



South McDougal Flats ASP Review Pre-Recording Presentation Open House



Mountain View
C O U N T Y

South McDougal Flats Area Structure Plan Review

OPEN HOUSE

The South McDougal Flats community is invited to attend a discussion on the review of its Area Structure Plan (ASP). Topics will review:

- Guiding Principles
- Future Land Use Concept Map
- A Vision for the ASP

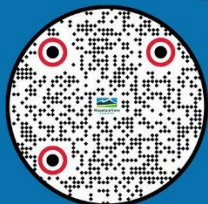
Your views are important! Comments will be captured in a survey, which is also available on our website.

March 30, 2023 (6:00 - 8:00 pm)

The same presentation will be offered @ 6:15pm & 7:00 pm

Sundre Legion

135 - 6 Street SE, Sundre AB



Access the survey and a pre-recording by scanning the QR code or visit: www.bit.ly/MVCaspReview



Mountain View County



South McDougal Flats Steering Committee

Public Members: Greg Campkin, *Chair*
Cindy Iverson, *Vice Chair*
Robert Killeleagh, *Public Member*
Kevin Saunders, *Public Member*

Other Appointees: Richard Warnock, *Mayor of the Town of Sundre*
Robin Tudor, *President – South McDougal Flats Protection Society*

Councillors: Angela Aalbers, *Reeve and Division 5*
Greg Harris, *Division 2*



How Can You Participate?

South McDougal Flats residents, who would like to participate in the Survey can follow these instructions:

Survey
Web Browser



- Listen to the Pre-Recording Presentation before completing the Survey.

Open House



- Attend the Open House on March 30th at the Sundre Legion at 6:00 to 8:00 pm before completing the Survey.

Survey



- Fill out the Survey only once

Contact



- Dolu Mary Gonzalez
P: 403.335.3311 Ext. 186
E: dgonzalez@mvcountry.com



How Was The Area Structure Plan Process Started?

December 1, 2021

Council approved the 2022 Budget, which included the review of the South McDougal Flats Area Structure Plan.



February 9, 2022

Council approved the Terms of Reference for the South McDougal Flats Area Structure Plan Review.



March 23, 2022

Council appointed public members and Councillors as Steering Committee Members for the South McDougal Flats Area Structure Plan Review



May 10, 2022 to Now

Total 10 meetings. Discussion topics include: zoning changes, subdivision and developments since 2010; Provincial studies, gravel pits and industrial development.



