
Conceptual Scheme Pt. of NW 07-51-22-W4

September 2014

Revised May 2016

Conceptual Scheme

Pt. NW 07-51-22-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 includes the remainder of NW 07-51-22-W4 and Lot 1A, Plan 012 0399. With the exception of Lot 1A, Plan 012 0399, lots that exist within the northern half of the quarter section have been excluded from this conceptual scheme area as no further subdivision potential exists for these lots pursuant to Section 6 of the Strathcona County conceptual scheme Policy. Although this conceptual scheme does not contemplate further subdivision of Lot 1A, Plan 012 0399, it is necessary to include within the plan area to accommodate the service road required within the conceptual scheme.
- 2.2. **Legal Descriptions: (see *Figure 2 – Air Photo*)**
- a) NW 07-51-22-W4; 32.07 ha (79.25 ac)
 - b) Lot 1A, Plan 012 0399; 7.69 ha (19.00 ac)
- 2.3. **Existing Land Uses: (see *Figure 2 – Air Photo*)**
- a) NW 07-51-22-W4; Single detached dwelling; shop; shed
 - b) Lot 1A, Plan 012 0399; vacant
- 2.4. **Adjacent Land Uses:**
- Within Quarter section:
- a) Lot 1C, Plan 012 0399; Single detached dwelling; detached garage; sheds
 - b) Lot 2, Plan 012 4725; Single detached dwelling; shop; detached garage
 - c) Lot 3, Plan 012 4725; Single detached dwelling
 - d) NW 07-51-22-W4; Single detached dwelling; detached garage; sheds
- North: Township Road 512, beyond which lies a quarter section containing two parcels zoned AG Agriculture: General.
- East: An unsubdivided quarter section zoned AG Agriculture: General.
- South: A quarter section containing three parcels zoned AG Agriculture: General.
- West: Highway 21, beyond which lies a quarter containing five parcels zoned RA Rural Residential / Agriculture and one parcel zoned AG Agriculture: General.

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- 2.5. **Canada Land Inventory Soil Rating:** All of the lands within the plan area are designated as Class 3 soils.
- 2.6. **Encumbrances:**
- a) **Caveat (registration # 002 216 996):** The Crown has a caveat registered against Lot 1A Plan 012 0399 for establishing a service road upon the western portion of the quarter section along Highway 21.
- 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 south half of the quarter section is currently zoned AG Agriculture: General. Pursuant to Land Use Bylaw 8-2001. 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.

Lot 1A, Plan 012 0399 in the northwest corner of the quarter section is currently zoned RA Rural Residential / Agriculture. This lot will not be required to be rezoned for the plan to be realized.

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. Both affected landowners (those owning property within the plan area) and adjacent residents (those owning property adjacent to the plan area) have been provided opportunity to provide input as part of the preparation of this plan.
- 3.3. This Conceptual scheme contemplates the potential subdivision of the quarter section into a total of eight (8) parcels. As there are already six (6) parcels on the quarter section, a total of two (2) additional lots may be accommodated under this plan.
- 3.4. The development concept shown in Figures 5 and 6 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.

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4. ENVIRONMENTAL CONSIDERATIONS

4.1. A Biophysical Assessment was prepared by Strathcona County in August 2013. 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 an elevation change of approximately eight metres, from 762 metres along the east property boundary to 754 metres in the southeast corner of the quarter section. The most significant landscape features are bog in the southwest and the Foley Lake Drainage Ditch which runs south down the west side of the subject area. There are also two well-developed forest stands in the southeast portion of the subject property.

b) Vegetation

Approximately 85 percent of the subject property has been cleared of upland vegetation and has been under agricultural management for at least four decades. The forest stands that remain on the subject property are predominantly aspen poplar interspersed with paper birch. Their understory consists of a variety of shrubs, mosses, forbes, wildflowers and grasses. Overall, the diversity of landscape and plant communities across the subject property is relatively high.

c) Wetlands

The wetlands located within the plan area fluctuate seasonally and provide important habitat for wildlife and various plant species. Typical wetland vegetation that indicates wet soils and water at or below surface was present. The wetlands are distinguished by abundant growth of grass species and willows; these wetlands provide both a localized groundwater recharge and a water storage function. They did not have distinct drainage corridors connecting them to other wetland features but the air photo review shows some connectivity between these features on the east half the quarter section.

d) Wildlife

Signs of wildlife within and surrounding the subject area were abundant at the time of biophysical assessment. A wildlife habitat corridor was identified adjacent to the eastern boundary of the subject quarter section. Deer, moose, coyote and rabbit scat as well as tracks and bedding areas were observed throughout the tree stands on the subject property. Frogs and various insects were observed within bog. Given the evidence found, the priority habitat includes the bog, poplar forest stands, ephemeral wetlands and Foley Lake Drainage Ditch.

