

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, December 13, 2022, in the Council
Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

PRESENT

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

ABSENT

K. Saunders, Public Member

IN ATTENDANCE

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

CALL TO ORDER

G. Campkin, Chair, called the meeting to order at 1:01 p.m.

Administration recapped the quorum requirements and informed the Committee that Councillor G. Krebs is no longer a Steering Committee member.

Administration requested that the meeting adjourn prior to 3:30 p.m. due to another meeting commitment, Committee members agreed.

AGENDA

SMF22-014 Moved by C. Iverson
That the Steering Committee adopt the agenda of the South McDougal Flats Area Structure Plan Review of December 13, 2022.
Carried

ADOPTION OF MINUTES

SMF22-015 Moved by G. Harris
That the Steering Committee adopt the minutes of the South McDougal Flats Area Structure Plan Review of November 15, 2022.
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 Review Draft Open House Questions High-Density Residential

Administration presented the Open House questions and High-Density Residential recap to the Committee with the following highlights:

- The Municipal Development Plan established the Higher Residential Development can be developed at a maximum density of 48 lots per quarter section. The ASP areas in the South McDougal Flats that could be developed at higher/medium densities were identified on the map and Committee feedback is required to determine the appropriate densities;
- The County does not have municipal servicing, meaning that each new lot is required to have onsite servicing for the provision of a water well and a private septic system that meet Provincial requirements;
- Each lot will be required to have individual accesses to a County Road and in an unsubdivided quarter section will typically include the development of an internal subdivision road;
- The current zoning Districts for Country Residential parcels range from the smallest size at 2 acres up to 5 acres, unless an ASP makes provisions for larger Country Residential lots to be considered.

A Committee member suggested that (2.0 to 5.0 acre lots) be added to the "48 lots per quarter section" wording for clarity. Administration clarified that each quarter section with potential for 48 lots has varied considerations of topography, road allowances, municipal reserves, storm water requirements, etc. and the 2.0 to 5.0 acre lot would be an approximate estimate only.

Administration presented a visual representation for parcel size and overall densities for the SW 6-33-5-5 with the following highlights:

- Example A illustrated 2 acre lots consisting of 44 residential lots, 5 commercial lots and 1 for a stormwater pond;
- Example B illustrated 3 acre lots consisting of 26 lots, 5 commercial lots and 1 for a stormwater pond;
- Example C illustrated 15 acre lots consisting of 6 lots, 5 commercial lots and 1 for a stormwater pond;

A Committee member inquired how the information will be presented at the Open House. Administration replied that in the past an online survey was utilized for community input in addition to an Open House. The Committee requested visual representations for each question at the Open House.

A Committee member asked for clarification on the determination of minimum parcel sizes. Administration recapped that the policies indicate the minimum parcel size with the intent of meeting the MDP and the ASP for the overall purpose of agricultural preservation, taking the minimum amount of land out of agricultural production.

A Committee member asked if a campground could be developed in the high-density area. Administration explained that a campground under the Land Use Bylaw falls under Parks & Recreation zoning. In the existing ASP, the four quarters are identified as high-density for residential.

As presented in the agenda package; Administration reviewed the following high-density questions for the Open House:

- Parcel size
 - Do you support the option to have larger country residential lots of more than 5 acres in size?
 - If you support lots larger than 5 acres, do you have a preferred maximum size of 10 acres or 15 acres?
- Parcel density
 - Do you prefer Example A, B or C for the number of residential lots per quarter section?
- Location of higher density residential
 - Do you support the location where higher density residential are proposed?

Discussion held regarding the layout of the questions. Suggested that questions include the servicing preamble, parcel densities, options and ranges, projected populations, and theoretical examples or drawings to clarify the information and options. Administration will bring back a revised set of questions to the next meeting.

As presented in the agenda package; Administration reviewed the following medium-density questions with the Committee for the Open House:

- Parcel density
 - Do you support that more country residential lots can be subdivided from the remainders?
- Parcel size
 - If you support more subdivisions from the remainders, do you support the option to have larger country residential lots of more than 5 acres in size?

- If you support lots larger than 5 acres, do you have a preferred maximum size of 10 acres or 15 acres?

A Committee member asked what the current maximum number of parcels per quarter was. Administration explained that there are no clear policies in the existing ASP for the higher or medium residential densities. A Committee member suggested that conversation around what community members don't want may help answer some of the questions for the Open House.

A Committee member inquired about the existing policies for medium and high-density growth centers. Administration responded that the higher density areas that allow for 48 parcels, have been developed in ASPs for Southeast Sundre, South McDougal Flats, and Water Valley-Winchell Lake which are also identified in the MDP as Growth Centers. Administration reiterated that there are no specific policies in the ASP for the medium residential densities.

Administration asked direction from the Committee to develop clear, concise questions for the Open House. Discussion held regarding populations, parcel sizes, infills, densities, policies, and a disclaimer for what is currently existing in the ASP. The Committee recommended that what is currently allotted for an existing parcel size would be the smallest that they would allow.

Administration is seeking clarification for the unsubdivided SW 26 quarter section and asked the Committee for direction on specific questions for the Open House. The Committee agreed it should remain with the same policies and conditions as the medium density. Administration will check the parcel sizes in each of the quarters and bring back a revised set of questions to the next meeting.

Administration presented a review of the draft Open House Questionnaire for the Committee's review and input.

Under Guiding Principles, the words "rural" and "tourism" have been highlighted from previous meeting discussions. Administration is seeking direction on how the Committee would like to pose the questions to the community.

Discussion held regarding tourism, rural, parcel densities, livestock, animal units, and agricultural definitions in the high-density designated growth centers. Suggested to add the wording from the Animal Control Bylaw to a portion of the Guiding Principles section so the community understands the definition. The Committee agreed that the word "rural" should remain in the Guiding Principles section of the questionnaire and the word "tourism" should be taken out of the Recreation portion of the questionnaire.

Administration presented the Vision portion of the questionnaire. The Committee suggested to move the Vision question to the end of the survey and explain the definition of a Vision in a preamble and ask the Open House attendants what their idea of a Vision is.

Administration presented the Land Use Concept section of the questionnaire. Discussion held regarding the "generational farming" phrase in the Agriculture portion. The Committee recommended removing the "generational farming and agree" wording.

In the Recreation portion of the questionnaire, the Committee suggested to insert the breakdown of recreational development, passive recreation, and campgrounds and to remove the word "facilities" in both places from section A and replace with "opportunities". The Committee also asked Administration to remove questions B and C from this section.

The "Economic Growth" portion of the questionnaire was reviewed and discussed. The Committee discussed aggregate and industrial portions, property values, community benefits, land use conflict policies, and how to frame the questions. The Committee asked Administration to bring back revised questions with preambles for Economic Growth and Gravel Pits to the next meeting.

7.2

Upper Red Deer River Hazard Study & Draft MDP & LUB

The province conducted the Upper Red Deer River Hazard Study which covers 85 km along the Red Deer River. The study covers the area just west of Coalcamp Road subdivision to the boundary with Red Deer County (at the Hwy 587 bridge) and 17 km of the Bearberry Creek, east of RR 6.2 to where the creek merges with the Red Deer River in Sundre. Key components have been shared with the public which include floodway and flood fringe area. Further discussions will be tabled until next the meeting.

Next agenda to include:

- Revised Open House questions
- Upper Red Deer River Hazard Study & Draft MDP & LUB

ADJOURNMENT

Meeting adjourned at 3:20 p.m.



 Chair

I hereby certify these Minutes are correct.