
Conceptual Scheme SW 18-54-20-W4

September 2006

Strathcona
County

Conceptual Scheme

SW 18-54-20-W4

1 INTRODUCTION

1.1 Purpose

The proposed Conceptual Scheme (CS) has been prepared by Strathcona County Planning and Development Services on behalf of Robert McIntyre and Fern Collins, landowners of Lot D, Plan 5084 TR, within the SW 18-54-20-W4. The purpose of the CS is to provide supporting rationale for the future redistricting and subdivision of the land to accommodate rural residential development and to coordinate development planning of adjoining lands.

1.2 Location

The lands are located approx. 9.5 km north of Highway 16, northeast of Township Road 542 and Range Road 210 (Figure 1). The quarter section is bounded by large agricultural holdings on all sides, ranging from 4 ha to 64 ha in area.

1.3 Planning Policy Context

Strathcona County's Municipal Development Plan Bylaw 38-98, places the lands within the Agricultural/Large Rural Residential Policy Area. Pursuant to the Agricultural/Large Rural Residential Policy Area, Council may establish a policy in the Council Policy Handbook outlining the circumstances, under which a Conceptual Scheme is required, as well as the purpose, general content and procedures required for the preparation and adoption of a Conceptual Scheme. Council Policy SER-008-019 – Conceptual Schemes requires that a Conceptual Scheme be prepared where the land being proposed for redistricting or subdivision is within the Agricultural Large Rural Residential Policy Area of the MDP and is 16 hectares or more in size, and/or where there is a need to coordinate development planning or servicing of adjoining lands, a conceptual scheme may be required for the entire quarter section or such area deemed appropriate by the county. Although the McIntyre/Collins parcel at 15.4 ha is slightly less than the minimum 16 ha standard, it is the opinion of the County that there is a need to coordinate development planning with the remainder of the quarter section to ensure that the proposed subdivision and development does not prohibit the ability of remnant parcels, or adjacent parcels, to be further subdivided in the future.

The County's Land Use Bylaw 8-2001 currently zones the lands as AG Agriculture: General District. The minimum parcel size within the AG District is 32 ha (80 ac). In order to consider the subdivision of the McIntyre/Collins 15.4 ha parcel into two parcels the land must be redistricted to a land use district that supports parcels less than 8 ha (20 ac) in area. Land Use Bylaw 8-2001 does not have a standard district that permits minimum parcels of less than 8 ha as proposed by the applicants. Therefore, this Conceptual Scheme supports the adoption of a site specific special purpose DC Direct Control District where standard land use districting will not apply.

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2 EXISTING CONDITIONS

2.1 Legal Plan

Figure 1 shows that the quarter section currently contains 4 parcels. The following table summarizes the existing parcels:

Legal Description	Area Ha	Area Ac
Plan 5084 TR Lot A	16.07	39.71
Plan 5084 TR Lot B	16.09	39.77
Plan 5084 TR Lot C	16.06	39.69
Plan 5084 TR Lot D	15.40	38.05
Total	63.62	157.22

2.2 Existing Development

The three existing parcels located on the west side of the quarter section are occupied by a single dwelling and ancillary buildings. The east parcel is currently unoccupied. All development on the west side of the quarter section is within close proximity of Range Road 210. The two northwest parcels access Range Road 210, while the residence on the southwest parcel accesses Township Road 542. There is a farm approach constructed on Township Road 542 for the undeveloped easterly parcel.

2.3 Land Form

The general topographic relief of the quarter section is characterized as gently rolling with scattered shallow depressions and an intermittent creek that runs from south to north through the center of the quarter section. There are three dugouts located at various places along the length of the creek. A series of intermittent wetlands with associated poplar tree stands are located along the east border of the quarter section. There is a relatively large tree stand along the west boundary of the subject property. The remainder of the quarter section has previously been cleared and used for pasture.

3 ENVIRONMENT

3.1 General

Through provincial legislation and municipal policy, a priority has been placed on protection of the environment to encourage a balance of conservation and development. The Municipal Government Act gives municipalities the authority to protect environmentally sensitive lands through the use of Environmental Reserves (ER) or Environmental Reserve Easements. Further, a design process, known as Conservation Design, has been utilized by the County to achieve the protection of the most valuable environmental features. The process starts with the identification of environmental features rather than developable areas as has been the typical practice in the past. Through the use of tools such as the County's Prioritized Landscape Ecology

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Assessment and on-site biophysical assessments the most valuable environmental features can be identified and protected.

