
Conceptual Scheme NE 25-53-22-W4

October 2016



Conceptual Scheme

NE 25-53-22-W4

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 Small Holdings Policy Area of the Municipal Development Plan (MDP);
 - 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 Descriptions:** (see **Figure 2 – Location Plan** and **Figure 3 – Air Photo**)
- a) NE 25-53-22-W4 (61.95 ha)
- 2.2. **Existing Land Uses:** (see **Figure 3 – Air Photo**)
- a) NE 25-53-22-W4 (61.95 ha): two single detached dwellings with accessory buildings.
- 2.3. **Adjacent Land Uses:**
- a) North: Two parcels zoned AG Agriculture General consisting of 1.21 ha and 63.6 ha;
 - b) East: Range Road 220 beyond lies one AG Agriculture General District consisting of 16.0 ha and the country residential subdivision of Newton Estates;
 - c) South: One AG Agriculture General District parcel consisting of 16.1 ha, three RA Rural Residential/Agriculture and one RS Small Holdings District.
 - d) West: Country residential subdivision of Pleasant View.
- 2.4. **Canada Land Inventory Soil Rating:** The subject property consists of Class 2 soils. The parcel is used for a residence and for haying, the MDP policy area will allow for consideration of further fragmentation of the subject lands.
- 2.5. **Eligibility of subdivision:** The quarter section has been previously subdivided for a 5 acre first parcel out, and based on equitable distribution of subdivision allows for consideration of up to seven parcels within the conceptual scheme subject lands.

Conceptual Scheme

NE 25-53-22-W4

- 2.6. **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 the requirements for an approved Conceptual Scheme.
- 2.7. **Land Use Bylaw:** The subject lands are currently districted AG Agriculture: General. Pursuant to Land Use Bylaw 6-2015, redistricting to an appropriate land use district will be required prior to subdivision approval.
- 2.8. **Public Engagement:** A Public Information Meeting was held on October 4, 2016 and was attended by nine residents including the landowner and applicants. No objections were received by the attendees, no written submissions or comments were received.

3. CONCEPTUAL SCHEME (DESIGN CONCEPT)

- 3.1. The goal of the 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 potential developable area, lot yield, reserve dedications and access/road locations.
- 3.2. This Conceptual Scheme contemplates the potential subdivision of the parcel into a total of five (5) parcels.
- 3.3. 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**). Final lot sizes and dimensions will be determined at time of subdivision and rezoning.

4. ENVIRONMENTAL CONSIDERATIONS

- 4.1. A Biophysical Assessment was prepared by Strathcona County in May of 2016 for the NE 25-53-22-W4. 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. An update to the biophysical may be required based on the proposed plan.

4.1.1. Landscape Overview

Overall, the landscape was rolling, with elevations up to 733 meters on the top of the largest hill in the southeast corner and down to 718 meters in the low-lying areas. The lowest point is within the tree stand in the northwest corner. The most significant landscape features are the remnant forest stands and wetlands. There are numerous wetlands and drainages throughout the property as well as man-made dugouts near the home site and in the horse pasture.

Conceptual Scheme

NE 25-53-22-W4

4.1.2. Vegetation and Wildlife

Approximately 75% of the Subject Property has been cleared of upland vegetation and has been under cropping management for several decades, with an additional 10% remaining in pasture for horses. The Subject Property was recently seeded with barley at the time of the reconnaissance. Recently a portion of the more ephemeral wetlands have been tilled through, although evidence of wetland soils and vegetation were observed. Historical air photos and onsite observations show that this property has been used for both agriculture and pasture. Both were noted to be in good condition, with very few weeds noticed on the Subject Property and no signs of over grazing present.

Red-osier dogwood (*Cornus stolonifera*) was abundant and flourished in the remnant forest stands, reaching heights of over 6 feet. The tree stands were primarily established communities of aspen and poplar with a shrub and forb understory, including skunk currant, high-bush cranberry, wild lily-of-the-valley and fairy-bells. Willows were found in the wetter portions of the tree stands, particularly around the wetlands, or where wetlands and drainages have historically been present.

