
Conceptual Scheme Option 1 SW 20-51-22-W4

September 2006



Conceptual Scheme

SW 20-51-22-W4

1. PURPOSE

1.1 The purpose of a Conceptual Scheme (CS) is to provide supporting rationale for the potential rezoning and subdivision of this land to accommodate residential 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 Country Residential Policy Area of the MDP and is less than 8 ha (20 ac) 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 subdivision application for three Country Residential parcels. Kelly Maan has submitted an application to subdivide her 4.36 ha (10.77 acre) into three lots consisting in size of 1.3 ha (3.41 ac) and two at 1.49 ha (3.68 ac).

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

3.1 The proposed Conceptual Scheme encompasses all the lands within the SW ¼ of Section 20, Township 51, Range 22, West of the 4th Meridian (Figure 2). The goal of the Conceptual Scheme is to establish a framework for development of the land which complements and enhances the traditional country residential lifestyle found in the region 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 Easements).

4. BACKGROUND INFORMATION

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4.1 Legal Description: SW 20-51-22-W4
Lot 17, Blk 4, Plan 7921219

4.2 Adjacent Land Uses:

- a) North: Hansen Estates (18 RC - Country Residential lots)
- b) South: Two AG Agriculture: General parcels consisting of 1.21 ha (2.99 ac) and 63.54 ha (157.01 ac) in size.
- c) East: Range Road 225
- d) West: Brecken Woods (42 RC – Country Residential lots)

5. MUNICIPAL DEVELOPMENT PLAN

5.1 The subject lands are located within the Country Residential Policy Area of the Municipal Development Plan. The policy area supports Traditional and Cluster Country Residential development. This Conceptual Scheme limits future subdivision and development within the plan area to Traditional Country Residential development. The intent of the Traditional Country Residential development is to promote a rural residential lifestyle on parcels larger than 0.8 ha (2 ac).

- a) Section 10.23: Transitional buffering shall be provided between new development and existing adjacent country residential development where parcel sizes are not consistent. Appropriate transitional treatment may be in the form of adequate berming and/or vegetation or similar parcel sizes.
- b) Section 10.24: Country residential developments shall only be allowed on the provision of internal road access to individual parcels.
- c) Section 10.28: Future country residential uses shall be encouraged to protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands, ravines and water courses.
- d) Section 10.30(b): The maximum base development density shall be 0.772 parcels per gross developable hectare (0.3125 parcels per gross developable acre). Land designated for road widening and/or environmental reserve dedication pursuant to the Municipal Government Act, shall not be included in the calculation of gross developable area.
- e) The Conceptual Scheme (Figure 2) illustrates the potential developable area to be 57.09 hectares (141.06 acres) +/- . Therefore, it is proposed that the potential lot yield (maximum density for the quarter section) is approximately 44 parcels +/- . **Please note that the developable area is approximate and is subject to change.**

6. LAND USE BYLAW

6.1 The purpose of the RC – Country Residential District is to foster a rural residential lifestyle on residential properties of 0.8 ha or larger.

6.2 The RC – Country Residential District requires lots to be a minimum of 45 m except that irregularly shaped parcels fronting on a cul-de-sac may be reduced to 30 m in width.

7. CURRENT SITE USES

7.1 The quarter section is currently developed with varying sizes of country residential parcels, ranging from 3.35 acres to 10.78 acres in size.

7.2 The subject parcel is adjacent to an existing waterbody that is protected by a reserve designation within the Country Residential subdivision of Hansen Estates.

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7.3 Thirty of the thirty one parcels have developed single detached dwellings within the Best Estates subdivision.

7.4 The smallest parcel size in the Best estates subdivision is 3.35 acres in size.

8. SITE CONSIDERATIONS & PROPERTY INFORMATION

8.1 The general topographic relief of the quarter section is gently rolling with scattered hills and depressions.

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 or conservation easements.

9.2 The (PLEA) identifies the following features in the SW 20-51-22-W4M:

- o Wg2 - Swamp

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.”

9.4 A Biophysical Assessment was conducted on September 27, 2006. The purpose of the Biophysical Assessment was to determine the potential for lands claimed as reserve during the subdivision process as provided under the Municipal Government Act and Strathcona County’s Municipal Development Plan. The Biophysical Assessment consisted of a survey of vegetation and wildlife on the subject properties. The focus was on identifying wetland areas or drainage corridors to be dedicated as Environmental Reserve.