3.2 Environmental Policy

The Municipal Government Act provides for the protection of environmental features such as swamps, gullies, ravines, natural drainage courses, etc. when a landowner submits an application for subdivision. The Act identifies two mechanisms that may be used by the Subdivision Authority to protect these lands. Environmental Reserve and Environmental Reserve Easement may be applied to any of the lands described in the Act, to ensure they remain in their natural state. Current County policy requires the dedication of Environmental Reserve or use of Environmental Reserve Easements when proposed subdivisions involve environmentally sensitive lands.

Further, the Municipal Development Plan discourages clearing or development of lands in areas where native vegetation is important for soil conservation, water resource protection or wildlife habitat.

3.3 Prioritized Landscape Ecology Assessment (PLEA)

The Prioritized Landscape Ecology Assessment was undertaken in 1997 by the County to provide planners with a tool to identify existing priority wildlife habitats and consider their active conservation and/or restoration into the County's planning process, such that conflicts between land development and land conservation can be minimized. The PLEA is used to screen and flag lands that may require further consideration through on-site assessments and analysis.

The PLEA identifies the following priority habitat features in the SW 18-54-20-W4M:

- Ua: Upland Poplar
- Uc: Upland forest with small wetlands
- Wf: Drainage course

The priority habitat features are shown on the PLEA mapping in Figure 2.

3.4 Biophysical Assessment

A biophysical assessment of the lands was carried out in accordance with the Conceptual Scheme Policy. The overall objective of a biophysical assessment is to characterize the natural features on a site in order to identify and prioritize those features that should be given the highest conservation consideration. The following assessment and recommendations refer to activities that should be undertaken to facilitate development of a rural residential area in a way that incorporates, and therefore conserves, the biophysical resources.

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While there is a creek bisecting the subject property, it appears to function as seasonal conveyance. There was very little wetland vegetation present, and no surface water, indicating that this drainage channel is intermittent in nature. The creek offers little if any wildlife habitat due to grazing and accumulated garbage. This area should be considered for Environmental Reserve dedication, only for the drainage offered. Resources would be required to restore the creek to its natural form and function, specifically by removing dugouts, removing accumulated garbage and restricting access.

The wetlands and associated uplands along the east boundary of the subject property offer the best habitat. Therefore Municipal and/or Environmental Reserve is recommended to conserve the form and function of this habitat. To provide for an increased amount of Municipal Reserve, a buffer surrounding the existing poplar trees would allow for expansion of this habitat. In addition, the poplar tree stand along the west boundary of the subject property would be valuable habitat once livestock were removed. Therefore this area could be considered for Municipal Reserve as well.

3.5 Reserves

Based on the recommendations of the biophysical assessment, an Environmental Reserve Easement is proposed to protect the north-south drainage course, and a combination of conservation easements and Environmental Reserve is proposed to conserve wetlands and associated uplands (wildlife corridor) along the east boundary of the quarter section and a portion of the drainage course on the west side of the future internal subdivision road. Municipal Reserves are proposed to be taken as a combination of land, on the west side of the future internal subdivision road, and cash-in-lieu of reserve land.

4 TRANSPORTATION

The north-south drainage course that runs through the center of the entire quarter section is a major influence on the design of the Conceptual Scheme. The drainage course is a logical boundary between the east and west sides of the quarter section. The greater amount of developable land lies to the east of the drainage course and therefore, is the obvious location for an access road to potential future northeast lots. The established accesses for the existing residences would remain, while access to any new parcels would be required to be located off of the new access road except for proposed Lot 4. The majority of the developable area on Lot 4 is located west of the drainage course. In order to discourage a crossing of the drainage course, access to Lot 4 would be allowed from Township Road 542 in accordance with County policy. Further, upon subdivision of the east parcel (Lot A), the existing farm access would be relocated to the new access road.