While historical photos indicated numerous open-water wetlands, the lack of moisture in recent years has resulted in reduced wetland areas. However, the wetlands were still clearly delineated from the surrounding land use as old cattails and other plant species indicative of wetlands were visible. Canada geese were present at the limited open-water wetland in the southwest corner. Other waterfowl were abundant in the southeast corner. Additional wetlands in the southwest are more ephemeral in nature and were tilled over at the field visit, however sphagnum was visible. Another ephemeral wetland is present north of the homesite.

Similar to how the wetlands have dried recently, the drainages were also quite dry and difficult to identify. The drainages connecting the remnant forest stands were all but gone; the main drainage in the largest forest stand did not have standing water, but sedges and nettle were present as the soil was much wetter than the agricultural field and surrounding upland areas. The drainage leading to the ephemeral wetlands tilled over was also still identifiable by the trench and willow species.

Several species were observed directly or indirectly during the site reconnaissance (refer to Appendix A). During the site investigation direct wildlife sightings included vesper sparrow, red-tailed hawk, waterfowl, wood frogs and meadow vole; indirect sightings included moose (scat), porcupine (girdling), skunk (digging), and songbirds (vocalization). Other wildlife expected to live on or near the property include mesocarnivores like foxes and coyotes.

Overall, the diversity of landscape and plant communities across the Subject Property is moderate. The remaining forest stands provide important wildlife corridors for larger species like deer and moose, while the permanent and ephemeral wetlands offer excellent habitat for local wildlife, such as reptiles, amphibians, and birds. The priority habitat primarily occurs in the series of remnant forest stands in the northwest, as well as the treed wetland areas in the southeast and southwest corners. Wetlands and those areas that have not been previously altered for agriculture should be conserved.

Conceptual Scheme

NE 25-53-22-W4

Reserves should be dedicated in such a way to conserve representative lands across the Subject Property.

5. MUNICIPAL AND ENVIRONMENTAL RESERVES

- 5.1. It is recommended Environmental Reserve (ER) dedicated to conserve the wetlands and drainage within the subject property that are directly accessible from the road right of way.
- 5.2. Alternative methods of protection will be used to protect wetlands where access is limited using Environmental Reserve Easement (ERE).
- 5.3. Municipal Reserve (MR) may be dedicated to the full extent owing to create a protective buffer around the wetlands on the subject property and provide habitat connections where access is feasible. MR will be based on 10% of the land area less that area owing as ER and ERE.
- 5.4. The majority of the Municipal Reserve shall be dedicated as cash in-lieu to address deficiencies in the physical land dedication.
- 5.5. Reserves shall be fenced or delineated using marker posts in accordance with County Design and Construction Standards, boundaries of the reserves shall be determined by the County at the time of final survey.
- 5.6. The following recommendations refer to activities that should be undertaken to facilitate development of a rural residential area in a way that incorporates, and therefore conserves, the biophysical resources.
 - 5.6.1. Retain the significant wetland features, including a minimum buffer of 10 m, to maintain the hydrological functions (surface water storage, water quality improvement, wildlife habitat, recreation potential, aesthetics) as ER;
 - 5.6.2. Retain upland forest stands, to maintain habitat diversity and connectivity, as MR;
 - 5.6.3. Investigate the applicability of Conservation Easements, Environmental Reserve Easements and Drainage easements to conserve wetland, drainage and upland forest features that have accessibility limitations;
 - 5.6.4. Work with the existing topography to the maximum extent as a means of conserving the existing drainage features and landscape character; and
 - 5.6.5. Consult with Alberta Environment and Strathcona County regarding any changes to topography which may influence drainage.

6. TRANSPORTATION

- 6.1 Road Right of Way under Plan 1516BM located in the southeast corner of the subject lands is intended to be closed by a Road Closure Bylaw and purchased by the applicant to incorporate into the gross development area.

Conceptual Scheme

NE 25-53-22-W4

- 6.2 Range Road 220 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 220.. Land dedication by survey will be required at time of the subdivision. Dedication is subject to change and will be dedicated in accordance with the most current Road Dedication Policy.
- 6.3 Access is to be provided to the proposed lots by way of single or shared access approaches to each of the proposed parcels in accordance with the County Design and Construction Standards.
- 6.4 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 current rate at time of subdivision endorsement.

