
Conceptual Scheme

NW 22-52-21-W4

December 2006



Conceptual Scheme

NW 22-52-21-W4

1. PURPOSE

1.1 The purpose of a Conceptual Scheme (CS) is to provide supporting rationale for the potential subdivision of this land to accommodate rural residential/agricultural development and to coordinate development planning of adjoining lands. The CS, as stated in Council Policy statement SER-008-019, is required:

- a)** To provide a framework for the subsequent subdivision and/or development of land within the Country Residential Policy Area and the Agricultural/Large Rural Residential 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;
- 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 Furthermore, as per Council Policy statement SER-008-019, the proposed Conceptual Scheme is essential for the following reasons:

- a)** The land being proposed for redistricting or subdivision is within the Agricultural/Large Rural Policy Area of the MDP and is 16 ha (40 ac) or more in size; or
- b)** The land being proposed for redistricting or subdivision has the potential to be further subdivided; or
- c)** The proposed subdivision would result in more than two parcels on the quarter section; or
- d)** There is a need to coordinate development planning or servicing of adjoining lands.

2. OVERVIEW

2.1 The proposed Conceptual Scheme has been prepared by Strathcona County Planning and Development Services in support of a Land Use Bylaw Amendment application and future proposed subdivision. Michael & Verna Dowie have submitted an application to redistrict their 24.46 hectare (60.44 acre) parcel from AG Agriculture: General District to DC Direct Control District and RA Rural Residential/Agriculture District in order to allow the future subdivision of three (3) parcels ranging in size from approximately 3.84 ha (9.49 ac) to 8.92 ha (22.04 ac).

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

3.1 The proposed Conceptual Scheme encompasses the entire NW ¼ of Section 22, Township 52, Range 21, West of the 4 Meridian (Figure 2 & 3) and has been prepared in consultation with the affected and adjacent landowners of the quarter section. The goal of the Conceptual Scheme is to establish a framework for the potential future subdivision and development of the land while ensuring that the policies and guidelines within the applicable statutory plans and bylaws are adhered to. The objectives of the Conceptual Scheme are to illustrate the potential developable area(s), potential lot yield, potential access locations and potential reserve land (Environmental Reserve, Municipal Reserve and Conservation Lot).

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4. BACKGROUND INFORMATION

- 4.1 Legal Description: NW 22-52-21-W4
- 4.2 Canada Land Inventory Rating: Class 3 & 4
- 4.3 Adjacent Land Uses:
- a) North: Township Road 524
 - b) South: Country Residential subdivision of Farrell Properties and two parcels consisting of 21.69 acres & 17.05 acres
 - c) East: NE 22-52-21-W4 consisting of two Agriculture: General parcels that are 156.19 acres & 3.81 acres in size
 - d) West: Range Road 213.

5. MUNICIPAL DEVELOPMENT PLAN

5.1 The subject land is located within the Agricultural Large Rural Residential Policy Area of the Municipal Development Plan. The policy area supports large rural residential development subject to:

- a) Section 10.18(a): Maximum parcel density shall not exceed eight (8) parcels per quarter section.
- b) Section 10.18(b): Suitable environmental conditions exist for on-site water supply and on-site sewage disposal.
- c) Section 10.18(c): The subject land is redistricted under the Land Use Bylaw, to an appropriate land use district other than an AG Agriculture: General District or AD Agriculture: Future Development District.
- d) Section 10.18(d): The subject land contains one contiguous developable acre (0.4 ha) of land.
- e) Section 10.18(1)(c): The related subdivision and development is designed in such a way so as to minimize the amount of tree removal; and,
- f) Section 10.18(1)(d): Internal road access is provided to each of the existing and proposed lots that are part of the subject lands.
- g) Section 10.18(3): 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.

