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# Conceptual Scheme

## Pt. SW 21-53-21-W4

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April 2017

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# Conceptual Scheme

## Pt. SW 21-53-21-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; 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 the policies of the Agricultural Small Holdings Policy Area of the Municipal Development Plan require that a conceptual scheme is prepared prior to subdivision.

### 2. OVERVIEW

- 2.1. **Plan Area:** The plan area for this conceptual scheme is the north half of SW 21-53-21-W4.
- 2.2. **Legal Descriptions:** (see **Figure 1 – Location Plan** and **Figure 2 – Air Photo**)
- a) SW 21-53-21-W4; 32.41 ha (80.09 ac)
- 2.3. **Existing Land Uses:** (see **Figure 2 – Air Photo**)
- a) SW 21-53-21-W4; Agricultural land; vacant
- 2.4. **Adjacent Land Uses:**
- Within subject quarter section:
- a) Lot E, Plan 2379TR; Single detached dwelling; detached garages; sheds; barn
  - b) Lot B, Plan 4459RS; Manufactured home; detached garages; sheds; barn
- North: A quarter section containing two parcels zoned RA Rural Residential/Agriculture and four parcels zoned AG Agriculture: General.
- East: A quarter section containing four parcels zoned AG Agriculture: General.
- South: A quarter section containing four parcels zoned AG Agriculture: General.
- West: Range Road 214, beyond which lies a quarter section containing two parcels zoned AG Agriculture: General.
- 2.5. **Canada Land Inventory Soil Rating:** Most of the land within the plan area is designated as Class 3 soils, with a small portion along the east boundary designated as Class 2 soils.
- 2.6. **Encumbrances:**
- a) Utility Right of Way (registration # 6260PH): ATCO Gas and Pipelines Ltd. has a utility right of way registered on a portion of the land.
  - b) **Caveat (registration # 022 170 627):** ATCO Gas and Pipelines Ltd. has a caveat registered against SW 21-53-21-W4 for a surface lease of 0.006 acres for the purpose of a heat valve.

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- 2.7. **Municipal Development Plan:** The subject lands are located within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. 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 currently zoned AG Agriculture: General 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, access/road locations, and outline circumstances that would require future reserve dedication.
- 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 north half of the quarter section into a total of two (2) lots. A total of three (3) additional lots may be considered on the subject parcel in accordance with County policy. However, at the request of the landowner, this plan only contemplates one (1) additional lot on the subject parcel to maintain larger agricultural lots. The request is consistent with the policy direction of the Agricultural Small Holdings Policy Area to provide opportunity for rural small holdings, intensive agricultural operations and associated residential uses.
- 3.4. An amendment to this Conceptual Scheme would be required prior to consideration of any future subdivision within the plan area beyond the total two lots contemplated within this Conceptual Scheme. Despite the policy direction at the time of adoption of this conceptual scheme, an amendment to this Conceptual Scheme would need to comply with all County policy and regulations in place at the time of any future amendment application.
- 3.5. The development concept shown in Figure 5 is conceptual and may be subject to modification at the time of subdivision if further investigation warrants the change (see Section 8 – Development Criteria). Exact lot sizes and dimensions will be determined at time of subdivision. All proposed lots shall comply with the regulations of the Strathcona County Land Use Bylaw.

### 4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in May 2016. 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 in the Biophysical Assessment can be used to inform any future

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amendment(s) to this plan as it relates to the potential Environmental and Municipal Reserve dedications.

**a) Landscape Overview**

Overall, the landscape was gently rolling with a gradual decline in elevation from 727 metres in the northwest corner to 716 metres in the southeast corner. The majority of the plan area is currently being hayed, however, the historically wet areas in the east and centre portions are surrounded by pockets of natural upland, riparian and wetland vegetation which are connected by ephemeral drainage channels.

**b) Vegetation**

Approximately 88 percent of the subject property has been cleared of upland vegetation and has been under agricultural management for at least four decades. However, conditions are dry and the growth of hay crops was limited at the time of reconnaissance. The tree stands that remain on the subject property are limited to areas surrounding wetlands and drainages, and the willows in the centre stand appeared unhealthy, likely due to numerous dry years. The understory generally lacked a high proportion of shrubs in favour of grasses and forbs. Overall, the diversity of plant communities was low.

**c) Wetlands**

Overall, the recent history of dry weather has resulted in dry conditions within the wetlands and limited wetland vegetation. None of the ephemeral wetlands noted in historical air photos were visible, nor were their locations evident from vegetation. There were no open water wetlands at the time of reconnaissance, however marshes were observed. The centre wetland on the east side of the subject property was in the best condition with standing water, with cattails, duckweed and other species present. None of the ephemeral drainages held water at the time of the site visit, but the drainage on the west side of the property was clearly evident from the carved ditch, culvert and remnant riparian vegetation, including willow species.