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5. RESERVES

- 5.1. Municipal Reserve shall be dedicated in accordance with the Municipal Government Act and County Policy.
- 5.2. The form of Municipal Reserve dedication may be dedicated as land, cash-in-lieu or a combination of the two.
- 5.3. Further to 5.2, the forest stands 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. Therefore, Conservation Easements may be registered on the private parcels which protect these landscape features in perpetuity will be considered as illustrated in Figures 5 and 6.
- 5.4. The bog habitat identified for conservation is environmentally significant land and wildlife habitat; however, there is difficulty gaining access to these areas for management as Environmental Reserve. Therefore, Environmental Reserve Easements 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 bog habitat in perpetuity.
- 5.5. Should an Environmental Reserve Easement not be agreed upon by the municipality or the landowner, then the bog habitat identified in Figures 5 and 6 shall be dedicated as Environmental Reserve (ER) and in order to provide public access, a strip of land surrounding the bog habitat and along the common property line of proposed lots 3 and 4 shall also be dedicated as ER in accordance with County policy.
- 5.6. Any ER 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.
- 5.7. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of any Environmental Reserve, Environmental Reserve Easement or Conservation Easement required at the time of subdivision.

6. TRANSPORTATION

- 6.1. As the subject area is located within 800 meters of Provincial Highway 21, a Roadside Development Permit must be issued by Alberta Transportation before any development may occur within the subject lands.
- 6.2. Alberta Transportation has indicated that Highway 21 has been identified for future upgrades that may include twinning of the Highway adjacent to the subject property and the potential for an interchange to be located at the intersection of Township Road 512 and Highway 21. In this regard, Alberta Transportation will require that prior to the subdivision of additional parcels:
 1. all existing direct access points to Highway 21 are to be removed and no new direct access will be permitted.
 2. a service road is to be constructed along the ~~western boundary of the plan area~~ eastern boundary of proposed Lot 1, which will provide access to additional parcels.

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- 6.3. Should an application for subdivision be submitted prior to Alberta Transportation initiating upgrades to Highway 21 and/or the construction of a service road, the applicant shall be responsible for constructing the portion of the required service road from Township Road 512 up to and including necessary area to provide access to proposed Lot 4 as identified on Figures 5 and 6.
- 6.4. Further to section 6.3, at the time of subdivision registration, a caveat shall be registered on certificate of title for proposed Lot 4, which ensures that the land necessary to extend the service road is available to Alberta Transportation in order to provide access to properties south of the plan area as needed. Alberta Transportation will be responsible for all costs associated with the construction of the portion of service road south of the access for proposed Lot 4. In addition, at the time of subdivision registration, the required road widening along Township 512 as well as the required corner cut at the intersection of Township Road 512 and Highway 21 shall be registered on certificate of title for proposed Lot 1 to ensure that the land necessary for a future interchange is available to Alberta Transportation. Alberta Transportation will be responsible for all costs associated with construction of the future interchange.
- 6.5. Should Alberta Transportation initiate upgrades to Highway 21 and/or construct a service road on the subject property prior to subdivision commencing in accordance with this conceptual scheme, Alberta Transportation will be responsible for all associated costs and land acquisition required for the construction.
- a) As part of a subdivision application, the completion of a Traffic Impact Assessment (TIA) for the intersection of Highway 21 and Township Road 512 satisfactory to Strathcona County and Alberta Transportation will be required.
- 6.6. The final design of the service road will be determined at the time of subdivision. The roadway including any required turnaround must be designed in accordance with Alberta Transportation requirements and Strathcona County's Design & Construction Standards and meet provincial and municipal regulations for any portion of the roadway that may impact natural drainage courses.
- 6.7. Construction of the service road as part of a subdivision application will require the owner/developer to enter into a Development Agreement with Strathcona County for financial obligations associated with the required road improvements.
- 6.8. All access to the proposed lots shall be provided from the future service road upon its construction. For the purpose of this Conceptual scheme, accesses are considered part of the service road design and construction when referenced.
- 6.9. Access locations shall be provided in general accordance with Figures 5 and 6 but are to be confirmed by Strathcona County at the time of subdivision.
- 6.10. All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.

