
Conceptual Scheme SE 25-52-22-W4

June 2012

Conceptual Scheme

SE 25-52-22-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;
 - 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*)**
- a) Lot 1, Plan 9924923; 29.8 ha (73.64 ac)
 - b) Lot 2, Plan 9924923; 16.2 ha (40.03 ac)
 - c) Lot 3, Plan 9924923; 16.2 ha (40.03 ac)
- 2.2. **Existing Land Uses: (see *Figure 2 – Air Photo*)**
- a) Lot 1, Plan 9924923: residence, garage and shop
 - b) Lot 2, Plan 9924923: residence and garage
 - c) Lot 3, Plan 9924923: residence and garage
- 2.3. **Canada Land Inventory Soil Rating:** The majority of the subject area is Class 2 with a small portion of Class 3 in the southwest corner of the quarter section.
- 2.4. **Adjacent Land Uses:**
- a) **North:** Greenhaven Estates subdivision consisting of 28 RC Country Residential lots and 2 Municipal Reserve lots.
 - b) **East:** Range Road 220, beyond which lie several AG Agriculture: General parcels. Adjacent to the very southeast of the subject lands is a DC Direct Control parcel with a convenience store, gas bar and associated residence.
 - c) **South:** Highway 630 (Wye Road), beyond which lie several AG Agriculture: General parcels.
 - d) **West:** A 256 acre AG Agriculture: General parcel.

Conceptual Scheme

SE 25-52-22-W4

- 2.5. **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.
- 2.6. **Land Use Bylaw:** The subject lands are currently districted RA Rural Residential/Agriculture. Pursuant to Land Use Bylaw 8-2001, 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 and redistricting may not be required in all circumstances.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1. The goal of the Conceptual Scheme is to establish a framework for development of the land that complements 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 plan has been prepared in consultation with affected landowners (those located within the quarter section) and adjacent residents (those surrounding the quarter section).
- 3.3. This Conceptual Scheme contemplates the potential subdivision of the quarter section into a total of eight (8) parcels. As there are already three (3) parcels on the quarter section, a total of five (5) additional lots may be accommodated under this plan.
- 3.4. Phase 1 (see **Figure 3 – Phase 1 Subdivision**) contemplates one (1) additional parcel in the north half for a total of four (4) parcels on the quarter. This first phase has been developed in accordance with the current desires of the applicant.
- 3.5. Phase 2 (see **Figure 4 – Phase 2 Subdivision**) has been developed as a ‘shadow plan’ of how future development may occur. Phase 3 contemplates two (2) additional parcels in the north half for a total of six (6) parcels on the quarter.
- 3.6. Phase 3 (see **Figure 5 – Phase 3 Subdivision**) has been developed as a ‘shadow plan’ of how future development may occur. Phase 3 contemplates two (2) additional parcels for a total of eight (8) parcels on the quarter.
- 3.7. The development concept shown in Figures 3, 4 and 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 the spring of 2010. The Assessment consisted of a field reconnaissance and air photo analysis of the entire quarter section to identify landscape features, vegetation and wildlife. The information was used to make recommendations for Environmental and Municipal Reserve dedications.

Conceptual Scheme

SE 25-52-22-W4

4.1.1 Vegetation and Landscape Features

Approximately 60 percent of the quarter section has been cleared of upland vegetation for haying and grazing. The previously cleared agricultural area is gently rolling, sloping towards the wet meadow and willow wetland to the east.

The remaining natural areas and priority habitat are predominately low lying wet areas unsuitable for haying or grazing and the upland forested areas have been retained largely around the residences. A significant bog is present in the southwest portion of the quarter section and is characterized by black spruce and birch.