5.2 The Conceptual Scheme illustrates the proposed land use bylaw amendment application and future proposed subdivision for the balance of the quarter section (Figure 2 & 3). The maximum lot yield (maximum parcel density for the quarter section) shall not exceed eight (8) parcels for the entire quarter section. **Please note that the developable areas are approximate and may change at the subdivision stage.**

6. LAND USE BYLAW

6.1 Pursuant to the Land Use Bylaw 8-2001, the subject lands are proposed to be redistricted to DC Direct Control District. The purpose of the DC District is to foster a rural residential lifestyle on properties smaller than rural residential parcels that provides for the preservation and protection of environmentally sensitive lands and habitat that are of significant ecological value to the community

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LAND USE BYLAW CONT'D

6.2 The DC District requires lots to be a minimum of 60 metres in width except in the case of an irregular shaped lot (such as a pie lot) and have a minimum area of 2.0 hectares (5 acres).

6.3 A Land Use Bylaw Amendment has been submitted concurrently to rezone approximately 24.46 hectares (60.44 acres) of the NW 22-52-21-W4 from AG Agriculture: General District to DC Direct Control District.

7. CURRENT SITE USES

7.1 The quarter section is currently divided into five parcels, three RA Rural Residential/Agriculture parcels consisting of 19.89 acres each, two AG Agriculture General parcels consisting of 40.0 acres and 60.44 acres.

7.2 The subject 60.44 acre parcel has two dwellings and accessory structures established and it appears to be the original home site for the quarter section. The 40 acre parcel has one established dwelling and accessory structure.

7.3 **The Conceptual Scheme proposes a Municipal Reserve (MR) dedication of 2.37 ha +/- (5.86 ac +/-) as required under section 661(a) and (b). The proposed reserve areas are subject to change based on the required Biophysical Assessment and subject to final calculation upon subdivision.**

8. SITE CONSIDERATIONS & PROPERTY INFORMATION

8.1 The general topographic relief of the quarter section is characterized as gently rolling topography.

8.2 The subject property contains some priority upland as identified in the Priority Landscape Ecology Assessment (PLEA) of Strathcona County.

9. ENVIRONMENTAL CONSIDERATIONS

9.1 The Strathcona County Prioritized Landscape Ecology Assessment (PLEA) identifies lands within the quarter section that have significant ecological value and should be protected by municipal reserve, environmental reserve, conservation easements and environmental reserve easements.

9.2 The (PLEA) identifies the following features in the NW 22-52-21-W4M:

a) Ua: Upland Poplar

9.3 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 County will discourage further clearing or development, unless it is demonstrated to the County’s satisfaction that these resources will not be negatively affected.”

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ENVIRONMENTAL CONSIDERATIONS CONT'D

9.4 Subject to the MGA Section 664(1), the owner of the parcel of land that is the subject of a proposed subdivision may be required to provide part of that parcel of land as Environmental Reserve if it consists of: a swamp, gully, ravine, coulee, natural drainage course, land that is subject to flooding or is unstable, a strip of land, not less than 6 metres in width abutting the bed or shore of any lake, river, stream or other body of water for the purpose of preventing pollution or providing public access to and beside the bed and shore. In addition, the applicant will be required to provide Municipal Reserve.

9.5 **A Biophysical Assessment was conducted on the subject parcel September 27, 2006.** The purpose of the site assessment was to determine the potential for lands to be claimed by Strathcona County as reserves and/or for the conservation of environmentally significant areas during the subdivision process as provided under the Municipal Government Act and Municipal Development Plan.

9.6 The site assessment consisted of an onsite survey of vegetation communities, topographical features, and wildlife on the subject property. An assessment was needed to determine wetlands and watercourses subject to claim as Environmental Reserve. Other environmental features important for conservation, such as potential wildlife corridors, Species at Risk, unique landforms, etc., can be protected through the dedication of Municipal Reserves and/or other conservation mechanisms. An air photo evaluation and literature search were initially undertaken to identify potential areas of interest within the subject property and its relationship to adjacent properties.

9.7 The subject property is one of five properties within NW22-52-21-W4 it is bordered by Range Road 213 on the west and Township Road 524 on the north. Large country residential and agricultural parcels are located on the east and south. Uncas School is located immediately west on the opposite side of Range Road 213.