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- 6.11. 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.
- 6.12. A Noise Attenuation Assessment may be required at the time of subdivision. A noise caveat may be required to be registered on lots adjacent to Highway 21. The owner/developer will be required to address noise attenuation to the satisfaction of Alberta Transportation and Strathcona County's Design and Construction Standards.

7. SERVICING AND UTILITIES

- 7.1. Prior to subdivision application, 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 Strathcona County criteria.
- 7.2. The Biophysical Assessment identified that the Foley Lake Drainage Ditch facilitates drainage southward from adjacent properties and thus needs to be maintained. As part of any application for subdivision in accordance with this conceptual scheme, the applicant will be responsible for ensuring the drainage flows of the Foley Lake Drainage Ditch are maintained through one or a combination of the following as identified in Figure 5 ~~and 6~~ ~~Option A and Option B~~:
- Incorporating drainage provisions within the design of the service road that can accommodate necessary flow capacity to the satisfaction of Strathcona County; and/or
 - the registration of a drainage easement that protects the existing overland drainage course and on all private properties within the plan area that it runs through.
- 7.3. Should Alberta Transportation have need to construct the service road prior to an application for subdivision being submitted and the landowner prefers that drainage from the Foley Lake Drainage Ditch is facilitated in the service road design at that time, any additional cost related to facilitating the drainage as part the construction of the service road at that time will be borne by the landowner.
- 7.4. An existing ATCO Pipeline's pipeline crosses through the northwest corner of proposed Lot 1 and an existing ATCO Gas right-of-way extends along the western boundary of the plan area parallel to Highway 21. If it should be necessary to lower, relocate, or make any alterations to the existing pipeline and/or appurtenances due any the requirements outlined in this conceptual scheme to facilitate subdivision, all costs will be borne by the developer/landowner. In this regard, the term developer is intended to include Alberta Transportation should the province instigate the service road as outlined in Section 6.5.
- 7.5. A drainage easement will be required along the eastern boundary of proposed Lot 2 as identified in Figures 5 ~~and 6~~.
- 7.6. Wherever a drainage easement is utilized within the plan area, it shall be the responsibility of the landowner to maintain the canal.
- 7.7. The applicant may be required to provide a surface drainage assessment to address pre- and post-development drainage and recommendations to eliminate any negative impacts

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on adjacent or downstream areas. The assessment shall be completed by a qualified professional.

- 7.8. The applicant will be required to contact Alberta Environment regarding any potential drainage licenses and/or approvals for the conveyance of drainage from either onsite or offsite lands.
- 7.9. Existing and proposed private sewage system discharge locations shall comply with Provincial set-back requirements.
- 7.10. 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
- 7.11. The applicant may be required to provide a stormwater management and site grading plan to the satisfaction of Strathcona County
- 7.12. 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 may, through the redistricting and/or subdivision process, be required to address the provision of private sewage systems, the construction of required accesses, surface drainage, rural road levies and any other matter deemed applicable, to the satisfaction of Strathcona County.
- 8.2. Technical considerations, including a geotechnical assessment, stormwater management report, and any other studies deemed appropriate by Strathcona County, shall be addressed to the satisfaction of Strathcona County at the time of redistricting and/or subdivision application.
- 8.3. 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.
- 8.4. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.5. 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.
- 8.6. 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 Land Use Bylaw.