7. SERVICING AND UTILITIES

- 7.1. Prior to acceptance of a 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 Parks, and Strathcona County criteria.
- 7.2. 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 will be required to contact Alberta Environment and Parks regarding any potential drainage licenses and/or approvals for the conveyance of drainage from either onsite or offsite lands.
- 7.3. Existing and proposed private sewage system discharge locations shall comply with Provincial set-back requirements set out by Alberta Municipal Affairs.
- 7.4. At time of subdivision, 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. The assessment is to be completed to the satisfaction of the County.
- 7.5. At time of subdivision, 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/landowner will be required to rezone the subject lands to an appropriate land use district prior to endorsement of any subdivision.

Conceptual Scheme

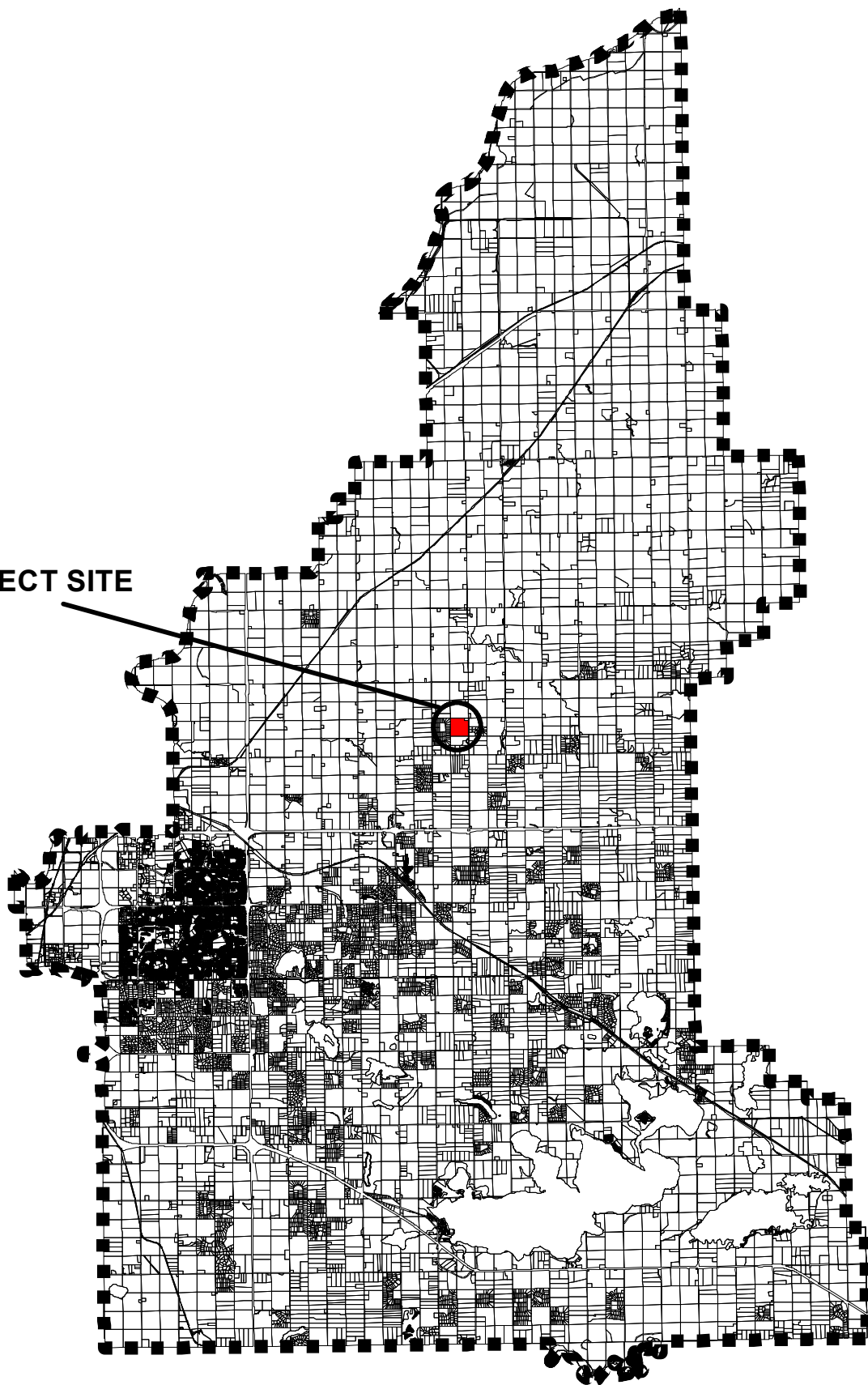
NE 25-53-22-W4

- 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. The applicant/landowner may, through the rezoning and/or subdivision application process, be required to address the provision of private sewage systems, the construction of required accesses, internal road layout, rural road levies, approval and inspection fees and any other matter deemed applicable, to the satisfaction of Strathcona County.
