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# Conceptual Scheme SW 15-53-22-W4 Queensdale Place South

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July 2008

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# Conceptual Scheme

## SW 15-53-22-W4

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### 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/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; 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 Description:** SW 15-53-22-W4 (See Figure 1 for location)

2.2 **Existing Land Uses:** Queensdale Place South is a multi-lot rural residential subdivision consisting of 28 parcels. The parcels have two different Land Use Bylaw District designations, RC Country Residential and RA Rural Residential/Agriculture. There are seven (7) parcels districted RC Country Residential ranging in size from 3.71 acres to 10 acres and twenty-one (21) parcels districted RA Rural Residential/Agriculture ranging in size from 2.0 acres to 10.09 acres.

2.3 **Existing Development:** Each parcel has a single family residence.

2.4 **Canada Land Inventory Soil Rating:** Class 2

2.5 **Adjacent Land Uses:**

- a) North: Multi-lot subdivision of Queensdale Place North
- b) South: Highway 16 (Yellowhead Trail)
- c) East: SE 15-53-22-W4 consisting of four (4) AG Agriculture General district parcels ranging in size of 2.99 acres to 131.22 acres.
- d) West: Range Road 223

2.6 **Municipal Development Plan (MDP):** The MDP (Bylaw 1-2007) identifies Queensdale Place South as a fragmented country residential subdivision and further to section 5.39 consideration will be given to permitting the further development of new country residential lots on parcels that are outside of the Country Residential Policy Area boundary. As there is

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no area structure plan for Queensdale Place South a conceptual scheme adopted by Council is required further to section 5.39 c).

- 2.7 Land Use Bylaw:** There are two districts within the quarter, RA Rural Residential/Agriculture and RC Country Residential district. Pursuant to the Land Use Bylaw 8-2001, the lands must be redistricted to an appropriate land use district prior to subdivision approval. Those lands currently districted RC could continue with subdivision application without a redistricting application. However, those remaining RA parcels must be redistricted to RC prior to subdivision approval. Proposed parcels are required to meet the intent of the Land Use Bylaw.

### 3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1** The proposed Conceptual Scheme encompasses the entire SW ¼ of Section 15, Township 53, Range 22, West of the 4<sup>th</sup> Meridian (Figure 2) and has been prepared in consultation with the affected and adjacent landowners of the quarter section. The objective of the Conceptual Scheme is to illustrate the potential developable area, lot yield, access and road locations and reserve land (Environmental Reserve, Municipal Reserve and Conservation Lots where applicable).
- 3.2** Based on the proposed parcel areas illustrated in Figure 2, at the time of this concept it was identified that **there is potential for forty-seven (47) lots** for the entire quarter section. Further to section 5.36 c) of the MDP a maximum of 50 lots per quarter section may be developed. Should a parcel owner provide adequate and accepted engineering to the satisfaction of Strathcona County additional lots above the 47 may be considered. Please note that the development concept shown on Figure 2 is conceptual and may change at the time of future subdivision if further investigation of the quarter section identifies additional constraints to development. The design concept was established with affected landowners, historical aerial photography and limited visual inspection. Final lot sizes and dimensions will be determined at time of subdivision.

### 4. SITE CONSIDERATIONS

- 4.1** The subject quarter section is currently divided in 28 parcels. Development will likely occur in small phases as individual land owners apply for redistricting and/or subdivision.
- 4.2** The subject land is adjacent to the future Urban Reserve Policy Area within the MDP.
- 4.3** The quarter section to the north (Queensdale Place North) is undergoing a Conceptual Scheme concurrently and connections between the two quarters will be addressed.

### 5. ENVIRONMENTAL CONSIDERATIONS

- 5.1** 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 Low, Medium and High Priority Environmental Management Areas (PEMA), as defined and shown within the MDP. (See Figure 3)

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### 5.2 Significant Features:

#### 5.2.1 Waterbodies/Creeks:

- a) There is a large intermittent lake area with complimentary drainage corridors that extend westward located in the north-east corner of the quarter section, specifically located within lots 6 and 7 of Plan 5087K.S.
- b) A second low lying area is also identified within Lot P, Plan 5087K.S., historical photos dating back to 1960 show the area relatively unchanged.
- c) Lot 10, Plan 5087KS and Lot 11A, Plan 9621260 have a low lying area that appears to be connected to the quarter section to the west. Historical airphotos indicate over the course of time that alterations may have been made to the area.
- d) Any waterbodies/creeks may be claimed by the Province of Alberta under the Public Lands Act at anytime.

#### 5.2.2 Vegetation Coverage:

Most of the quarter had been cleared of trees and was primarily under cultivation at the time of the original subdivision plans of 3794K.S.(1957) and 5087K.S. (1958). Subsequently tree growth has been considerable and envelopes approximately 25% of the quarter section.

## 6. RESERVES

- 6.1 Municipal Reserves had been previously dedicated (10.09 acres) under plan number 5087K.S. and were subsequently sold in the mid 1980s. It is assumed that reserves were not taken upon the registration of plan number 3794K.S. Where eligible the County will take reserves as land or cash in-lieu.
- 6.2 Where there is land of environmental significance the County will protect land through voluntary conservation easements and/or environmental reserve easements.

