

## MINUTES

## SOUTH MCDUGAL FLATS AREA STRUCTURE PLAN (ASP) REVIEW

## MOUNTAIN VIEW COUNTY

Minutes of the South McDougal Flats Area Structure Plan Review  
Meeting held on Tuesday October 11, 2022, in the Council  
Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

## PRESENT

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

## ABSENT

G. Campkin

## IN ATTENDANCE

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

## CALL TO ORDER

C. Iverson, Vice Chair, called the meeting to order at 1:00 p.m.

## AGENDA

Moved by A. Aalbers  
SMF22-010 That the Steering Committee adopt the agenda of the South McDougal  
Flats Area Structure Plan Review of October 11, 2022.

Carried

## ADOPTION OF MINUTES

Moved by R. Tudor  
SMF22-011 That the Steering Committee adopt the minutes of the South McDougal  
Flats Area Structure Plan Review of September 20, 2022.

Carried

## OLD BUSINESS

6.1 Amendments to the Key Components - Section 7

Administration presented the track change version of Section 7  
suggested amendments to the Key Components of Planning Area for  
Committee review.

Discussion held regarding Community Hall activities, airport zoning and  
economic development, the Red Deer River Corridor, Bearberry Creek,  
and the provincial studies that are in progress.

### **Section 7.1 through Section 7.4**

The Committee agreed to accept the track change amendments for Section 7.1 Agriculture, 7.2 Community Centre, 7.3 Airport, and the removal of 7.4 Highway Corridor.

### **Section 7.5 - Red Deer River, and Bearberry Creek**

The Bearberry Creek forms the northern boundary for the ASP and will also be mapped in the Provincial Upper Red Deer River Flood Hazard Study, when completed. Discussion held regarding the corridor wording and impact of the flood way and flood fringe areas. The Land Use Bylaw has provisions for development the flood way and flood fringe areas. Administration provided background that proposed MDP policies for floodway and flood fringe in 2021 will not be considered by Council until the Upper Red Deer River Flood Hazard Study maps are available.

The Committee agreed with the track changes for Section 7.5 with the following changes:

- Discussion regarding the “Corridor” in the title of 7.5, however, no clear direction was received from the Committee;
- Removal of “prone to flooding” wording;

### **Section 7.6 – Residential**

Infill development discussed, currently the ASP allows for 48 lots from a quarter section. The Committee agreed to come back to this section when the policies are discussed and developed, and public feedback has been received.

### **Section 7.7 – Industrial**

The Committee agreed to accept the updated track changes for Section 7.7 with the following change:

- Delete “the strong desire” in bullet three;
- Delete “strong preference for” in bullet six

Detailed policies would continue to be discussed and developed to ensure they capture the Key Components of the ASP.

## **6.2 Gravel Pits –**

Administration provided the map from a previous meeting, to review the aggregate extraction areas and discuss information on the ASPs for Southeast Sundre, Bearberry and Bergen that have specific restrictions for subdivision near gravel resources. The LUB has a setback requirement of 165 m from a gravel pit to a residence. Discussion held. Administration does not recommend that the ASP

future land use map indicate specific areas for future gravel pits, but rather rely on policies to guide gravel pit applications.

Discussions included a potential moratorium to prohibit any applications for redesignations to Aggregate for a minimum of five years. Administration recapped the regulations for existing pits, requirements for applications in support of aggregate extraction zoning. Discussion held to develop a Key Component for gravel areas. General discussion on the type (County and private)) and number of pits in the area, the life of gravel pits, supply, and demand for gravel, utilizing existing resources, and current County policies. Air quality, noise, reclamation, and future uses were also discussed.

The Committee requested that Administration prepare a reclamation presentation for the next meeting. This will provide Committee members with an overview of the aggregate extraction processes right from the development to the end-of-life cycle of a pit.

### 6.3 Vision

The Vision will be an ongoing Agenda item, no discussion held.

## NEW BUSINESS

### 7.1 Land Use Policy Areas – Sections 8.1 & 8.2

Administration presented the Key Components of Planning Area Map and the changes as discussed at the previous meeting. The NE 36 -32-6-5 changed from Residential to Industrial and the Highway Corridor portion will be incorporated within the Industrial. The policies will make provisions for a combination of business / commercial, local / commercial, and industrial in the areas covered in pink.