- 8.4. Technical considerations, including a geotechnical assessment, traffic impact assessment, stormwater management report, noise attenuation assessment and any other studies deemed appropriate by Strathcona County, shall be addressed to the satisfaction of Strathcona County at the time of rezoning and/or subdivision application. Strathcona County standards at the time of rezoning and subdivision shall be adhered to.
- 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 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 and Parks, Sustainable Resource Development and Strathcona County.
- 8.6. Development adjacent to slopes, wetlands and water courses shall conform to environmental setbacks contained within the Land Use Bylaw and any other regulatory document.
- 8.7. Where the proposal requires the owner/developer to construct or upgrade municipal infrastructure, a development agreement with Strathcona County is required. All development construction costs will be borne by the owner/developer.
- 8.8. Final location of property lines and parcel areas shall be determined as time of subdivision. All proposed lots shall comply with the regulations of the Land Use Bylaw.
- 8.9. Any further subdivision within the quarter section will require an amendment to this Conceptual Scheme or must be in conformance with the Conceptual Scheme Policy SER-008-019.

9. COMPLIANCE WITH OTHER LEGISLATION

- 9.1. 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

NE 25-53-22-W4



Subject Area

PLANNING & DEVELOPMENT SERVICES



Drawn By: M. Fraser

Date Drawn: July 28, 2016

Scale: Not to Scale

File No.:4090-2016CS002

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4090 Land Use-Conceptual Scheme\2016\
2016CS002 \MAPS\RURAL-LOCATION