## 7. TRANSPORTATION AND UTILITIES

- 7.1 A Traffic Impact Assessment (TIA) will be required for each subdivision application made within the Conceptual Scheme area to the satisfaction of Alberta Transportation. Alberta Transportation has identified that the increase of traffic within the area may impact the intersections of Highway 16/Highway 824 interchange and Highway 16/Range Road 224. A TIA would identify requirements for intersection improvements or necessary closures.
- 7.2 Road widening will be required adjacent to Range Road 223 at the time of future subdivision in accordance with County Policy SER-012-004.
- 7.3 Additional road widening and intersection corner cuts will be required adjacent to Range Road 223, the internal subdivision road and any intersection in accordance with the Engineering Servicing Standards Rural Service Area.
- 7.4 At the time of future subdivision, all existing and proposed access locations and proposed internal roadways will be finalized and must be to the satisfaction of Strathcona County's Engineering Servicing Standards.

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# Conceptual Scheme

## SW 15-53-22-W4

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- 7.5** At the time of subdivision it will be the responsibility of the applicant/developer to enter into a development agreement for the respective costs associated for required road improvements with respect to the existing roadways that do not meet current Strathcona County Engineering Standards.
- 7.6** The appropriate sewer servicing will be determined at the time of subdivision to the satisfaction of Strathcona County. Prior to subdivision application, percolation and water table testing will 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.
- 7.7** Drainage easements and/or PULs may be required for overland drainage that exists, needs to be relocated and/or is required for stormwater management.
- 7.8** There is an existing ATCO high pressure pipeline within the southern portion of the subject quarter section and any development must adhere to the regulations of the EUB and the Land Use Bylaw.
- 7.9** The applicant must show that the requirements of Section 23(3) of the Water Act can be met prior to acceptance of the subdivision application.

### **8. DEVELOPMENT PHASING**

- 8.1** Parcels within **Phase I** of the conceptual scheme area are districted RC Country Residential and subject to a subdivision application only (Figure 4B).
- 8.2** Parcels within **Phase II** of the conceptual scheme area are districted RA Rural Residential/Agriculture (Figure 4C) will be required to apply for redistricting to RC Country Residential prior to subdivision approval.

### **9. DEVELOPMENT CRITERIA**

- 9.1** To assist in the preparation of future redistricting and/or 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 affected and adjacent landowners within the SW 15-53-22-W4 and the surrounding area. Additional development criteria may be identified at a more detailed subdivision stage. (Figure 4)
- 9.2** The developer (applicant) will, through the redistricting and/or subdivision application process, be required to address servicing for water and sewer, access locations, internal road layout, rural road levies, inspection and approval fees to the satisfaction of Strathcona County.
- 9.3** The developer will be required to enter into a development agreement to address the following: construction of municipal infrastructure, improvements to municipal infrastructure, cost sharing of fees, approval and inspection fees and any other costs as required.

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## Conceptual Scheme

### SW 15-53-22-W4

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- 9.4** 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 redistricting and/or subdivision application. At all times current Strathcona County standards shall be maintained.
- 9.5** 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.
- 9.6** At all times, all lots shall comply with the requirements of the RC Country Residential Land Use District and shall be redistricted if required.
- 9.7** 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.
- 9.8** 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.
- 9.9** Current and future subdivisions within the quarter section shall only be allowed based on the provision of internal road access to individual parcels.
- 9.10** The proposed lot yield (maximum density for the quarter section) is approximately 47 parcels +/- based on visual inspection and historical airphoto investigation. The parcel density of the quarter may decrease or increase to a maximum of fifty (50) parcels based on further investigation. An increase will only be considered if adequate and accepted engineering is provided prior to acceptance of any application for redistricting and/or subdivision and all requirements of the RC Country Residential District can be met.
- 9.11** Some Municipal Reserves had been previously dedicated (10.09 acres) and were subsequently sold off. Additional reserves were never taken and due to the extensive fragmentation of the Queensdale Place South subdivision it would difficult to acquire them upon further development. Voluntary conservation and drainage easement may be sought by Strathcona County to protect areas of environmental significance. (Figure 3)
- 9.12** Development adjacent to slopes, wetlands and water courses shall conform with environmental setbacks contained within the land use bylaw and any other regulatory document.
- 9.13** At the time of future redistricting and/or 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. Temporary turnarounds may be required in some instances and it will be the developer/applicants responsibility to construct and acquire the necessary lands from any third party.
- 9.14** It is recognized within this Conceptual Scheme that there are a number of existing parcels within Queensdale Place South (SW 15-53-22-W4) that could be further subdivided. At such time that a redistricting and/or subdivision application is received for any of the parcels mentioned in the below table they are subject to the above noted development criteria and subject to conformance with the Municipal Development Plan, Land Use Bylaw and any other statutory or regulatory document/plan.

