
Conceptual Scheme
Pt. of SW 30-53-21-W4

February 2016

Conceptual Scheme

Pt. SW 30-53-21-W4

1. PURPOSE

- 1.1. The purpose of a Conceptual Scheme (CS) is to:
- a) provide a framework for the subsequent subdivision, rezoning and/or development of a specific area of land based on conservation design principles; and
 - b) establish a potential plan of future subdivision that applies to the existing titled area(s) within the plan area; and
 - c) ensure that a proposed rezoning and/or subdivision does not prohibit the ability of remnant or adjacent lots to be further subdivided in the future.
- 1.2. As per Strathcona County Council Policy statement SER-008-019, the proposed Conceptual scheme is necessary in this case as:
- a) the policies of the Agricultural Small Holdings Policy Area of the Municipal Development Plan require that a conceptual scheme is prepared for the quarter section;
 - b) according to the regulations of Service Policy SER-008-019, the land being proposed for rezoning or subdivision has the potential to be further subdivided;

2. OVERVIEW

- 2.1. **Plan Area:** The plan area for this conceptual scheme is for Lot 2, Plan 0124720 within SW 30-53-21-W4.

Lot 1, Plan 0124720 has been excluded from the plan area as no further subdivision potential exists pursuant to Section 6 of the Strathcona County conceptual scheme Policy. Lots D and C, Plan 1222TR within the north half of the quarter section have the potential to further subdivided based on the equitable lot distribution parameters outlined within Section 6 of the Strathcona County Conceptual Scheme Policy. However, direct access to these parcels is constrained by the curved alignment of Range Road 220 along the frontage of these parcels, which currently prevents further subdivision.

- 2.2. **Legal Descriptions:** (see *Figure 3 – Air Photo*)

a) SW 30-53-21-W4; 24.10 ha (59.55 ac)

- 2.3. **Existing Land Uses:** (see *Figure 3 – Air Photo*)

a) SW 30-53-21-W4; Pasture Land; vacant

Conceptual Scheme

Pt. SW 30-53-21-W4

2.4. **Adjacent Land Uses:**

Within Quarter section:

- a) Lot 1, Plan 0124720; Single detached dwelling; detached garage; sheds
- b) Lot C, Plan 1222TR; Vacant
- c) Lot D, Plan 1222TR; Vacant

North: Lies a quarter section containing a residential subdivision of 17 parcels zoned RCL Low Density Country Residential and one 80 acre parcel zoned AG Agriculture: General.

East: A quarter section containing three parcels zoned AG Agriculture: General.

South: Township Road 534, beyond which lies an unsubdivided quarter section zoned AG Agriculture: General.

West: Range Road 220, beyond which lies a quarter containing four parcels, one zoned AG Agriculture: General and three zoned RA Rural Residential / Agriculture and one parcel zoned AG Agriculture: General.

2.5. **Canada Land Inventory Soil Rating:** All of the lands within the plan area are designated as Class 4 soils.

2.6. **Encumbrances:**

- a) None

2.7. **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 a Council approved conceptual scheme.

2.8. **Land Use Bylaw:** The plan area is zoned as RA Rural Residential / Agriculture. Pursuant to Land Use Bylaw 6-2015. Rezoning to an appropriate land use district will be required prior to subdivision endorsement. The appropriate land use district will depend upon the size and intended use of lots proposed for subdivision.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

3.1. The goal of this conceptual scheme is to establish a framework for subdivision and development of the plan area that compliments and enhances the traditional agricultural/rural residential lifestyle found in the area, while ensuring that the requirements within the applicable statutory plans, bylaws and policies are addressed. The objective of this conceptual scheme is to illustrate the lot size and distribution, reserve dedications and access/road locations.

3.2. Adjacent residents have been provided opportunity to provide input as part of the preparation of this plan.

Conceptual Scheme

Pt. SW 30-53-21-W4

- 3.3. This Conceptual Scheme contemplates the potential subdivision of the plan area into a total of three (3) parcels.
- 3.4. The development concept shown in Figures 5, 6, 7 and 8 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 September 2012 and then updated in June 2015. The assessment consisted of a survey of landscape, vegetation and wildlife on the subject property. The survey technique consisted of identifying and describing the general plant communities based on the landscape features and identifying signs of wildlife activity. The information was used to make recommendations for Environmental and Municipal Reserve dedications.

a) Landscape Overview

Overall the landscape is hummocky with a change in elevation from 735 metres along the middle of the west boundary down to 721 metres in the southeast corner around the large altered wetland. The most significant landscape features are the altered and unaltered wetlands in the southeast corner, the significant drainage channel that runs down the middle of the site and the forested area along the south and north boundaries of the subject property.

b) Vegetation & Wildlife

Approximately 50 percent of the subject property has been cleared of upland vegetation and has been under agricultural management for decades. The priority habitat primarily occurs along the north and south boundaries, although the drainage corridor in the middle of the property is also significant. The well developed forest structure includes diverse herbaceous ground cover, low shrub and tall shrub layers. The age class of this forest is relatively consistent (even aged), indicating that a large forest existed prior to agricultural clearing. The overall structure of the forest is moderately diverse. The large wetlands and drainage corridors provide excellent habitat for local wildlife, specifically reptiles, amphibians and birds. Several species were observed directly or indirectly during the site reconnaissance.

c) Wetlands

The large wetland on the southeast corner of the subject property appears to be permanent and has been altered to function as a dugout for watering cattle. Both wetlands in the southeast portion of property appear to be connected by the drainage corridor that runs down the middle of the property. All ephemeral and permanent wetlands on the subject property

Conceptual Scheme

Pt. SW 30-53-21-W4

fluctuate seasonally and provide a water storage function. Typical wetland vegetation, which indicates wet soils and water at or below surface, is present. The wet areas are distinguished by abundant growth of grass and willow species. The wetlands present near the west boundary, on the north half of the property, are semi permanent and have well established wetland functions. Based on direct observations of high numbers of amphibians (wood and boreal chorus frogs) through the ephemeral wetland and permanent wetlands, these areas provide significant habitat.

