

MINUTES

OLDS DIDSBURY AIRPORT AREA STRUCTURE PLAN REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the Olds Didsbury Airport Area Structure Plan Review
Meeting held on Wednesday, March 15, 2023, @ 9:00 a.m. in the
Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

PRESENT: Glen (Bruno) Bradley, Chair
Jim Smith, Vice Chair
Donald Bell, Aviation Committee
Thomas Thomas, Aviation Committee
Angela Aalbers, Reeve
Alan Miller, Councillor

ABSENT: Mike Kennedy, Aviation Committee
Neran Persaud, Aviation Committee

ADMINISTRATION: Margaretha Bloem, Director, Planning & Development Services
Reanne Pohl, Planning Technician
Susan Smyth, Recording Secretary

CALL TO ORDER Chair G. Bradley called the meeting to order at 11:09 a.m.

AGENDA
ODA23-001 Moved by G. Bradley
That the Steering Committee adopt the agenda of the Olds Didsbury
Airport Area Structure Plan Review of March 15, 2023.
Carried

NEW BUSINESS

7.1 **Introductions**
Introduction of Steering Committee Members and County staff.

7.2 **Orientation**
Administration presented the Steering Committee orientation for the
ASP and the Legislation, Hierarchy of Plans & Planning Process. The
Terms of Reference and Steering Committee Roles and

Responsibilities were discussed along with the Maps of Statutory Plans and the Land Use Bylaw.

The following highlights key considerations and discussion:

- The Committee discussed ownership, airport and airdrome terminology and legislative jurisdiction;
- Airport Height Limitations, noise control and developments were also discussed. A suggestion was brought forward to have a lawyer engage to review technical data if the Steering Committee requests;
- Technical studies, for example, for stormwater management as well as the Development Plan prepared in 2020 are reviewed by Administration to ensure relevant items are addressed as part of the ASP review;
- Official Flood Hazard Maps that define the Floodway and Flood Fringe are prepared by the province.

7.3

2023 Olds Didsbury ASP Review Background Information

Administration presented the ASP history and identified the role of the airport. The Goals and Guiding Principles of the current ASP, along with the regulatory and legislative parameters were also reviewed. Land use districts, population projections and surrounding land use designations were discussed. Servicing, right of ways and storm water management were also part of the background presentation. The following highlights key considerations and discussion:

- Administration reviewed the Goals and Guiding Principles and indicated that a track change version of the ASP will be brought forward to the Steering Committee to update irrelevant or outdated information;
- Administration discussed noise exposure and height limitation schedules within the Land Use Bylaw and the intent to review these schedules as part of the ASP Review;
- Runway length and width as well as servicing limitations and costs for municipal water and wastewater were discussed;
- Renewable energy developments (wind turbines) and impact on aviation and aerodromes;
- Hangar home developments and building codes were discussed. Currently a security suite is a use within the zoning District but no other residential uses;
- Discussion held regarding existing Restrictive Covenant challenges, Access Easement Agreements and Service Agreements;
- Land Use Bylaw, Airport storage and sea cans were discussed, as well as questions that were asked during a recent engagement with airport stakeholders.

Meeting recessed at 12:29 and reconvened at 12:41

A. Miller left the meeting at 1:00 p.m.

A. Aalbers left the meeting at 1:24p.m.

7.4

Discussion Topics

For the required technical components, Administration will reach out to Jet Pro for information on Obstacle Height Limitation, noise exposure and runway expansion.

7.5

Next Steps

- Administration will start a review of the ASP for compliance with the MDP and include the track change document for the next meeting;
- Administration will remove matters that are related to “airport operations” and “Airpark” from the draft ASP;
- Remove residential as future phase land use;
- Focus on onsite servicing for water and wastewater in future phases;
- Administration will proceed with a consultant to prepare an Obstacle Height Limitation Schedule and any other technical matters;
- Include sea cans and storage as a discussion topic for next meeting as well as options for overnight accommodation for pilots.

ADJOURNMENT

Meeting adjourned at 1:56 p.m.

Adopted June 05, 2023


Chair

I hereby certify these Minutes are correct.