9.8 The Prioritized Landscape Ecology Assessment of Strathcona County, 1997 identifies the subject property as having a small patch of habitat of approximately 1.8 ha in area immediately south of the farmstead currently located in the northwest corner of the property and the site inspection revealed a hedgerow along the west property line. The habitat patch and hedgerow is predominated by aspen trees, with various indigenous and introduced shrubs, grasses and herbaceous plants in the understory. Elsewhere, the property was previously cleared for agricultural use and is currently being used for hay production. The property slopes southeast and is within the Antler Lake watershed which is located southeast of the property. No defined watercourses or wetlands were observed on the subject property however a drainage course located in the NE22-52-21-W4 may receive surface runoff during spring thaw and periods of high precipitation that flows into Antler Lake.

Fragmentation and disassociation with other habitat units is listed as the greatest risk to maintaining the rural character, wildlife habitat and the wildlife populations it supports. The Outdoor Master Plan (1987), Strathcona Tomorrow (1992), and The Community Consultation Survey (2002) identified the community desire for a higher degree of conserving natural areas in conjunction with subdivision and development within the municipality. Therefore, reserve identification and dedication is a priority for water management and wildlife habitat protection.

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ENVIRONMENTAL CONSIDERATIONS CONT'D

9.9 Wildlife use in the habitat patch and hedgerow was limited by the time of year, the lack of connectivity, the limited habitat availability, and the relative absence of migrant species. Due to the simplicity of the habitat on the subject property and its location between larger habitat patches, located approximately 250 metres both to the north and south, wildlife use is expected to be similar to the Prairie Parkland ecosystem. Small patches of habitat are used by migrating wildlife to island hop through the landscape and provide habitat needs for edge species, such as buteos, white-tailed deer, coyotes, and various passerines. Wildlife of this ecosystem tend to be generalists in their habitat needs employing both open country for feeding and early detection of predators, and the closed forest patches for secure cover and raising their young. For this reason wildlife would be neither diverse and/or abundant at any time except in migration periods.

9.10 Reserve Recommendation

a) There were no areas located on the subject property that would qualify as Environmental Reserve (ER), however, a small area of wetland was noted on the property immediately south and located within NW22-52-21-W4. This wetland would need to be considered if preparing a Conceptual Scheme for the entire quarter section as would an associated forested area on the same parcel.

b) Municipal Reserve (MR) dedication in part or in full could be employed for the conservation of the limited habitat on the subject property up to the amount of 10% of the net land area. The small forested patch is useful for providing an island habitat to facilitate wildlife movement between larger areas of habitat and maintain connectivity within the otherwise open landscape. A 25 – 50 metre strip reserve adjacent the west property line would conserve the existing hedgerow which through natural successional processes would improve the habitat connectivity. Additionally this dedication of reserve could double as land for passive recreation (ie. walking, wildlife appreciation, etc.) for future surrounding residents, an educational opportunity for Uncas School, and provide a vegetated buffer between the road and future residences.

c) The Trails Master Plan does not identify the need for an improved trail linkage on the subject property or in the immediate lands surrounding it. However the opportunity exists for informal trail linkages and wildlife corridors to be created when opportunities arise through future subdivisions on the other parcels of land within NW22-52-21-W4 and other adjacent parcels.

10. TRANSPORTATION

10.1 A 10 meter road widening will be required adjacent to Range Road 213 and Township Road 524 at the time of future subdivision.

10.2 At the time of future subdivision, all existing and proposed access locations and proposed internal roadways will be identified and must be to the satisfaction of Strathcona County's Engineering Servicing Standards.

11. SERVICING

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

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12. 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 NW 22-52-21-W4 and the surrounding area. Additional development criteria may be identified at a more detailed subdivision stage.

12.1 The proposed Conceptual Scheme (Figure 2) illustrates the proposed land use bylaw amendment that has been applied for and the future proposed subdivision. The Conceptual Scheme identifies the potential developable areas on the balance of the quarter section, taking into consideration undevelopable areas such as environmental reserve, municipal reserve and conservation lot.