Pursuant to Strathcona County's Engineering Servicing Standards a 5 metre road widening will be required adjacent to Range Road 210 and Township Road 542 and any additional right-of-way to accommodate for the required deceleration and acceleration lanes will be required at the time of future subdivision.

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5 SERVICING

The appropriate private on-site servicing for water and sewer will be determined at the time of subdivision to the satisfaction of Strathcona County.

6 PUBLIC INPUT

In accordance with Conceptual Scheme policy, meetings were held with the landowners within the plan area and a public meeting with adjacent landowners to gather input.

At the public meeting, the first draft of the plan was revised to move the access road to the east from its proposed location along the property line that separates Lots A & D. The new alignment, creating a jog around the drainage course and dugouts, was supported by all in attendance for safety reasons - the road dipped at this location creating sightline issues; and development constraints - the access road would have required the filling in of the drainage ditch and a dugout.

Access to proposed Lot 4 was originally envisioned from the proposed internal road. However, discussion at the public meeting supported permitting access from Township Road 542, since the larger developable area was on the west side of the lot and would therefore discourage a creek crossing from the eastern internal road.

7 DEVELOPMENT CONCEPT

The Development Concept as illustrated in Figure 3, is a balance of conservation and rural residential use.

8 SUBDIVISION AND 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 SW 18-54-20-W4 and the surrounding area. Additional criteria may be identified at the more detailed subdivision stage.

- 8.1 Subdivision and Development within the SW 18-54-20-W4 shall be consistent with the Development Concept shown in Figure 3.
- 8.2 The developer (applicants) will, through the subdivision application process be required to provide information for water and sewer servicing, access locations, internal road layout, municipal reserve, environmental reserves, geo-technical considerations/constraints, approval fees, rural road levies and any other requirements deemed appropriate, to the satisfaction of Strathcona County.
- 8.3 Technical considerations including a biophysical assessment or stormwater management report and any other studies deemed appropriate by Strathcona County to be provided, if required, to the satisfaction of Strathcona County at the time of subdivision. At all times County standards shall be maintained.

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- 8.4 Future development shall only be allowed based on the provision of internal road access to individual parcels, constructed to County Standards, with the exception of proposed lots 1, 2, and 3 which may continue to have access from the Range Road and Township Road. Lot 4 may also have access directly to Township Road 542 in order to discourage vehicular cross access through the drainage course (ERE). A potential location for internal road access is shown on Figure 3.
- 8.5 At the time of subdivision a 5 metre road widening and any additional right-of-way to accommodate for the required deceleration and acceleration lanes will be required adjacent to Range Road 210 and Township Road 542.
- 8.6 The residential parcel sizes shall be consistent with the areas shown on the Figure 3. Minor adjustments to the parcel sizes may be considered due to on-site conditions at the time of survey.
- 8.7 The maximum number of residential parcels shall not exceed 8 on the quarter section.
- 8.8 Municipal reserve, environmental reserves and environmental reserve easements shall be dedicated/provided in a manner that is consistent with the Development Concept shown on Figure 3.
- 8.9 Development adjacent to slopes, wetlands and water courses shall conform with environmental setbacks contained within the current Land Use Bylaw at the time of development.
- 8.10 The subdivision and development shall be designed in a such a way as to minimize the amount of tree removal and site grading.

Note that the Development Concept shown on Figure 3 is conceptual and may change at the time of future subdivision upon further investigation of the quarter section and the preparation of detailed plans.