5. RESERVES

- 5.1. Municipal Reserves shall be dedicated in accordance with the Municipal Government Act and County Policy at the time of subdivision.
- 5.2. Reserves shall be dedicated at the time of subdivision in accordance with one of the two land use options below.
- 5.3. The portion of Municipal Reserve located at the central portion of the property and located directly adjacent to the Environmental Reserve along the east boundary of Lot 2 shall be dedicated for both options as illustrated in Figures 5, 6, 7, and 8.
- 5.4. Any Environmental Reserve shall be dedicated at the time of subdivision and final determination of the exact boundaries is to be confirmed on site by the County Biologist and an Alberta Land Surveyor.
- 5.5. The small water body along the northwest boundary has been identified as environmentally significant land; however, there is difficulty gaining access to this area for management as Environmental Reserve. Therefore, Environmental Reserve Easement as illustrated in Figures 5, 6, 7 and 8 will be considered at the time of subdivision to be registered on the private parcel to protect the small water body in perpetuity.
- 5.6. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of any Municipal Reserve, Environmental Reserve, Environmental Reserve Easement or Conservation Easement required at the time of subdivision.

OPTION 1:

- 5.7. The forest stand along the north boundary identified for conservation contain environmentally significant land and wildlife habitat, however, there may be difficulty gaining access to these areas for management as Municipal Reserve. As this forested area has been prioritized by the biophysical assessment, Conservation Easement as illustrated in Figures 5 and 6 will be considered at the time of subdivision to be registered on the private parcels to protect the forest stand in perpetuity.

Conceptual Scheme

Pt. SW 30-53-21-W4

- 5.8. An Environmental Reserve Easement shall be registered at the time of subdivision to protect the wetland located in the southcentral portion of Lot 2 as identified on Figures 5 and 6.
- 5.9. The amount of land dedicated as Municipal Reserve in Option 1 is less than the maximum allowable amount allotted within the Municipal Government Act. If a conservation easement is achieved in accordance with Figures 5 and 6, no further municipal reserve dedication will be required beyond what is required under section 5.3 above.

OPTION 2:

- 5.10. Should Conservation Easement identified in Option 1 not be agreed upon by the municipality or the landowner, then the forest stand along the south boundary shall be dedicated as Municipal Reserve to the full amount allowed by the Municipal Government Act and County Policy as identified in Figures 7 and 8.
- 5.11. The Environmental Reserve Easement along the south boundary identified in Option 1 will be required to be dedicated as Environmental Reserve since access will be available through the Municipal Reserve.

6. TRANSPORTATION

- 6.1. Township Road 534 adjacent to this quarter section is currently recognized as a Class IV unimproved roadway. Land dedication along the length of the subject parcel adjacent to Township Road 534 for the purpose of future road widening shall be provided in accordance with Strathcona County Policy. Land dedication by way of survey shall be required at time of the subdivision.
- 6.2. Access locations shall be provided in general accordance with Figures 5, 6, 7 and 8 but are to be confirmed by Strathcona County at the time of subdivision.
- 6.3. As a condition of subdivision, all accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.
- 6.4. Any newly created lots will be subject to payment of the rural road levy. The levy will be charged at the rate in effect at the time of subdivision endorsement.

Conceptual Scheme

Pt. SW 30-53-21-W4

7. SERVICING AND UTILITIES

- 7.1. A geotechnical report shall be submitted as part of an application for subdivision. 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 the Strathcona County Design and Construction Standards.
- 7.2. As a condition of subdivision, 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 may be required to apply for and receive Alberta Environment drainage licenses and/or approvals for any necessary conveyance of drainage from either onsite or offsite lands.
- 7.3. As part of a subdivision application, the applicant shall be required to provide a surface drainage plan 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.
- 7.4. As part of a subdivision application, the applicant may be required to provide a stormwater management and site grading plan prepared by a qualified professional to the satisfaction of Strathcona County.
- 7.5. As part of a subdivision application, 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.

8. DEVELOPMENT CRITERIA

- 8.1. The applicant/developer will be required to rezone proposed Lots 2 and 3 of the subject lands to an appropriate land use zoning district prior to endorsement of any subdivision.
- 8.2. Any application to subdivide must be in accordance with the approved Conceptual Scheme and cannot preclude any further subdivision considered within the plan area. Any proposed changes to the plan may require an application to amend the Conceptual Scheme.
- 8.3. As a condition of subdivision, the applicant/developer may be required to address the provision of private sewage systems, the construction of required accesses, surface drainage, rural road levies and any other applicable obligations, to the satisfaction of Strathcona County.