# Conceptual Scheme SW 15-53-22-W4

**9.15** Parcels identified with **potential** for future subdivision within the SW 15-53-22-W4:

**Table 1\* (See Figures 2 and 5)**

Plan	Block	Lot	Hectares	Acres	LUB District
3794KS	-	2	4.05	10.0	RC
3794KS	-	3	4.05	10.0	RC
3794KS	-	4	4.05	10.0	RC
5087KS	-	5	2.03	5.02	RA
5087KS	-	6	4.05	10.0	RA
5087KS	-	7	4.05	10.0	RA
5087KS		8	4.05	10.0	RA
5087KS		10	2.03	5.01	RC
5087KS	-	12	2.58	6.38	RA
5087KS	-	P	4.08	10.09	RA
9621260	-	11A	2.12	5.24	RA
0320004	1	5A	2.02	4.99	RA
0423015	1	1B	2.55	6.3	RC
0424305	1	13C	1.99	4.92	RA

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

## 10 SUBDIVISION AND REDISTRICTING APPLICATION

- 10.1** Notwithstanding any other issues that may arise through an application and review process, the following will be addressed:
- 10.2** Completion of a geotechnical investigation prior to application 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.
- 10.3** The applicant/developer is to provide a building location plan and surveyor's tentative plan of subdivision showing the proposed boundaries and any required dedications.
- 10.4** Where an application would result in land dedication from an adjacent property it is the applicant's responsibility to acquire consent from the adjacent property owner.
- 10.5** If a proposal is affected by any of the conditions displayed in Figure 3 a biophysical assessment will be required in conjunction with an application to determine areas for conservation.
- 10.6** Where the proposal requires the developer to construct or upgrade municipal infrastructure, a development agreement with Strathcona County is required. All development construction costs will be born by the developer.

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# Conceptual Scheme

## SW 15-53-22-W4

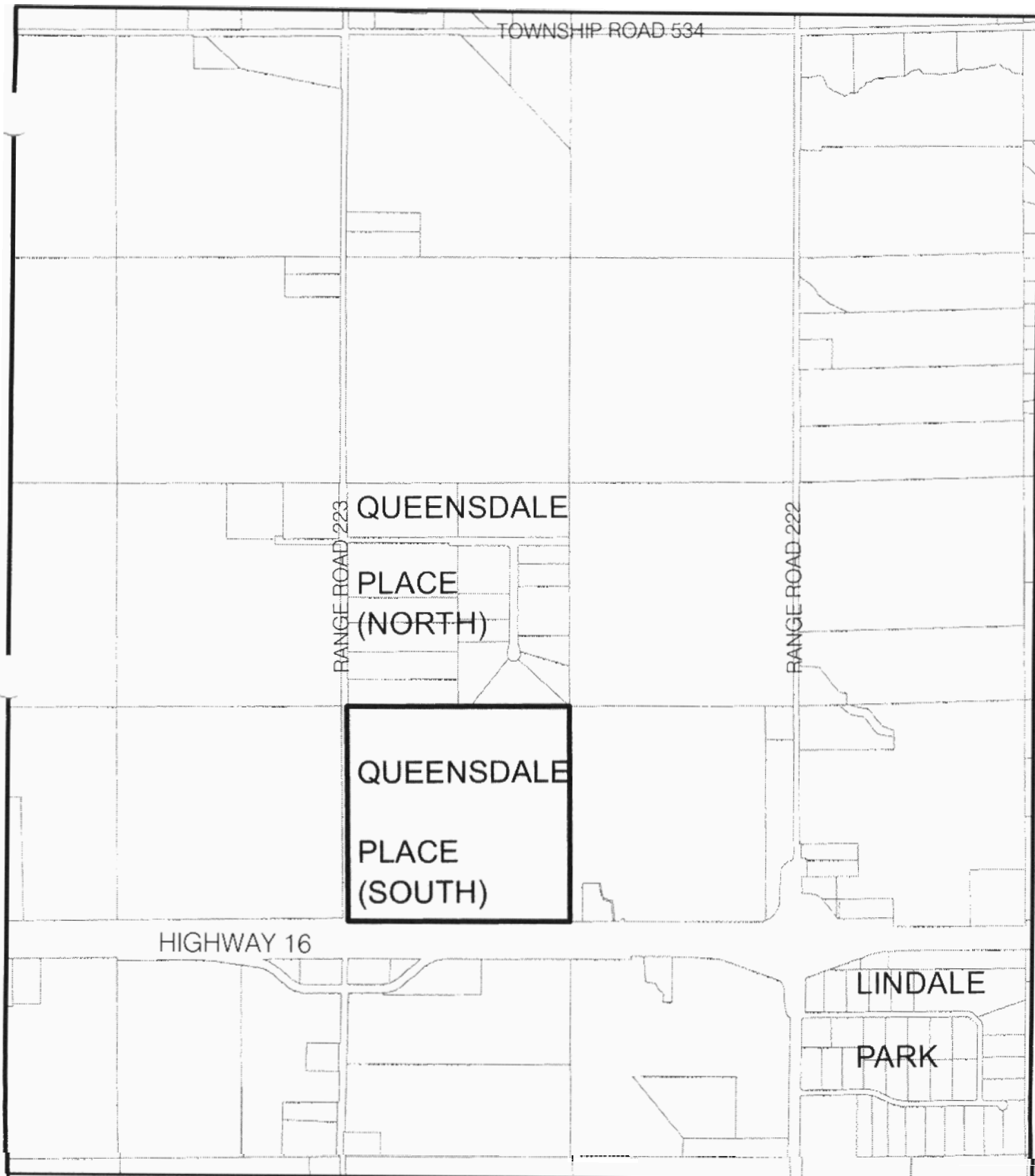
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- 10.7** Final location of property lines and parcel areas may be adjusted at the time of subdivision, however, shall comply with the maximum density and minimum lot areas of the Land Use Bylaw District for the said lands.

