

MINUTES

SOUTH MCDOUGAL FLATS AREA STRUCTURE PLAN (ASP) REVIEW
MOUNTAIN VIEW COUNTY

Minutes of the South McDougal Flats Area Structure Plan Review
Meeting held on Tuesday August 9, 2022, in the Council Chambers,
1408 Twp Rd 320 Didsbury, AB

PRESENT

G. Campkin, Chair
C. Iverson, Vice Chair
R. Killeleagh, Public Member
R. Tudor, Public Member
R. Warnock, Town of Sundre Mayor
G. Harris, Councillor
G. Krebs, Councillor
A. Aalbers, Reeve

ABSENT

K. Saunders, Public Member

IN ATTENDANCE

M. Bloem, Director, Planning & Development Services
D. Gonzalez, Planner
S. Smyth, Administrative Assistant, Recording Secretary

CALL TO ORDER

G. Campkin called the meeting to order at 12:59 p.m.

AGENDA

SMF22-006 Moved by R. Tudor
That the Steering Committee adopt the agenda of the South McDougal
Flats Area Structure Plan Review of August 9, 2022.

Carried

ADOPTION OF MINUTES

SMF22-007 Moved by A. Aalbers
That the Steering Committee adopt the minutes of the South McDougal
Flats Area Structure Plan Review of July 12, 2022.

Carried

OLD BUSINESS

6.1 Goals 1-7 Review of Committee Direction

Administration presented a review of the goals, which included: the goals as currently in the ASP, discussion summary from last meeting and either the agreed goals by the SC or the Administration drafted goal for SC to consider. The goals will continually be reviewed throughout the ASP process and presented to the general public through a public open house process that will share the draft ASP.

ASP maps may have some of the same components as they currently do, however, the future land use concept will be updated depending on changes to additional recreational, industrial, commercial, and residential developments.

Goal #1 Land Use:

The Committee agreed to the following Goal #1:

"To allow the opportunity for balanced progressive growth"

Goal #2 Social/Community:

Discussion about other recreational sites in the area that consist of up to 500 lots. Recreational sites in the area include Coyote Creek, Arowen, Sundre River Resort and Wagons West. Westward Ho is not within the SMF.

The Committee agreed to the following Goal #2:

"To support a diverse rural community that enhances the natural beauty of the area"

Goal #3 Recreation:

Discussion held regarding the tourism portion of the goal, recreation areas and tourists. Generally agreed to redefine the goal when the policies are developed.

The Committee agreed to the following Goal #3:

"To support recreation and tourism opportunities that are complimentary to the plan area"

Goal #4 Economic:

The Committee agreed to the following Goal #4:

"To foster economic developments in appropriate areas"

Goal #5 Environment/Conservation:

Administration presented the proposed Draft Goal #5:

a) To encourage conservation practices that minimize environmental impacts on groundwater

b) To encourage appropriate natural resource management

Discussion held regarding aesthetics, residential, industrial, and commercial water guidelines for areas of SMF and if these definitions are included in the Goal. Administration reiterated the policy definitions will differentiate between the high density and residential areas.

The committee agreed to remove part B, and Goal #5 will be:
"To encourage conservation practices and natural resource management that minimize negative environmental impacts"

Goal #6 Transportation/Infrastructure:

The committee agreed on the following Goal #6:
"To manage an efficient, sustainable, and safe transportation and infrastructure system"

Goal #7 Airport:

Administration recapped the reasoning for the concept plan portion of the airport goal. The concept plan was a request from council as the airport was deemed an asset to the County and it is recognized that we have a specific interest for economic development. Council appointed an Aviation Advisory Committee that consists of people with special interest as well as knowledge of aviation to prepare a concept plan specifically for the airport. The concept plan will address the guidelines established from the ASP and servicing studies and community input will be key components of the ASP development.

The committee agreed on the following draft Goal #7
"To enhance the airport's ability to support economic development through a Concept Plan"

6.2 Review of ASP Compliance with IDP & MDP

Administration presented the track change version of the ASP. This portion of the review is to ensure the ASP is compliant with the IDP, MDP and LUB regulations.

In Section 2.7, a question was raised regarding the levels of ESA's. Administration clarified that the Summit Report (2008) a Level 1 represents the highest level, and a Level 4 represents the lowest level. In accordance with Policy 6009, that establishes the criteria for ESA's, this section of the ASP determines site suitability for a proposal and takes into consideration additional studies that may be required. There is also the Provincial study, the 2014 Fiera Report defines if the entire quarter section is identified as an ESA, using different criteria compared to the County's.

Administration recommends deleting some sections of the ASP to avoid the repetitive references to other statutory plan policies that may be updated from time to time (for example, the IDP, MDP and other ASPs). If there are any land use areas specific to policies, Administration is recommending going directly to the statutory plan itself, to avoid any outdated information in the ASP.

The committee agreed to accept the Administration recommended track changes as presented. Going forward, the track changes reviewed and agreed to by the Committee, will be accepted for the next meeting, except for the highlighted areas that will stay yellow until a review of the detailed policy sections has been completed.

6.3 Plan Area Vision

The committee reviewed the existing ASP for a discussion on the plan area goals and the area vision. Discussion held regarding vision statements, growth centers, future land use and comparison to other ASP mission statements. The policy development will assist with developing a mission statement if the committee feels the need for one.

Discussion held. Committee members suggested the following for vision statement ideas:

“Facilitate the growth and respect the unique diverse community and landscape”

“To create a better everyday life for everyone”

Discussion that Guiding Principles is more appropriate than Goals. The wording for section 6.2 of the ASP will change from Plan Area Goals to Guiding Principles.

Next agenda to include:

- Guiding Principles Review
- Section 7 – Key Components of Planning Area
- Vision

ADJOURNMENT

Meeting adjourned at 3:05 pm.



Chair

I hereby certify these Minutes are correct.