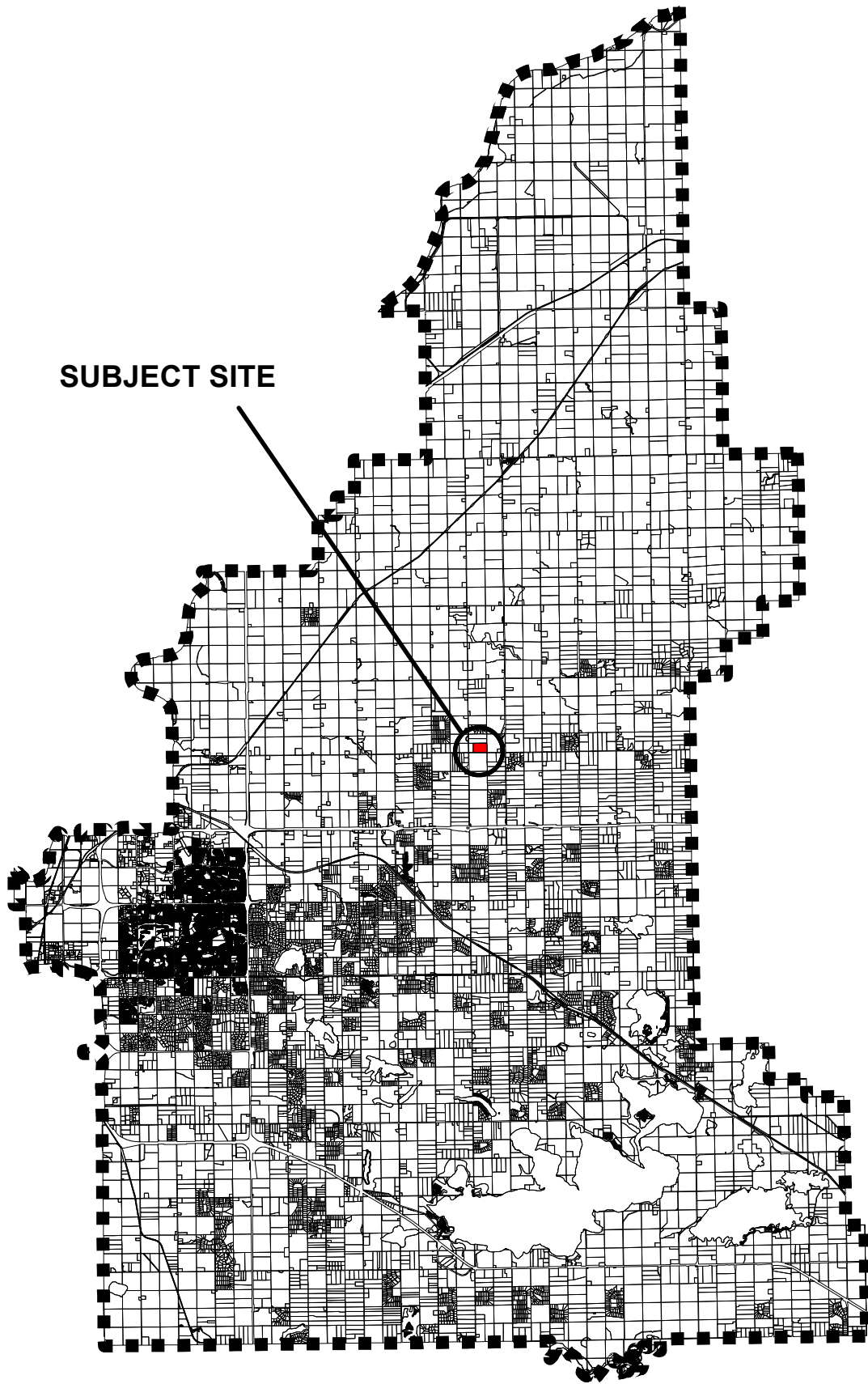
Conceptual Scheme

Pt. SW 30-53-21-W4

- 8.4. As part of a subdivision application, supporting technical studies may be required as deemed necessary by Strathcona County to ensure the proposed subdivision is suitable for the purpose to which the subdivision is intended.
- 8.5. 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. No alterations to drainage courses, waterbodies, water courses or wetlands are permitted without the prior approval of Alberta Environment, Sustainable Resource Development and Strathcona County.
- 8.6. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Strathcona County Land Use Bylaw and any other regulatory document.
- 8.7. Implementation of this Conceptual Scheme will be required to conform to all County standards and policy in effect at the time of future application for any subdivision and/or rezoning.
- 8.8. Final location of property lines and parcel areas shall be determined at the time of subdivision. All proposed lots shall comply with the regulations of the Strathcona County Land Use Bylaw.

9. 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.