The subject property is an existing lot in the Best Estates subdivision proposed for further subdivision into smaller acreage lots. It is bordered by Range Road 225 on the west, a reserve and acreage parcels to the north, and acreage parcels to the east, and south. Large country residential and agricultural parcels are located on the west across RR 225.

The property appears to have been the homesite on the quarter section prior to subdivision with a home, barn and garage. According to the Prioritized Landscape Ecology Assessment of Strathcona County, 1997 a significant wetland and upland habitat on the reserve parcel to the north. While some trees surround the homesite, no significant habitat remains on the subject property. No defined watercourses or significant areas of wetland were observed on the subject property however surface runoff and the water contained in the ditches runs into the wetland to the north.

9.5 Reserve Recommendations

There were no areas located on the subject property that would qualify as Environmental Reserve (ER), however, a small area of ephemeral wetland was noted in the southwest corner of the property that may have developed following the road and ditch construction. This wetland would not need to be considered for conservation effort

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It appears the Municipal Reserve (MR) dedication was previously dealt with during the original subdivision therefore it is not expected that we can claim MR at this stage as land and/or cash-in-lieu.

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.

9.6 No environmental Reserve has been dedicated on this quarter section.

9.7 Municipal Reserves have been previously dedicated on this quarter section in the amount of 18.94 acres in the south east corner.

10. TRANSPORTATION

10.1 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.

12. DEVELOPMENT CRITERIA

12.1 To assist in the preparation of future 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 20-51-22-W4 and the surrounding area. Additional development criteria may be identified at a more detailed subdivision stage.

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, approval fees and rural road levies to the satisfaction of Strathcona County.

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

12.4 Development within the quarter section will maintain a traditional country residential theme with single detached dwellings on parcels a minimum of 0.8 hectares (2.0 acres) in area.

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

12.6 Future country residential uses shall be encouraged to protect and develop amenities to take advantage of natural topography and other environmental features such as unique tree stands, ravines and water courses.

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12.7 Encourage the voluntary dedication and/or use of conservation easements to preserve and protect slopes, habitat areas and wetlands as identified in Strathcona County's Prioritized Landscape Ecology Assessment.

12.8 Current and future subdivisions within the quarter section shall only be allowed based on the provision of internal road access to individual parcels.

12.9 The maximum base development density shall be 0.772 parcels per gross developable hectare (0.3125 parcels per gross developable acre). Land designated for road widening and/or environmental reserve dedication pursuant to the Municipal Government Act, shall not be included in the calculation of gross developable area.

12.10 The approximate base developable area for the quarter section is 57.09 hectares (141.06 acres). The proposed lot yield (maximum density for the quarter section) is approximately 44 parcels. The proposed lots increase the existing density from an existing thirty one (31) to thirty four (34).

12.11 Municipal Reserve was previously dedicated (18.94 acres).

12.12 Development adjacent to slopes, wetlands and water courses shall conform with the environmental setbacks contained within the land use bylaw.

12.13 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.

12.14 At the time of future subdivision the existing access on Range Road 225 will be removed. Future access for the proposed most westerly parcel will be required to be located off of the internal subdivision road and will need to be a minimum of 60 meters centerline distance from Range Road 225.

12.15 There is an existing dwelling and accessory structures on the 10.8 acre parcel. The structures will be required to comply with the RC Country Residential Land Use District at the time of future subdivision. The applicant has indicated that the structures are intended to be demolished for the development of the proposed lots.

12.16 It is recognized within this Conceptual Scheme that there a number of existing parcels within Best Estates (SW 20-51-22-W4) that could be further subdivided. At such time an application should be received for any of these parcels mentioned within the below table they would be subject to the previously mentioned development criteria upon subdivision.

12.17 Parcels identified with **potential** for future subdivision within the SW 20-51-22-W4:

Table 1*

Plan	Block	Lot	Hectares	Acres
792 1219	4	16	1.78	4.41
792 1219	4	17	4.36	10.78
792 1219	3	7	2.23	5.51
792 1219	5	4	2.42	5.97
792 1219	5	3	2.42	5.97

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*the above table is for information purposes only; the above mentioned parcels would be subject to current regulations and policies

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:

13.2 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.