### **11. 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.





**QUEENSDALE PLACE SOUTH**

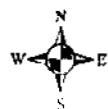
**FIGURE 1**

**LOCATION MAP**

**SW 15-53-22-W4**



**Subject Area**



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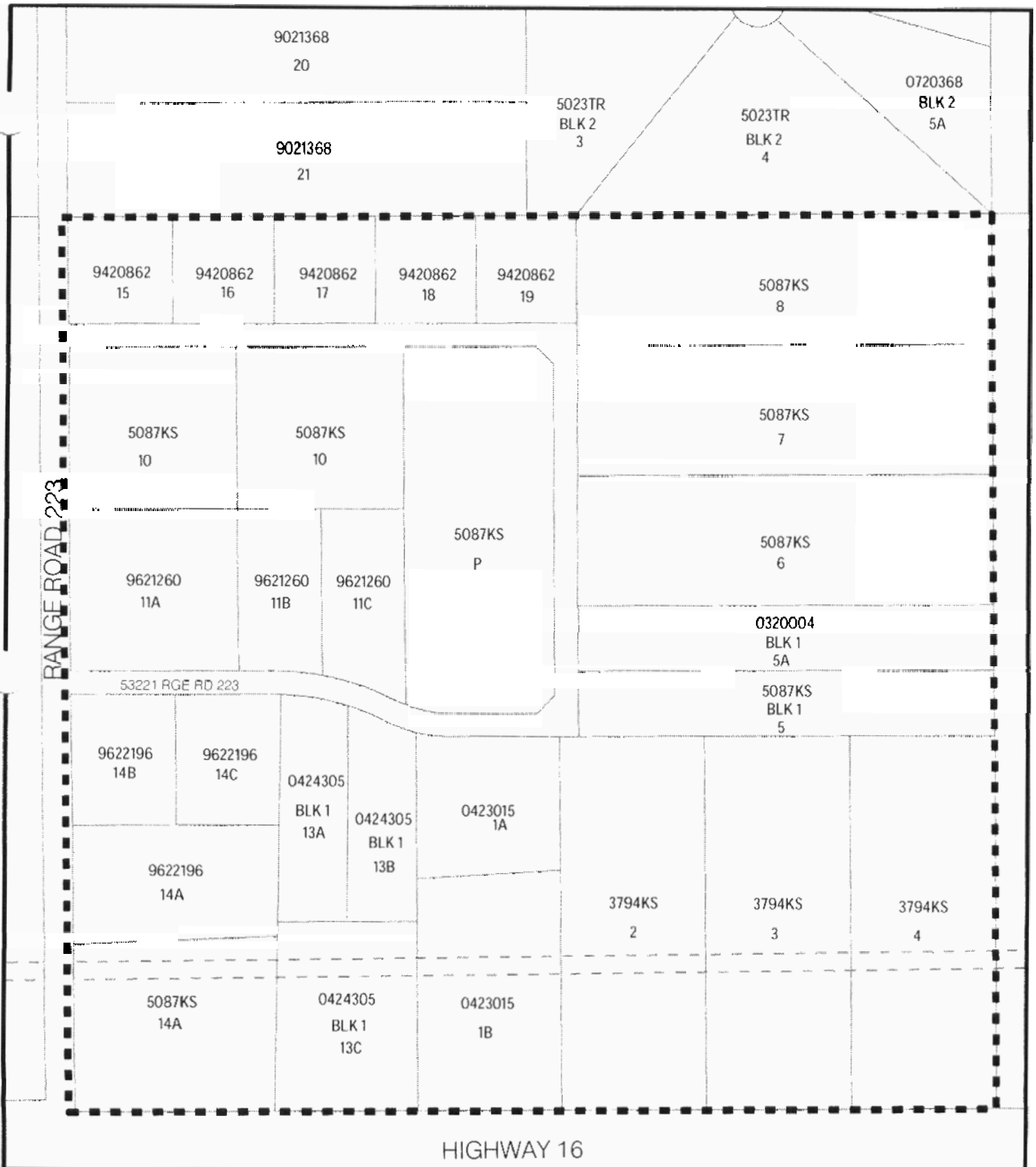
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**Revision Date: mm/dd/yy**

**Scale: Not to scale**

**File No.: 4090-2008CS001**

Dwg No.:  
N:\PDS Admin\4000 - 4499 Land Use Services  
14090 Land Use-Conceptual Scheme\2008\2008CS001\MAPS\09Jul08 Location Map.mxd



**QUEENSDALE PLACE  
SOUTH  
FIGURE 2  
OWNERSHIP MAP  
SW 15-53-22-W4**



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\4090 Land Use-Conceptual Scheme\2008\  
2008CS001\MAPS\09Jul08 Ownership Map.mxd