Survey

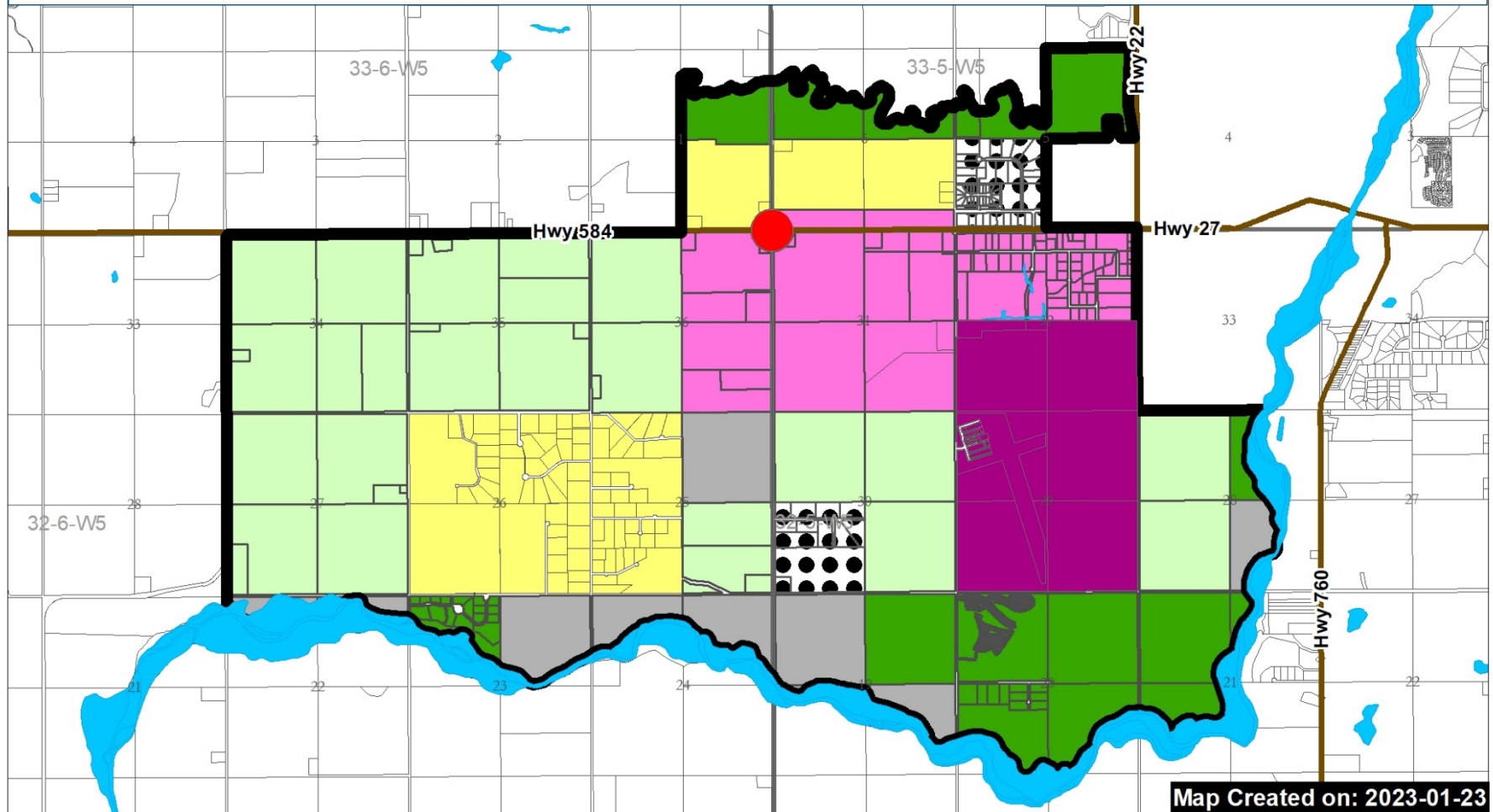


➤ Online Survey or Paper survey

[Mountain View County - Area Structure Plans Reviews](https://mountainviewcounty.com/p/asp-reviews)

<https://mountainviewcounty.com/p/asp-reviews>

South McDougal Flats ASP Land Use Concept



Legend

- River and Lake Polygons
- Existing ASP Boundaries

- Agricultural & Low Density (Up to 4 titles)
- Residential
- Community Centre
- Industrial & Highway Corridor

- Airport
- Recreational
- Crown Land Subdivision Potential
- Already Exceeds Max. Allowed Parcel Density