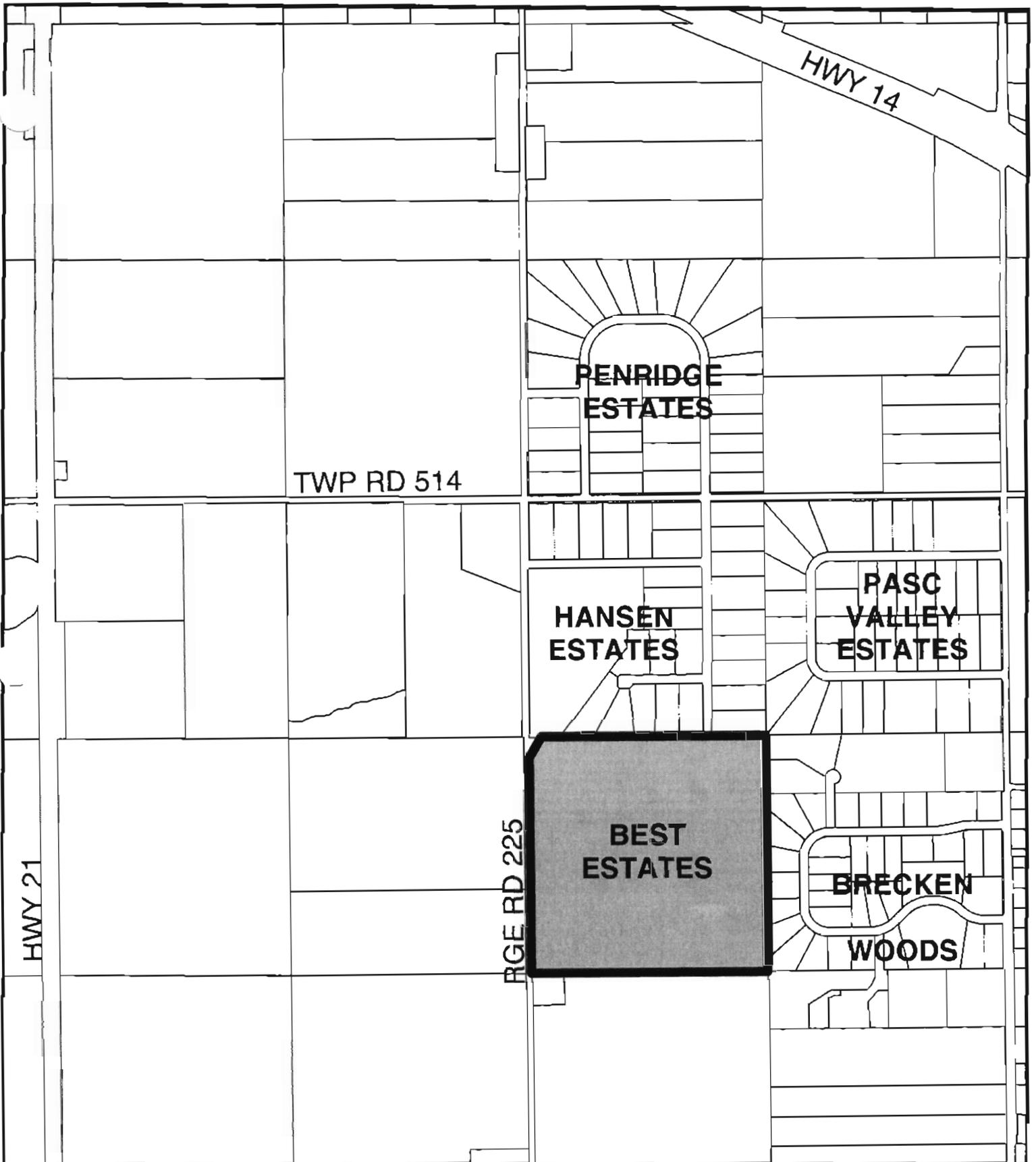
13.3 Where the proposal requires the developer to construct or upgrade municipal infrastructure, a development agreement with Strathcona County is required.

13.4 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.

13.5 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.



