

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 14, 2022, in the Council Chambers,
1408 Twp Rd 320 Didsbury, AB

PRESENT

G. Campkin, Chair
C. Iverson, Vice Chair
R. Killeleagh, Public Member
K. Saunders, Public Member
R. Tudor, Public Member
R. Warnock, Town of Sundre Mayor
G. Harris, Councillor (via Zoom)
G. Krebs, Councillor

ABSENT

A. Aalbers, Reeve
M. Bloem, Director, Planning & Development Services

IN ATTENDANCE

J. Ross, Manager, Development & Permitting Services
D. Gonzalez, Planner
S. Smyth, Administrative Assistant, Recording Secretary

CALL TO ORDER

G. Campkin called the meeting to order at 1:30 p.m.

AGENDA

SMF22-002 Moved by C. Iverson
That the Steering Committee adopt the agenda of the South McDougal
Flats Area Structure Plan Review of June 14, 2022, and amend the
order of presentation, moving agenda item 7.1.1 ahead of item 7.1
Carried

ADOPTION OF MINUTES

SMF22-003 Moved by G. Krebs
That the Steering Committee adopt the minutes of the South McDougal
Flats Area Structure Plan Review of May 10, 2022.
Carried

OLD BUSINESS

6.1 J. Ross provided an overview of the mileage allowance for the
committee. A cheque will be issued quarterly to committee members.

NEW BUSINESS

7.1.1

R. Tudor presented the SMF protection society slide show and indicated that the committee was formed “for the people”. There are nearly 100 members including businesses, recreational, country residential, and aggregate extraction. The 2016 SMFAPS Community survey results indicated the residents were very concerned about air and water quality, traffic, safety of roads and the cumulative effect of development in the area. Other concerns regarding reclamations, industry inspections, compliance to regulations and council votes on land use changes were also noted. The public perception is that these concerns either cannot or will not be addressed by the province and/or County, leaving the residents frustrated. Topics such as dust, adequate berms, aquifer levels, and what the future of SMF will look like were also discussed. A question was asked about excavation into a water table area and administration clarified that Alberta Environment is the governing body through the Water Act. A question was asked how water bodies are taxed; administration was unable to provide a definitive answer.

A specific question was asked regarding the Future Land Use Concept map that was presented at the first meeting, seeking clarification on the meaning of it. Administration clarified that the future maps predate the requirements to redesignate land for the purpose of operating a gravel pit, and the plan sits in effect until it's amended or changed. Different provisions of the LUB and other policies were put in place after the future land use concept was adopted.

A question was asked on how large the SMF land base is and what the population is. Administration responded that recreational development for Coyote Creek showed more growth trends and the previous SMF ASP indicated 9500 sq acres, 14.9 sq miles.

7.1

Existing ASP Area Goals 1-4 were reviewed and discussed to determine if the goals were still relevant and if new goals should be added. Administration provided additional background information on the MDP and Land Use Bylaw changes since the ASP was adopted in 2010. In addition, zoning, policy structure and growth center density was discussed. SMF is in a growth center. Growth centers in the MDP allow 48 lots per quarter section. The committee indicated that clear policy needs to be developed to clarify Goal #1.

General discussion followed regarding provincial legislation and environmental practices, growth, recreation trends, development permit requirements and the recent changes made to the MGA through Bill 22, to foster the economic development of the municipality. Suggested to have a possible new goal to encourage aesthetics to promote tourism/desirable area.

Goal # 1 Land Use:

"To allow growth and development in appropriate areas while mitigating any negative environmental impacts."

Discussion:

- Need attainable and measurable goals
- Define what is growth
- Water Valley Winchell Lake (WVWL) ASP – bring to next meeting
 - Low, medium, and high-density requirements/explanation
 - WVWL ASP developed to consider and stage development adjacent to other development.
- To allow growth prevents sterilizing growth/development.
- Bill 22 to add to MGA requirements to foster the economic development of the municipality.
- Using "appropriate" areas is not helpful – need balance for all land uses

Goal # 2 Social / Community:

"To maintain and encourage the historic western lifestyle of the area."

Discussion:

- "Historic" less relevant
- Maintain and encourage the rural lifestyle in the area
- Diverse and competing interest

The committee provided consensus on potential wording for Goal #2 – To support a rural community with diverse interests

Goal # 3 Recreation:

"To create recreational corridors focused on the natural features for multi-use trails, passive recreational activities, and tourism related pursuits."

Discussion:

- "encourage" passive recreational activities, none implemented since ASP adoption
- Private land, user focus local or from outside SMF?
- Passive – no buildings or structures
- Challenges of private landowner access – would need to be provincial land to allow for access – Red Deer River corridor
- Municipal Reserve requirements of subdivision and how cash in lieu is used
- Bring to next meeting a review of wording from the latest ASP – Eagle Valley and or WVWL ASP to assist in developing the goal.

Goal # 4 Economic:

- a) To create an economic corridor along Highway 584 while encouraging home-based businesses throughout the area.
- b) To manage the operation of gravel pits economically and environmentally."

Discussion:

- a) This goal creates access to the highway for multiple land uses "create" vs "support" as the highway and businesses are existing
 - Home-based business provisions in the Land Use Bylaw, less relevance as part of this goal
 - Add wording 'To foster economic development in the Highway 584 corridor'
 - Internet access towers and fibre
 - Add new 'To promote/seek access to critical infrastructure through land use and adjacent uses'
- b) Option to amend old b) to promote industrial businesses to follow provincial legislation and requirements and encourage environmental practices
 - Gravel pit approval requirements (older vs newer approvals) May fit better in a different ASP section
 - Potential new goal - Encourage aesthetics to promote tourism /desirable area

Next agenda to include:

- Goals 1-4a Administration review and provide suggestions were requested
- Winchell Lake ASP for information on densities and explanation
- Eagle Valley ASP and Water Valley Winchell Lake ASP for information on wording for Recreation Goals
- Continuation of Committee review of Goals 4b - 7
- Review of the ASP Compliance with IDP & MDP

Direction that Administration will present Goal 1-4 discussions at the next meeting.

ADJOURNMENT

Meeting adjourned at 3:35 pm.



Chair

I hereby certify these Minutes are correct.