

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 June 13, 2023, in the Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB.

PRESENT

C. Iverson, Vice Chair
R. Killeleagh, Public Member
R. Tudor, Public Member
A. Aalbers, Reeve
G. Harris, Councillor

ABSENT

G. Campkin, Chair
R. Warnock, Town of Sundre Mayor
K. Saunders, Public Member

IN ATTENDANCE

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

CALL TO ORDER

C. Iverson, Vice Chair, called the meeting to order at 1:01 p.m.

AGENDA

SMF22-023 Moved by R. Tudor
That the Steering Committee adopt the Agenda of the South McDougal Flats Area Structure Plan Review for June 13, 2023, with the addition of 6.1, Vision, as presented.
Carried

ADOPTION OF MINUTES

SMF22-024 Moved by G. Harris
That the Steering Committee adopt the minutes of the South McDougal Flats Area Structure Plan Review for May 9, 2023.
Carried

OLD BUSINESS

6.1 Vision
The Committee discussed the results of the Vision question from the Open House survey.

The Vision Statement should be desirable, include the community's name and encompass the discussions and community input to date. The Committee decided on the following draft Vision Statement to bring back for community discussion:

- McDougal Flats, a desirable community to live, work and play.

A. Aalbers, joined the meeting at 1:09 p.m.

NEW BUSINESS

7.1

Land Use Concept Map Changes

Administration recapped the Land Use Concept Map Changes. The Steering Committee recommended that the changes be accepted as presented and requested the following corrections:

- The quarter section SE 6-33-5-5 should be changed to Agriculture and the quarter section SE 1-33-6-5 will remain Residential.

7.2

Draft ASP Policy Review

Administration presented the proposed updates to the ASP document. The Steering Committee recommended that the changes be accepted as presented and requested the direction for the *following additional updates*:

- Section 6 Item 6.1 Plan Area Vision
 - *Add the Vision Statement when finalized.*
- Section 8 Item 8.1 Agriculture & Low Density
 - The conservation of farmland and ranchland is very important to the history and character of the County. The intent of these policies is to *balance the number and locations of subdivisions to allow for continued agricultural operations.*
- Section 8.2.3 Policies b)
 - *Update the Land Use Concept Map Changes for the SE 1-33-6-W5M.*
- Section 8.3 Industrial & Highway Commercial Corridor
 - *Change the second paragraph to: These businesses are important to the area economy as they support local employment opportunities.*
- Section 8.3.1 Goals a)
 - To concentrate the highway *commercial* corridor along Hwy 584 generally between the 'Community Centre' and the Town of Sundre.
- Section 8.5 Airport
 - The Airport section will be updated under the provisions of the Concept Plan.

- 8.73. c)
 - *Reference Figure Map in this paragraph.*
- 9.2 Natural Resource Extraction – Discussions held regarding water tables, collaboration, regulations, processes of applications, and County limitations. The increased control, depth, and continuity of pits was also discussed.

Meeting paused at 2:25
Meeting resumed at 2:33

J. Ross joined the meeting at 2:33

7.3

Gravel Research & Discussion on Options

Administration presented the research on gravel provisions and policies from the surrounding counties of Red Deer, Rockyview and Foothills.

Discussion held regarding statutory plans and gravel extractions below the water table, limitations of the area and provincial regulations. Discussion on the limitations of control and restriction via County infrastructure (roads). It is very challenging to draft policies around the limitation of existing pits to new pit proposals. Suggested that aggregate resources need to be managed in a balanced or phased approach within the planning area. The Steering Committee will need to provide more direction and guidance on how they would like the policies written.

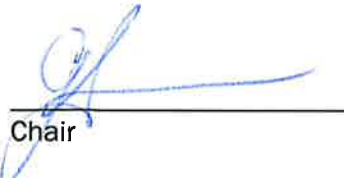
- Administration will bring back information on the total area designated as AEP District; information on recent open pit area condition. The changes in the operations (old permits compared to more recent permits) would be tangible information for policy writing.

Next Steps:

- Administration will bring back the Land Use Map with the requested changes.
- Gravel information as requested.

ADJOURNMENT

Meeting adjourned at 3:48 p.m.


Chair

I hereby certify these Minutes are correct.