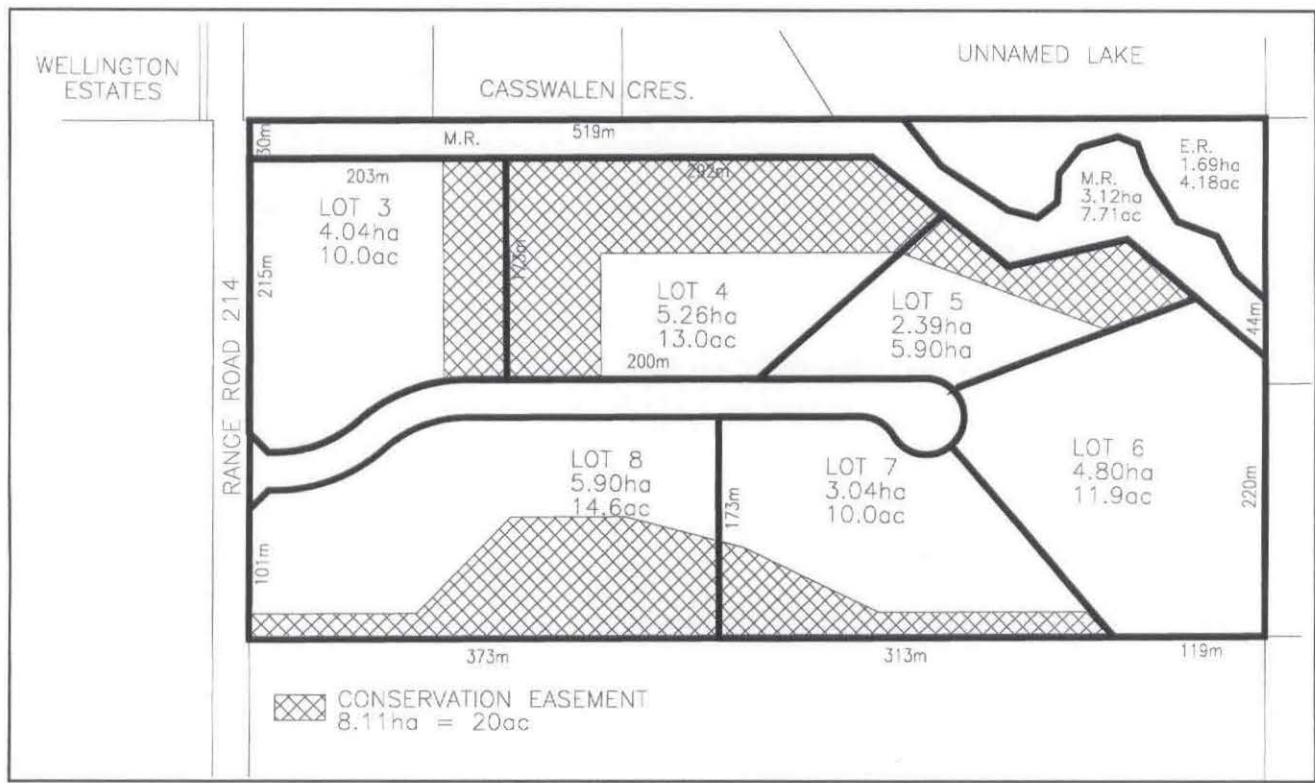


# Thomson Conceptual Scheme NW 28-52-21-W4



June 2004

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# Thomson Conceptual Scheme

## NW 28-52-21-W4

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### 1. Purpose

The Thomson Conceptual Scheme has been prepared in support of a rural subdivision development located within the NW ¼ Section 28-52-21-W4M in Strathcona County. The purpose of the conceptual scheme is to provide supporting rationale for the rezoning and subdivision of the lands to accommodate a residential development, and to coordinate development planning of adjoining lands. This report will support a plan for a six lot subdivision that includes provision for the protection and preservation of significant ecological environmental features.