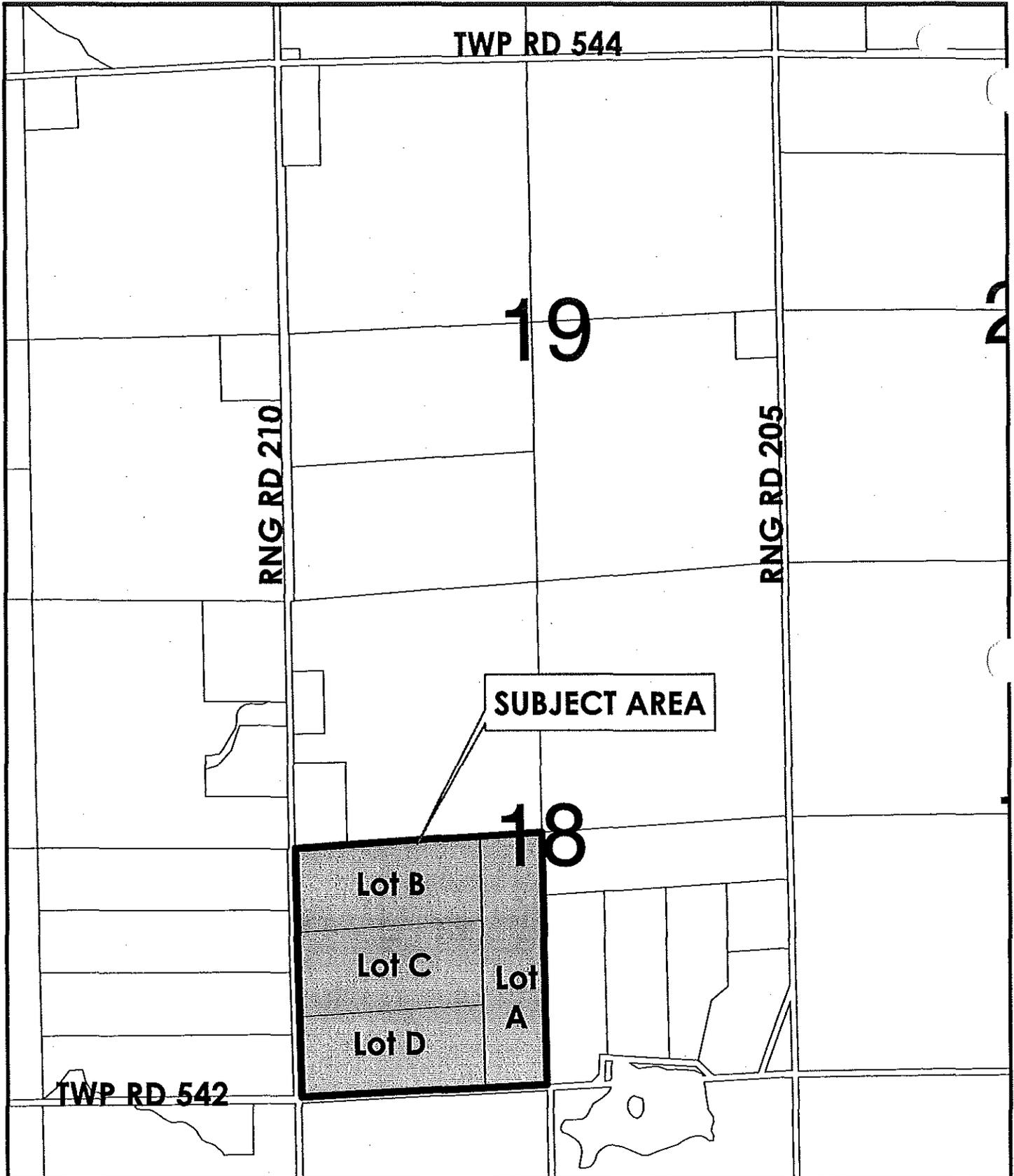
9 SUBDIVISION APPROVAL

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

- 9.1 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.
- 9.2 A development agreement will be required to address the construction of an internal roadway and any offsite improvements required.
- 9.3 Any other conditions which may be applicable.

10 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.