0 0.5 1 Km

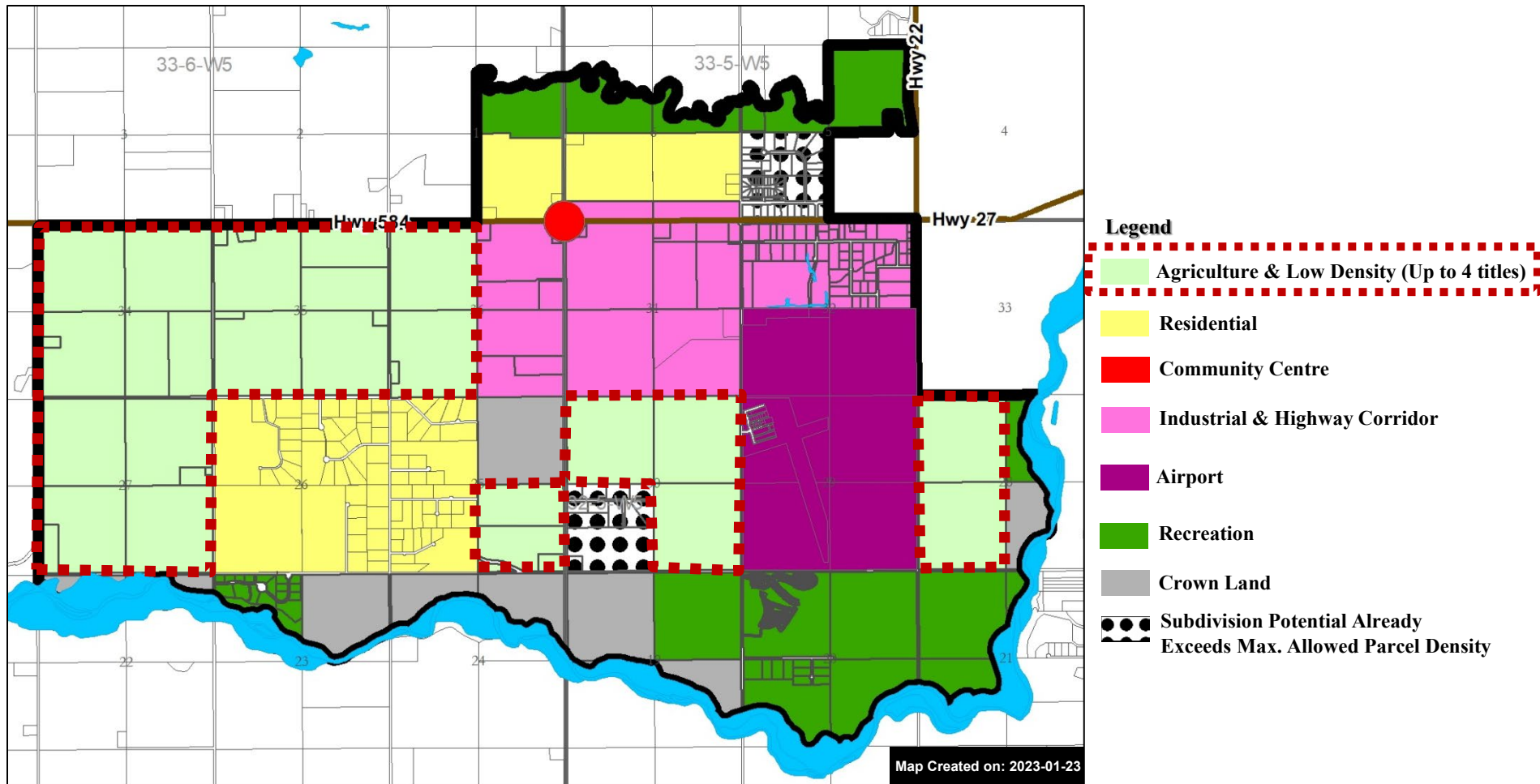
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