**QUEENSDALE PLACE SOUTH  
FIGURE 3**

**EXISTING CONDITIONS MAP  
SW 15-53-22-W4**

-  Potential Conservation Area w/    
 Wetlands   
 Potential Drainage Easement

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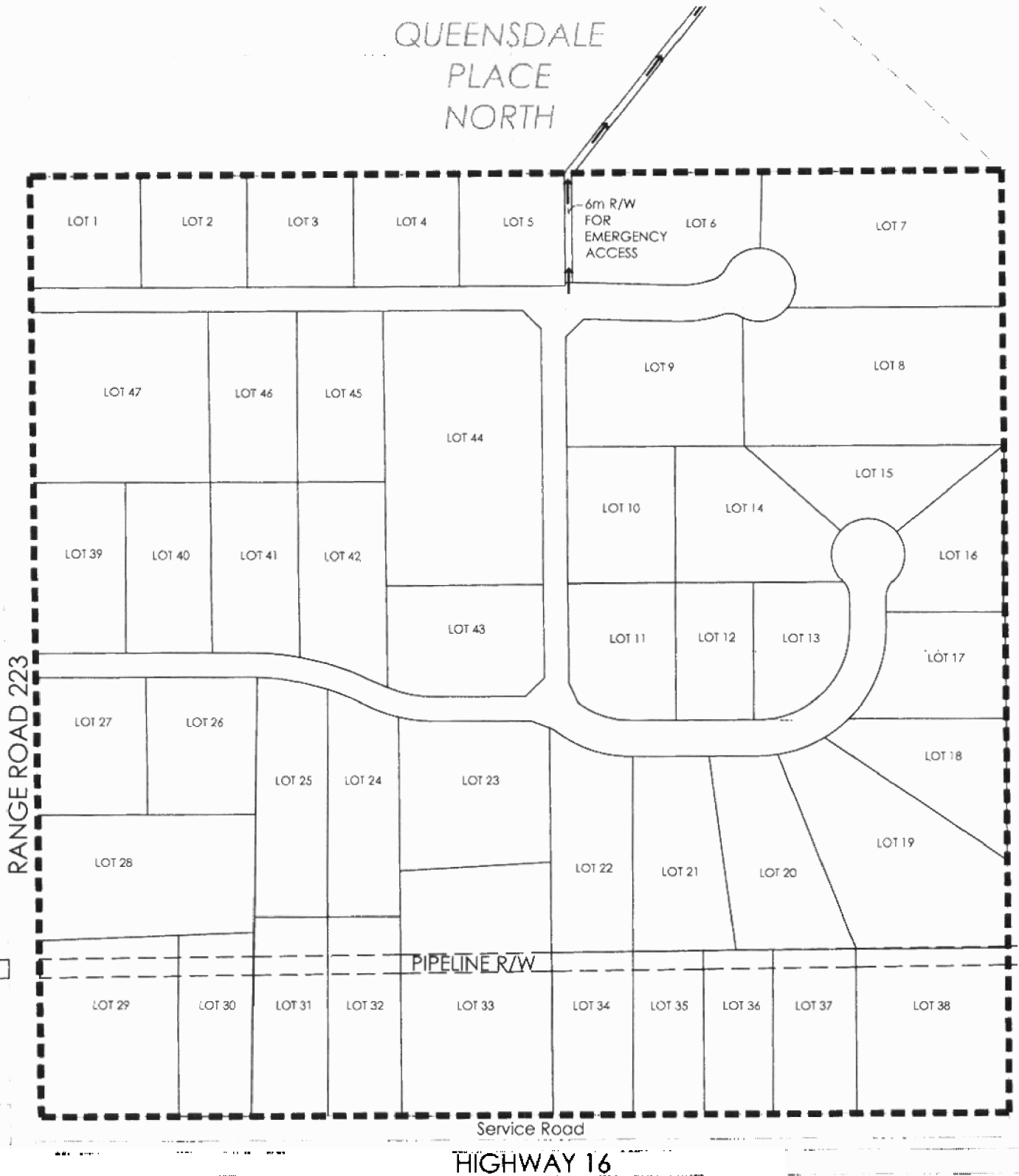
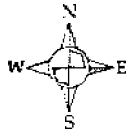
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Land Use-Conceptual Scheme\2008\2008CS001\MAPS\  
09Jul08 Figure 3-Existing Conditions.mxd