The natural areas observed within the subject lands are described below:

- Swamp – a swamp refers to forested wetlands and is defined as a treed or tall shrub dominated wetland influenced by groundwater, surface water and organic soils. This is the dominant wetland type on this subject property, specifically within the south and southeast portion. While there are areas of wet meadow wetlands dominated by grasses, the swamp wetlands are dominated by willows.
- Wet meadows – extend from the south to the north in a very gentle drainage swale. There were pockets of standing water through out the subject property, indicating the ephemeral nature of these wetlands.
- Classic marsh wetlands – were observed along the north border of the subject property, connecting to reserve lands to the north. These areas are identified by zones of varying degrees of hydrophytic vegetation, such as balsam poplar, willow, grasses, sedges and cattails. Due to the drought conditions at the time of the site visit, permanent standing water was not observed.
- Bog wetland – a single bog wetland was observed in the southwest portion of the subject property. Peat formation and birch, black spruce and willow identify this landscape feature.
- Upland mixed-wood forest – exists in the southwest corner of the subject property and is dominated by aspen, poplar, birch and spruce. This well-developed forest structure includes diverse herbaceous ground cover, low shrub and tall shrub layers. The oldest forested areas are dominated by spruce and may be 50 to 70 years old. The youngest forested areas are dominated by aspen.

Overall, the diversity of landscape and plant communities across the subject property is high and has been impacted minimally by agricultural or recreational activities. The greatest impact has been the use of the swamp wetlands by horses, notable the numerous trails concentrated in the southeast portion of the subject property.

It should be noted that waterbodies and/or creeks may be claimed by the Province of Alberta under the Public Lands Act at anytime.

4.1.2 Wildlife

The potential for wildlife in the area is significant with respect to wetlands and uplands and provides an important connection to adjacent lands. Wildlife in the area was typical of the moraine landscape and the agricultural activities characteristic of the subject property. The wetland areas were the most important with respect to wildlife habitat. Direct and indirect

Conceptual Scheme

SE 25-52-22-W4

observations indicate that ungulates (deer and moose), small mammals (deer mouse and meadow vole), large mammals (porcupine) and songbirds use the habitat extensively. The variety of wetland habitats (bog, swamp, wet meadow and marsh) in combination with the upland mixed-wood forest results in a diverse complex of wildlife habitat, increasing wildlife diversity significantly.

- 4.2 The subject property contains both priority upland and priority wetland habitat, as identified in the Priority Landscape Ecology Assessment (PLEA) of Strathcona County. There is a mix of Medium and High Priority Environmental Management Areas (PEMA), as defined and shown within the MDP.

5. RESERVES

- 5.1 Environmental Reserves (ER) shall be dedicated by way of Environmental Reserve Easements (EREs) to the full extent described under the Municipal Government Act and in general accordance with Figures 3, 4 and 5. EREs shall be entered into at time of subdivision and final determination of the ERE boundaries are to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.2 Municipal Reserves (MR) shall be dedicated to the full extent described under the Municipal Government Act and in general accordance with Figures 3, 4 and 5. MR shall be dedicated as land or as cash-in-lieu to the satisfaction of the County at time of subdivision and final determination of the MR boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.3 Municipal Reserve (MR) dedication shall be waived for Phase 1 subdivision approval subject to a deferred reserve caveat (DRC) being placed on the title of the lots created by the subdivision application. The DRC shall be in the amount of 10 percent of the area subject to the subdivision application and shall be taken as cash-in-lieu.

6. TRANSPORTATION

- 6.1 As the subject area is located within 800 metres of Provincial Highway 630 (Wye Road), a Roadside Development Permit must be issued by Alberta Transportation before any development may occur within the subject lands.
- 6.2 Alberta Transportation has indicated future plans to close the existing access onto Highway 630 (Wye Road) and to widen the road right-of-way by 60 metres on the north side to allow for the future twinning of Highway 630. Additionally, Alberta Transportation has indicated a potential requirement for an additional 30 metres of land for a future service road. As such, a total of 90 metres of road right-of-way is anticipated to be dedicated to Alberta Transportation at time of Phase 3 subdivision (as shown on Figure 5). The need for, and construction timing of, a service road will need to be discussed with Alberta Transportation at time of Phase 3 subdivision. Should Alberta Transportation have need to upgrade Highway 630 and/or construct a service road prior to Phase 3 subdivision, Alberta Transportation will be responsible to acquire lands and construct the roadways.
- 6.3 Access is to be provided to the proposed lots by way of an internal roadway. An internal roadway is not required for Phase 1 subdivision to occur but an easement shall be registered on the title of proposed Lot 2 to ensure land will be secured for future road