Discussion held regarding the recreation and agricultural portions of the map. Administration clarified that the Flood Hazard requirements for McDougal Flats only support developments that meet the Flood Fringe standards. The Committee requested that Administration bring back some high-level information from the 2021 Flood Study and the provincial layers, and the draft policies Administration developed. Administration asked for clarification for the Recreation map to determine if Option 1 of the mapping is what the Committee supports, and the second component is what they would like the preferred future land use to be identified as, Recreational or Agriculture. The majority agreed on Option 1 where the boundary follows the natural river however, the discussion will continue at the next meeting.

The Committee requested that Administration bring back a more detailed map to the next meeting for a clearer understanding of the specific potential land uses and further discussion.

Administration presented a recap of the Steering Committee's direction for the Key Components of Planning Area, Agriculture, which reflects four titles per quarter section as discussed at the last meeting and in accordance with the MDP.

### **Development Phasing**

Administration presented the Future Land Use Map for Development Phasing. Discussion held regarding the sequencing and phasing development and the required services connections based on a Memorandum of Agreement that no longer exists

The Committee agreed to proceed with the recommendations from Administration to remove Figure 9 – Development Phasing and to amend Section 10.1 to include: Development phasing will be considered on an application basis within a particular policy area.

### **Section 8.1.3**

The Committee agreed to the Administration recommendations as follows for Section 8.1.3:

Remove 8.1.3 a) and replace with: First parcel out may be supported in accordance with the Agricultural Land Use Policies of the MDP

Remove 8.1.3 b) and replace with: Subdivision(s) with the intent to create residential lots beyond the first parcel out and up to three titled lots with the remainder as the fourth (4th title) may be considered in accordance with the Multi-Lot Residential Land Use Policies of the MDP.

Remove 8.1.3 c) Where a discretionary agricultural use is to be approved, where possible it should be directed to a site that will not provide the potential for land use conflict with future growth-related uses.

Remove 8.1.3 d) and replace with: Notwithstanding the Future Land Use Map, a first parcel out of a quarter section may be considered on any unsubdivided quarter section in accordance with the MDP.

No change to 8.1.3 e) Development of new Confined Feeding Operations (CFOs) shall not be supported within 1.6 km (1 mile) of SMF, as directed by the MDP.

Remove 8.1.3 f) Development and/or subdivision shall occur in conformity with the Agricultural policies of the MDP.

### **Country Residential Existing Multi Lot Residential Development**

Administration presented a policy option to the Committee for the Existing Multi Lot Residential Development with Potential for Infill

Development. Discussion held regarding the size of lots, the potential infill areas, policies for high density developed lots and community input. Servicing onsite water wells, septic tanks, access roads, and the Bearberry Creek flood hazard were also discussed.

The Committee agreed to gain some public feedback on the size and number of lots and continue the discussion of the policy as presented for the Key Components of Planning Area: Residential:

Subdivision with the intent to create additional residential lot(s) within quarter sections identified as Infill Development on the Future Land Use Map shall meet all the following criteria:

- a) The applicant shall include a concept drawing of the subdivision potential of the entire title, regardless of the number of proposed lots and shall not exceed a total of 48 lots within the quarter section;
- b) Shall meet the minimum parcel size in the Land Use Bylaw and shall not be smaller than the smallest country residential lots within the quarter section;
- c) The maximum parcel size shall not be larger than 15 acres;
- d) Provide legal and physical access to each proposed lot;
- e) Consider and accommodate additional stormwater management requirements.

## 7.2 Open House Questions

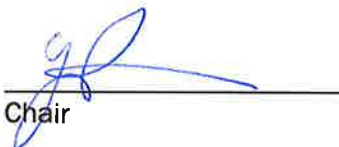
Tabled until next meeting.

Next agenda to include:

- Information on the draft MDP policies for Flood Hazard Areas from 2021 and the Upper Red Deer River Hazard information;
- Key Components Planning Area – 8.22, 8.23, 9.1;
- Open House questions – add residential densities;
- Gravel Pits: Reclamation.

## ADJOURNMENT

Meeting adjourned at 3:58 pm.

  
Chair

I hereby certify these Minutes are correct.