SUBJECT SITE

**RURAL LOCATION MAP
FIGURE 1**

SW 30-53-21-W4

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES



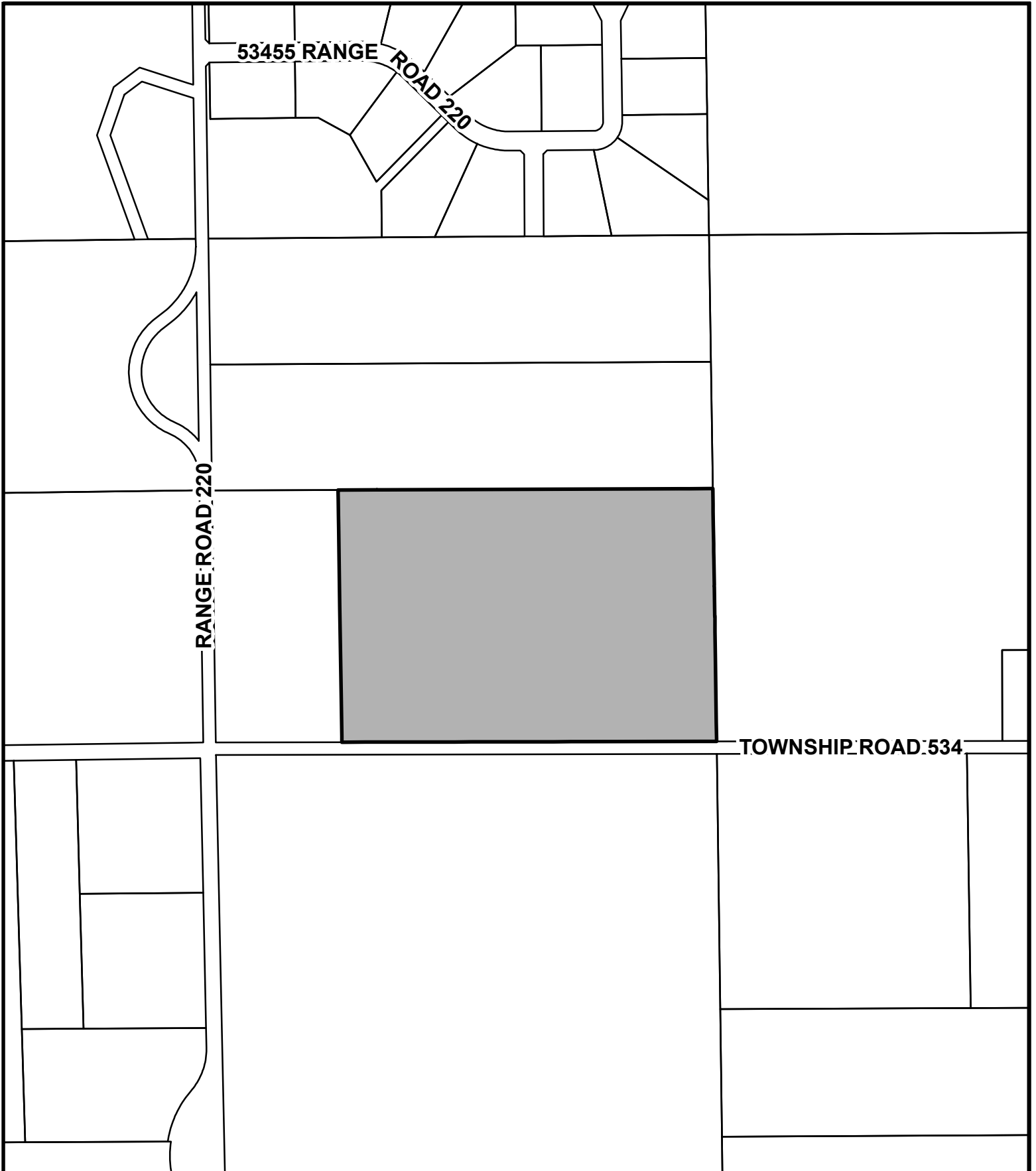
Drawn By: M. Fraser

File No.: 4090-2015CS004

Date Drawn: Nov 4, 2015

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**LOCATION MAP
FIGURE 2**

SW 30-53-21-W4

 **Subject Area**

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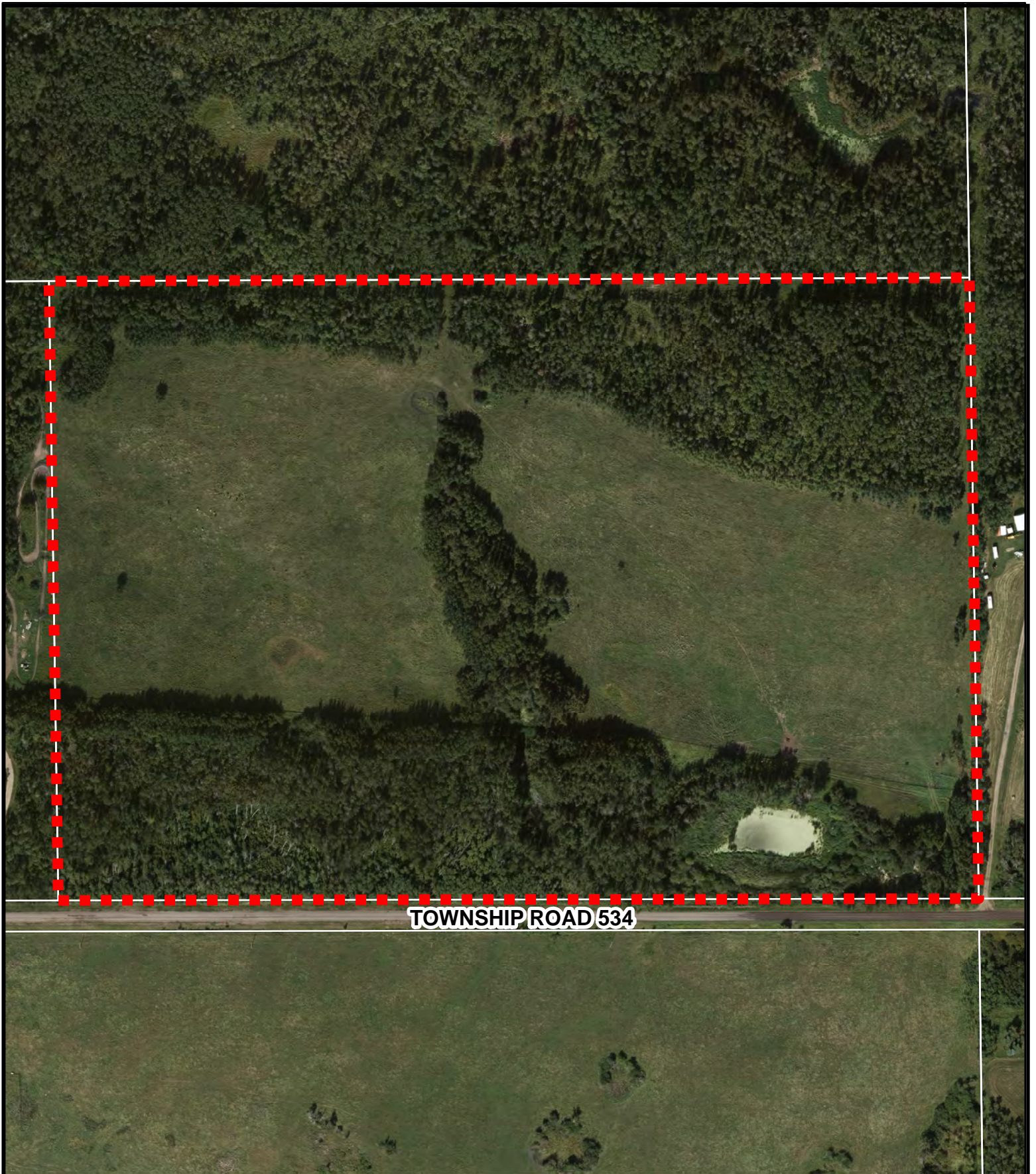
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File No.: 4090-2015CS004