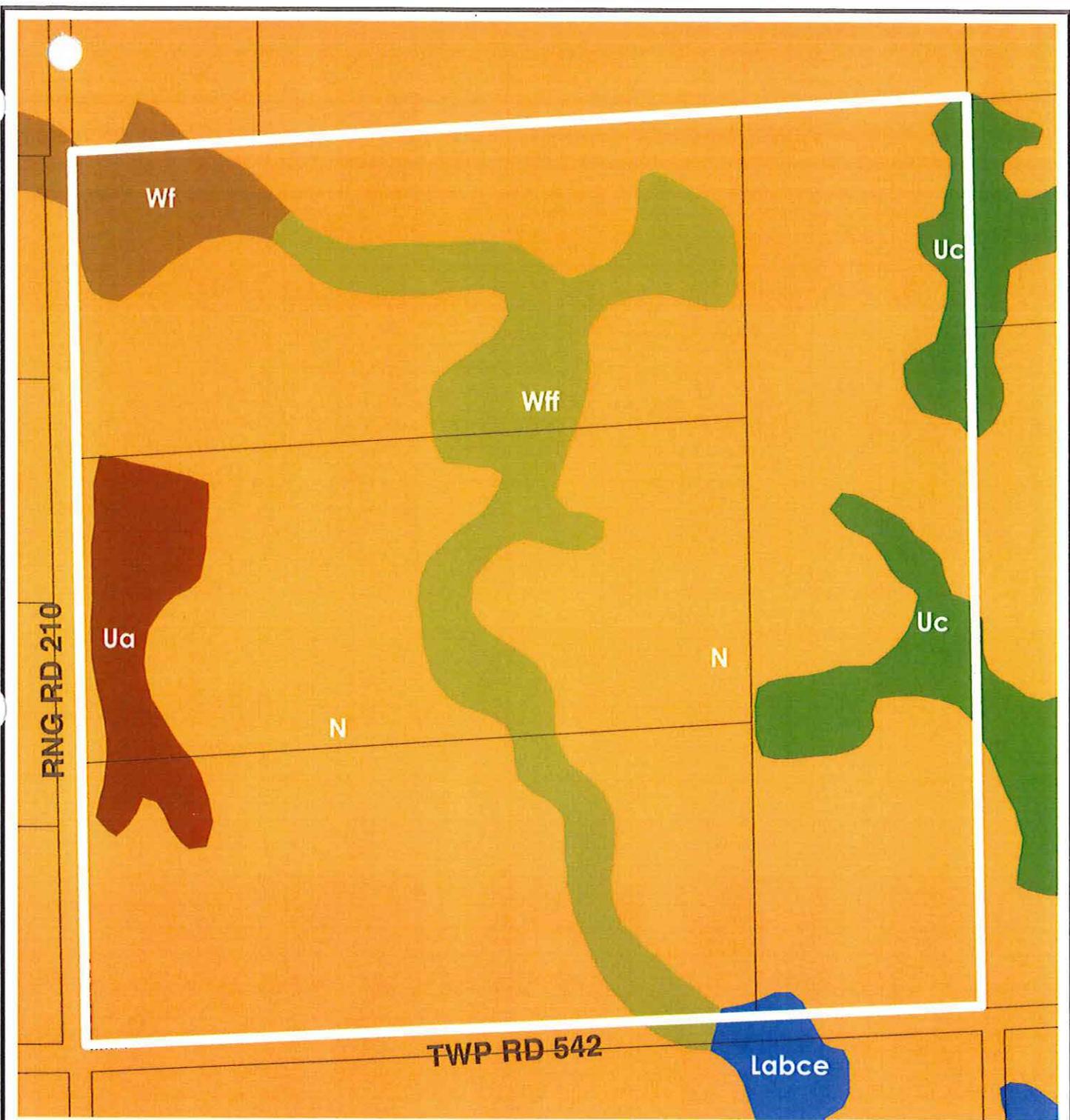


**FIGURE 1
KEY PLAN
SW 18-54-20-W4**



PLANNING & DEVELOPMENT SERVICES

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Date Drawn: 07/03/06	Dwg No.: N:\ArcView Projects\ Conceptual Schemes\40\ P40M0000 - Key Plan.mxd
Scale: NOT TO SCALE	Strathcona County



Legend

- Labce - Lake
- Ua - Upland Poplar
- Uc - Upland Forest with Small Wellands
- Wf - Drainage Course
- Wff - Drainage Course - Restoration
- No Value