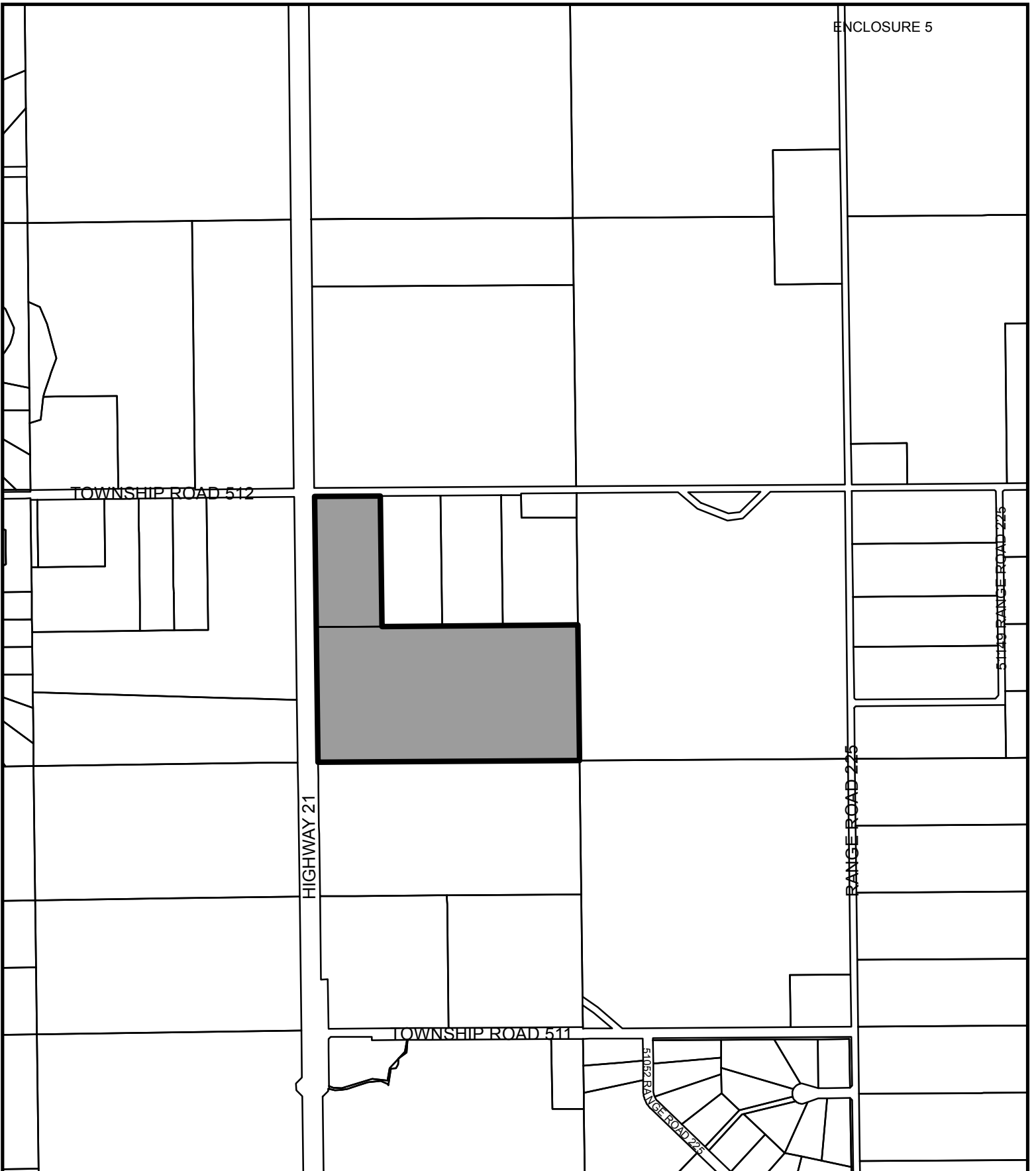
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- 8.7. A subdivision application will be subject to the municipal policies, standards or regulations in effect at the time of the subdivision application, should the said policies differ from those outlined within this plan it shall be at the discretion of the Director of Planning and Development Services as to which policies, standards or regulations will be applied.
- 8.8. Where any changes are proposed to the Council adopted Conceptual scheme it will be at the discretion of the Director of Planning and Development Services to determine if an amendment to the adopted Conceptual scheme is required.

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.