Legal Description: Lots 1 and 2, Plan 4510 NY, NW 28-52-21-W4

Existing Parcel Sizes:      Lot 1..... 16.07 ha (39.73 ac)  
   Lot 2..... 16.07 ha (39.73 ac)  
   Total Area... 32.14 ha (79.46 ac)

### 2. Current Site Uses

- Both parcels are occupied by single family residences and ancillary buildings.
- The north parcel is almost completely treed except for the residential area adjacent to Range Road 214 and a wetland in the northeast corner.
- The south parcel is approximately 50% treed with a large area cleared at the rear of the property for pasturing of horses.

### 3. Subdivision and Development Concept

- The proposed subdivision will consist of 6 residential parcels ranging in size from 2.39 ha (5.9 ac) to 5.9 ha (14.6 ac). The remainder of the lands will be dedicated as Environment Reserve (ER) and Municipal Reserve (MR).
- Approximately 3.12 ha (7.71 ac) of MR is proposed to be dedicated to maximize habitat protection and augment ER.
- Approximately 1.69 ha (4.18 ac) of ER is proposed to be dedicated in the northeast portion of the lands to protect the shoreline of an adjacent wetland.

### 4. Density

- The Municipal Development Plan (MDP) supports a maximum of 4 lots on lands within the Agricultural/Large Rural Residential Policy area. However, a proposed amendment to the MDP, Bylaw 58-2004, provides options for additional density provided certain criteria are met. The options include:

1. **Additional MR:** one additional lot for each 1.6 ha (4 acres) of land voluntarily dedicated as Municipal Reserve for the purposes of habitat conservation. The dedication would be over and above the minimum 10% required pursuant to the Municipal Government Act.

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2. **Conservation Easement:** This method proposes that density could be increased at the rate of one additional lot for each 4 ha (10 acres) of land voluntarily conserved as part of a conservation easement that protects environmentally significant lands and wildlife habitat.
3. **Conservation Lands:** This method proposes that density could be increased at the rate of one additional lot for each 2 ha (5 acres) of land registered under separate title and redistricted to CO Conservation & Open Space District.

This Conceptual Scheme proposes that a minimum of 8 ha (20 ac) of land within the plan area be protected by a conservation easement in accordance with option 2 above. This permits an additional 2 lots, increasing the maximum density of the development to 6 residential parcels.

### 5. Site Considerations

- The general topographic relief of the properties is gently rolling with dense bush and tree growth. The land elevation is relatively constant with a slight slope from south to northeast. The parcels drain into a large unnamed water body to the northeast.
- The soils are Class 4 according to the Canada Land Inventory (CLI), with a farmland assessment rating of 7% on the north parcel and 23.5% on the south parcel. Accordingly, the lands have severely limited agriculture capability.
- There is an existing easement in favour of ATCO Gas and Pipelines Ltd. adjacent to the west boundaries of the lands.

### 6. Environment

- The Strathcona County Prioritized Landscape Ecology Assessment (PLEA) identifies a majority of the lands as Priority 1 Habit. The treed area and unnamed lake form part of an extensive wildlife corridor through adjacent lands.
- Pursuant to the MDP, Section 4 – Environmental Management, “in areas where native vegetation is important for soil conservation, water resource protection or wildlife habitat, Strathcona will discourage further clearing or development, unless it is demonstrated to the County’s satisfaction that these resources will not be negatively affected.” The area in proximity to the unnamed lake will be designated Environmental Reserve, and the treed area will be protected through the use of Municipal Reserve and Conservation Easements, in accordance with the MGA and County policy.

### 7. Servicing

**Water:** A Canadian Utilities water main runs within the adjacent Range Road 214 right-of-way. Future landowners would be provided the opportunity to be served by this water main or cisterns.

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**Sewer:** Sewage management for the development will be provided through the use of private sewage disposal systems located within each lot in accordance with guidelines established by Alberta Labour and Alberta Environmental Protection.