Date Drawn: Nov 5, 2015

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AIR PHOTO- FIGURE 3

SW 30-53-21-W4

 Subject Area

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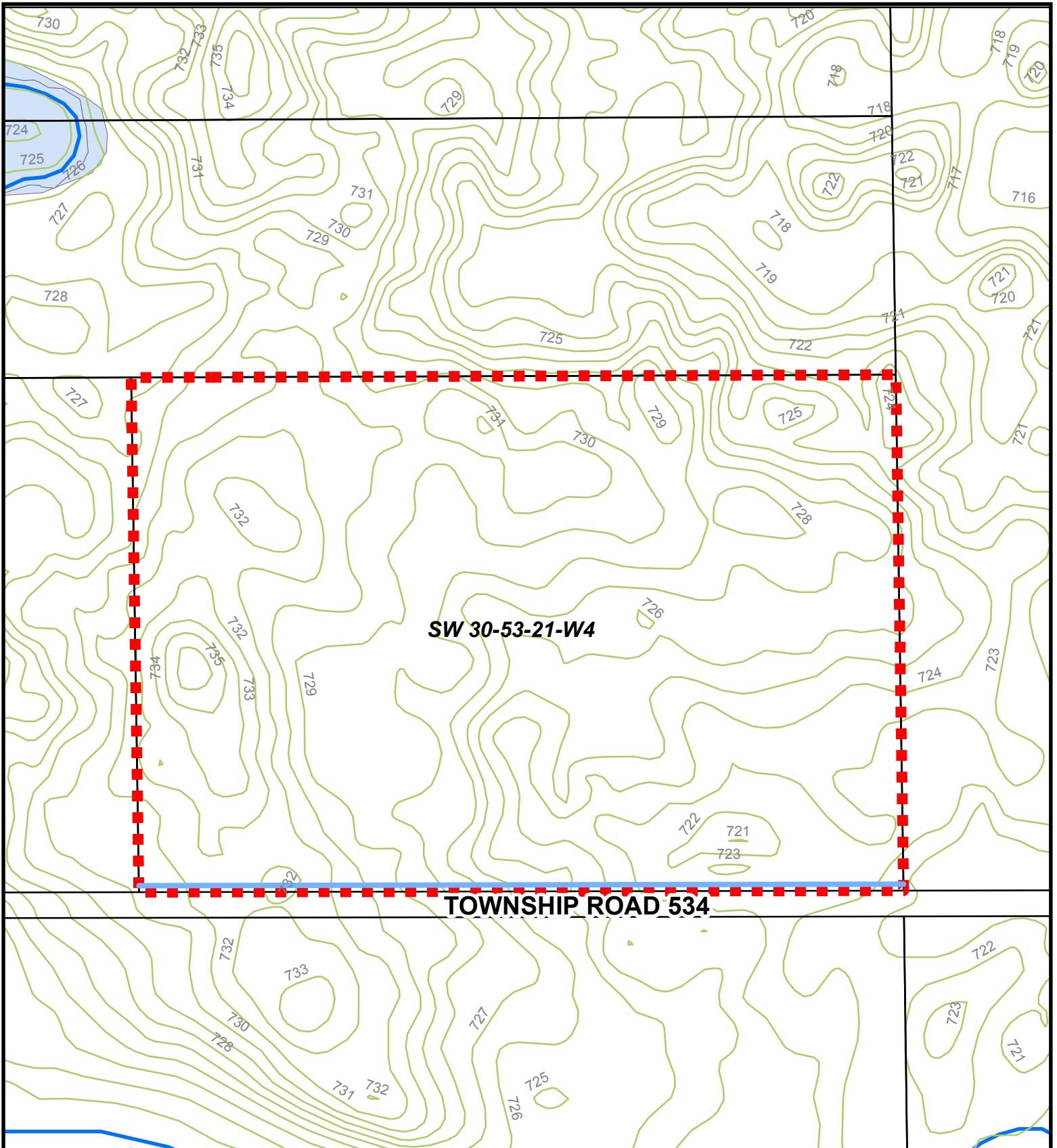
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File No.: 4090-2015CS004

Date Drawn: Nov 4, 2015





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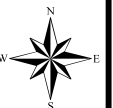