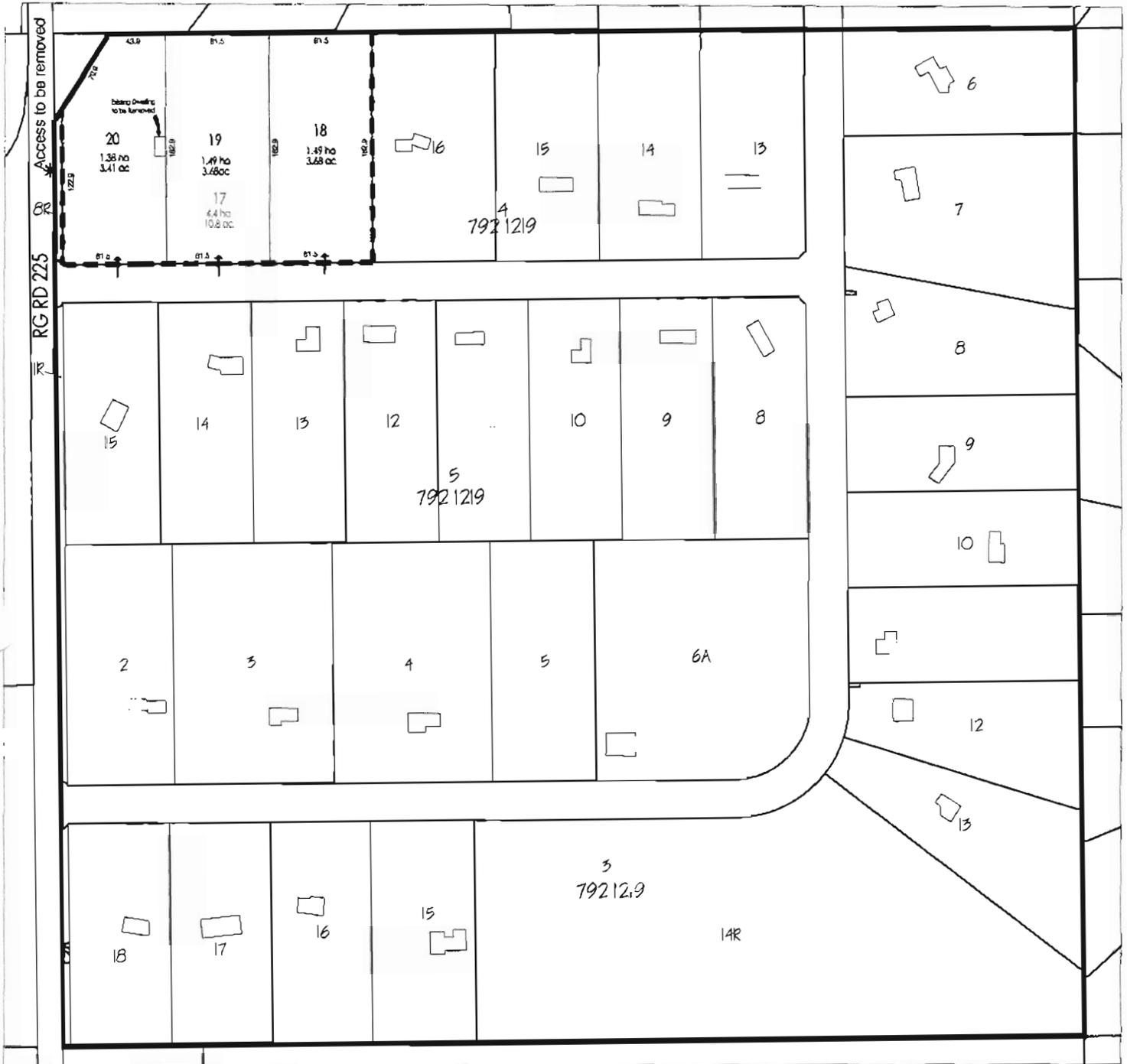
**FIGURE 1
KEY PLAN
SW 20-51-22-W4**



PLANNING & DEVELOPMENT SERVICES		Strathcona County
Drawn By: G. Davis	File No.: P12M0005	
Date Drawn: Sept 18, 2006	Dwg No.:	
Revision Date: mmm dd, year	N:\Arcview Projects\CONCEPTUAL SCHEMES\12\P12M0005 Key Plan.mxd	
Scale: Not to scale		

CONCEPTUAL SCHEME

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Legend

----- Proposed Subdivision =
4.4 ha (10.8 ac) ±

▭ Developable Area =
Lot 17, Blk 4
4.4 ha (10.8 ac) ±
SW 20-51-20-W4
57.09 ha (141.06 ac) ±

▨ Undevelopable Area
Approx. X.X ha (X.X ac) ±

➔ Potential Access Location

▭ Existing Dwellings

* Existing ACCESS

FIGURE 2
CONCEPTUAL SCHEME SW 20-51-22-W4

PLANNING & DEVELOPMENT SERVICES

Drawn by: G. Davis

Dwg No.: P12M0005

Date Drawn: 19/09/2006

Adopted:

Scale: NOT TO SCALE

Strathcona