**Transportation:** The development is proposed to be served by an internal roadway. Access to the internal road would be provided via Range Road 214. The existing accesses to lots 1 & 2 would be relocated to the internal roadway. The internal roadway would be constructed in accordance with the current Strathcona County Rural Engineering Servicing Standards. In consideration of future development on the adjoining lot to the south, a right-of-way is proposed as a potential future access.

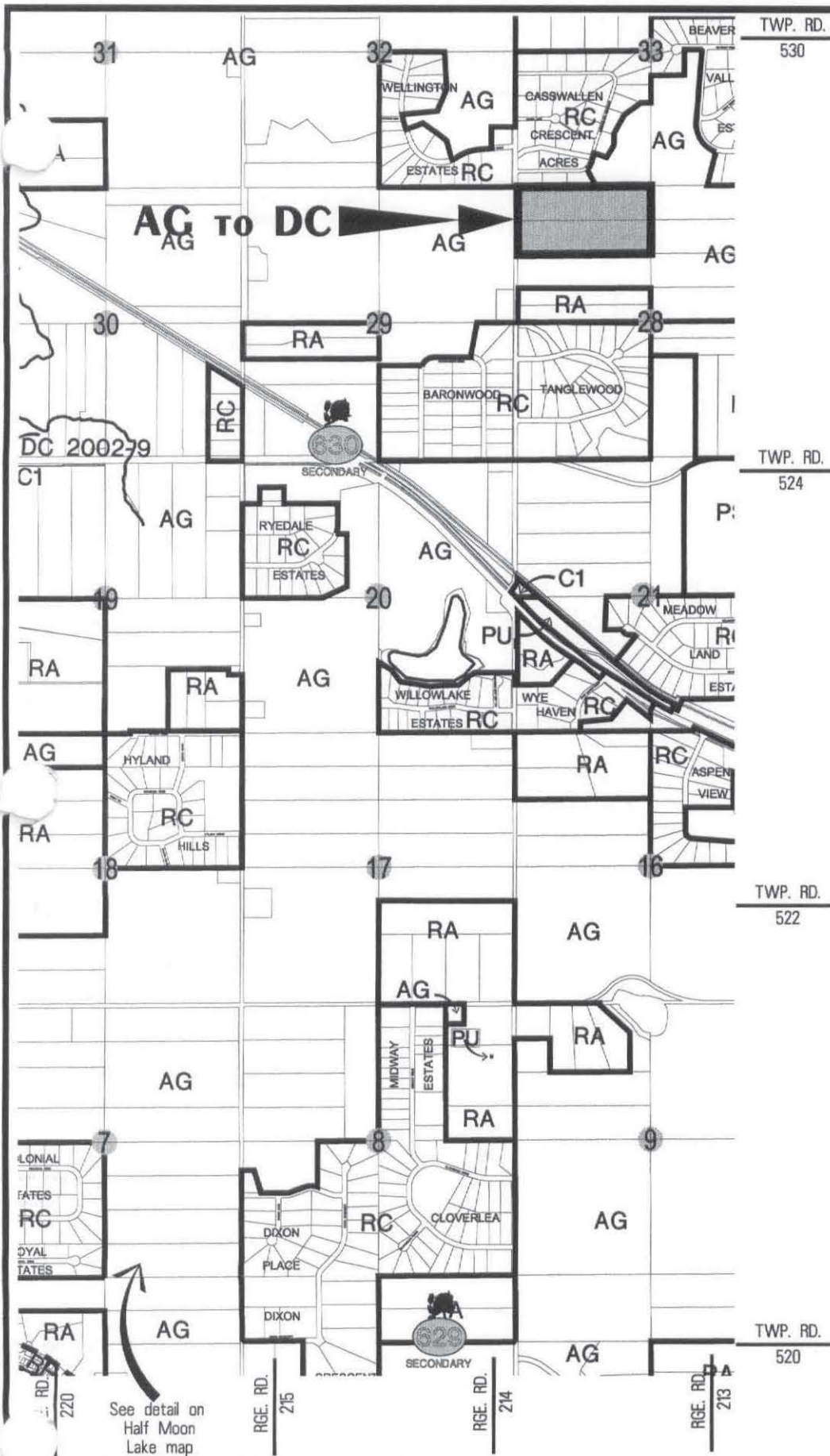
### 8. Land Use Statistics

<u>Area</u>	<u>Hectares</u>	<u>Acres</u>	
Residential	25.43	62.85	79.1%
Environmental Reserve (ER)	1.69	4.19	5.3%
Municipal Reserve	3.12	7.72	9.7%
Roads	1.90	4.70	5.9%
<u>Gross Area</u>	<u>32.14</u>	<u>79.46</u>	<u>100.0%</u>
Conservation Easement	8.00	20.00	25%

### 9. Subdivision Approval

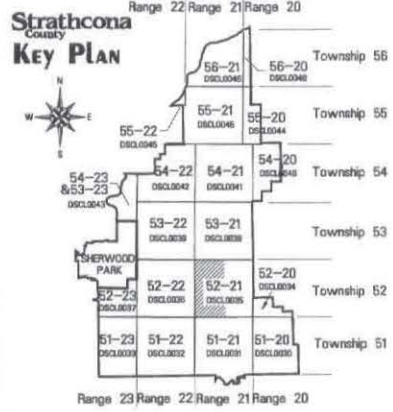
Notwithstanding any other issues that may arise through the subdivision review process, the following will be addressed as conditions of subdivision:

- Completion of a geotechnical investigation to confirm there is a minimum of one contiguous developable area of 0.4 ha (1 acre) with a near surface ground water table of not less than 2.0 m below the surface on each of the proposed lots to ensure there is a suitable building site that can accommodate a dwelling and a private sewage disposal system.
- Conservation Easements will be provided to the satisfaction of the County. In this regard, the Conservation Easement areas shall not be less than 8 ha (20 ac).
- 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.



