
Conceptual Scheme

NW 31-52-21-W4

October 2017

Conceptual Scheme

NW 31-52-21-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; and
 - b) according to the regulations of Service Policy SER-008-019, the land being proposed for rezoning or subdivision has the potential to be subdivided as part of more than one subdivision application;

2. OVERVIEW

- 2.1. **Plan Area:** The plan area for this conceptual scheme includes the NW 31-52-21-W4 with the exception of a previously subdivided first parcel out. The first parcel out has been excluded from the conceptual scheme area as no further subdivision potential exists for this lot pursuant to Section 6 of the Strathcona County conceptual scheme Policy.
- 2.2. **Legal Descriptions:** (see *Figure 1 – Location Plan* and *Figure 3 – Air Photo*)
- a) NW 31-52-21-W4 (61.9 ha)
- 2.3. **Existing Land Uses:** (see *Figure 3 – Air Photo*)
- a) NW 31-52-21-W4: agriculture land
- 2.4. **Canada Land Inventory Soil Rating:** approximately 90% of the property is made up of Class 2 Soil. The remainder of the subject quarter consists of Class 3 soil.
- 2.5. **Adjacent Land Uses:**
- a) North: Township Road 530, beyond which lies two lots zoned AG Agriculture: General, two lots zoned RS Small Holdings, and one lot zoned PC Conservation;
 - b) East: one parcel zoned AG Agriculture: General, and four lots zoned RA Rural Residential/Agriculture;
 - c) South: one parcel zoned AG Agriculture: General, and two lots zoned RA Rural Residential/Agriculture;
 - d) West: Range Road 220, beyond which lies a quarter section that has an approved conceptual scheme that contemplates a potential of ten residential lots and reserve dedications. The south 80 acres is zoned AG Agriculture: General, the north 80 acres includes five residential lots and 6 reserve lots that are zoned DC 80 Direct Control District and PC Conservation in accordance with the approved conceptual scheme.

Conceptual Scheme

NW 31-52-21-W4

- 2.6. **Encumbrances:**
a) **Pipeline Right of Way:** A gas pipeline right of way in the name of ATCO Gas and Pipelines Ltd. parallel to the north boundary one hundred (100) feet and one hundred and twenty (120) feet respectively perpendicularly distant southerly therefrom.

- 2.7. **Municipal Development Plan:** The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan Bylaw 20-2017. MDP Bylaw 20-2017 does not provide consideration for the use of conceptual schemes within the Agricultural Small Holdings Policy Area to facilitate subdivision. However, the application for this conceptual scheme was deemed complete prior to the adoption of Bylaw 20-2017. In accordance with MDP Bylaw 20-2017 implementation policy, applications in relation to new or amended Conceptual Schemes are governed by the transitional rules within Section 3 of enacting Bylaw 20-2017 which states that Council may approve a new conceptual scheme where an application is consistent with preceding MDP Bylaw 1-2007 and had been deemed complete prior to the adoption of Bylaw 20-2017.

In accordance with Bylaw 1-2007 the subject lands area located within the Agriculture Small Holdings Policy Area. Policy within MDP Bylaw 1-2007 for this area requires that a conceptual scheme that is consistent with the policy within MDP 1-2007 is prepared and adopted by Council prior to a subdivision application that exceeds two lots per quarter section being considered. This conceptual scheme is consistent with the policy contained within MDP Bylaw 1-2007.

- 2.8. **Land Use Bylaw:** The subject lands are currently districted AG Agriculture: General. Pursuant to Land Use Bylaw 6-2015, rezoning to an appropriate land use district will be required prior to subdivision approval. The appropriate land use district will depend upon the size of parcels proposed for subdivision.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1. The goal of this Conceptual Scheme is to establish a framework for development of the land that compliments and enhances the traditional rural residential lifestyle found in the area, while ensuring that the policies and guidelines within the applicable statutory plans and bylaws are addressed. The objective of the 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.
- 3.3. This Conceptual Scheme contemplates the potential subdivision of the quarter section into a total of six (6) lots. As there is already one (2) lots on the quarter section, a total of four (4) additional lots may be accommodated under this plan.
- 3.4. The development concept shown in Figures 5 & 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**).