Conceptual Scheme

SE 25-52-22-W4

construction. No additional subdivision will be permitted to occur without construction of the internal roadway.

- 6.4 Construction of the internal roadway will require the owner/developer to enter into a Development Agreement with Strathcona County for financial obligations associated with the required road improvements.
- 6.5 The final design of the internal roadway will be determined as part of Phase 2 and 3 subdivision. The roadway must be designed in accordance with Strathcona County's Design & Construction Standards and meet provincial and municipal regulations for any portion of the roadway that may impact natural drainage courses.
- 6.6 A Traffic Impact Assessment and/or improvements to the Highway 630/Range Road 220 intersection will need to be completed to the satisfaction of Alberta Transportation and Strathcona County at time of Phase 2 subdivision.
- 6.7 Range Road 220 is an unimproved Class II road. A five (5) metre strip of land has previously been dedicated along the length of the quarter section adjacent to Range Road 220. In accordance with Section 1.4 of Road Dedication Policy SER-012-004 an additional 5 metres of land shall be dedicated along the length of the quarter section at time of subdivision .
- 6.8 Assuming Range Road 220 remains a Class II roadway in the 20 year horizon, the proposed lot yield of eight (8) parcels will not constitute a requirement for tapers along Range Road 220.
- 6.9 A 10.0 metre x 10.0 metre corner cut will be required at the future internal subdivision road access from Range Road 220 at time of Phase 2 subdivision. At time of Phase 1 subdivision, the boundaries of the Environmental Reserve Easement are to be surveyed to exclude the corner cut requirements from inclusion in the easement.
- 6.10 Emergency access will not be required for internal road development in excess of 170 metres in length so long as the paved width of the future internal roadway is 7.5 to 8.5 metres in width.
- 6.11 Existing and proposed access locations shall be provided in general accordance with Figure 3, 4 and 5 but are to be confirmed by Strathcona County at time of subdivision.
- 6.12 Existing access to Highway 630 (Wye Road) shall be permitted to continue on a temporary basis until such time as alternate access is provided to the parcel by way of an internal subdivision road or service road.
- 6.13 At time of Phase 1 subdivision, the existing access located adjacent to the north quarter section line must be removed concurrently with an application for the new access to proposed Lot 1 from Greenhaven Estates. Proposed Lot 2 shall be permitted one access from Range Road 220 and the existing access to this lot is to be relocated south approximately 15 metres.
- 6.14 At time of Phase 3 subdivision, the existing north access to proposed Lot 8 from Range Road 220 will need to be relocated such that it conforms to the County's Design &

Conceptual Scheme

SE 25-52-22-W4

Construction Standards. The existing south access to proposed Lot 8 from Range Road 220 will need to be removed.

- 6.15 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.
- 6.16 At time of Phase 2 subdivision, a Noise Attenuation Assessment may be required and a noise caveat registered on all lots adjacent to Highway 630 (Wye Road) and grid roads. The owner/developer will be required to address noise attenuation to the satisfaction of Strathcona County's Design and Construction Standards.
- 6.17 At time of Phase 2 subdivision, a roadway layby for Canada Post mail box purposes will be required along the internal roadway.