RANGE ROAD 221

RANGE ROAD 220

Pleasant

53431: RNG RD 221

View

53455 RNG

Newton

Estates

RD 220

TOWNSHIP ROAD 534

RANGE ROAD 220

*Hunter's
Hill*

LOCATION MAP FIGURE 2

NE 25-53-22-W4



Subject Area

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STRATHCONA
COUNTY



Drawn By: S. McCann

File No.: 4090-2016CS002

Date Drawn: July 27, 2016

Scale: Not to Scale

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2016CS002\MAPS\LOCATION MAP



AIR PHOTO FIGURE 3

NE 25-53-22-W4



Subject Area

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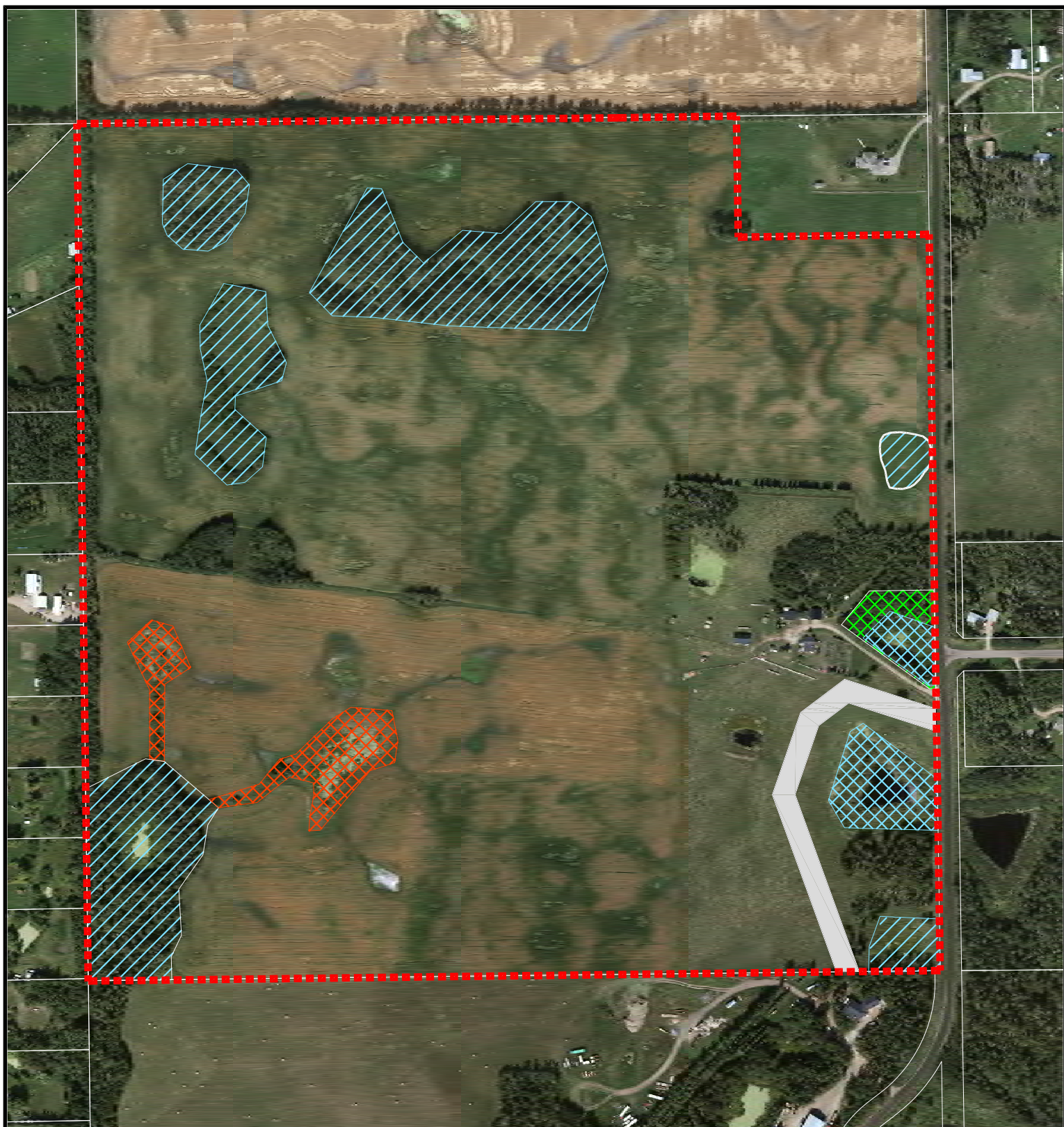
Drawn By: M. Fraser

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Scale: Not to scale

File No.: 4090-2016CS002

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CONCEPTUAL SCHEME - BIOPHYSICAL

NE 25-53-22-W4- FIGURE 4

- Conceptual Scheme =
Approx. 62 ha (153 ac) ±
- Proposed Environmental Reserve
Approx. 1.0 ha (2.47 ac) ±
- Proposed Municipal Reserve
Approx. 0.24 ha (0.6 ac) ±
- Proposed Environmental Reserve
Easement Approx. 6.42 ha (15.87 ac) ±
- Proposed Drainage Easement
Approx. 1.0 ha (2.47 ac) ±
- Existing Road Right of Way