**LOCATION MAP
FIGURE 1**

NW 7-51-22-W4

 **Subject Area**

PLANNING & DEVELOPMENT SERVICES



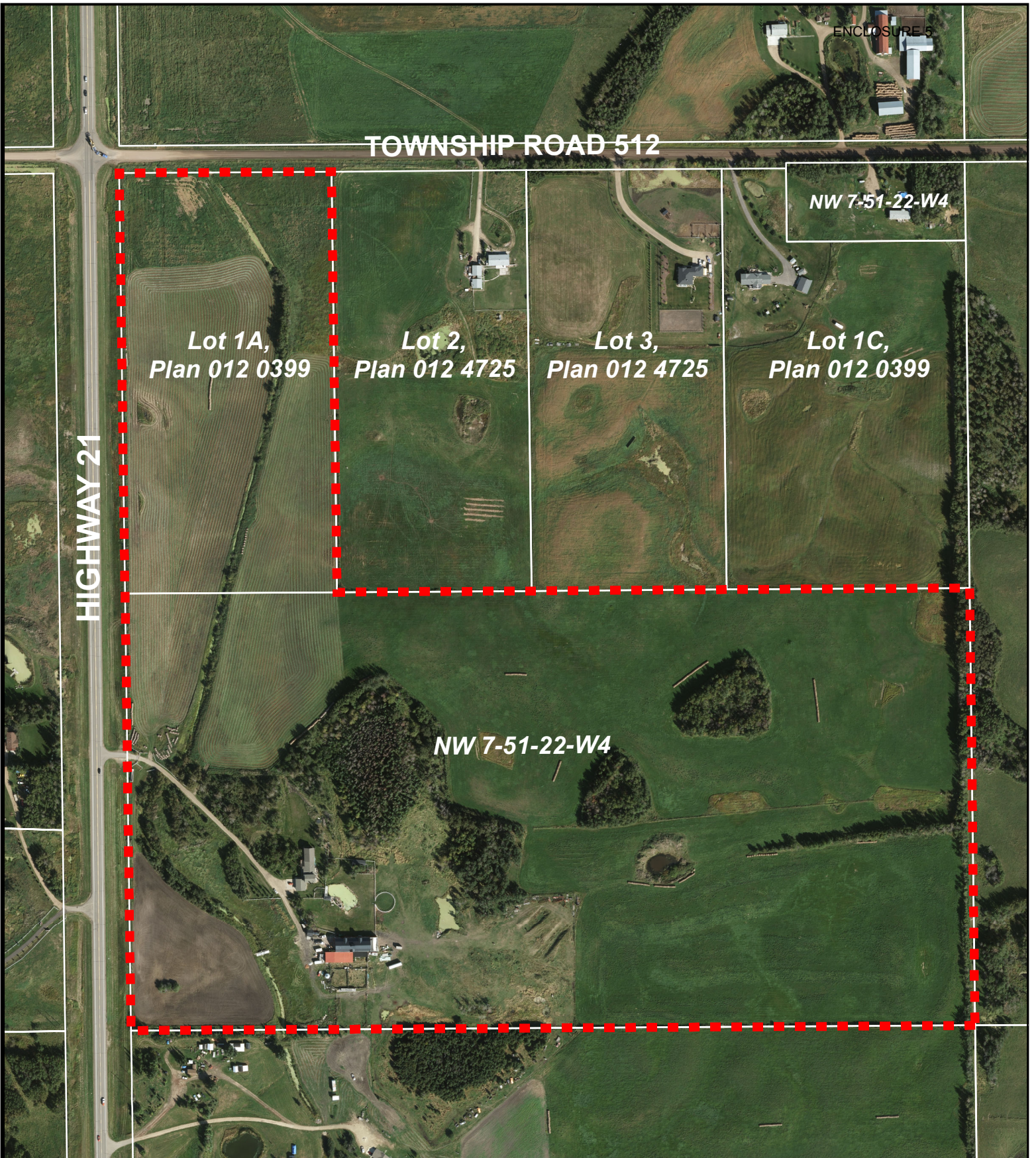
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File No.: 4090-2016CS001