SITE FEATURES - FIGURE 4

SW 30-53-21-W4

- 
Conceptual Scheme =

5 m Road Widening
- Approx. 64.5 ha (159.00 ac)
- 
2m Contours

Stream

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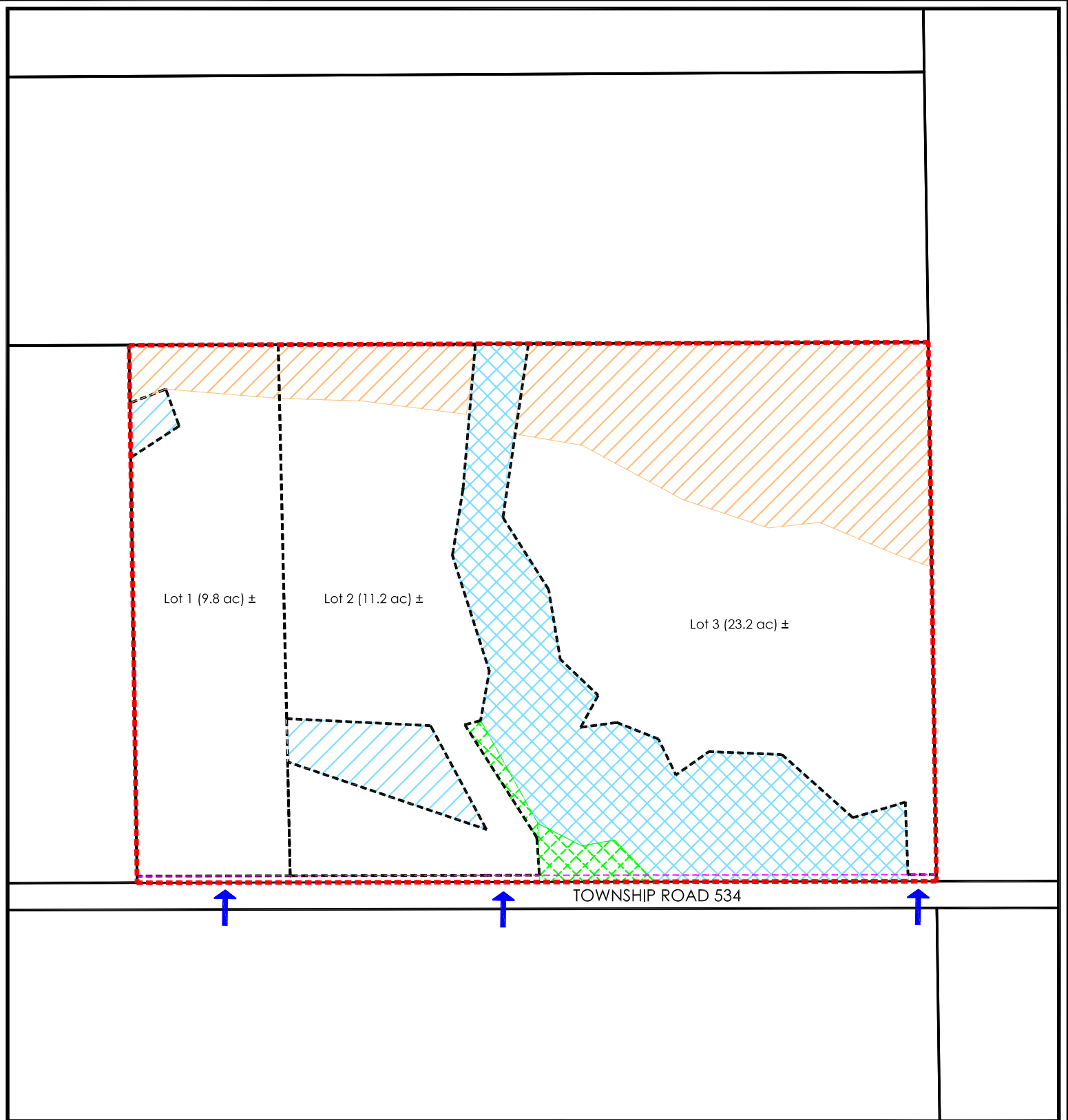
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CONCEPTUAL SCHEME