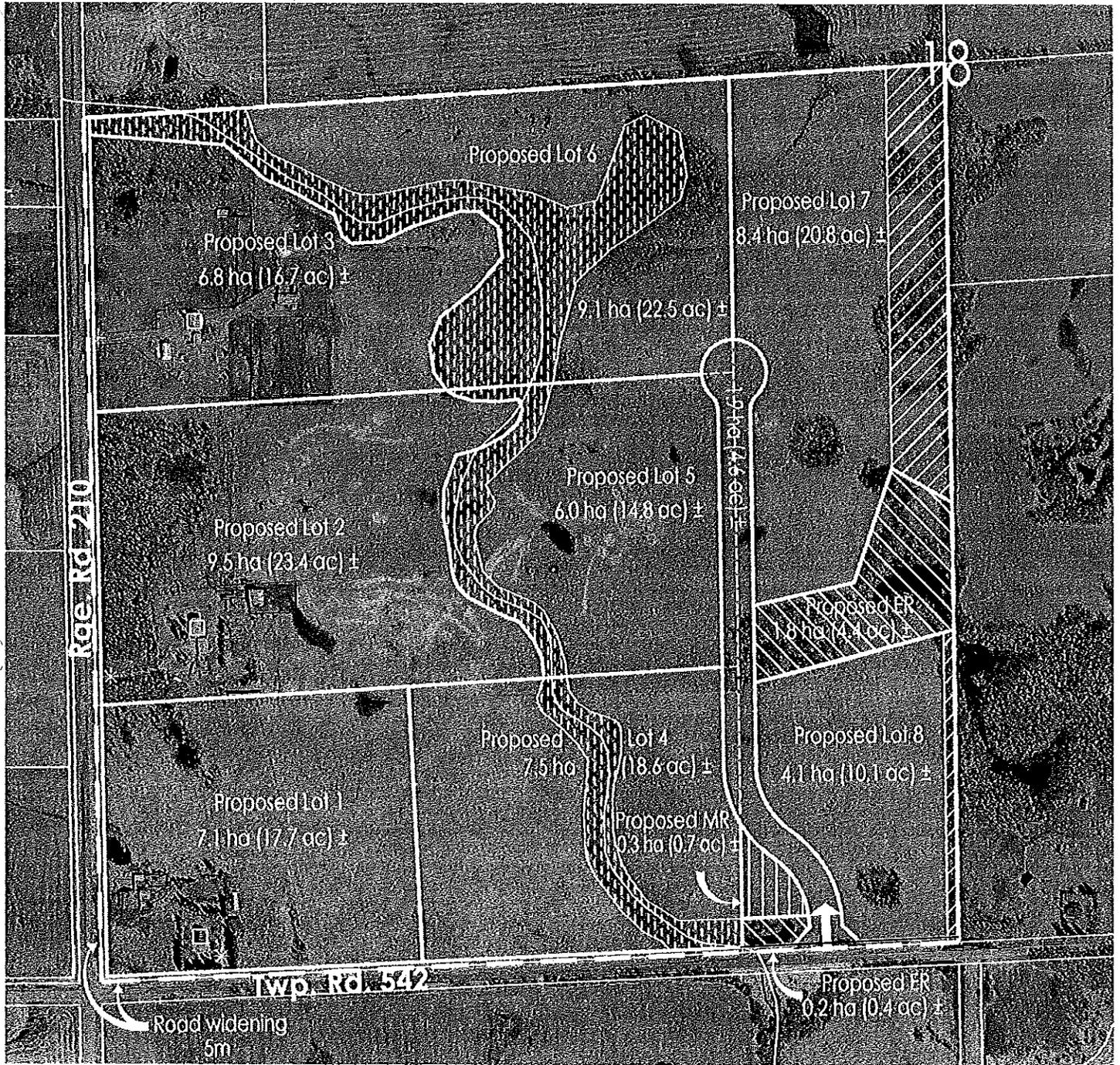
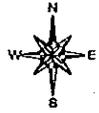
**FIGURE 2
PRIORITIZED LANDSCAPE
ECOLOGY ASSESSMENT
SW 18-54-20-W4**

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CONCEPTUAL SCHEME

SW 18-54-20-W4



Legend

- Quarter Section: SW 18-54-20-W4
63.4 ha (157.0 ac) ±
- Existing Dwellings
- Existing Access
- Potential Access Location
- Existing Lot Boundaries

- Developable Area =
Approx. 50.6 ha (125.0 ac) ±
- Environmental Reserve
Approx. 2.0 ha (4.9 ac) ±
- Municipal Reserve
Approx. 0.3 ha (0.7 ac) ±
- Environmental Reserve Easement
Approx. 5.5 ha (13.6 ac) ±
- Conservation Easement
Approx. 2.4 ha (5.9 ac) ±