Date Drawn: June 2, 2016

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Scale: Not to Scale



AIR PHOTO
FIGURE 2
NW 7-51-22-W4

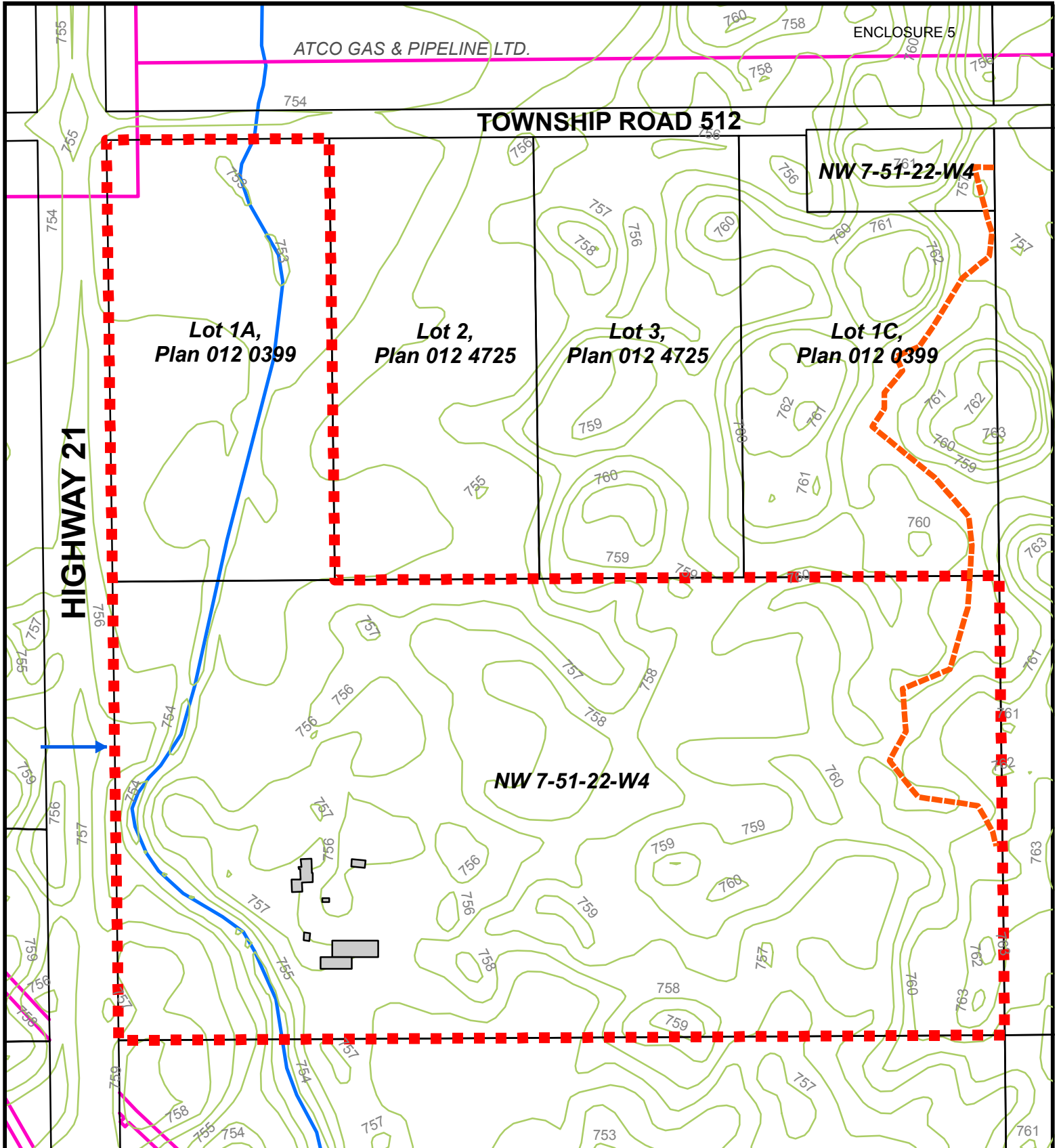
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 **Subject Area**

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SITE FEATURES - FIGURE 3
NW 7-51-22-W4

- Conceptual Scheme =
Approx. 39.5 ha (97.6 ac)
- 2m Contours
- Existing Access
- Pipeline Right of Way
- Drainage Swale
- Drainage Easement
- Buildings