**d) Wildlife**

Several species were observed directly or indirectly during the site visit. Direct sightings included red-tail hawk. Indirect sightings included porcupine (girdling), moose (scat) and geese (scavenged goose eggs in the northeast wetland). Other species expected to live on or near the property include rodents and mesocarnivores such as foxes and coyotes. However, the remaining native vegetation is fragmented and provides little connectivity for wildlife.

## 5. RESERVES

- 5.1. Reserves shall be dedicated in accordance with the Municipal Government Act and County policy. In this regard, as per Section 663 (b) of the Municipal Government Act, no reserve land is required to be dedicated as long as all lots subdivided in accordance with this Conceptual Scheme are greater than 16.0 hectares in size (before land dedication for road widening) AND the land is proposed to be used for agricultural purposes only.
- 5.2. Any subdivision of the subject lands into lots less than 16.0 hectares in size or an increase in lot density resulting from an amendment to this Conceptual Scheme may

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require dedication of municipal and/or environmental reserve at the time of subdivision in accordance with the Municipal Government Act and County policy in effect at the time of subdivision application. In the event that reserve dedications are triggered, they shall be dedicated in accordance with the information provided in the Biophysical Assessment and illustrated in Figure 4 of this Conceptual Scheme.

- 5.3. Further to paragraph 5.2., municipal reserve may be dedicated as land, cash-in-lieu or a combination of the two to the satisfaction of Strathcona County.
- 5.4. Further to paragraph 5.2., any reserves required to be dedicated as land 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 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. Range Road 214 adjacent to this quarter section is currently recognized as a Class II unimproved roadway and has an existing right-of-way of 20 metres. In accordance with Strathcona County policy SER-012-004, a 10 metre strip of land is required along the length of the subject quarter section adjacent to Range Road 214. Land dedication can be dedicated through either land acquisition agreement or by survey at time of the subdivision. Dedication is subject to change and will be dedicated in accordance with the Road Dedication Policy in effect at the time of subdivision application.
- 6.2. Access is to be provided to the proposed lots by way of single or shared access approaches to each of the proposed parcels.
- 6.3. Access locations shall be provided in general accordance with Figure 5 but are to be confirmed by Strathcona County at the time of subdivision.
- 6.4. As a condition of subdivision, all accesses are to be constructed and/or upgraded in accordance with Strathcona County Design and Construction Standards.
- 6.5. 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.

### **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

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Alberta Environment drainage licenses and/or approvals for any necessary conveyance of drainage from either onsite or offsite lands.

- 7.3. Wherever a drainage easement is utilized within the plan area, it shall be the responsibility of the landowner to maintain the canal.
- 7.4. As part of a subdivision application, 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 on adjacent or downstream areas. This 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 a qualified professional regarding groundwater availability for domestic purposes in accordance with the Water Act.
- 7.6. Existing and proposed private sewage systems required to service the proposed lots shall comply with Provincial requirements.
- 7.7. 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 the subject lands to an appropriate land use zoning district prior to endorsement of any subdivision.
- 8.2. Lot sizes should be a minimum of 16 hectares. Any subdivision application that proposes a lot smaller than 16 hectares shall trigger the requirement for reserve dedications for the entirety of the plan area in accordance with the Municipal Government Act.
- 8.3. 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.
- 8.4. 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.
- 8.5. 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.
- 8.6. 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 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 and Parks and Strathcona County.