7. SERVICING AND UTILITIES

- 7.1 Prior to 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, or be brought into compliance, with Provincial set-back requirements.
- 7.4 At time of Phase 2 subdivision, or prior to any grading activities occurring within site, the applicant will 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 Phase 2 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.
- 7.6 At time of subdivision the applicant will be responsible for confirming and coordinating the provision of shallow utilities with the appropriate companies.
- 7.7 The applicant is responsible for contacting ATCO Pipelines in regards to any proposed works that may affect ATCO Pipelines' right(s)-of-way.

8. DEVELOPMENT CRITERIA

- 8.1 The applicant/developer may, through the redistricting and/or subdivision application process, be required to address the provision of private sewage systems, the construction

Conceptual Scheme

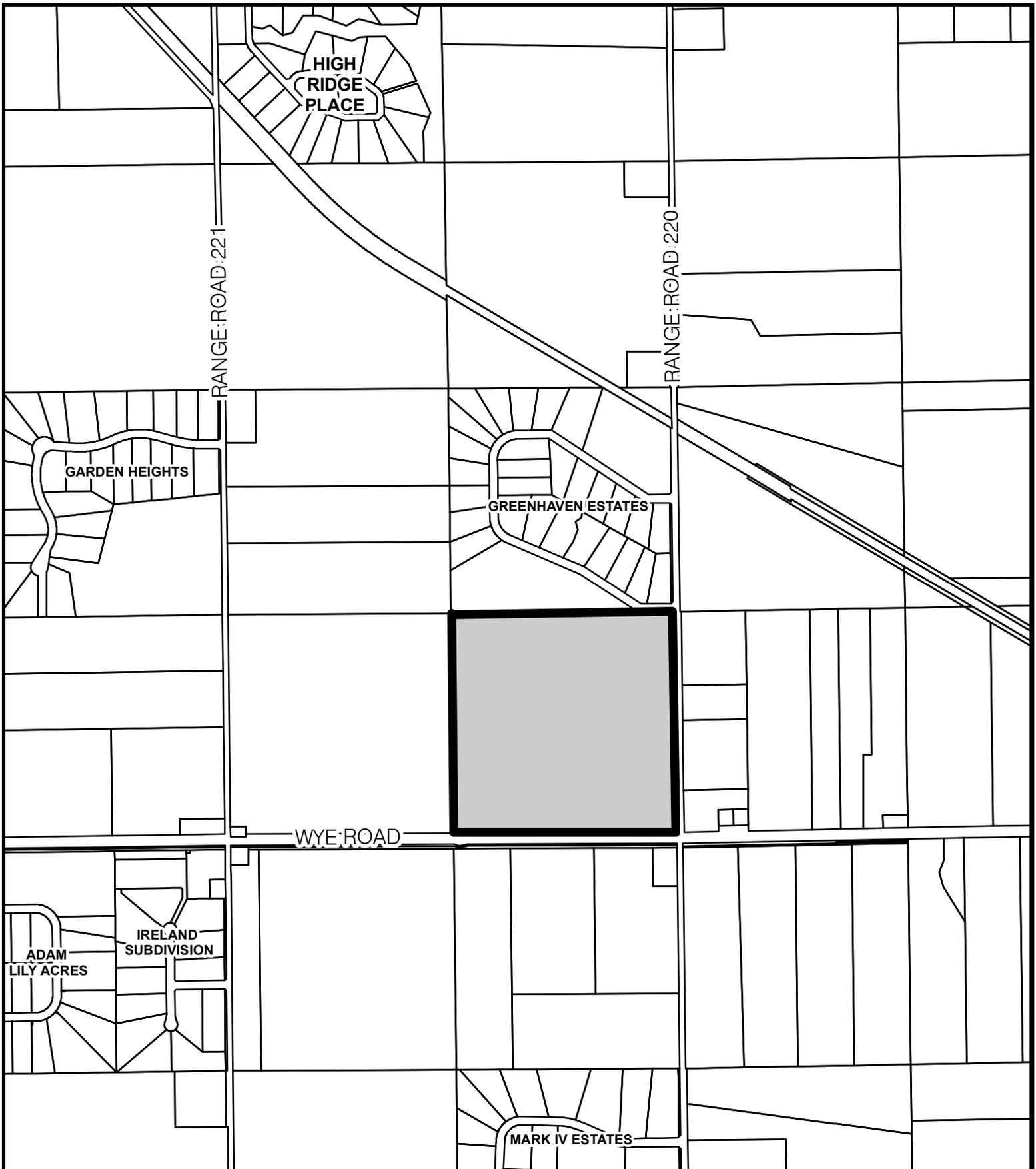
SE 25-52-22-W4

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.