# QUEENSDALE PLACE SOUTH CONCEPTUAL SCHEME SW 15-53-22-W4



**FIGURE 4**

App'd: XXXXXX Dwg No.: P32M0001 FILE: 4090-2008CS001 Scale: NTS

PLANNING & DEVELOPMENT SERVICES

ithcona

# QUEENSDALE PLACE SOUTH CONCEPTUAL SCHEME WITH AIRPHOTO SW 15-53-22-W4



QUEENSDALE  
PLACE  
NORTH



----- Conceptual Scheme Boundary

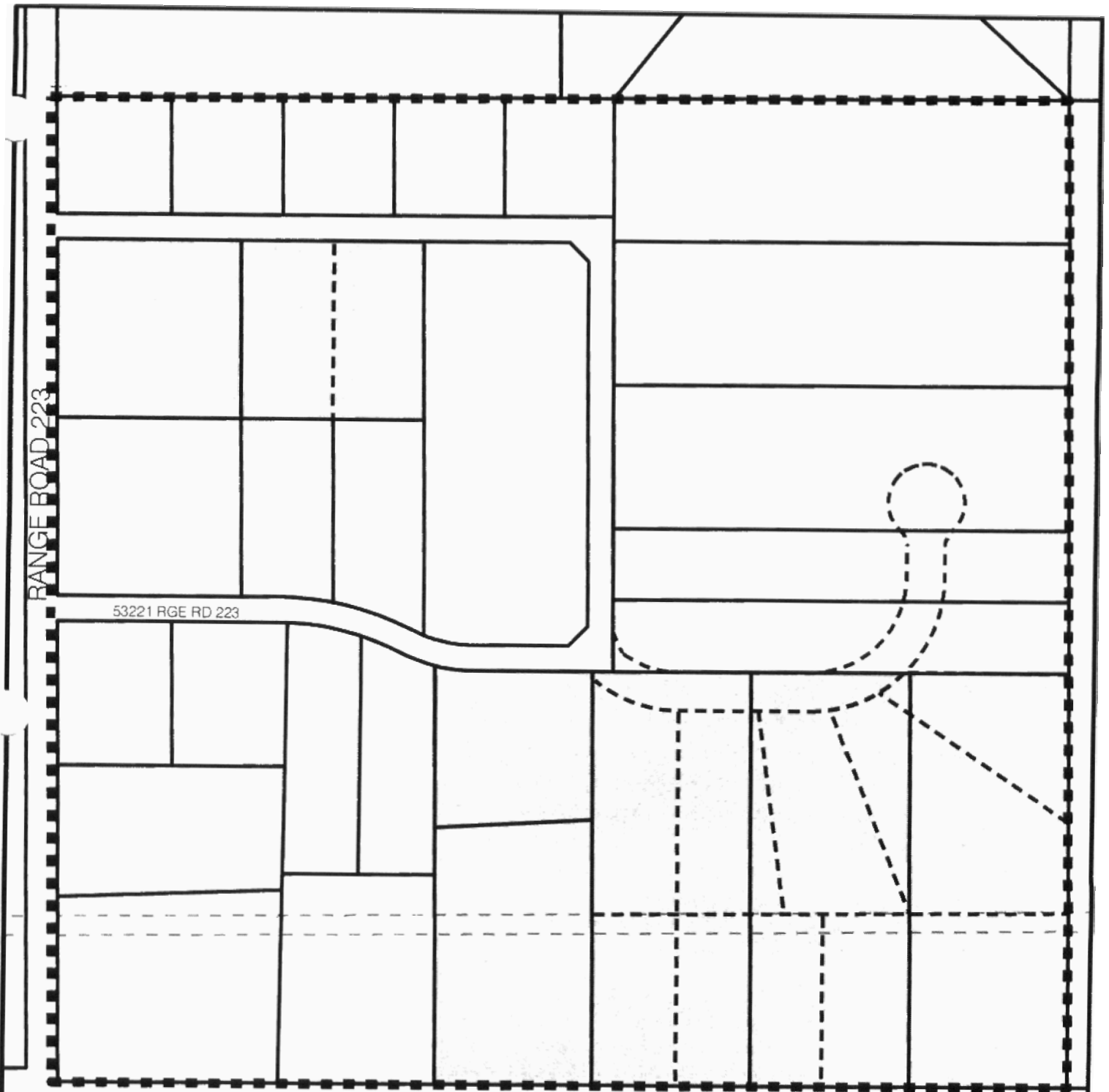
**FIGURE 4A**

Adopted: XXXXXX Dwg No.: P32M0001 FILE: 4090-2008CS001 Scale: NTS

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☐ PHASE I - RC Country Residential District

**QUEENSDALE PLACE  
SOUTH**

**FIGURE 4B- PHASE I  
SW 15-53-22-W4**



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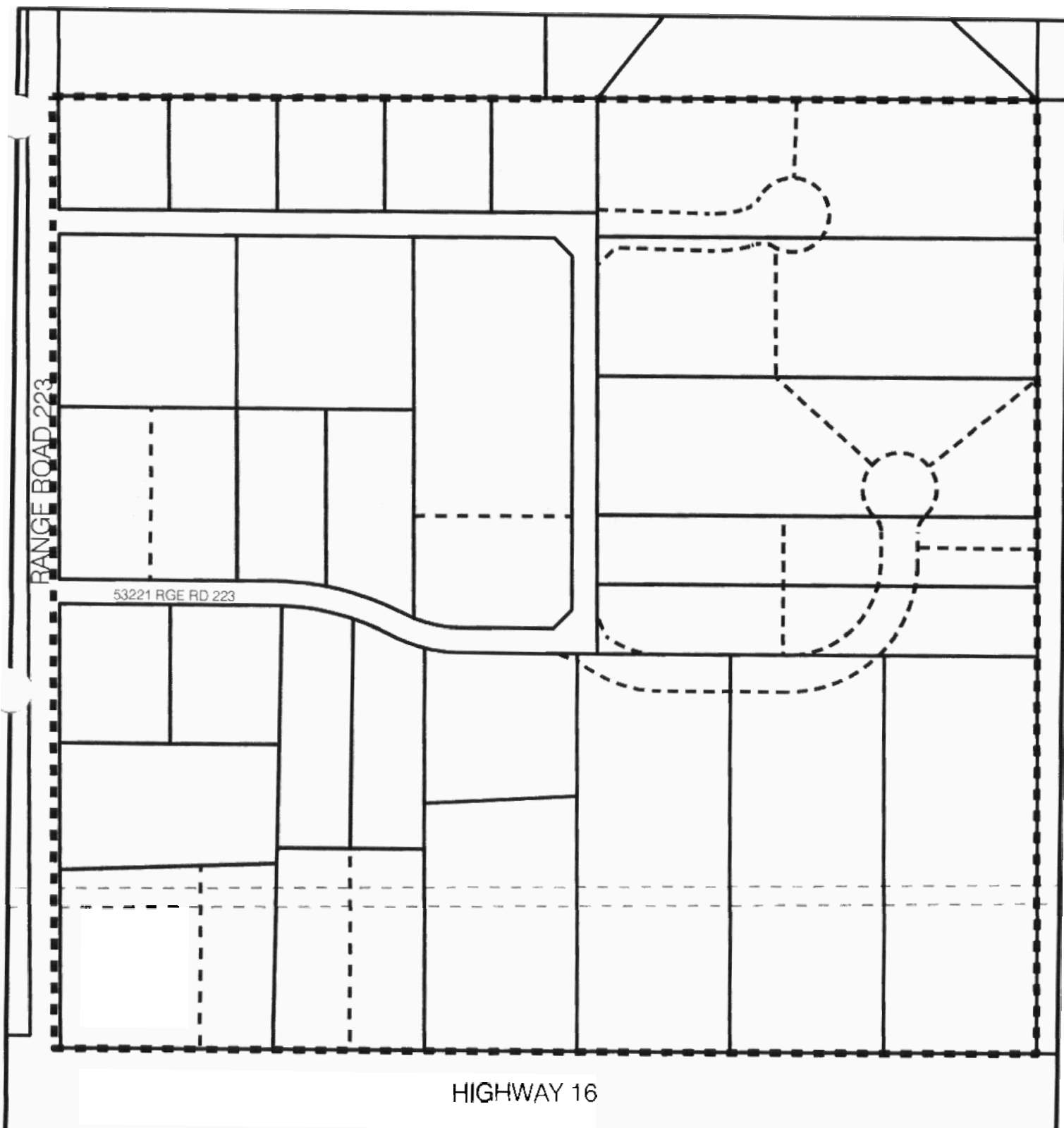
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N:\PDS Admin\4000 - 4499 Land Use Services  
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2008CS001\MAPS\Figure 4C-RC Map.mxd



