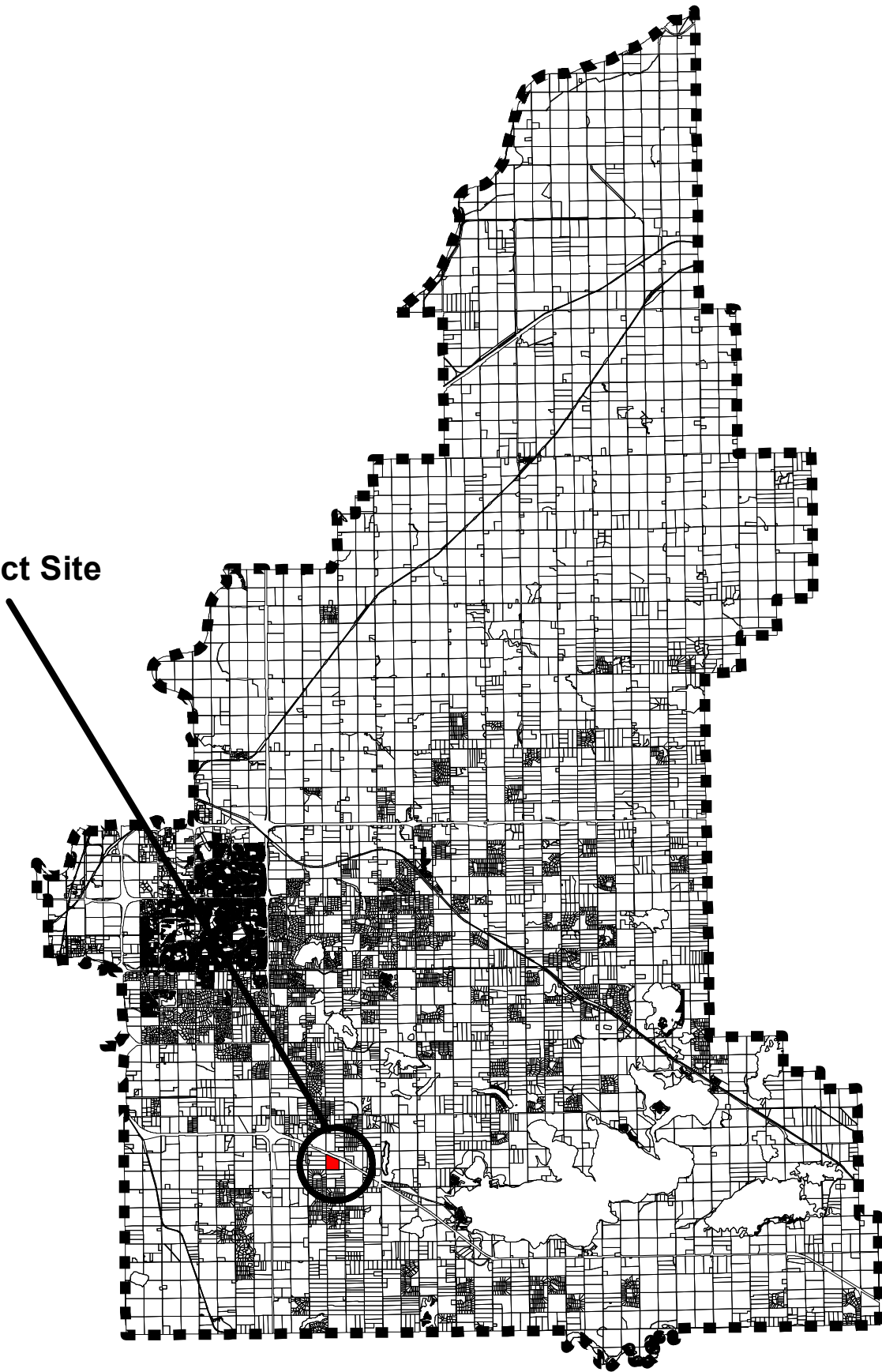
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- 8.4. Technical considerations, including a geotechnical assessment, traffic impact assessment, stormwater management report, noise attenuation assessment and any other studies deemed appropriate by Strathcona County, shall be addressed to the satisfaction of Strathcona County at the time of redistricting and/or subdivision application. Strathcona County standards at the time of rezoning and subdivision shall be adhered to.
- 8.5. The design 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 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, 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. Where the proposal requires the owner/developer to construct or upgrade municipal infrastructure, a development agreement with Strathcona County is required. All development construction costs will be borne by the owner/developer.
- 8.8. 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.
- 8.9. Any further subdivision within the quarter section will require an amendment to this Conceptual Scheme or must be in conformance with the Conceptual Scheme Policy SER-008-019.