PLANNING & DEVELOPMENT SERVICES



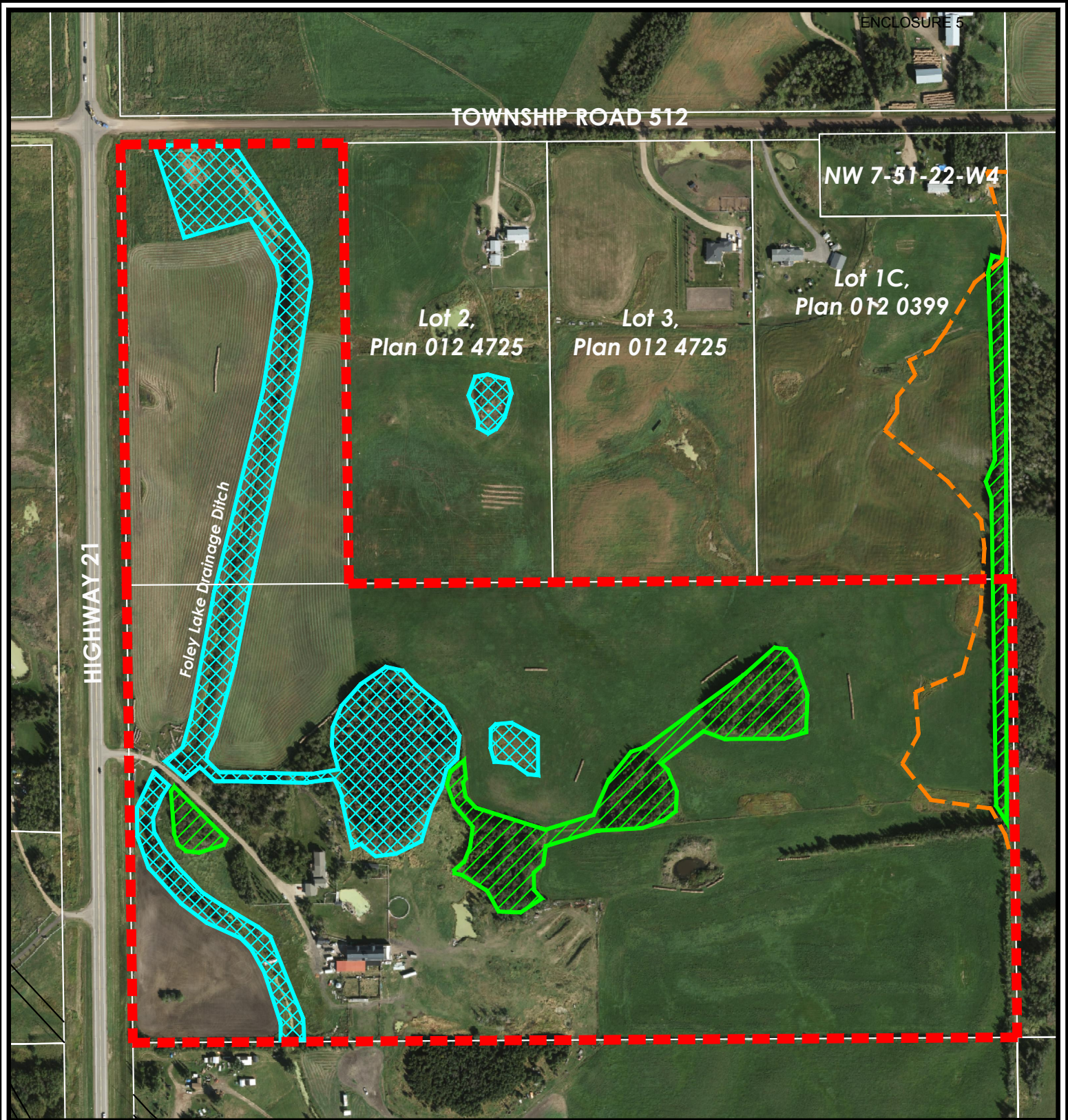
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BIOPHYSICAL - FIGURE 4
NW 07-51-22-W4

- Conceptual Scheme =
Approx. 39.5 ha (97.6 ac) ±
- Environmentally Significant Lands
- Qualifies for Environmental Protection
- Drainage Easement