Conceptual Scheme

NW 31-52-21-W4

4. ENVIRONMENTAL CONSIDERATIONS

4.1. A Biophysical Assessment was prepared by Strathcona County in May of 2014. The Assessment consisted of a field reconnaissance and air photo analysis to identify landscape features, vegetation and wildlife. The information was used to make recommendations for Environmental and Municipal Reserve dedications.

4.1.1. **Landscape Overview**

Overall, the landscape was hummocky, knob and kettle terrain with a change in elevation from 737 meters in the far north east corner of the property to 726 meters in the far south west corner in the bottoms of the kettles. The most significant landscape features are the unaltered wetlands, particularly the large bogs and their surrounding upland poplar forests.

4.1.2. **Vegetation & Wildlife**

Approximately 35% of the subject property has been cleared of upland vegetation and has been under agriculture management for several decades.

There were four relatively large bogs on the subject property and one smaller bog. These bogs are formed in kettle depressions that were once wetlands that have become terrestrialized.

Overall, the diversity of landscape and plant communities across the subject property is relatively high. The bogs and upland forested areas provide important wildlife habitat and corridors for larger species like deer and moose while the semi-permanent and ephemeral wetlands offer excellent habitat for local wildlife, specifically reptiles, amphibians, songbirds and waterfowl. The priority habitat occurs in the areas that have not been cleared for agricultural use. Wetlands, including bogs and those areas that have not been previously altered for agriculture should be conserved. Reserves required within the plan have been identified in such a way to conserve representative lands across the subject property.

5. RESERVES

5.1. Municipal reserves shall be dedicated in accordance with the Municipal Government Act and County Policy in effect at the time of subdivision. Municipal reserve shall be dedicated as land or cash-in-lieu or a combination of the two to the satisfaction of Strathcona County.

5.2. Multiple wetland features have been identified within a contiguous area of the northern portion of the plan area that can be accessed from Township Road 530. Environmental reserve will be dedicated to encompass these features as illustrated in Figures 5 & 6.

5.3. The wetland feature located in the south east area of the plan area does not have direct physical access to a municipal road. In this regard, environmental reserve easement will be utilized to protect this feature as illustrated in Figures 5 & 6.

5.4. The wetland feature along the southeast corner of the plan area that abuts Range Road 220 will be protected by an environmental reserve easement. The use of an environmental

Conceptual Scheme

NW 31-52-21-W4

reserve easement will enable direct access to a municipal road for proposed Lot 4 and Lot 5 while still providing an appropriate buffer area for the wetland features as illustrated in Figures 5 & 6.

- 5.5. Environmental reserve and environmental reserve easement 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.
- 5.6. The landowner will be required to provide fencing and/or marker posts to delineate the boundaries of the municipal reserve and environmental reserve lot(s) as well as the environmental reserve easement at time of subdivision in accordance with Strathcona County policy and standards.

6. TRANSPORTATION

- 6.1. Range Road 220 adjacent to the west boundary of this quarter section is currently recognized as a Class II unimproved roadway. Township Road 530 adjacent to the north boundary of this quarter section is currently recognized as a Class I unimproved roadway. Land dedication along the entire length of the subject parcel adjacent to Township Road 530 and Range Road 220, excluding the previously subdivided first parcel out, 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. Land dedication to accommodate a corner cut will be required at the intersection of Township Road 530 and Range Road 220 and shall be provide in accordance with Strathcona County Policy.
- 6.3. Existing and proposed access locations shall be provided in general accordance with Figures 5 & 6 but exact locations are to be confirmed by Strathcona County at time of subdivision.
- 6.4. Due to the proximity of the wetland located at the front of proposed Lot 4 and Lot 5 access and/or driveways will require Water Act approval prior to construction.
- 6.5. All accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.
- 6.6. 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 time of subdivision endorsement.

7. SERVICING AND UTILITIES

- 7.1. A geotechnical report shall be required as part of an application for subdivision. Geotechnical testing shall be conducted by a qualified professional on the proposed lots that area undeveloped so that suitable locations can be chosen for building sites and private sewage disposal systems.
- 7.2. Further to paragraph 7.1, a Suitable Development Area plan showing the suitable building site locations in accordance with the requirements of Alberta Environment and Parks as

Conceptual Scheme

NW 31-52-21-W4

well as the Strathcona County Design and Construction Standards shall be provided as part of an application for subdivision.