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.

Subject Site



**RURAL LOCATION MAP
FIGURE 1**

NE 29-51-22-W4

 **Subject Area**

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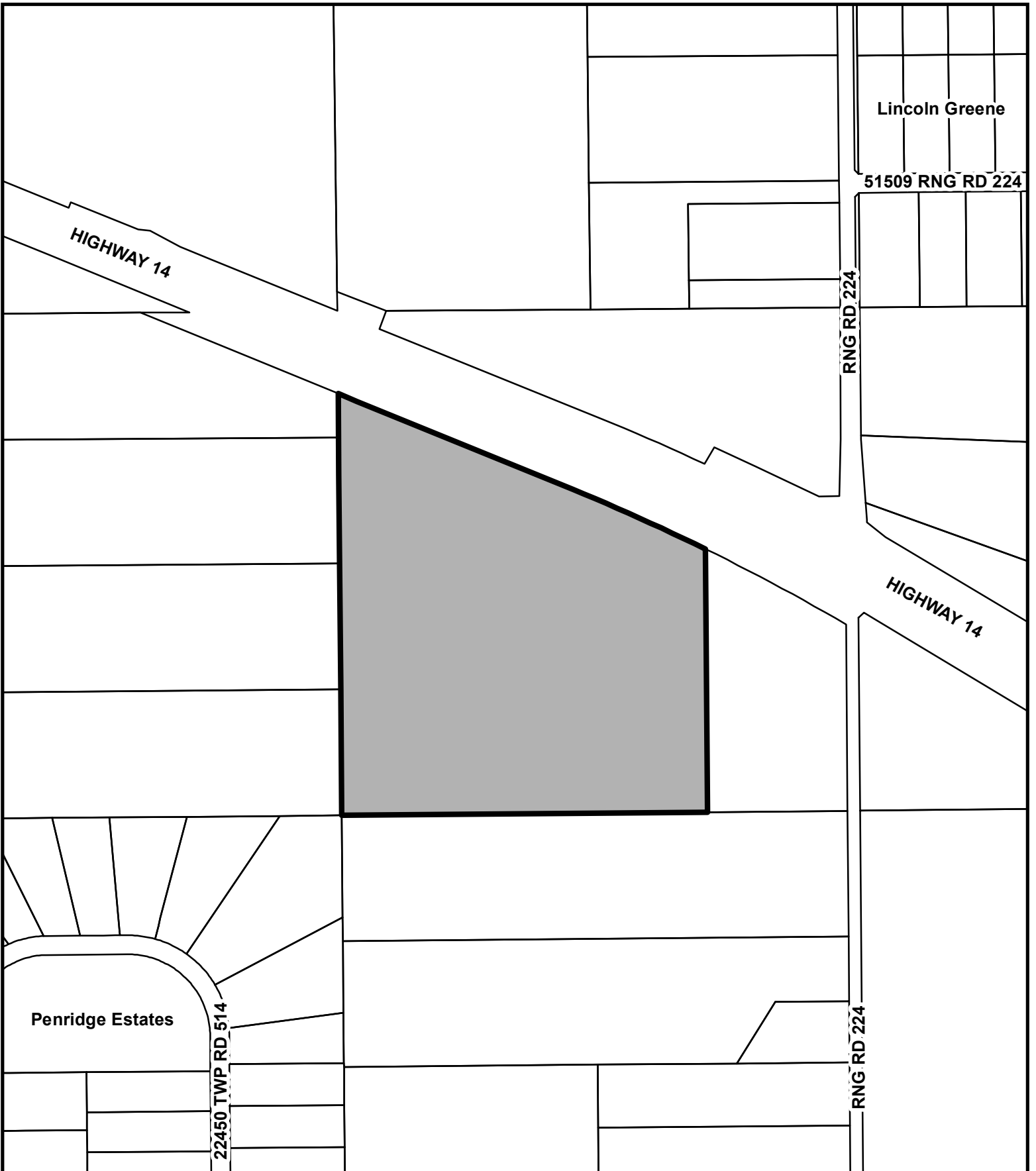
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File No.: 4090-2015CS002