☐ PHASE II - RA Rural Residential/Agriculture District

**QUEENSDALE PLACE  
SOUTH**

**FIGURE 4C- PHASE II  
SW 15-53-22-W4**



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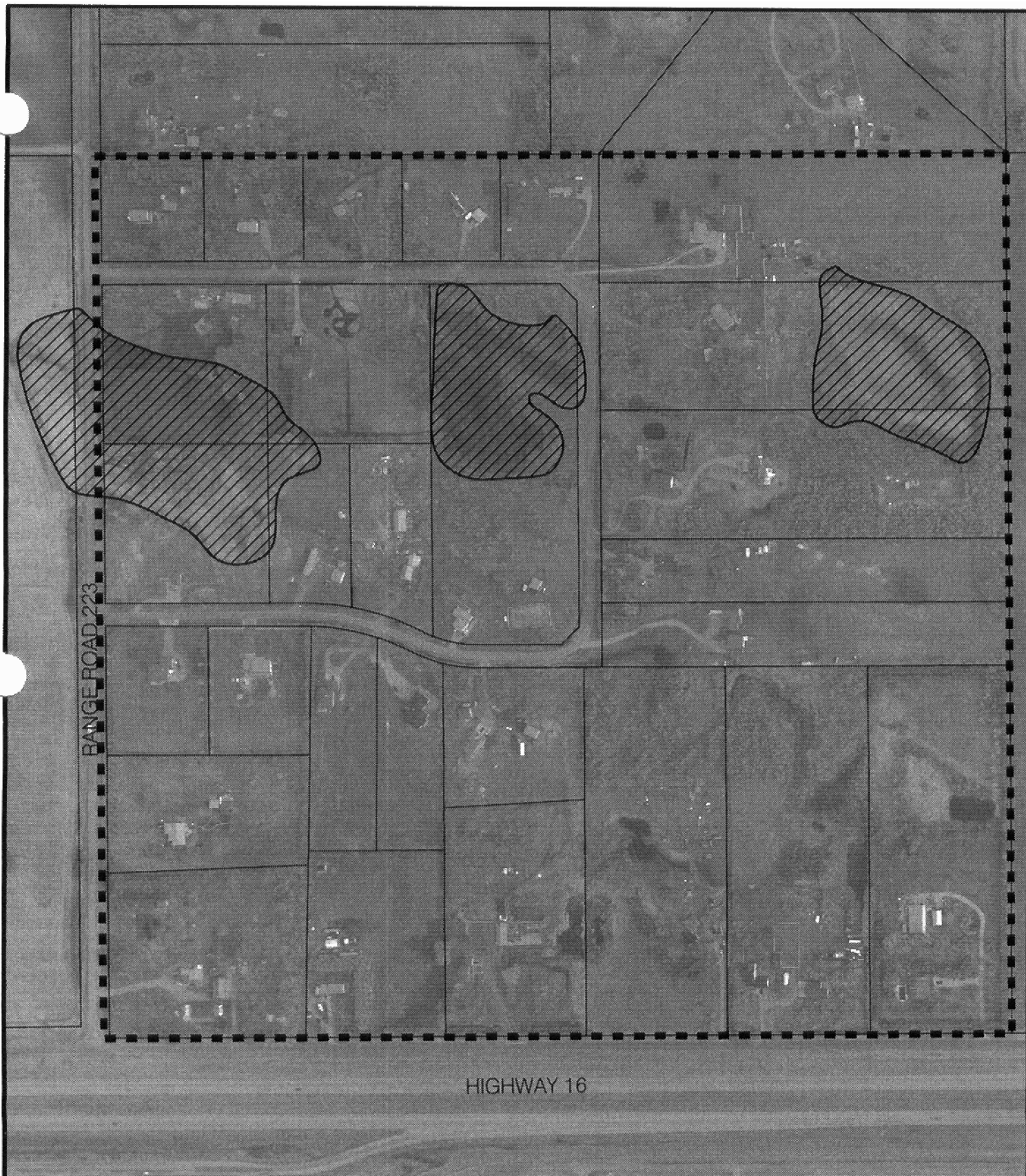
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2008CS001\MAPS\Figure 4B-RA Map.mxd



