

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, February 14, 2023, in the Council  
Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

**PRESENT**

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

**IN ATTENDANCE**

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

**CALL TO ORDER**

G. Campkin, Chair, called the meeting to order at 1:00 p.m.

**AGENDA**

SMF22-018

Moved by R. Tudor  
That the Steering Committee adopt the agenda of the South McDougal  
Flats Area Structure Plan Review of February 14, 2023.

Carried

**ADOPTION OF MINUTES**

SMF22-019

Moved by K. Saunders  
That the Steering Committee adopt the minutes of the South McDougal  
Flats Area Structure Plan Review of January 10, 2023.

Carried

**OLD BUSINESS**

6.1

**Vision**

The Vision will be an ongoing Agenda item for Committee members and  
will be brought forward for the community discussion at the Open  
House.

## NEW BUSINESS

## 7.1

**Upper Red Deer River Hazard Study & Draft MDP & LUB**

Administration presented an overview of the Upper Red Deer River Hazard Study. The recommendation from the Steering Committee at the October 11, 2022, meeting was to bring back information on the 2021 draft MDP policies and LUB regulations for the Flood Hazard Area and information on the Upper Red Deer River Hazard Study. The following highlights key considerations and discussion:

- The Study covers 85 km along the Red Deer River. Within the County, the area is just west of the Coalcamp Road subdivision to the boundary with Red Deer County (at the Highway 587 Bridge) and 17 km of the Bearberry Creek east of Range Road 62 to where the Creek merges with the Red Deer River in Sundre.
- The province has introduced two new definitions within the Fringe Area that will be used in the Study as follows:
  - **High Hazard Flood Fringe** The high hazard flood fringe identifies areas within the flood fringe with deeper or faster moving water than the rest of the flood fringe. High hazard flood fringe areas are likely to be most significant for flood maps that are being updated, but they may also be included in new flood maps.
  - **Protected Flood Fringe** The protected flood fringe identifies areas that could be flooded if dedicated flood berms fail or do not work as designed during the 1:100 design flood, even if they are not overtopped. Protected flood fringe areas are part of the flood fringe and do not differentiate between areas with deeper and faster moving water and shallower or slower moving water.
- Administration discussed the Flood Hazard Area Map that includes the existing Floodway, Flood Fringe; and the proposed study's Directly Flooded and Protected by Flood Berm areas. The Alberta Floods Portal link can be used to review the Provincial draft maps and definitions. The province officially maps Flood Hazard Areas in Alberta.
- Administration recapped the Disaster Recovery Program (DRP). As a Municipality, the County is responsible for Emergency Management Planning in our area and the Disaster Recovery Program is a provincial program that establishes what type of support is available during and after a disaster. One of the key 2015 Disaster Recovery Program criteria was that a residence to be a primary residence. The current DRP program has a one-time maximum of \$500,000.00 in financial support that may be available to residents affected by a flood for recovery funding of uninsurable damage.
- Administration clarified that RR 55 has been upgraded to accommodate flow of water during flooding and can provide information on the provincial DRP at the Open House.

## 7.2 Land Use Concept Map Changes

Administration presented the Future Land Use Concept Map with the recommended changes from the last Committee meeting. The following highlights key considerations and discussion:

- The Committee agreed that the recommendation from Administration to include the quarter section under the Agricultural & Low Density was acceptable.

C. Iverson joined the meeting at 1:33 p.m.

## 7.3 Review Draft Open House Questions

Administration presented the Open House Questionnaire to the committee. The following highlights key considerations and discussion:

- The Committee asked Administration to add Agriculture and Business options to Question 1 and to add an "Other" box as well.
- Administration is seeking direction on how the Committee would like to provide information on the keeping of animals and the approval processes. The Committee agreed to keep it as an additional information piece for the Open House.
- The Committee requested that Administration add "Support for Example A & B" along with a variety of parcel sizes be added in Question 5.
- The Committee requested the word *support* replace the word *provide* in both instances for Questions 6A & 6B.
- The Committee requested to add "Please Explain" beside the "Yes" box for Question 7.
- The Committee suggested Administration add a definition of the word "Vision" as a preamble to Question 9.

Administration summarized that the survey will be prepared in Survey Monkey and a link will be sent to the Committee members for their feedback, prior to distribution to the community. Administration will also prepare the Open House presentation and forward to the Committee for input.

Administration is seeking clarification from the Committee for the format of the Open House. The Committee directed an in-person Open House with a presentation to ensure all questions are answered. Suggested to record the presentation so that it is available for any community members unable to attend.

The Committee will need to decide on a location to hold the Open House where reliable internet is available. March 16 and March 30 may be possible dates for the Open House. Administration will research some venues and bring back options for the Committee.

Administration will communicate electronically with the Committee members and the March 14<sup>th</sup> meeting will be cancelled.

ADOPTED

Administration summarized that the online survey will be open for two weeks and the Steering Committee will meet after Administration has complied the results. Then, the drafting of the policy sections can continue within the next couple of meetings and book a public engagement to share the draft ASP. The Committee will then proceed with the direction to Council for the Public Hearing process.

**ADJOURNMENT**

Meeting adjourned at 2:35 p.m.

  
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Chair

I hereby certify these Minutes are correct.