Date Drawn: May 13, 2015

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LOCATION MAP
FIGURE 2
NE 29-51-22-W4

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 Subject Area



**AIR PHOTO
FIGURE 3**

NE 29-51-22-W4

 **Subject Area**

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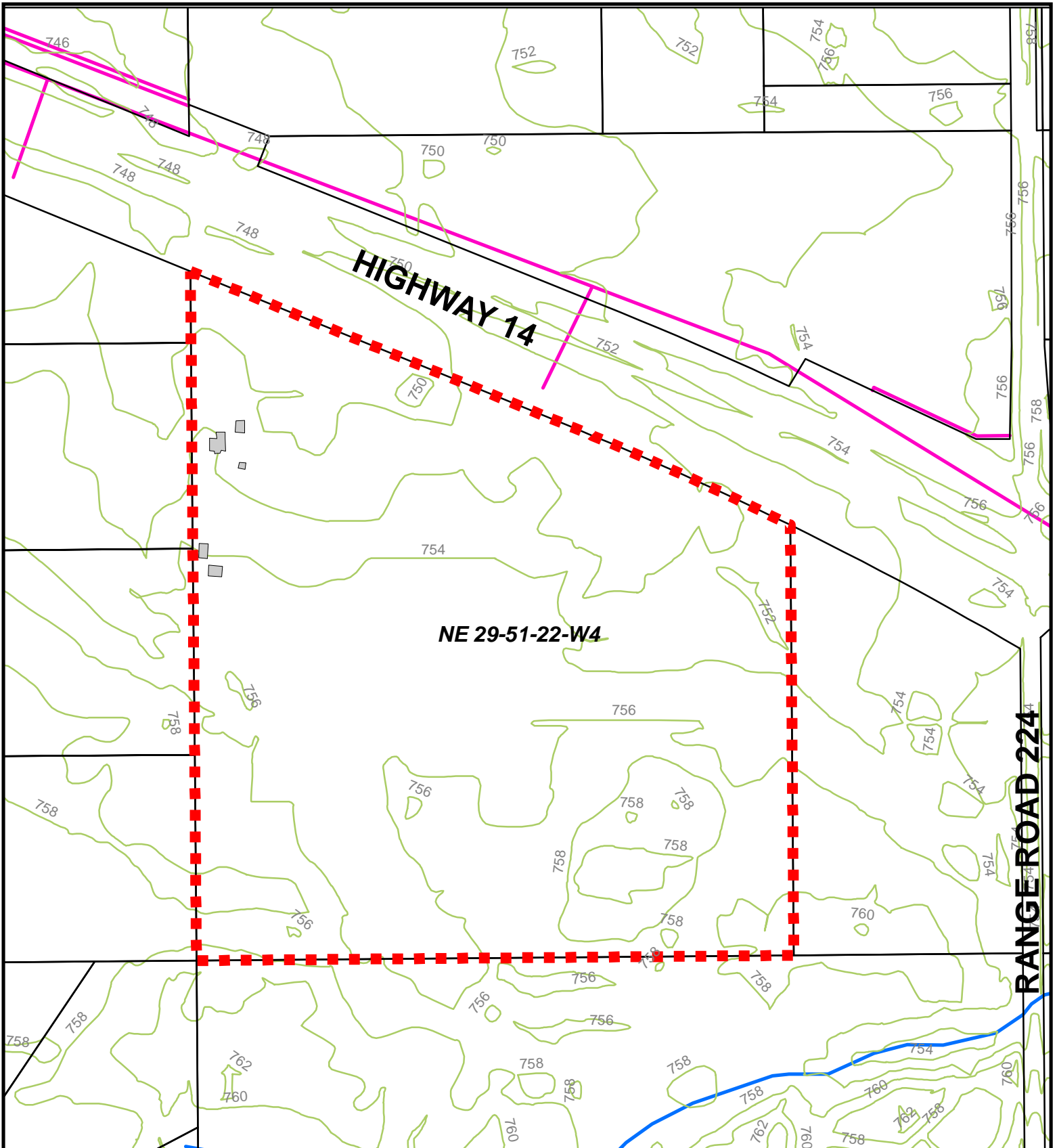
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SITE FEATURES - FIGURE 4