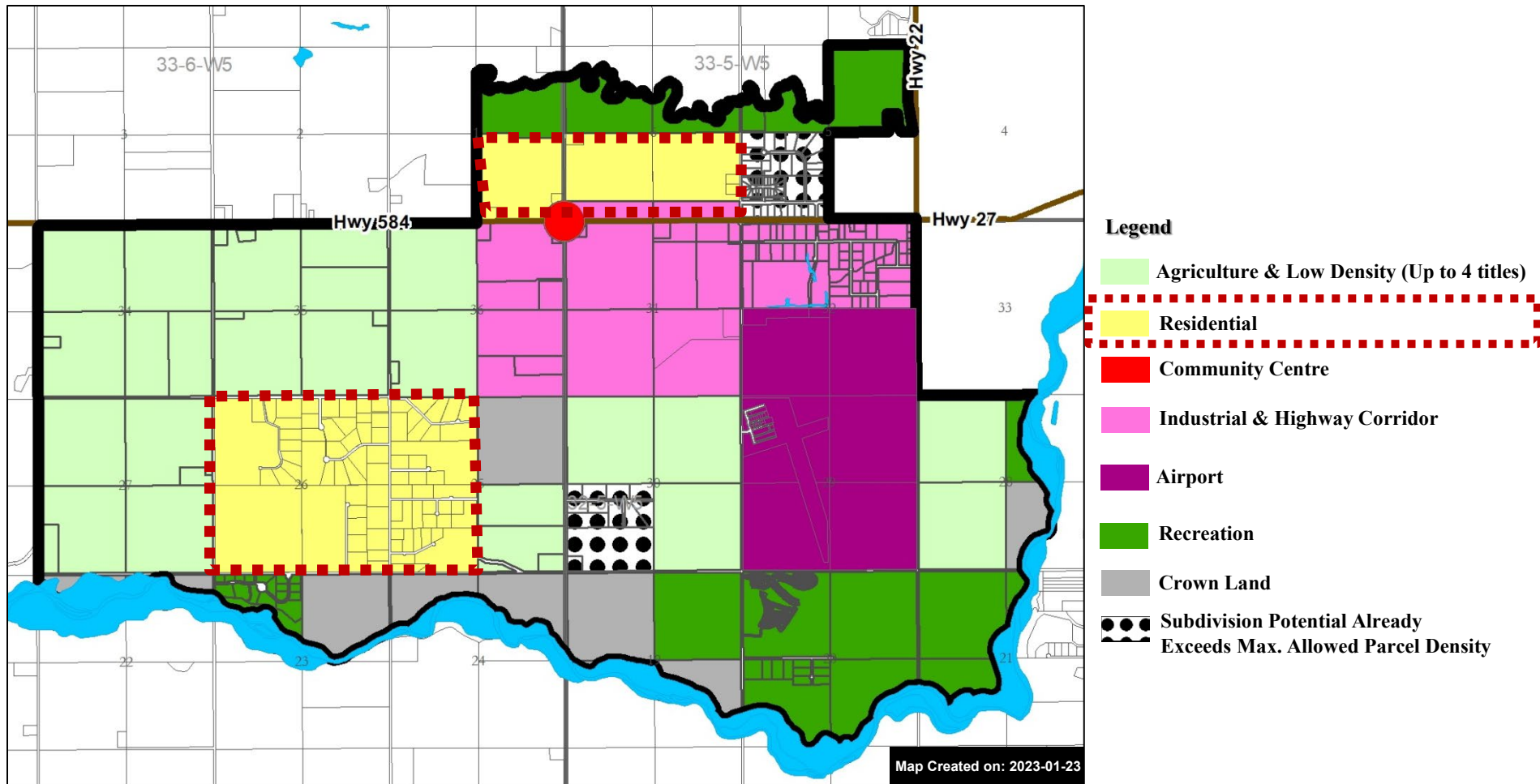
Option 4 : Land Use Concept