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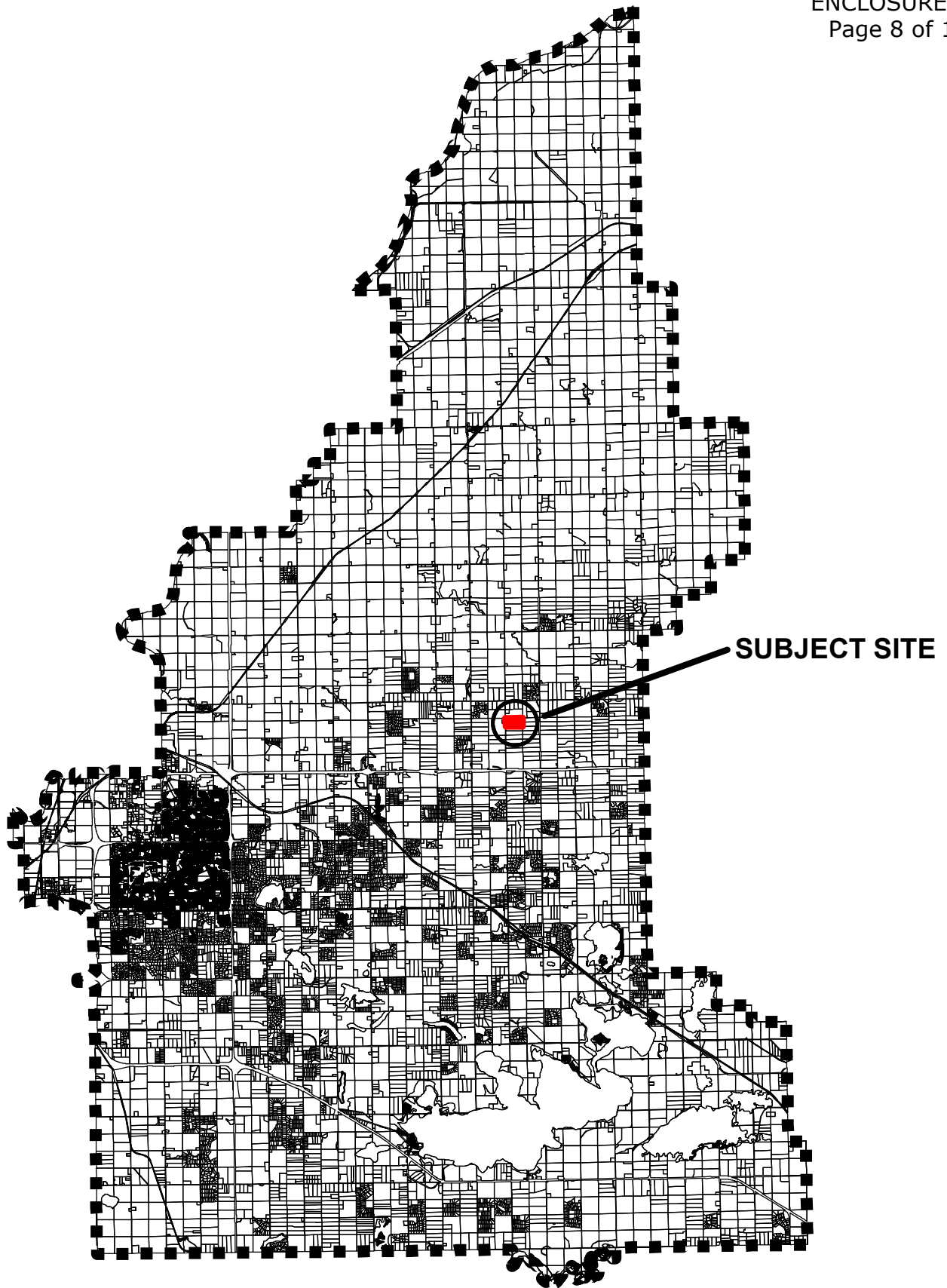
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Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Strathcona County Land Use Bylaw and any other regulatory document.

- 8.7. 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 to determine 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.



# **RURAL LOCATION MAP FIGURE 1**

**SW 21-53-21-W4**

 **Subject Area**

## **PLANNING & DEVELOPMENT SERVICES**



**Drawn By: J. Fuelkell**

**Date Drawn: July 28, 2016**

**Scale: Not to Scale**

**File No.: 4090-2016CS005**

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# **LOCATION MAP FIGURE 2**

**SW 21-53-21-W4**

 **Subject Area**

## **PLANNING & DEVELOPMENT SERVICES**



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**File No.: 4090-2016CS005**

**Date Drawn: Nov 1, 2016**

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RANGE ROAD 214

# **AIR PHOTO FIGURE 3**

**SW 21-53-21-W4**

 **Subject Area**

## **PLANNING & DEVELOPMENT SERVICES**



**Drawn By: J. Fuelkell**

**Date Drawn: Nov 1, 2016**

**Scale: Not to scale**

**File No.: 4090-2016CS005**

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# **CONCEPTUAL SCHEME-BIOPHYSICAL FIGURE 4 SW21-53-21-W4**

- Intact Habitat
- Potential Wet Areas
- ■ ■ ■ Conceptual Scheme =  
Approx. 32.41 ha (80.09 ac)
- Drainage Channel