12.2 The developer (applicant) will, through the subdivision application process be required to address servicing for water and sewer, access locations, internal road layout, municipal reserve, environmental reserve, environmental reserve easements and potential conservation easement requirements, geo-technical considerations/constraints, approval fees, rural road levies and any other requirements deemed appropriate, to the satisfaction of Strathcona County.

12.3 Technical considerations including a biophysical assessment or stormwater management report and any other studies deemed appropriate by Strathcona County to be addressed, if required, to the satisfaction of Strathcona County at the time of subdivision. At all times County standards shall be maintained.

12.4 Future development shall only be allowed based on the provision of internal road access to individual parcels. Potential locations for internal road access are shown on Figure 3.

12.5 For development to proceed to the level outlined on Figure 3, a 30 metre road right of way must be dedicated at a location suitable to Strathcona County, and a road must be constructed, to County standards, to provide access.

12.6 Development within the quarter section will maintain a rural residential lifestyle on properties of approximately 2.0 hectares (5.0 acres) or larger

12.7 For development to proceed to the level outlined on Figure 3, environmental reserve must be dedicated for wetland areas and watercourses to the full extent described under the Municipal Government Act at the time of subdivision.

12.8 For development to proceed to the level outlined on Figure 2 & 3, municipal reserve must be dedicated to the full extent owing for the maintenance of upland habitat, based on 10% of the land area less that area owing as environmental reserve at the time of subdivision.

12.9 Development adjacent to slopes, wetlands and water courses shall conform with environmental setbacks contained within the Land Use Bylaw 8-2001.

12.10 For future development to proceed to the level outlined on Figure 3 a development agreement will be required to address the construction of an internal roadway and any offsite improvements required.

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DEVELOPMENT CRITERIA CONT'D

12.11 Prior to development, percolation and water table testing will be conducted on the proposed lots by a qualified professional so that suitable locations can be chosen for building sites and for on-site private sewage disposal systems.

12.12 At all times all lots shall comply with the requirements of the appropriate land use district.

12.13 The approximate base developable area is 60.0 hectares +/- 148.4 acres +/-). Based on the developable and undevelopable areas illustrated in Figure 2 & 3, 8 lots are proposed for the entire quarter section. **Please note that the development concept shown on Figures 2 & 3 is conceptual and may change at the time of future subdivision. Further investigation of the quarter section may identify constraints to development on the quarter section.**

13. SUBDIVISION APPROVAL

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

- a) 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
- b) District for the lands.
- c) Any other conditions which may be applicable.

14. COMPLIANCE WITH OTHER LEGISLATION

14.1 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.