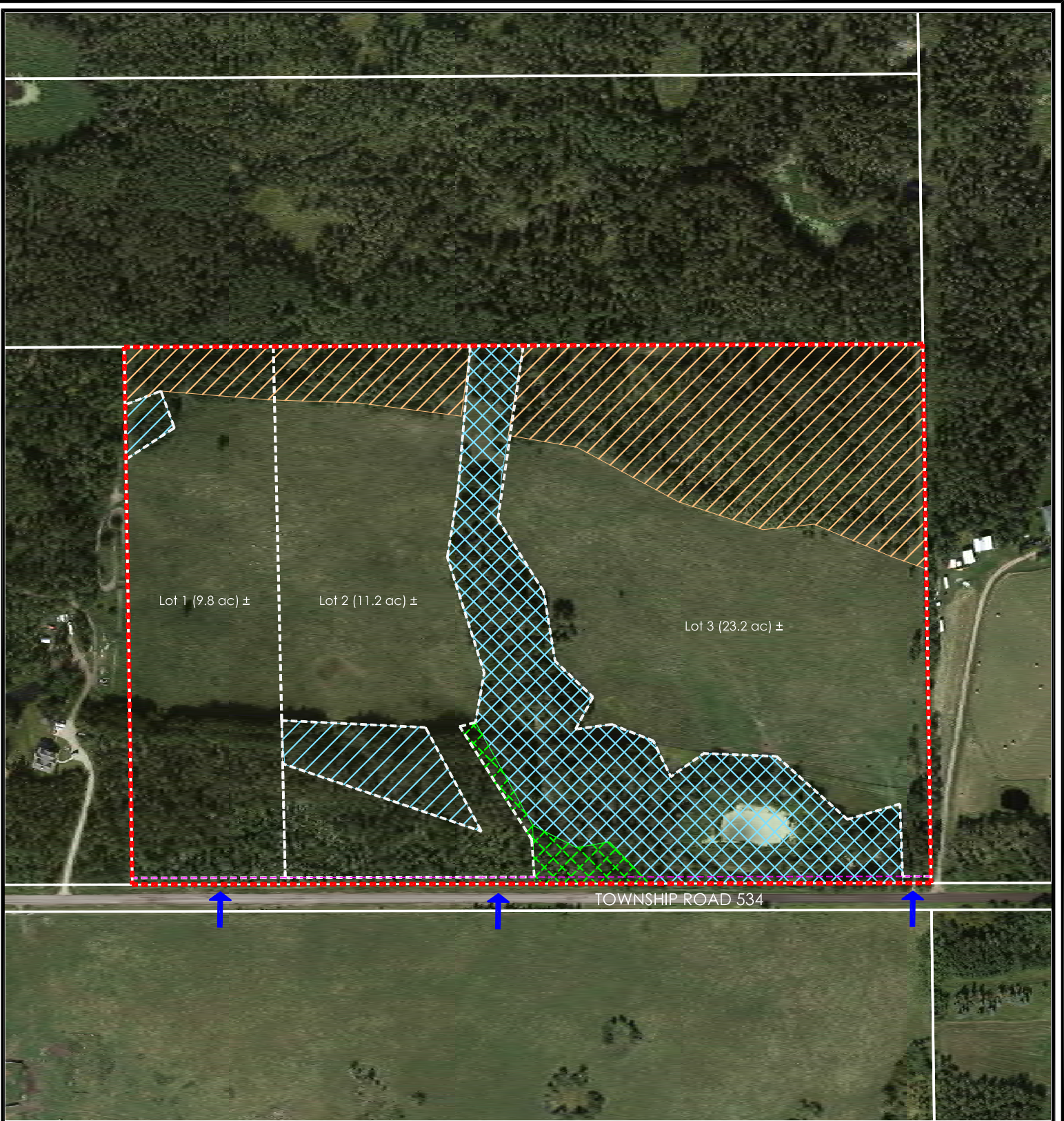
- Conceptual Scheme = Approx. 24.1 ha (59.55 ac) ±
- 5m Road Widening
- Proposed Access
- Lot 1 (9.8 ac) ± Lot 2 (11.2ac) ± Lot 3 (23.2 ac) ±
- Proposed Environmental Reserve (11ac) ±
- Proposed Environmental Reserve Easement (1.9 ac) ±
- Proposed Municipal Reserve (0.8 ac) ±
- Proposed Conservation Easement (11.5 ac) ±

**Option 1, Figure 5
SW 30-53-21-W4**

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CONCEPTUAL SCHEME

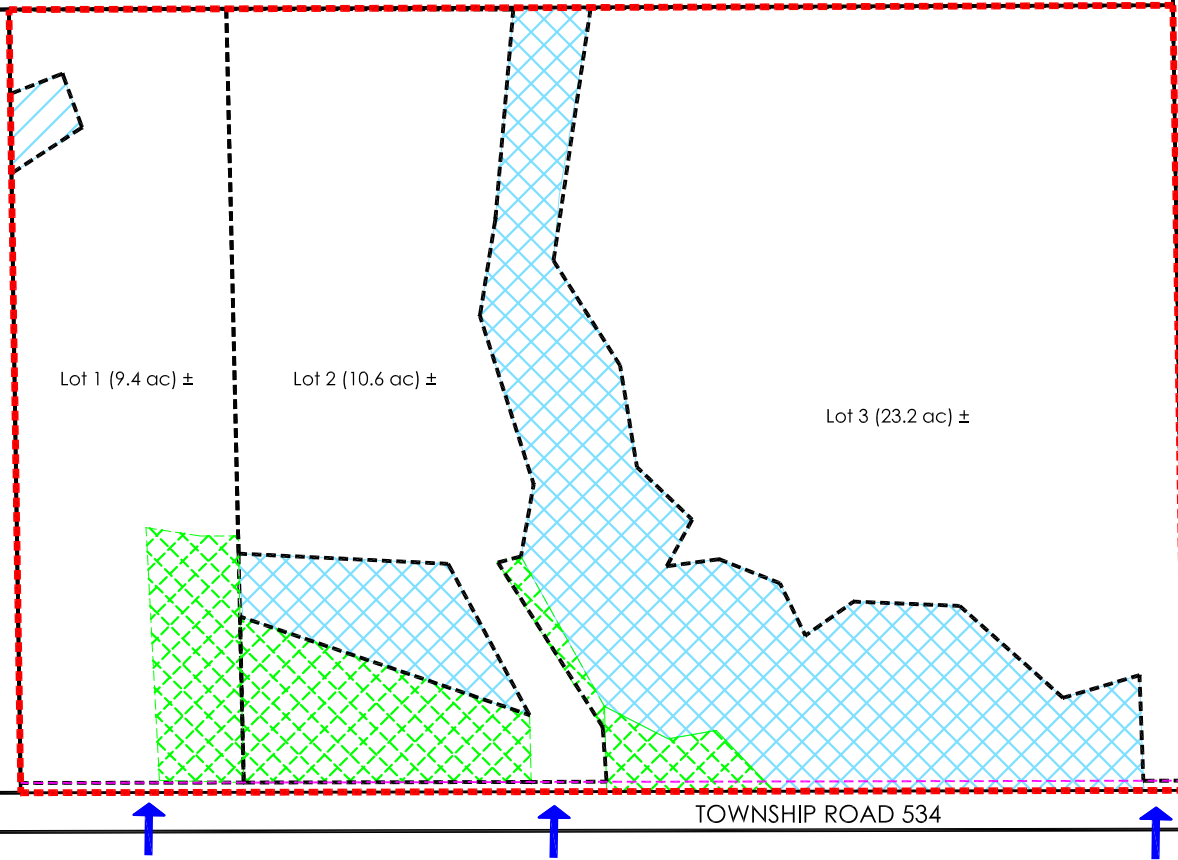
**Option 1, Figure 6
SW 30-53-21-W4**

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- Conceptual Scheme =
Approx. 24.1 ha (59.55 ac) ±
- 5m Road Widening
- Proposed Access
- Lot 1 (9.8 ac) ± Lot 2 (11.2ac) ± Lot 3 (23.2 ac) ±
- Proposed Environmental Reserve (11ac) ±
- Proposed Environmental Reserve Easement (1.9 ac) ±
- Proposed Municipal Reserve (0.8 ac) ±
- Proposed Conservation Easement (11.5 ac) ±