NE 29-51-22-W4

 Conceptual Scheme =
Approx. 31.9 ha (78.86 ac)

 2m Contours

 Utility Right of Way

 Stream

 Buildings

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COUNTY



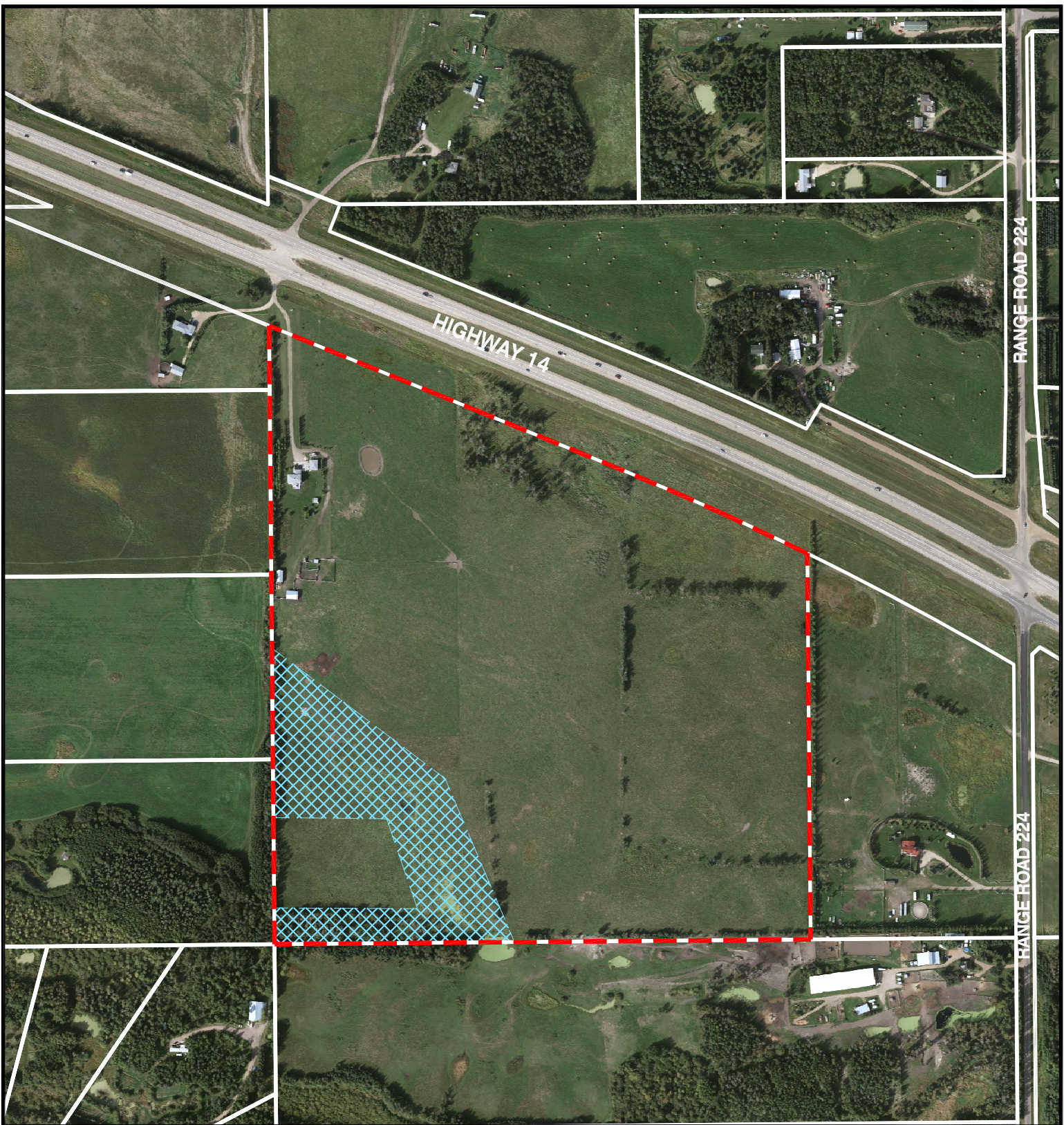
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BIOPHYSICAL- FIGURE 5