- 7.3. 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.
- 7.4. As part of a subdivision application, the applicant may be required to provide an overland 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.
- 7.5. As part of a subdivision application, the applicant may be required to provide information prepared by 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.
- 7.7. Alterations to or obstruction of existing drainage courses, wetlands, or other bodies of water will not be permitted without prior approval from Alberta Environment and Sustainable Resources Development and Strathcona County.

8. DEVELOPMENT CRITERIA

- 8.1. The applicant/landowner must rezone the subject lands to an appropriate land use district prior to endorsement of any subdivision.
- 8.2. Any application to subdivide must be in accordance with the approved Conceptual Scheme. 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.
- 8.4. The applicant/landowner must obtain Historical Resources Act approval prior to endorsement of any subdivision approval.
- 8.5. As part of subdivision application, supporting technical studies, including further geotechnical assessment, traffic impact assessment, stormwater management report, noise attenuation assessment and any other studies deemed necessary by Strathcona County, may be required to ensure the proposed subdivision is suitable for the purpose to which the subdivision is intended.

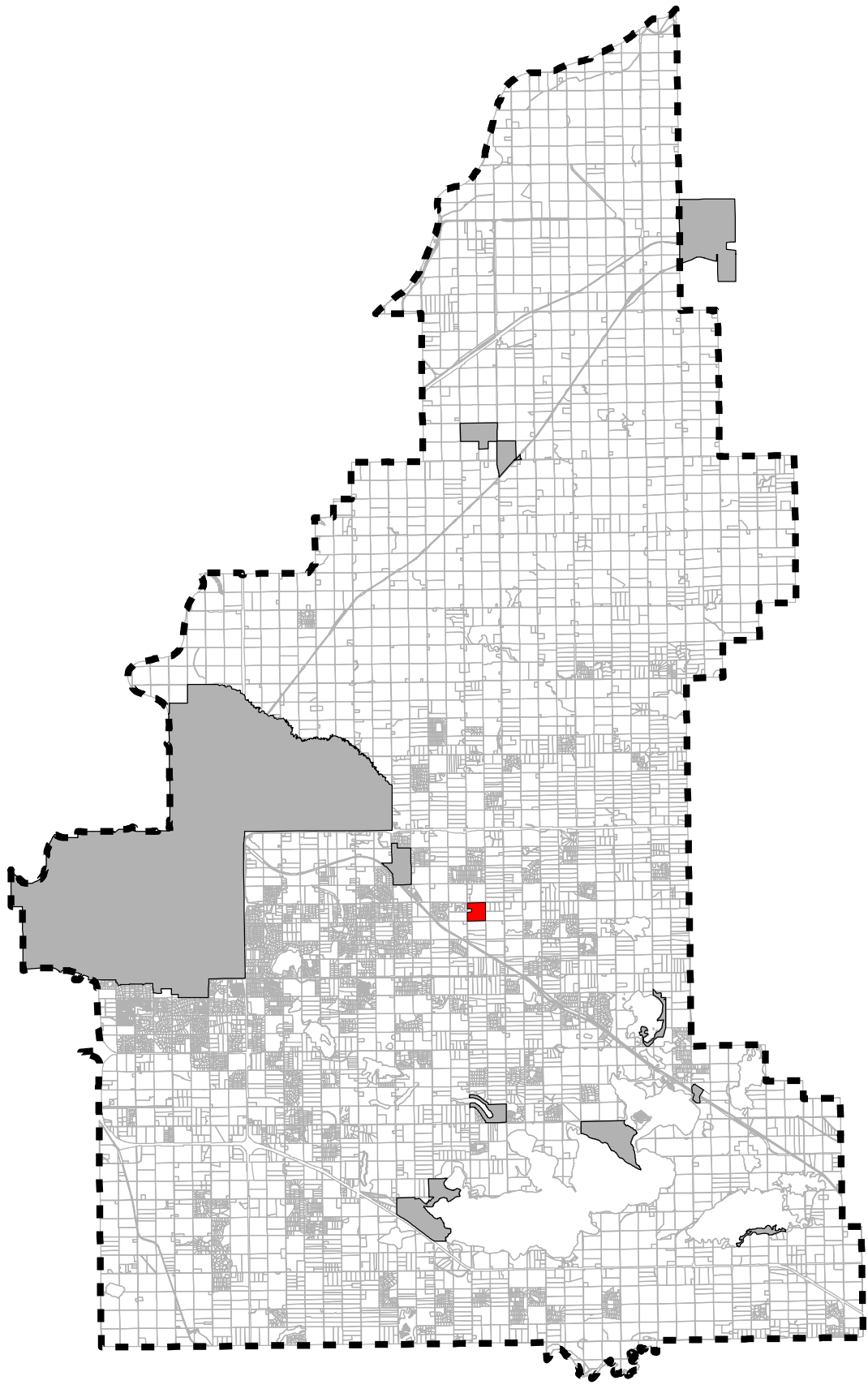
Conceptual Scheme

NW 31-52-21-W4

- 8.6. The design and development of future lots 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 Parks 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 Parks and Strathcona County.
- 8.7. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.8. Exact location of property lines and lot areas shall be determined as time of subdivision. All proposed lots shall comply with the regulations of the Land Use Bylaw.
- 8.9. A subdivision application will be subject to the municipal policies, standards or regulations in effect at the time of the subdivision and/or rezoning 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.
- 8.10. 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

- 9.1. Nothing in this Conceptual Scheme shall be interpreted as relieving a person from complying with federal and/or provincial statutes or municipal bylaws and/or policy. In the event of a conflict between any of the provisions of this Conceptual Scheme and the provisions of any statute, bylaw and/or policy, the provisions of the statute, bylaw and/or policy shall prevail.