**QUEENSDALE PLACE SOUTH**  
**FIGURE 5**  
**ENVIRONMENTAL**  
**FEATURES MAP**  
**SW 15-53-22-W4**  
 Potential Areas for Claim by  
 Public Lands



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**Drawn By:** R. Feniak

**Date Drawn:** Sept. 17, 2008

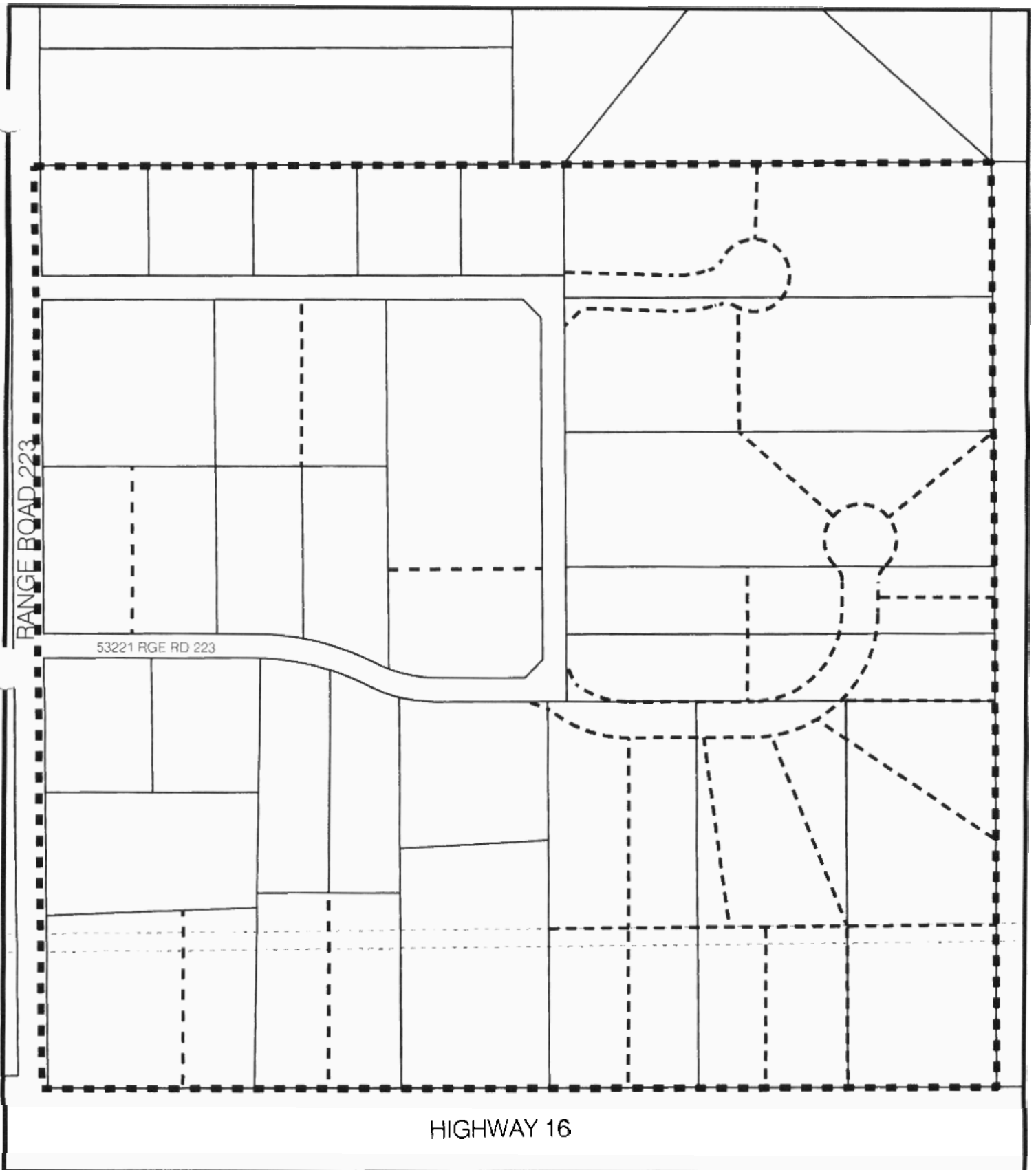
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 2008CS001\MAPS\17SEP08 Figure 5 Environmental  
 Features Map.mxd





**QUEENSDALE PLACE**  
**SOUTH**  
**FIGURE 6**  
**Ownership Overlay Map**  
**SW 15-53-22-W4**



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