NE 29-51-22-W4

 Conceptual Scheme =
Approx. 31.9 ha (78.86 ac) ±

 Proposed Environmental Reserve Easement=
Approx. 3.97 ha (9.82 ac) ±

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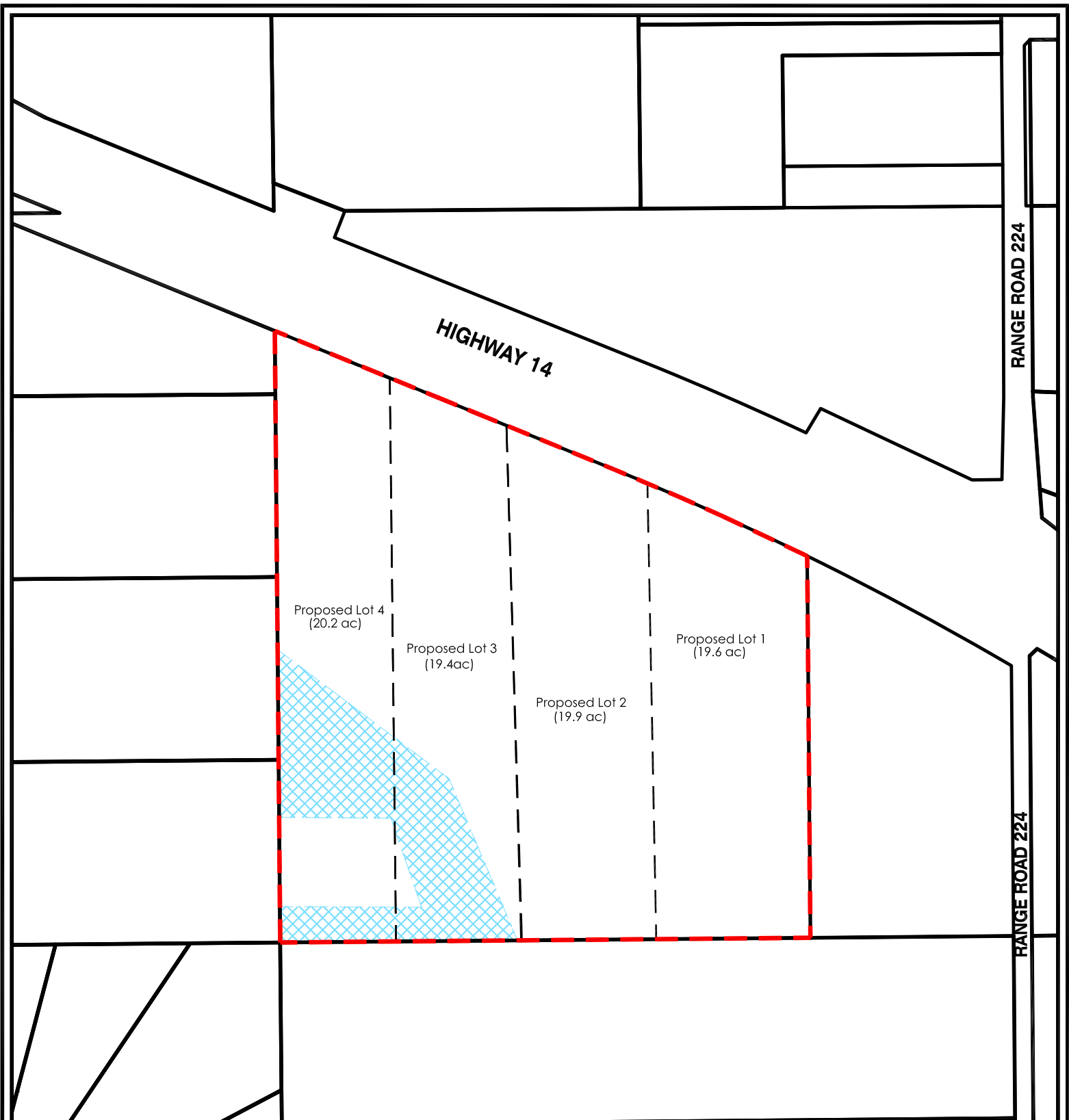
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CONCEPTUAL SCHEME - FIGURE 6