RURAL LOCATION MAP

NW 31-52-21-W4

FIGURE 1

 TITLED AREA

FILE NUMBER: 4090-2015CS005



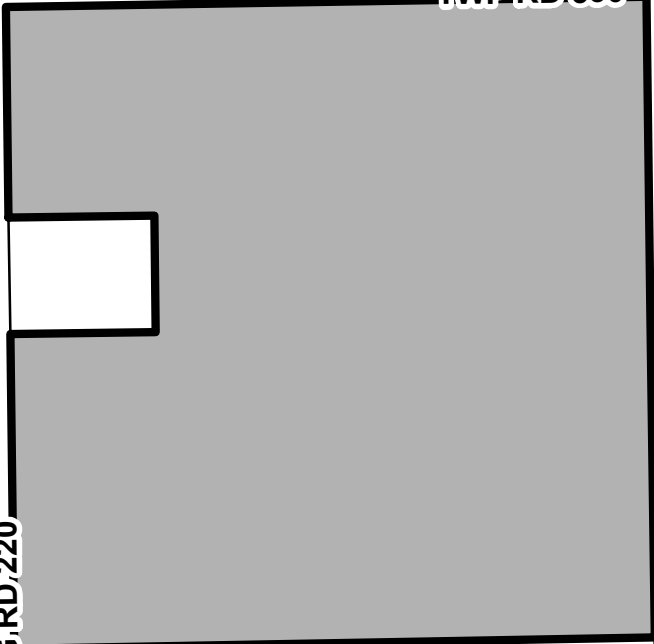
DATE DRAWN: Jun 09, 2017



RNG RD 220

TWP RD 530

RNG RD 220



LOCATION MAP

NW 31-52-21-W4

FIGURE 2

 TITLED AREA

FILE NUMBER: 4090-2015CS005



AIRPHOTO MAP

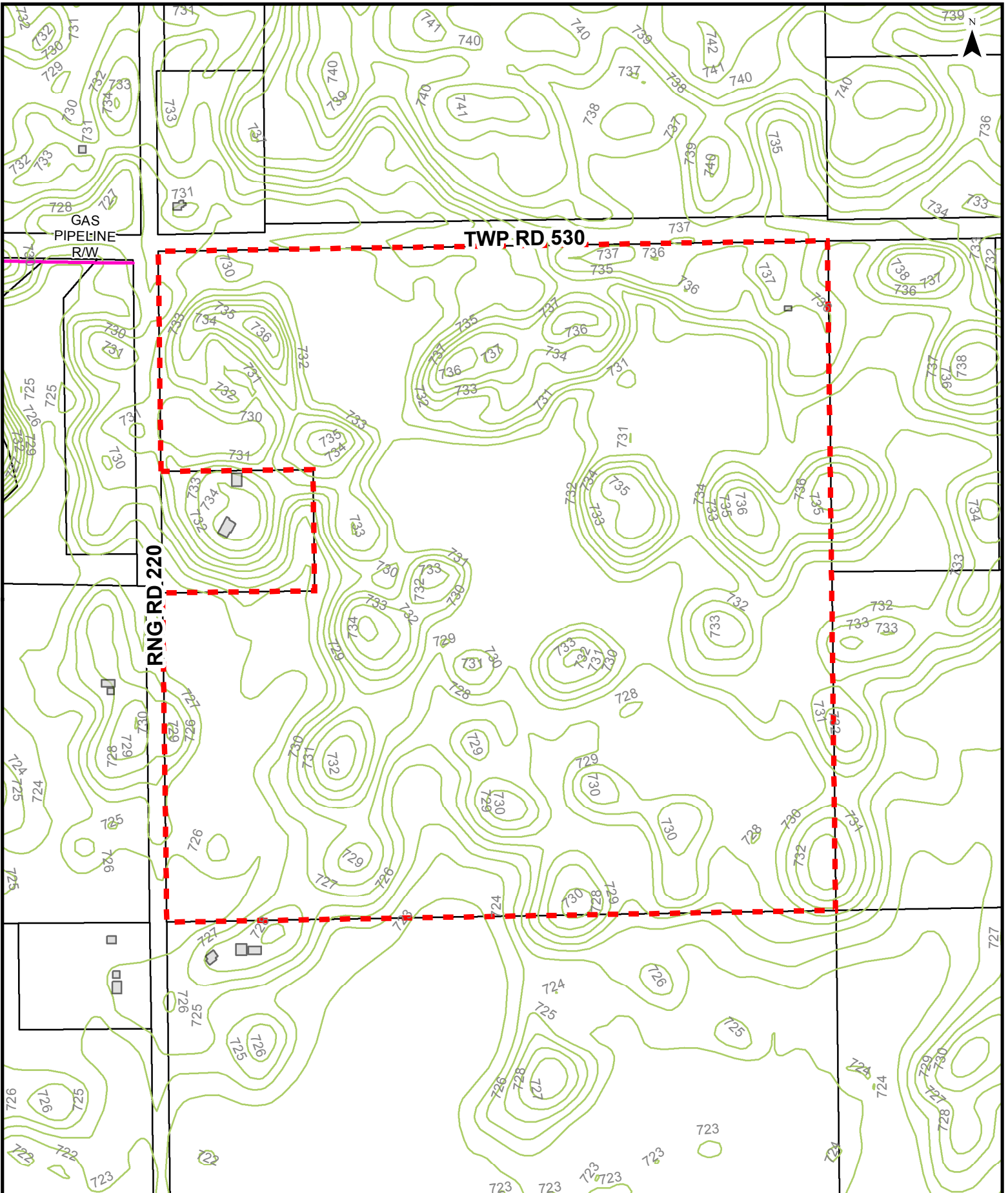