FIGURE 3
CONCEPTUAL SCHEME SW-18-54-20-W4

PLANNING & DEVELOPMENT SERVICES

Drawn by: C. Stewart

Dwg No.: P40M0000

Date Drawn: 11/04/2006

Adopted:

Scale: NOT TO SCALE

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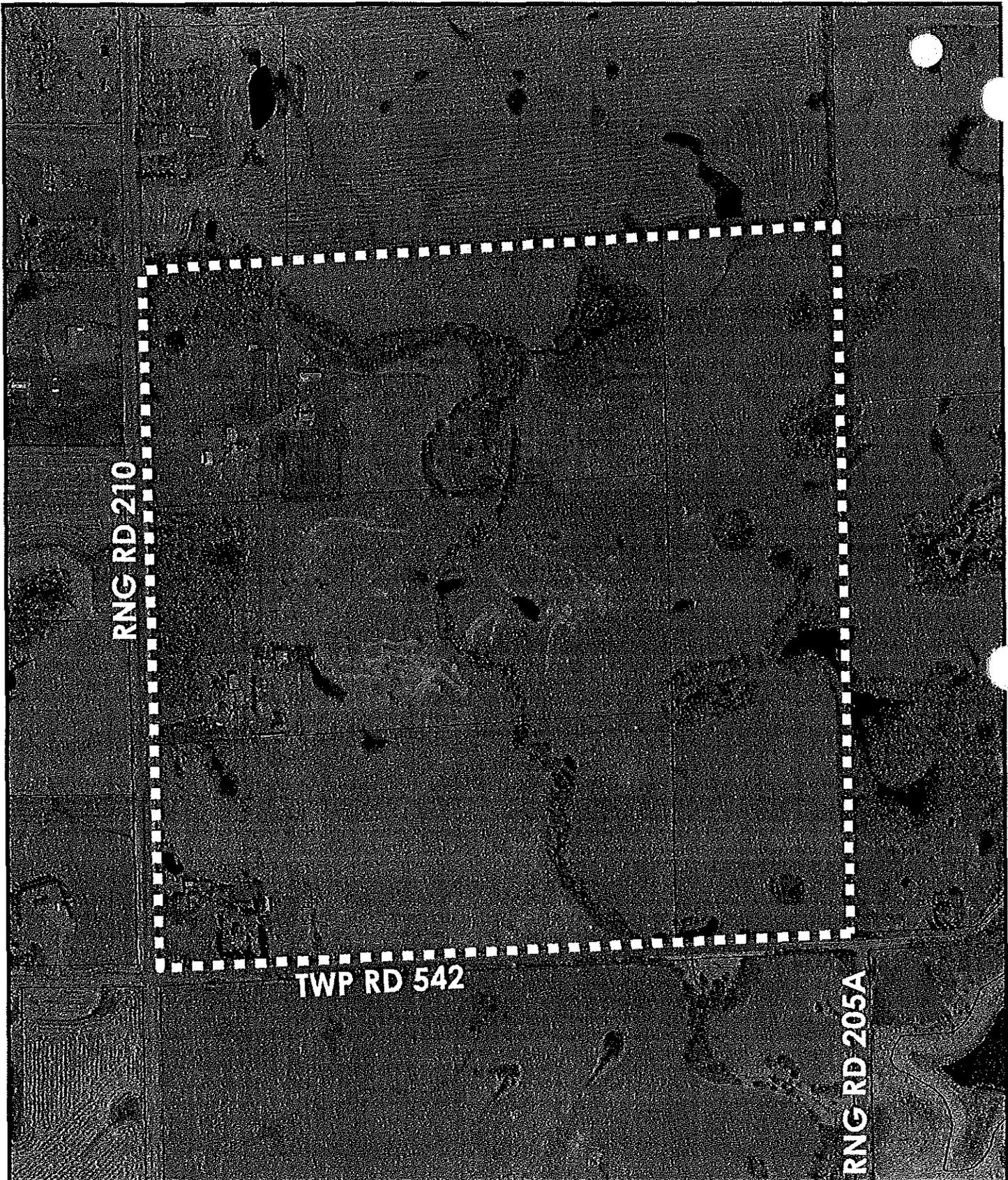


FIGURE 4
AIR PHOTO
SW 18-54-20-W4



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