Land Use Concept: Agriculture & Low Density



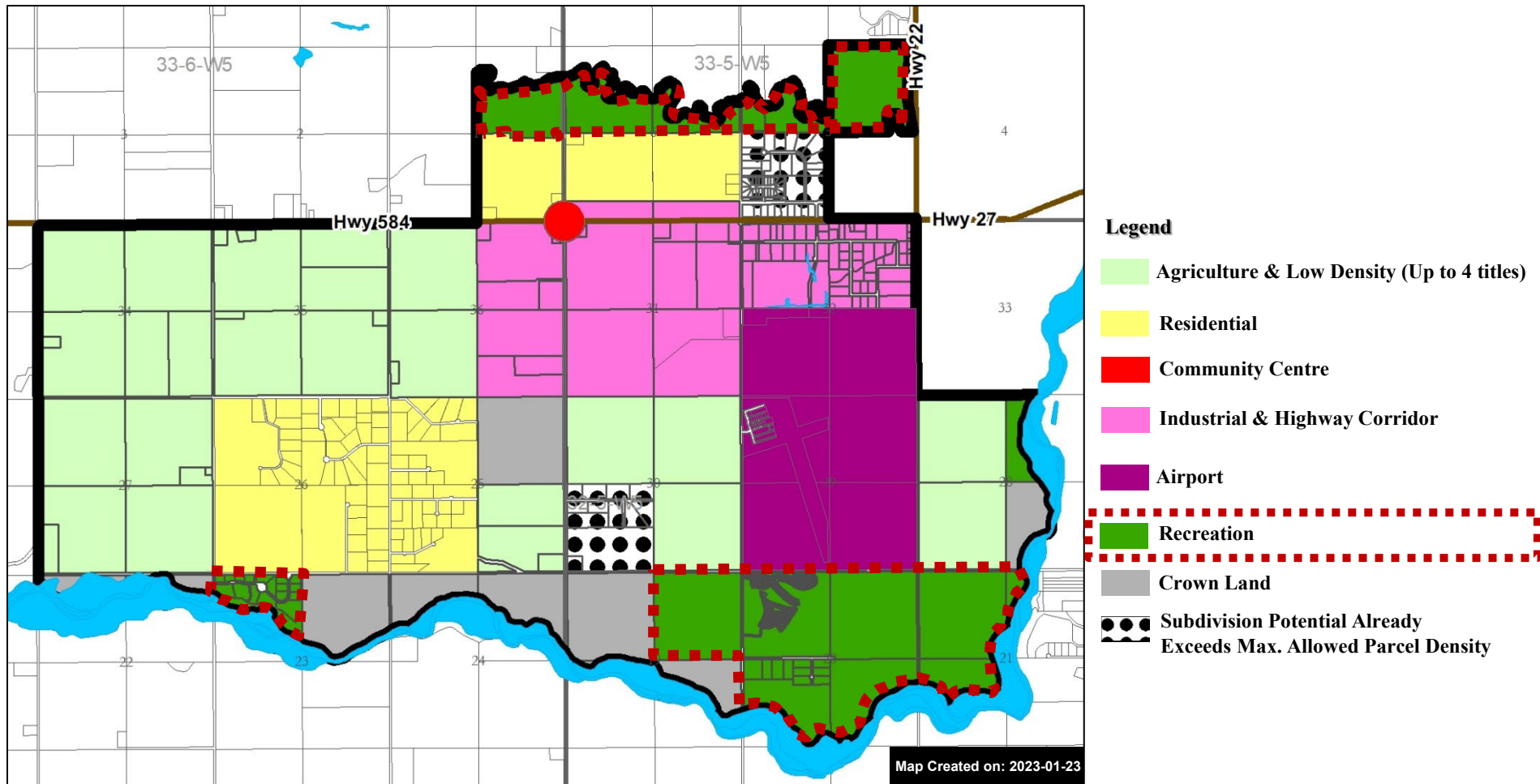
Lands identified as **Agricultural & Low Density** will continue to support agricultural activities and are proposed to allow for a total of four (4) titles per quarter section.

Land Use Concept: Residential



Lands identified as **Residential** applies to quarter sections with existing subdivisions or quarter sections with only one or two subdivided lots. The survey provides examples with the potential number of parcels, size of the parcels and the number of residents.

