

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, November 15, 2022, in the Council  
Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

PRESENT

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

ABSENT

S. Smyth, Administrative Assistant, Recording Secretary

IN ATTENDANCE

M. Bloem, Director, Planning & Development Services  
D. Gonzalez, Planner

CALL TO ORDER

G. Campkin, Chair, called the meeting to order at 1:05 p.m.

AGENDA

SMF22-012 Moved by C. Iverson  
That the Steering Committee adopt the agenda of the South McDougal  
Flats Area Structure Plan Review of November 15, 2022.  
Carried

Administration advised that as recommended by the Steering  
Committee, the information on gravel pits, end use and reclamation  
information will be presented before the presentation from Sundre  
Contracting.

ADOPTION OF MINUTES

SMF22-013 Moved by R. Tudor  
That the Steering Committee adopt the minutes of the South McDougal  
Flats Area Structure Plan Review of October 11, 2022.

Carried

OLD BUSINESS

6.1 Gravel Pits – Development & Reclamation

J. Ross, Assistant Director of Planning and Development Services, and H. McInnes, Development Compliance Officer, were introduced to the committee.

J. Ross provided an overview of the history of aggregate development in Mountain View County. The information included Provincial legislation and jurisdiction, municipal processes and regulations, and a few examples of County gravel pit reclamations.

Steering Committee questions resulted in the following information:

- Dust suppression requirements depends on the specific pit; typical process requires operators to do dust suppression within the pit and on site and a haul route agreement deals with dust suppression on gravel routes going towards the pit. Haul routes are typically directed to the closest paved surface;
- MVC does not have a Noise Bylaw but requires pits to mitigate noise, for example buffering berms, hay bales. Noise is also in the Provincial Guide to the Code of Practice;
- Depending on the type of extraction, i.e., a wet pit, it is under the purview of Alberta Environment or if mining goes to the water table;
- Reclamation for County owned pits, requires a site to go to its pre-development state (agricultural use), as a preferred end use, unless a provincial body requires or agrees that reclamation be for a different end use. Redesignation is required to accommodate the end use.
- The County support through a Rural Municipalities of Alberta (RMA) Resolution processed a request to the province to allow third parties to review reclamation certificates to speed up the reclamation process.

## DELEGATIONS

### 5.1 Sundre Contracting

Administration introduced S. Duncan, Operator for Sundre Contracting Ltd., and provided a general overview and history of Sundre Contracting. S. Duncan presented a pictographic overview of the ongoing reclamation process for the west area that started in 2017/18.

Steering Committee questions resulted in the following information:

- The reclamation plan for Sundre Contracting includes a waterbody. The plan includes sloping, irregular edges, a variety of grades, hills, and AEP requirements. The waterbody has been used in the past for fire suppression and there is wildlife and overall, no cattail;
- It is precarious to know what the end use of this pit would be, possibly recreational. In the future, the applicant/landowner can make an application to the County for a redesignation proposal compliant with the future land use concept of the ASP;

- The water feature flows and discharges into to the Bearberry Creek and there are no water level issues. Waterbodies whether claimed or not, are owned by the Crown. Water usage, diversions, and licenses are required under the Water Act approvals.
- Dugouts for agricultural purposes are exempt from Provincial regulations/approvals if they meet all the required criteria.
- The life span of the pit is influenced by market demand.

Chair G. Campkin thanked S. Duncan for the presentation.

J. Ross confirmed that the Development Permit conditions for a pit pertain to the general operations in terms of hours of operation, haul routes, etc.

Chair G. Campkin thanked J. Ross and H. McInnes for attending.

## OLD BUSINESS

### 6.2 Future Land Use Concept – Option

A recap from the last meeting discussion on future land use was provided and outlined the following:

- The current ASP Future Land Use Map identifies three areas: the Red Deer River Corridor to the south, the ESA to the north along the Bearberry Creek and the Recreational areas along the Bearberry Creek, south at Coyote Creek and areas east of the Airport lands;
- The source of these three areas were determined by the Environmentally Significant Areas from the 2008 Summit Report and the land use districts of the day;
- Other maps in the ASP also identified these areas, such as Figure 3 – Environmentally Significant Areas, which also contains the McDougal Flats Floodway and Flood Fringe Areas, and Figure 2 – Existing Zoning;
- The Steering Committee had previously directed, at the time of reviewing the plan's Key Components, to combine the Red Deer River Corridor and the Bearberry Creek;
- Other ASP sections that referenced the Red Deer River Corridor are in the Land Use Policies where recreation is supported, as well as environmental significance protection and flood hazard areas;
- ESAs are not a key component. However, sections of the ASP outlined sensitive features and environmental protection with reference to Figure 3 as well as flood hazard areas;
- Recreation is also not a key component; however, the Land Use Policy Area includes recreation which is supported along with tourism in the area.