- 8.2 Technical considerations, including a geotechnical assessment, traffic impact assessment, stormwater management report 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. At all times current Strathcona County standards shall be maintained.
- 8.3 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.
- 8.4 Development shall setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.5 Future development of phases 2 and 3 shall only be allowed based on the provision of internal road access to individual parcels and in general accordance with Figures 4 and 5.
- 8.6 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.
- 8.7 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.

4. COMPLIANCE WITH OTHER LEGISLATION

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

SE 25-52-22-W4

 **Subject Area**



PLANNING & DEVELOPMENT SERVICES

Strathcona
County

Drawn By: E. SHUKLE

File No.: 4090-2010CS001

Date Drawn: MAY 29, 2012

Revision Date:

Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use-Conceptual Scheme\2010\2010CS001\Location Map.mxd

Scale: Not to scale



RANGE ROAD 220

WYE ROAD

AIR PHOTO

SE 25-52-22-W4

 Subject Area



PLANNING & DEVELOPMENT SERVICES

Strathcona
County

Drawn By: E. SHUKLE

File No.: 4090-2010CS001

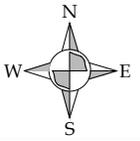
Date Drawn: MAY 29, 2012

Revision Date:

Scale: Not to scale

Dwg No.: N:\PDS Admin\4000 - 4499 Land Use Services\4090 Land Use-Conceptual Scheme\2010\2010CS001\Air Photo.mxd