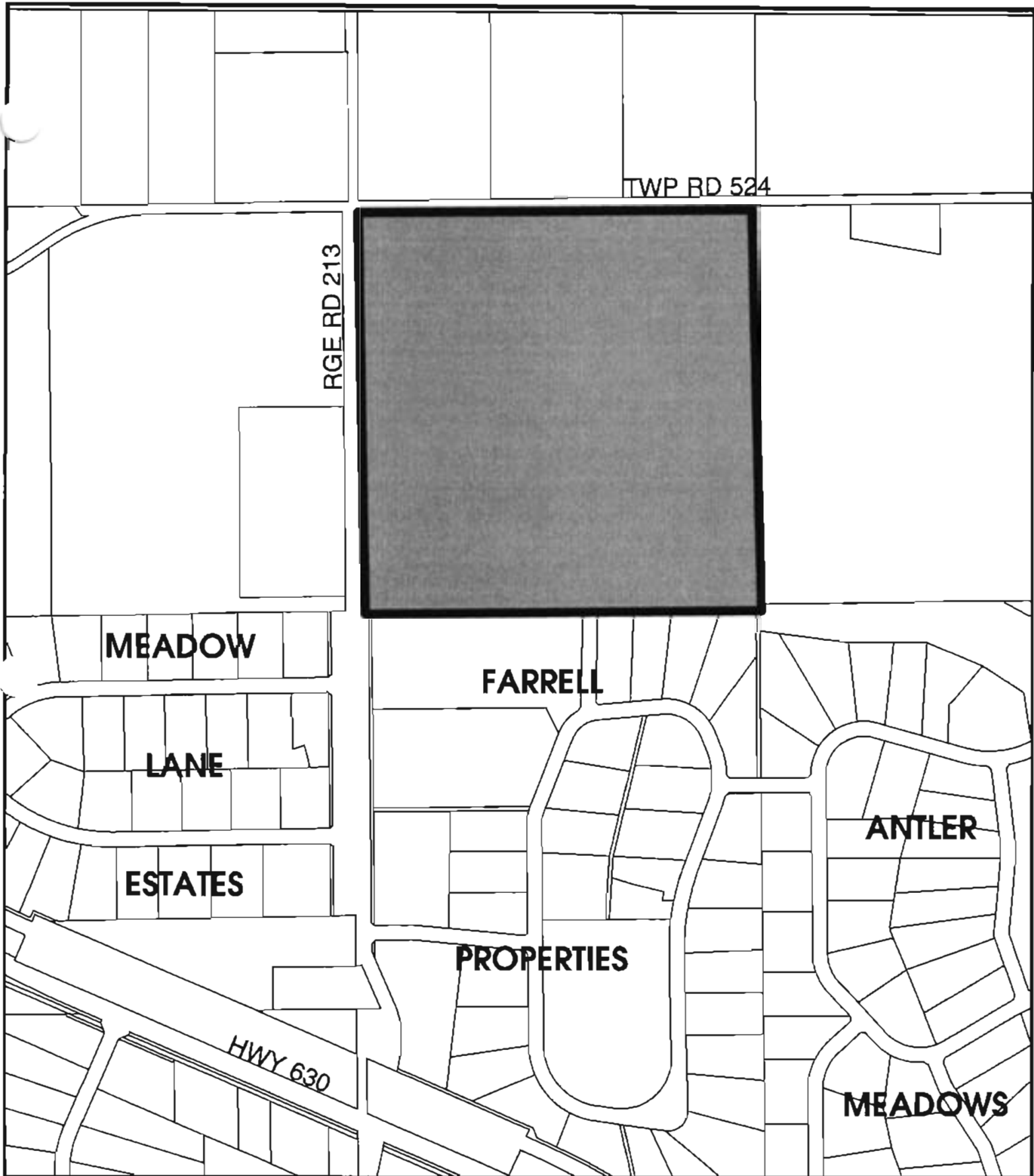


FIGURE 1
KEY PLAN
NW 22-52-21-W4



PLANNING & DEVELOPMENT SERVICES

Strathcona
 County

Drawn By: G. Davis

File No.: P21M0005

Date Drawn: Sept 19, 2006

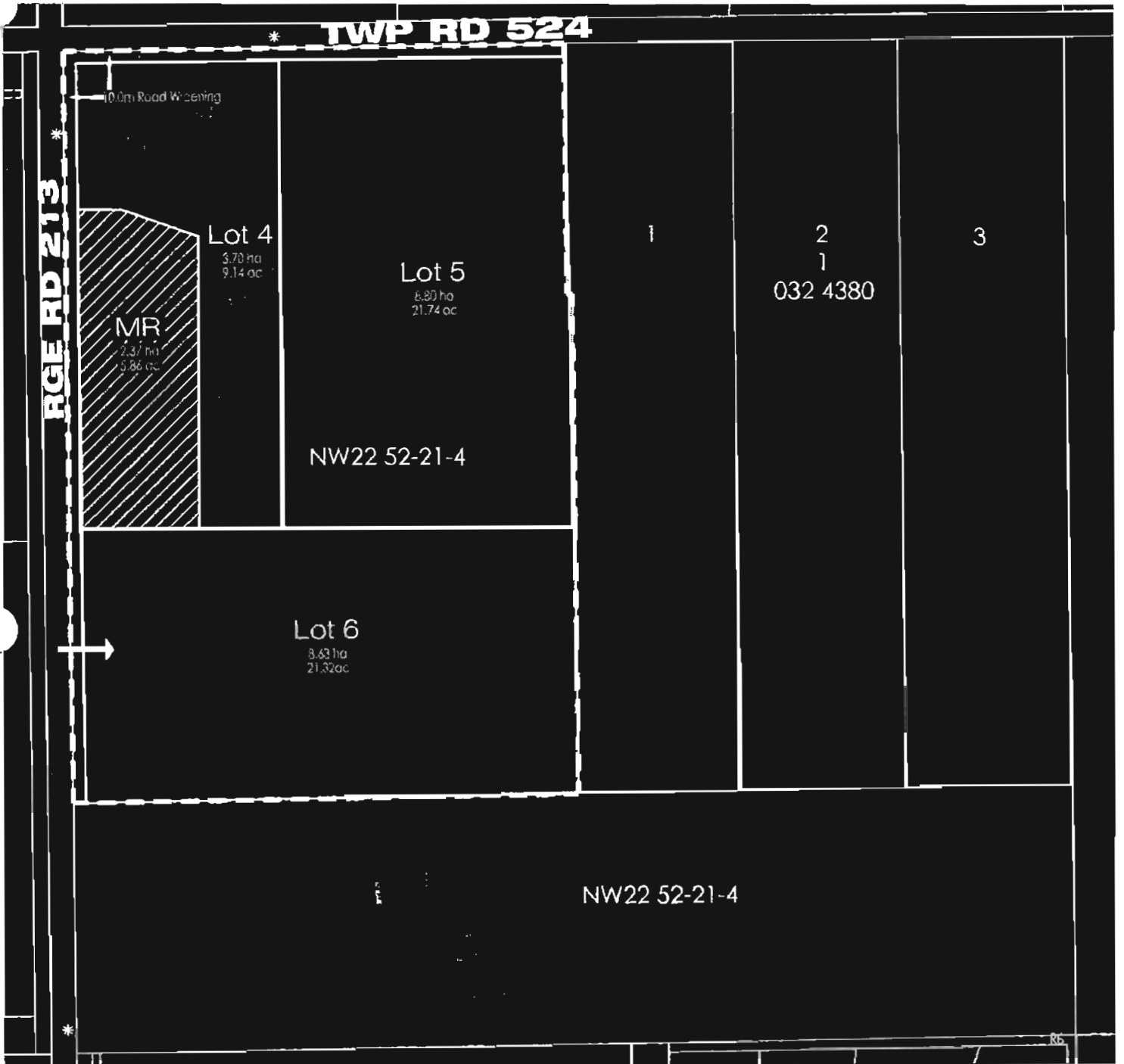
Revision Date: mmm dd, year

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CONCEPTUAL SCHEME

NW 22-52-21-W4



Legend

- Proposed Subdivision =
 - Lot 4 - 3.70 ha (9.14 ac) ±
 - Lot 5 - 8.80 ha (21.74 ac) ±
 - Lot 6 - 8.63 ha (21.32 ac) ±