NE 29-51-22-W4

 Conceptual Scheme =
Approx. 31.9 ha (78.86 ac) ±

 Proposed Environmental Reserve Easement =
Approx. 3.97 ha (9.82 ac) ±

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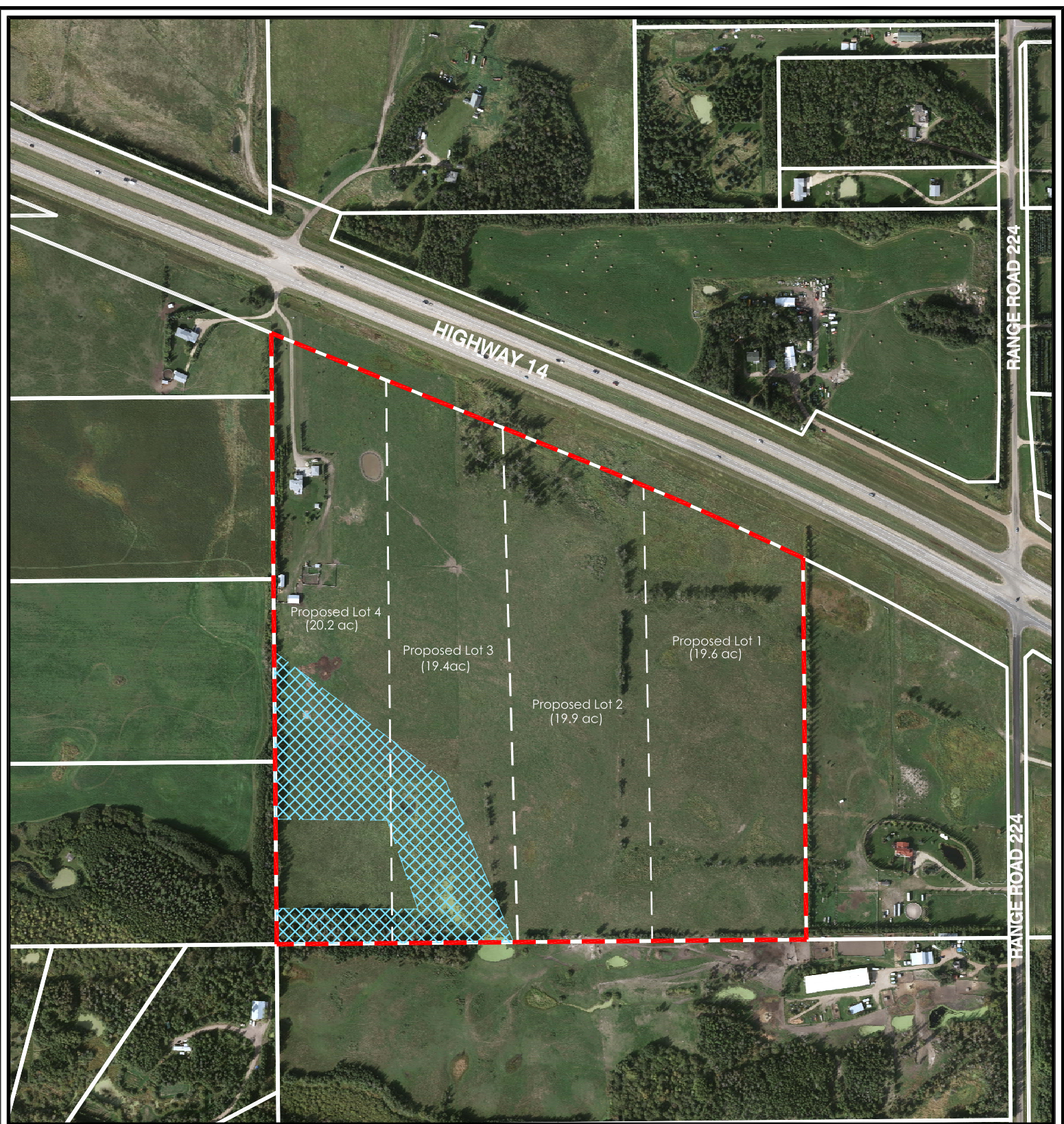
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CONCEPTUAL SCHEME - FIGURE 7

NE 29-51-22-W4

- Conceptual Scheme =
Approx. 31.9 ha (78.86 ac) ±
- Proposed Environmental Reserve Easement=
Approx. 3.97 ha (9.82 ac) ±

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File No.: 4090-2015CS002

Date Drawn: July 31, 2015

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