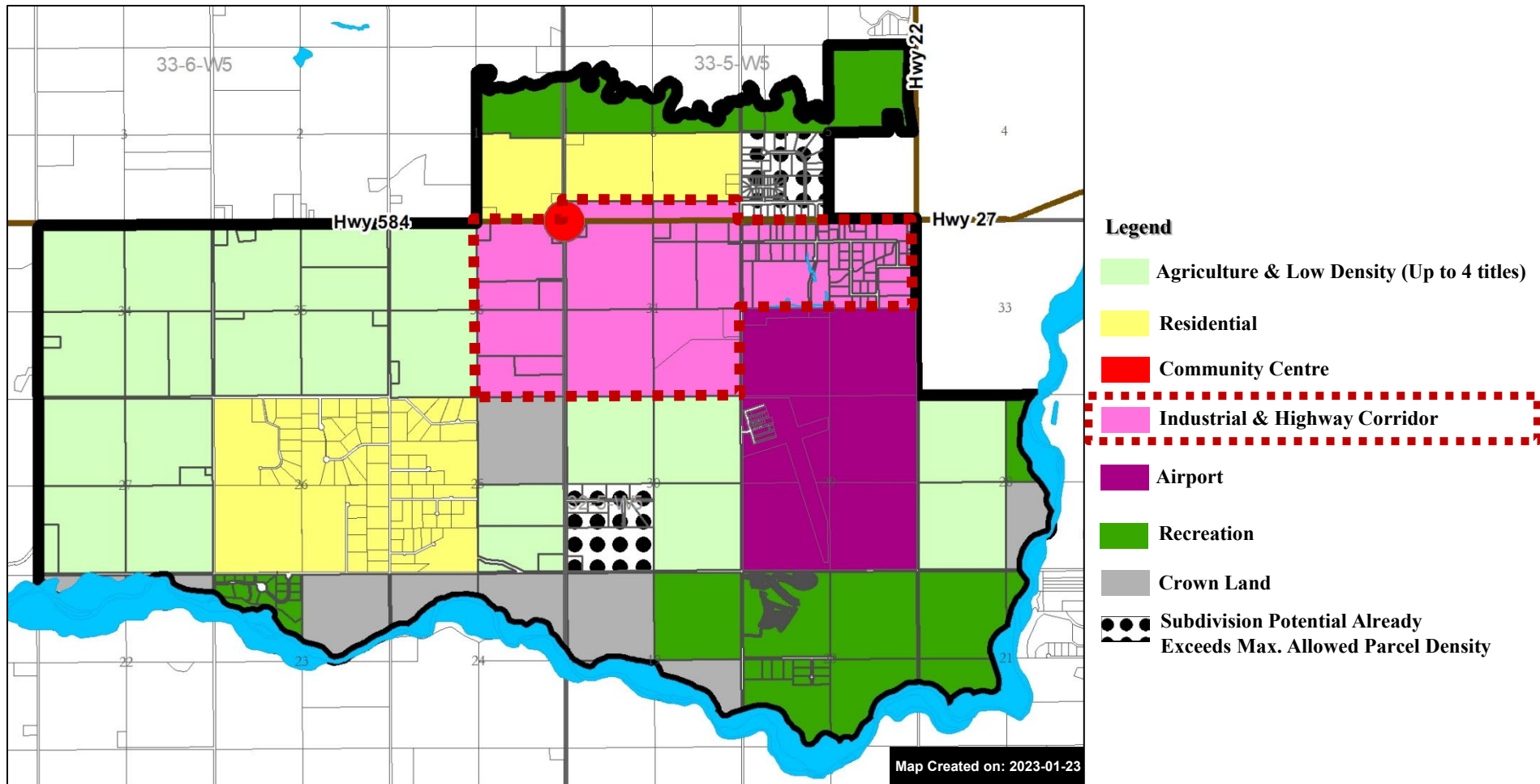
Land Use Concept: Recreation



Lands identified as **Recreation** are intended to provide activities such as walking trails and developments such as campgrounds.