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CONCEPTUAL SCHEME

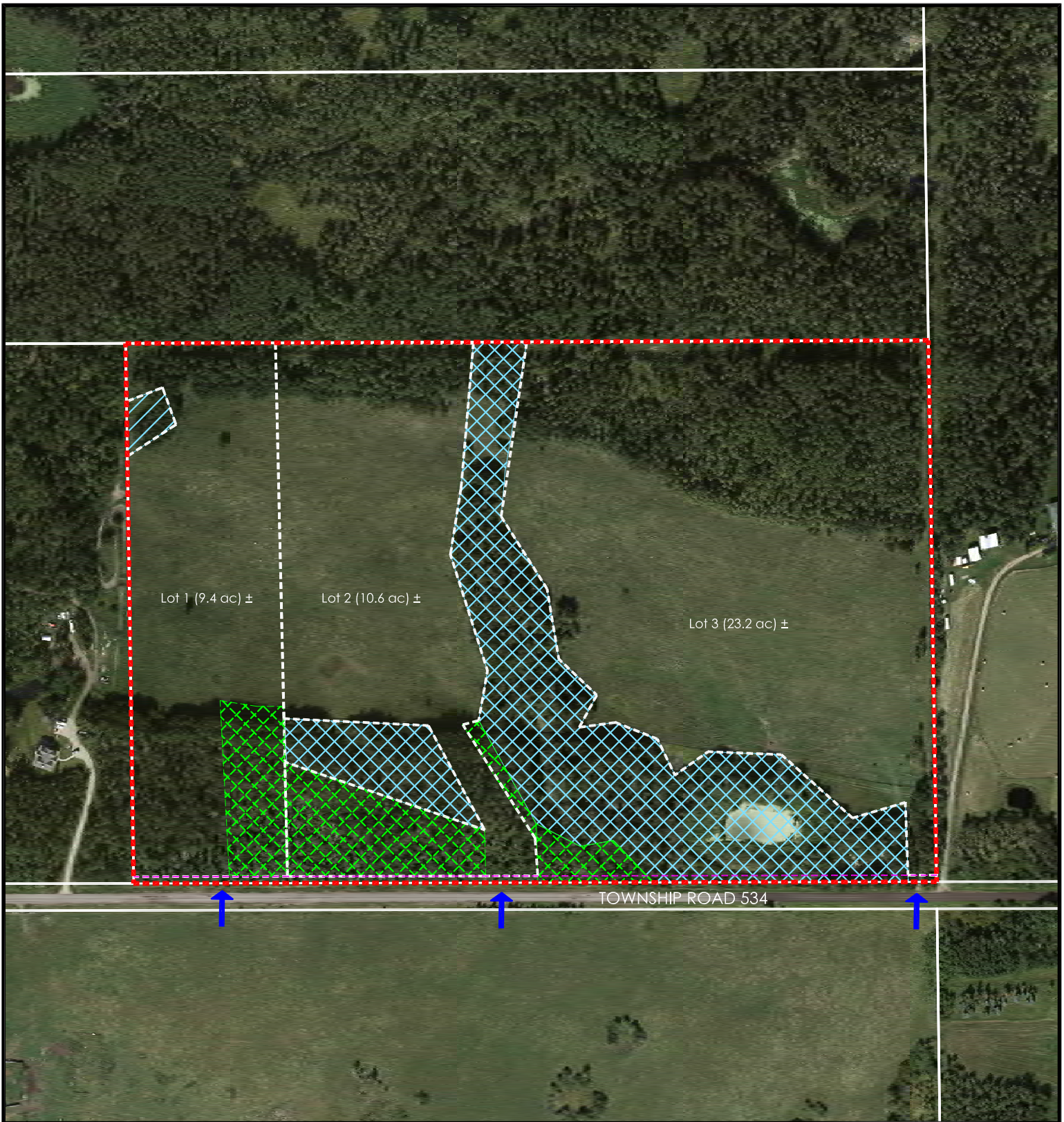
**Option 2, Figure 7
SW 30-53-21-W4**

- ■ ■ Conceptual Scheme =
Approx. 24.1 ha (59.55 ac) ±
- - - 5m Road Widening
- Lot 1 (9.4 ac) ± Lot 2 (10.6 ac) ± Lot 3 (23.2 ac) ±
- Proposed Environmental Reserve (12.6 ac) ±
- Proposed Environmental Reserve Easement (0.3 ac) ±
- Proposed Municipal Reserve (4.6 ac) ±
- ➔ Proposed Access

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CONCEPTUAL SCHEME

**Option 2, Figure 8
SW 30-53-21-W4**

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■ Conceptual Scheme =
 Approx. 24.1 ha (59.55 ac) ±
— 5m Road Widening
 Lot 1 (9.4 ac) ± Lot 2 (10.6 ac) ± Lot 3 (23.2 ac) ±

 Proposed Environmental Reserve (12.6 ac) ±

 Proposed Environmental Reserve Easement (0.3 ac) ±

 Proposed Municipal Reserve (4.6 ac) ±

➔ Proposed Access



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