Existing Dwellings

Developable Area =
Approx. 21.13 ha (52.21 ac) ±

Municipal Reserve
Approx. 2.37 ha (5.86 ac) ±

Environmental Reserve
N/A

Potential Access Location

* Existing ACCESS

**FIGURE 2 - PHASE I
CONCEPTUAL SCHEME NW 22-52-21-W4**

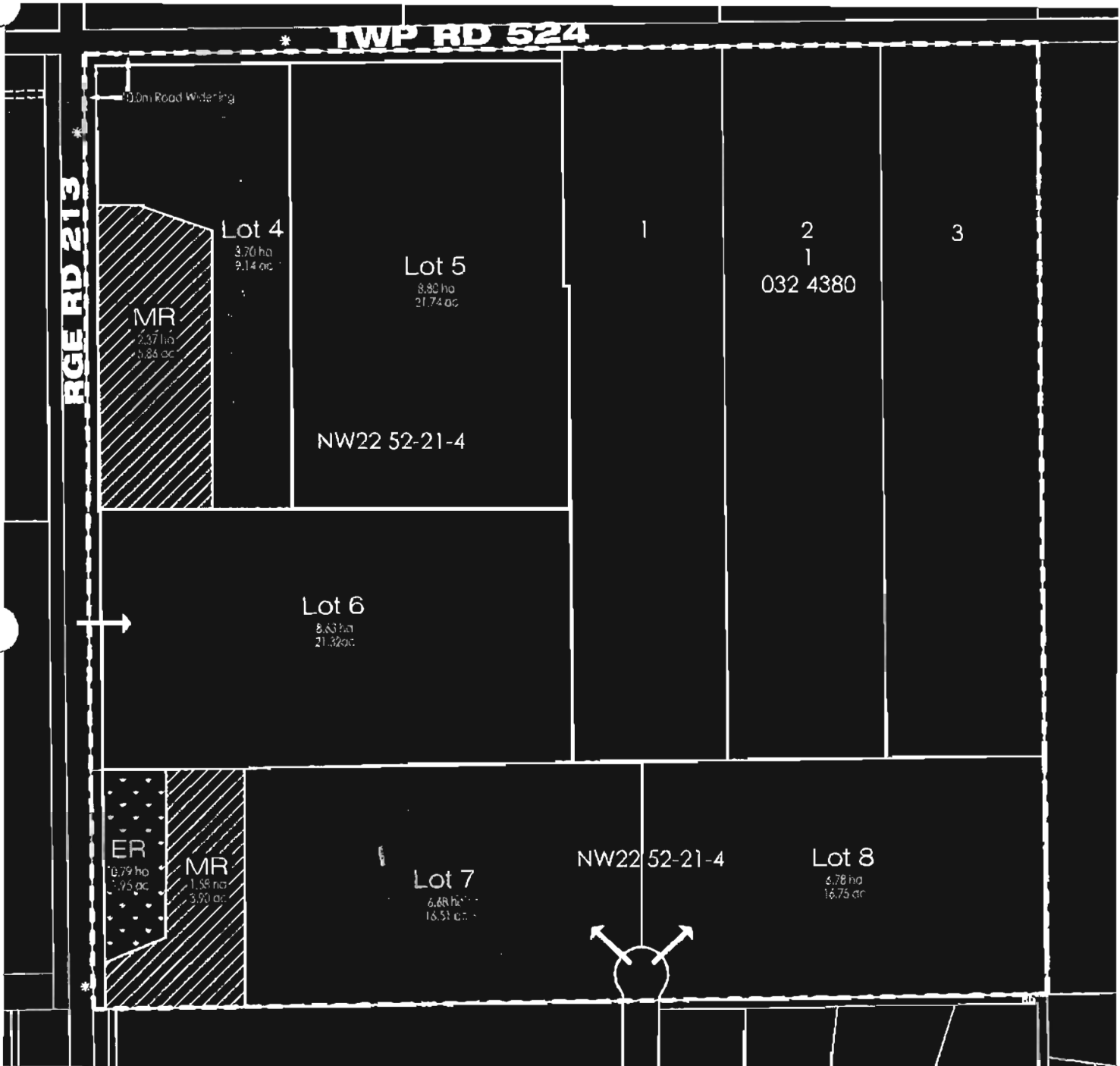
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Date Drawn: 21/09/2008	Adopted: Scale: NOT TO SCALE

PLANNING & DEVELOPMENT SERVICES

Strathcona

CONCEPTUAL SCHEME

NW 22-52-21-W4



Legend

- Proposed Subdivision =
- Lot 4 - 3.70 ha (9.14 ac) ±
- Lot 5 - 8.80 ha (21.74 ac) ±
- Lot 6 - 8.63 ha (21.32 ac) ±
- Lot 7 - 6.68 ha (16.51 ac) ±
- Lot 8 - 6.78 ha (16.75 ac) ±
- Existing Dwellings

- Developable Area =
Approx. 34.59 ha (85.47 ac) ±
- Municipal Reserve
Approx. 3.95 ha (9.76 ac) ±
- Environmental Reserve
Approx. 0.79 ha (1.95 ac) ±
- Potential Access Location
- * Existing ACCESS

**FIGURE 3 - PHASE II
CONCEPTUAL SCHEME NW 22-52-21-W4**

PLANNING & DEVELOPMENT SERVICES

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Strathcona
County