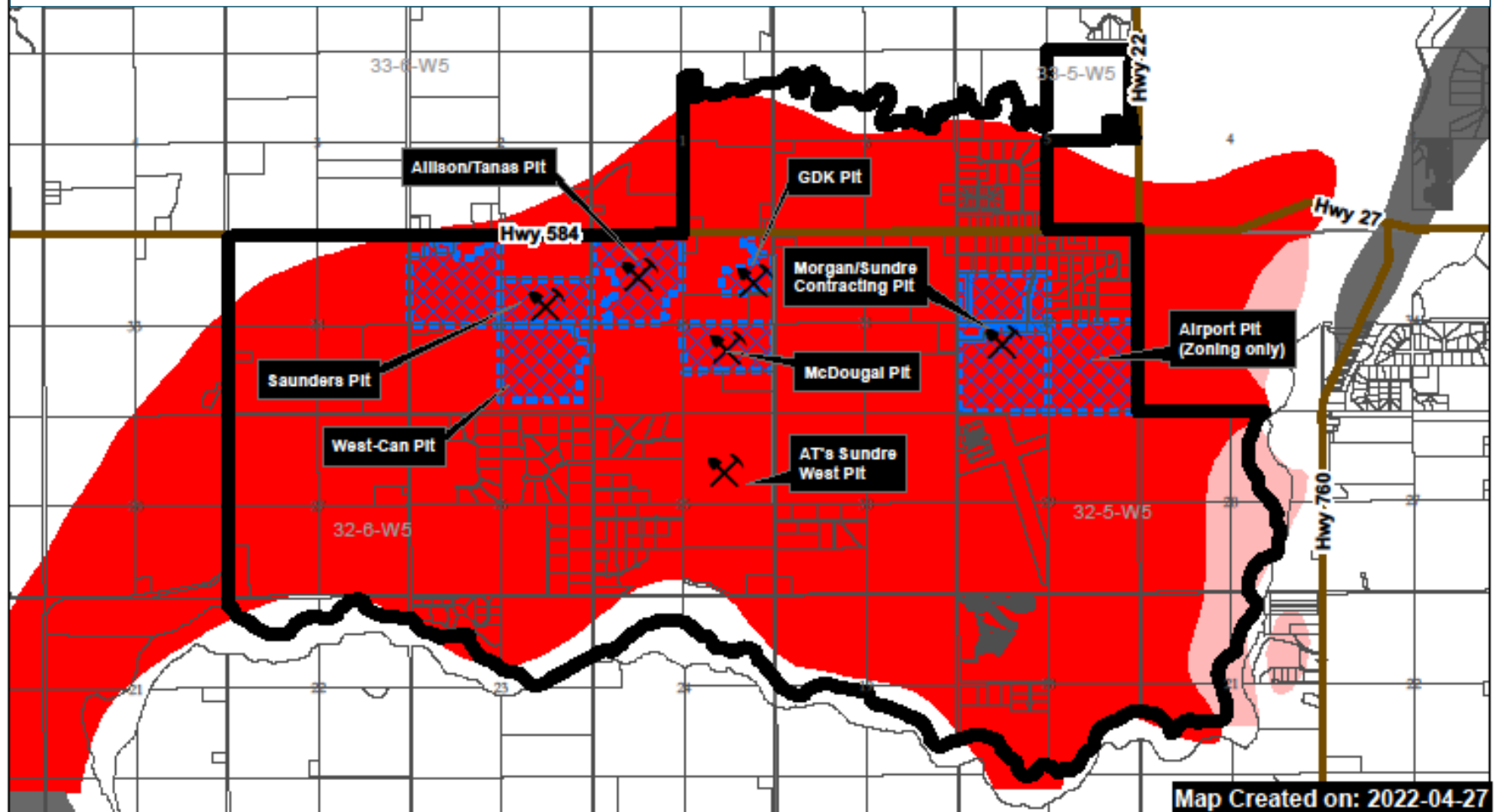
What types of recreational developments would you like to see in the community?

Land Use Concept: Industrial & Highway Corridor



What are your thoughts on extending the **Industrial & Highway Corridor** westward for 1 mile to include the quarter sections on either side of RR 60 south of Hwy 584?

South McDougal Flats ASP Gravel Pits



Legend



Land Use Class
 Aggregate Extraction/Processing District (AEP)
 Gravel Deposits Provincial (AGS)

Material
 clean Gravel
 dirty GRAVEL
 unknown GRAVEL
 unknown SAND AND GRAVEL



0 0.5 1 Km

Scale: 1:50,000

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South McDougal Flats Area Structure Plan

Figure : Aggregate Resource Map



What is the “Vision” for the Community

- Give us your opinion on the examples provided in the Survey
- Or share your vision for the community





What are the Next Steps?



Complete the Survey by April 14th, 2023



Steering Committee Reviews Survey Results



Steering Committee Drafts the Area Structure Plan



Share the draft ASP and receive Community Feedback