PHASE 1 SUBDIVISION



Legend



Conceptual Scheme Boundary



Phase 1 Boundary



Environmental Reserve Easement
Approx. 7.80 ha (19.3 ac) ±



Existing Buildings

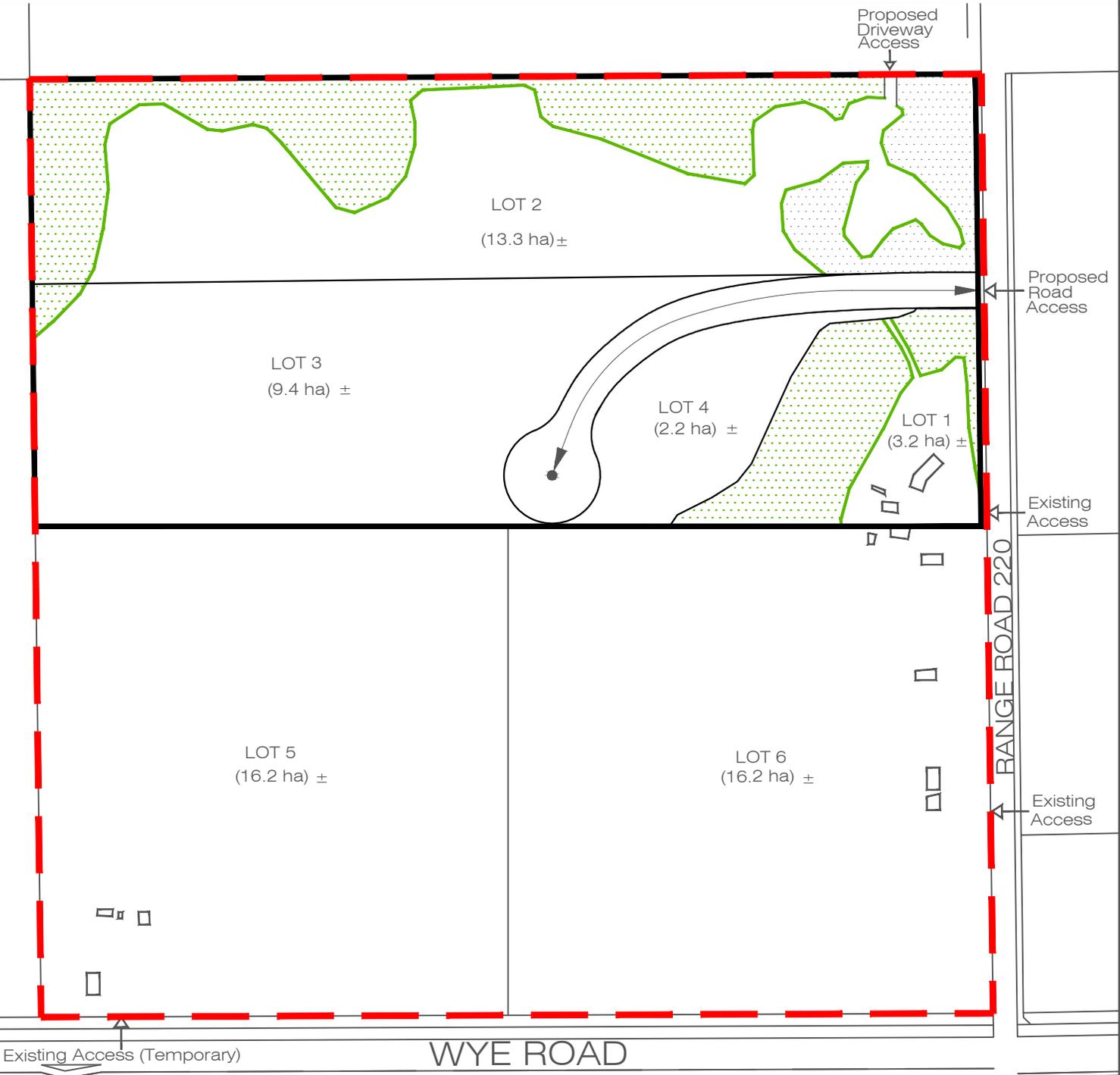
FIGURE 3 - PHASE 1 SUBDIVISION (CONCEPTUAL SCHEME SE 25-53-22-W4)