PLANNING & DEVELOPMENT SERVICES



Drawn By: J. Fuelkell

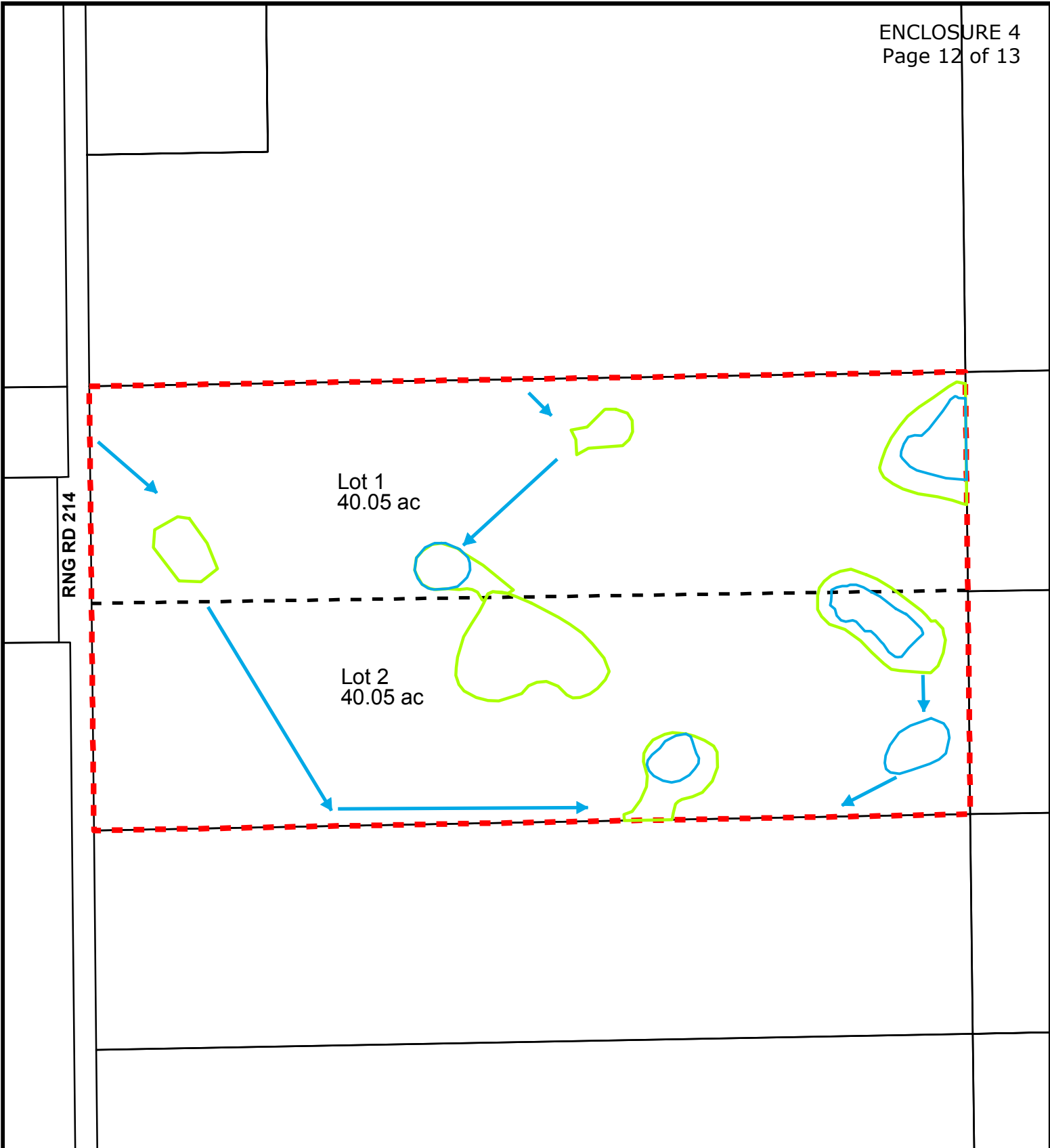
File No.:4090-2016CS005

Date Drawn:Nov 9, 2016





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Scale: Not to Scale





**CONCEPTUAL SCHEME-FIGURE 5  
SW21-53-21-W4**

-  Intact Habitat
-  Potential Wet Areas
-  Drainage Channel
-  Conceptual Scheme =  
Approx. 32.41 ha (80.09 ac)

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# **CONCEPTUAL SCHEME-FIGURE 6** **SW21-53-21-W4**

- Intact Habitat
- Potential Wet Areas
- ■ ■ ■ Conceptual Scheme =  
Approx. 32.41 ha (80.09 ac)
- Drainage Channel

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Drawn By: J. Fuelkell

File No.:4090-2016CS005

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