NW 31-52-21-W4

FIGURE 3

 **TITLED AREA**

FILE NUMBER: 4090-2015CS005

 **STRATHCONA COUNTY**
DATE DRAWN: Jun 09, 2017



SITE FEATURES

NW 31-52-21-W4

FIGURE 4



**CONCEPTUAL SCHEME =
APPROX. 62.79 HA (155.15 AC)**



1m Contours

FILE NUMBER: 4090-2015CS005

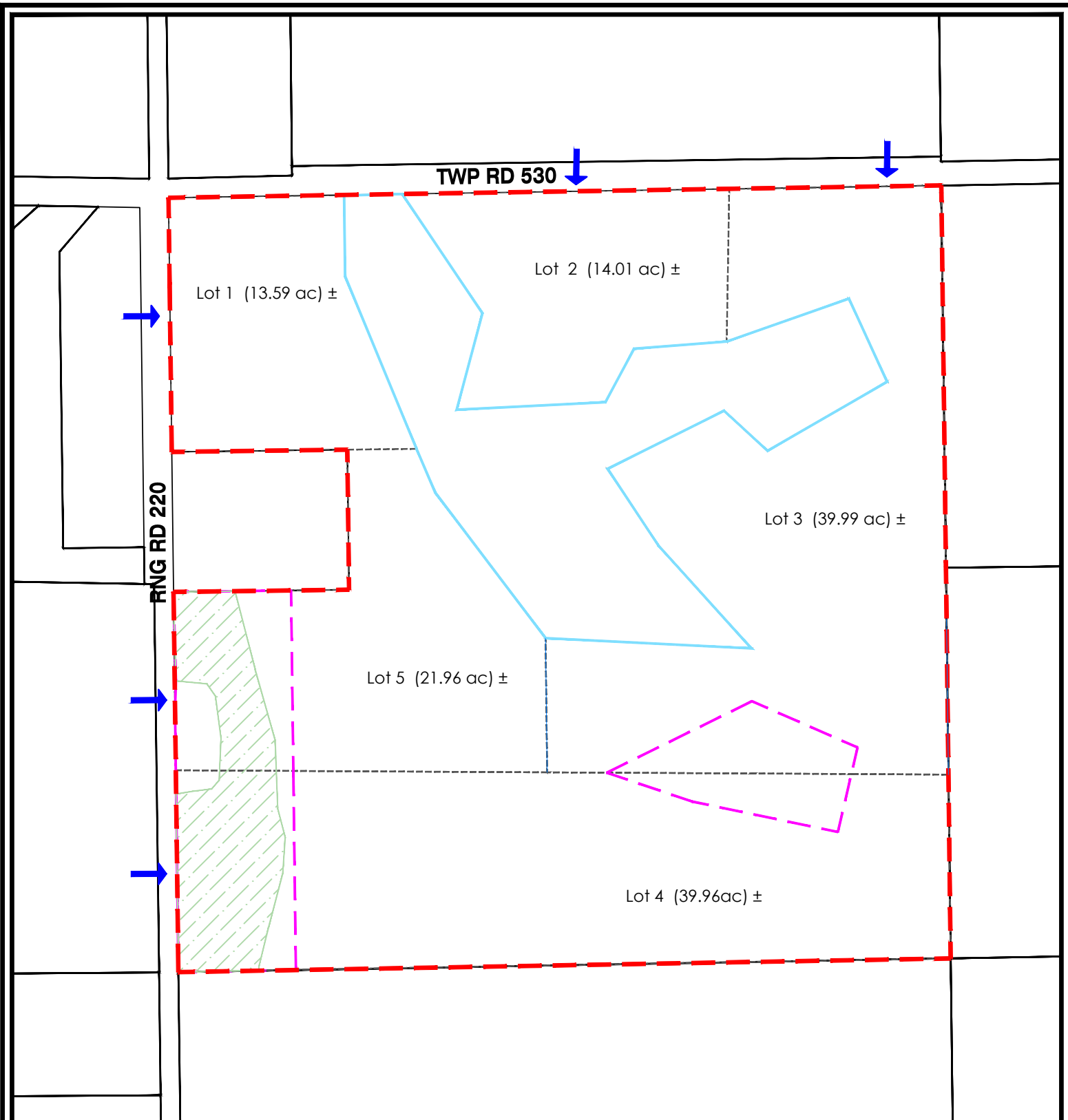


Buildings

Right of Way

**STRATHCONA
COUNTY**

DATE DRAWN: Jun 09, 2017



CONCEPTUAL SCHEME- FIGURE 5
NW 31-52-21-W4

- - - - Conceptual Scheme =
Approx 153 ac ±
- _ _ _ _ Proposed Environmental Reserve =
Approx 24.32 ac ±
- - - - Environmental Reserve Easement =
Approx 16.88 ac ±
- ➔ Proposed Access
- / / / / Wetland