## Administration Recommendations:

- Red Deer Corridor:
  - Specific Policy Areas for Flood Hazard Areas that can align with the Municipal Development Plan policies and the Land Use Bylaw regulations.
  - To remove the Red Deer River Corridor from the Future Land Use Map
- ESAs:
  - Specific Policy Areas is appropriate to address Environmentally Significant Areas and requirements
  - To remove the ESA from the Future Land Use Map
- Recreation:
  - To add "Recreation" as a Key Component (now Guiding Principle) and a change in the Future Land Use Map to include a use for "Recreation"
- Map Option – Future Land Use Map:
  - To add "Recreation" (darker green) along the Red Deer River and the Bearberry Creek and aligned with quarter section boundaries
  - A change from parcels identified previously as Red Deer River Corridor or ESAs to now Agriculture:
    - Two quarter sections east of the Airport
    - One quarter section to the west of the Airport

## Steering Committee discussion on Map Option resulted in the following information:

- The Specific Policy Areas will have dedicated sections for Flood Hazard Areas as well as ESAs;
- The Specific Policy Areas will apply in addition to the policies for the Future Land Use Map;
- The Future Land Use Map should be for future land uses and specific areas such as Flood Hazard or ESAs should be an overlay;
- There are no tax implications for a future land use unless an application changes the zoning and more development occurs (buildings and uses);
- The County has a standalone Policy/Procedure how a developer can amend an Area Structure Plan;
- The existing Future Land Use Map does not have specific use areas identified for aggregate extraction. Gravel pits requires redesignation;
- The purpose of the ASP is to create more detailed policies that provide balance between future land uses and community impacts. That balance recognizes what currently exists, what influences the area's future growth, and provides policy that addresses the potential growth;
- The ASP policies need to address and be clear as to the type and the characteristics for recreational development;

- The LUB has provisions for recreational development which include definitions, uses, regulations and districts;
- Water Valley and Westward Ho are two campgrounds owned by the County;
- Based on the community feedback there may be different types of recreational development that needs to be reflected in the Future Land Use Map as well as in the policy sections.

Steering Committee recommendations:

- Map Option to be presented to the community at an Open House
- Additions to Open House questionnaire:
  - What kind of recreational development does the community want to see and would welcome?
  - What type of recreational development does the community not want to see?
  - What type of growth does the community support in their vision in terms of Population, Industry, Gravel, Airport, and Tourism? The future land use map defines where growth may be supported.

The Red Deer River Corridor is a key component for discussion at the Open House and the Committee agreed with the presented Map Option.

### 6.3 Continuation: Medium and Higher Densities – 8.22, 8.23 & 9.1

A recap from the last meeting discussion on medium densities was provided and outlined the following discussions:

- Discussion if the unsubdivided quarter section SW26 (straight south of Cougar Creek subdivision) on the current Future Land Use Map (split Medium Density and Red Deer Corridor) should remain as Medium Residential Density or changed to Agriculture or Recreational. Support to keep it Medium Density.
- Discussion held on minimum and maximum parcel sizes. Two country residential districts in the Land Use Bylaw with the smallest size at 2 acres within the Country Residential (1) District. Once minimum parcel sizes are defined, there may be no need to have an upper limit as each quarter will have a finite limitation on how large the remainder is; in addition to providing appropriate access. The most growth-orientated land option is to allow for medium density; however, this will be brought forward to the Open House for the community's opinion on parcel size; the total number of titles can be determined after receiving the feedback from the public.

A recap from the last meeting discussion on higher densities was provided and outlined the following discussions:

- There are five quarter sections that are identified as high density residential (Future Land Use Map, Figure 7 as well as Residential Densities Figure 8) and the Committee in previous discussions directed Administration to remove the quarter south of Highway 584 from residential due to proximity to the mill. Input from the committee regarding parcel sizes would be helpful to determine the policy criteria regarding septic's, wells, road systems and accesses. Discussion held to better understand onsite servicing, each lot to provide its own water (well) and wastewater (septic). Discussion on restrictions, for example pump out only and how restrictions may be registered against new titles. Discussion on condominium development with communal services. The parcel size and density will be brought forward to the Open House for the community's opinion along with a preamble for the discussion and visual conceptual options for different parcel sizes and total number of lots per quarter section and information on servicing requirements.

The committee agreed to remove Figure 8 – Residential Densities.

6.5

#### Vision

The Vision will be an ongoing Agenda item, no discussion held.

### NEW BUSINESS

7.1

Flood Hazard Areas was not reviewed.

Next agenda to include:

- The continuation of 6.2, 6.3 -review specific Open House questions on Medium and High Density Residential
- 7.1 Flood Hazard Areas
- Review of the Open House questions to date

### ADJOURNMENT

Meeting adjourned at 3:52 p.m.

  
Chair

I hereby certify these Minutes are correct.