PLANNING & DEVELOPMENT SERVICES



Drawn by: M. Fraser

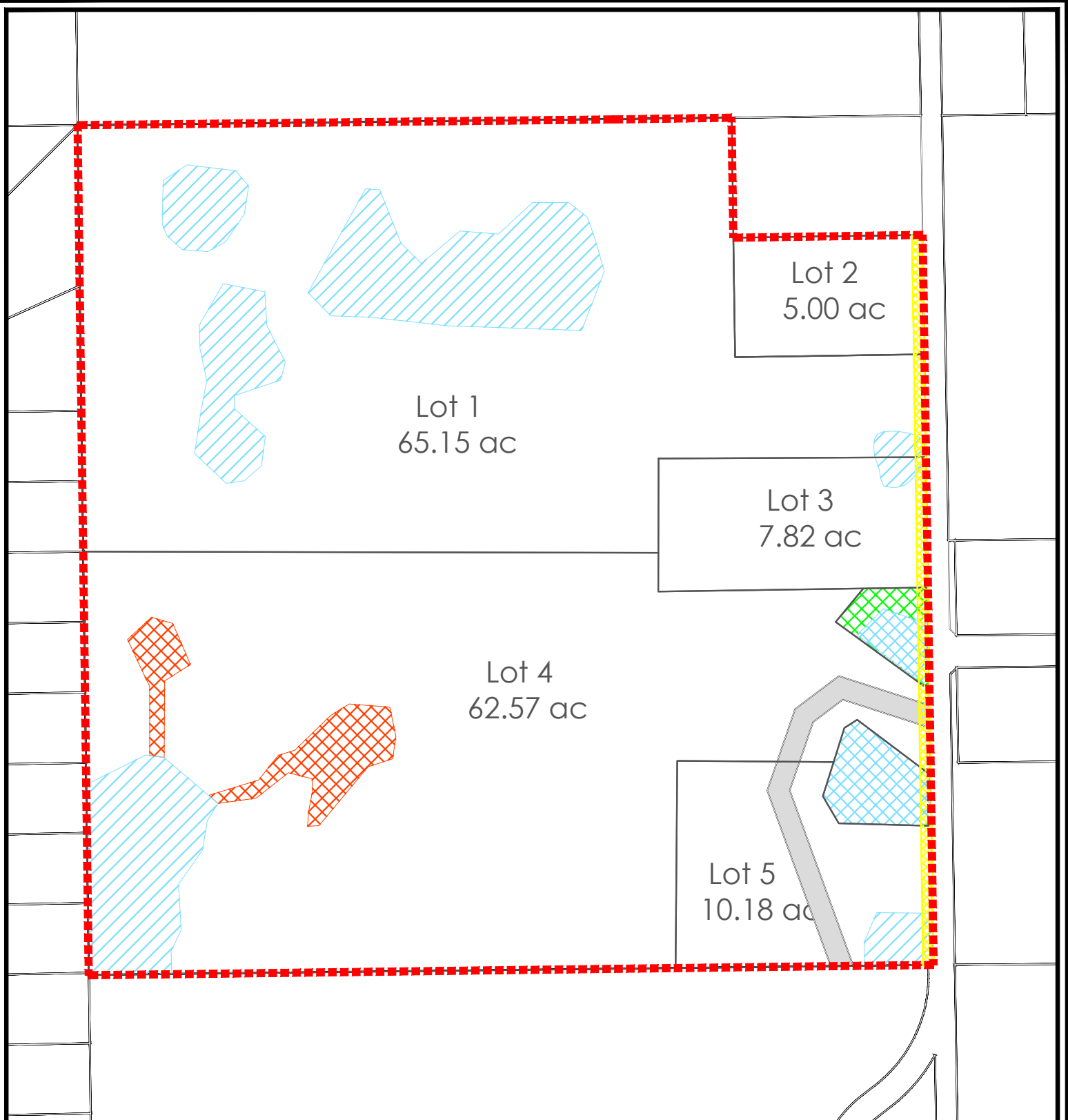
File No.: 4090-2016CS002

Date Drawn: June 3, 2016

Revision Date:








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CONCEPTUAL SCHEME - FIGURE 5

NE 25-53-22-W4

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|------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------|
|  | Conceptual Scheme =
Approx. 62 ha (153 ac) ± |  | Proposed Drainage Easement
Approx. 1.0 ha (2.47 ac) ± |
|  | Proposed Environmental Reserve
Approx. 1.0 ha (2.47 ac) ± |  | Existing Road Right of Way
to be closed |
|  | Proposed Municipal Reserve
Approx. 0.24 ha (0.6 ac) ± |  | 10m Road Widening |
|  | Proposed Environmental Reserve
Easement Approx. 6.42 ha (15.87 ac) ± | | |

PLANNING & DEVELOPMENT SERVICES



**STRATHCONA
COUNTY**



Drawn by: M. Fraser

File No.: 4090-2016CS002

Date Drawn: July 28, 2016

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CONCEPTUAL SCHEME - FIGURE 6

NE 25-53-22-W4

- | | | | |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------|
|  | Conceptual Scheme =
Approx. 62 ha (153 ac) ± |  | Proposed Drainage Easement
Approx. 1.0 ha (2.47 ac) ± |
|  | Proposed Environmental Reserve
Approx. 1.0 ha (2.47 ac) ± |  | Existing Road Right of Way
to be closed |
|  | Proposed Municipal Reserve
Approx. 0.24 ha (0.6 ac) ± |  | 10m Road Widening |
|  | Proposed Environmental Reserve
Easement Approx. 6.42 ha (15.87 ac) ± | | |

PLANNING & DEVELOPMENT SERVICES



**STRATHCONA
COUNTY**



Drawn by: S. McCann

File No.: 4090-2016CS002

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