PLANNING & DEVELOPMENT SERVICES



Drawn by: M. Fraser

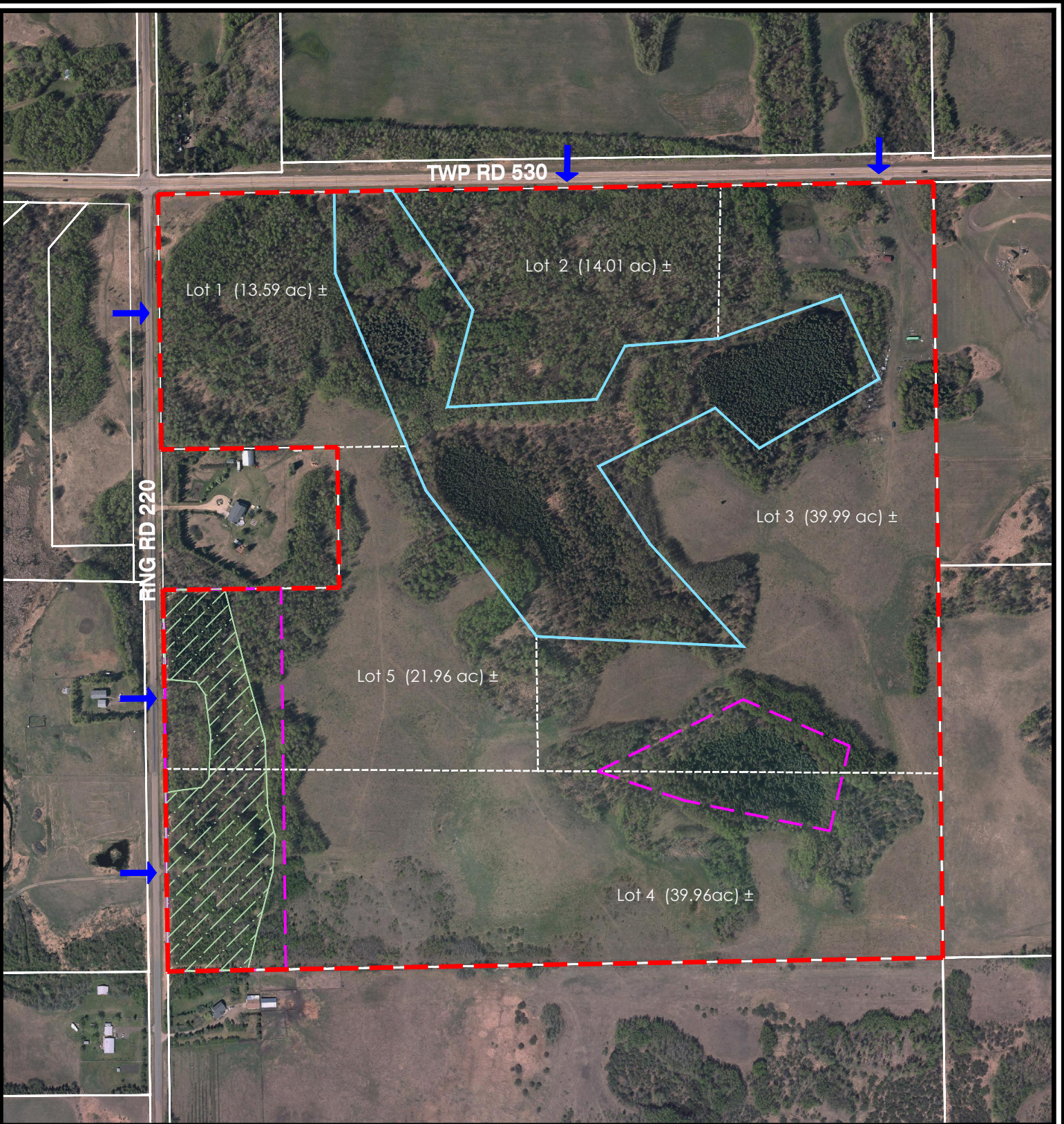
File No.: 4090-2015CS005

Date Drawn: Oct 7, 2015

Dwg No.:
 N:\PDS Admin\4000 - 4499 Land Use Services\
 4090 Land Use Bylaw -Conceptual Plans\
 2015\2015CS005\MAPS

Revision Date: Dec 07, 2016

Scale: Not to scale



CONCEPTUAL SCHEME- FIGURE 6
NW 31-52-21-W4

- - - Conceptual Scheme =
Approx 153 ac ±
- _ _ _ Proposed Environmental Reserve =
Approx 24.32 ac ±
- - - Environmental Reserve Easement =
Approx 16.88 ac ±
- ➔ Proposed Access
- / / / Wetland

PLANNING & DEVELOPMENT SERVICES



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Dwg No.:
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 4090 Land Use Bylaw -Conceptual Plans\
 2015\2015CS005\MAPS

Revision Date: Dec 08, 2016

Scale: Not to scale