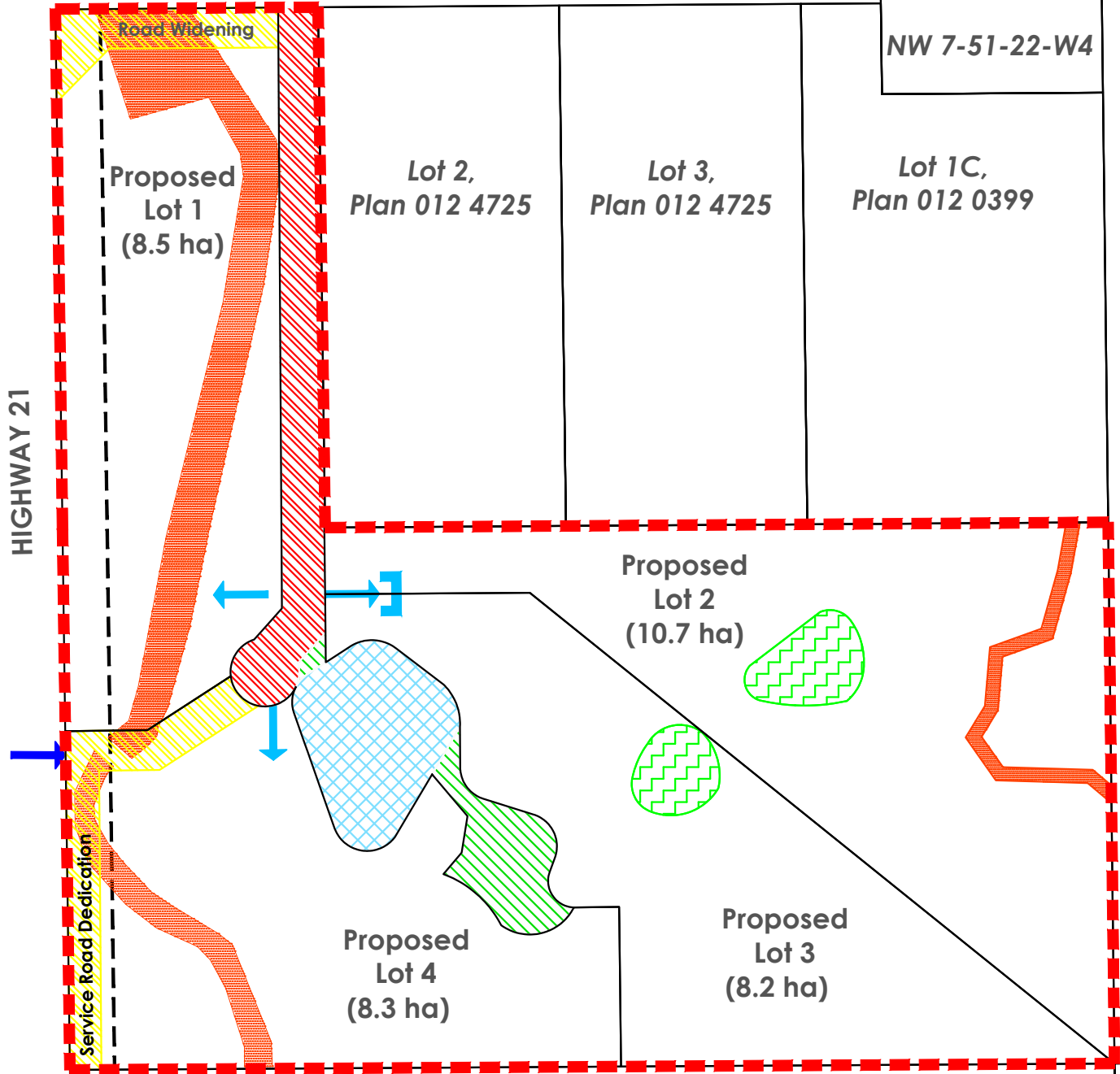
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TOWNSHIP ROAD 512

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DEVELOPMENT CONCEPT - FIGURE 5
NW 07-51-22-W4

- Conceptual Scheme
Approx. 39.5 ha (97.6 ac) ±
- Proposed Environmental Reserve
Approx. 1.31 ha (3.24 ac) ±
- Proposed Municipal Reserve
Approx. 0.7 ha (1.75 ac) ±
- Proposed Conservation Easement
Approx. 0.8 ha (1.98 ac) ±
- Drainage Easement
- Constructed Road
- Road Dedication
- ATCO Gas Right of Way
- ATCO Pipeline Right of Way
- Joint Access
- Proposed Access
- Existing Access













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DEVELOPMENT CONCEPT - FIGURE 6
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-  Conceptual Scheme
Approx. 39.5 ha (97.6 ac) ±
-  Proposed Environmental Reserve
Approx. 1.31 ha (3.24 ac) ±
-  Proposed Municipal Reserve
Approx. 0.7 ha (1.75 ac) ±
-  Proposed Conservation Easement
Approx. 0.8 ha (1.98 ac) ±
-  Drainage Easement
-  Constructed Road
-  Road Dedication
-  ATCO Gas Right of Way
-  ATCO Pipeline Right of Way
-  Joint Access
-  Proposed Access
-  Existing Access

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