# WEST HALF 52-21 Land Use Districts

- A Airport
  - AG Agriculture: General
  - A0 Airport Vicinity Protection Overlay
  - AR Agriculture: River Valley
  - AD Agriculture: Future Development
  - C1 Community Commercial
  - C2 Arterial Commercial
  - C3 Highway Commercial
  - C4 Major Commercial
  - C5 Service Commercial
  - C6 Recreation Commercial
  - C7 Local Commercial
  - DC Direct Control
  - IA Agri-business
  - IE Eco-business
  - IH Heavy Industrial
  - IL Local Industrial
  - IM Medium Industrial
  - PC Conservation
  - PG Golf Course
  - PR Recreation
  - PS Services
  - PU Utilities
  - RA Rural Residential/Agriculture
  - RC Country Residential
  - RE Estate Residential
  - RH Hamlet
  - RM Manufactured Home
  - R1A Single Detached Residential A
  - R1B Single Detached Residential B
  - R1C Single Detached Residential C
  - R2A Semi-Detached Residential
  - R2B Low Density Site Residential
  - R3 Low Density Multiple Residential
  - R4 Medium Density Multiple Residential
  - R5 High Density Multiple Residential
- Land Use District Boundary  
 - - - Hamlet Boundary  
 800 m Offset from Right of Way Primary and Secondary Highways Approximately



**Land Use Bylaw 8-2001 - Land Use District Maps**  
**RURAL SERVICE AREA**  
 Planning Services Branch  
 Planning & Development Services

Strathcona County does not guarantee the currency, completeness or accuracy of this map and it is provided without warranty or condition of any kind. Please contact Planning and Development Services for original plans at (780) 464-8212



Proposed Land Use Bylaw Amendment  
AIRPHOTO  
NW 28-52-21-W4  
Lots 1 & 2, Plan 4510 NY