Adopted: XXXXXXXX Dwg No.: XXXX Revised: XXXX Scale: NTS

PLANNING & DEVELOPMENT SERVICES

Strathcona
County

PHASE 2 SUBDIVISION



Legend

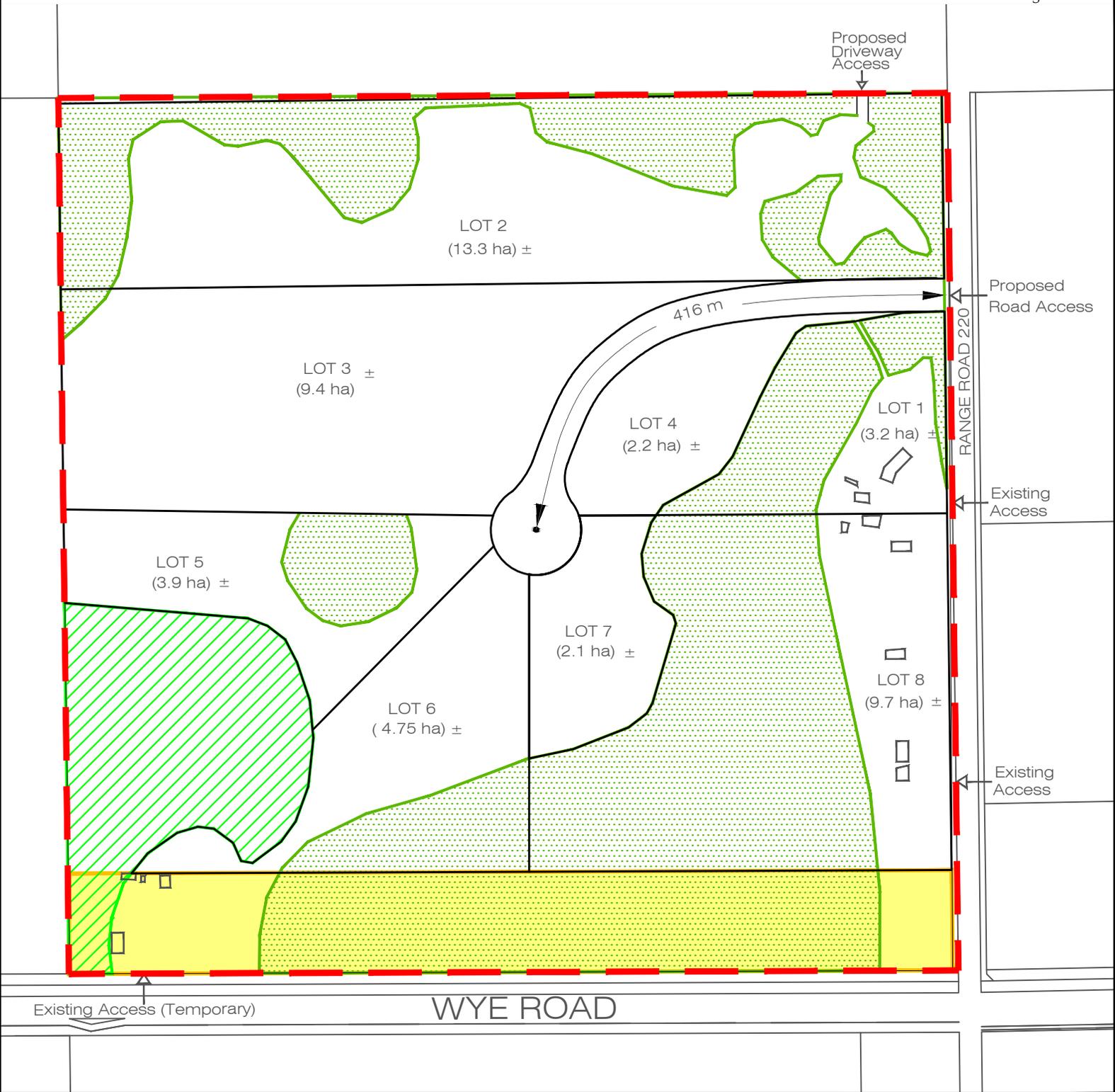
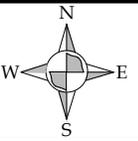
-  Conceptual Scheme Boundary
-  Phase 2 Boundary
-  Environmental Reserve Easement
Approx. 7.80 ha (19.3 ac) ±
-  Existing Buildings
-  30 m Constructed Road

FIGURE 4 - PHASE 2 SUBDIVISION (CONCEPTUAL SCHEME SE 25-53-22-W4)

PLANNING & DEVELOPMENT SERVICES



PHASE 3 SUBDIVISION



Legend

- | | | | |
|---|---|---|--|
|  | Conceptual Scheme Boundary |  | 90 m Alberta Transportation Future Road Requirements (7.12 ha) |
|  | Environmental Reserve Easement
Approx. 21.9 ha (54.2 ac) ± |  | Existing Buildings |
|  | Municipal Reserve
Approx. 4.89 ha (12.08 ac) ± |  | 30 m Constructed Road 8.5 m Paved |

FIGURE 5 - PHASE 3 SUBDIVISION (CONCEPTUAL SCHEME SE 25-53-22-W4)

Adopted: XXXXXXXX Dwg No.: XXXX Revised: XXXX Scale: NTS

PLANNING & DEVELOPMENT SERVICES

