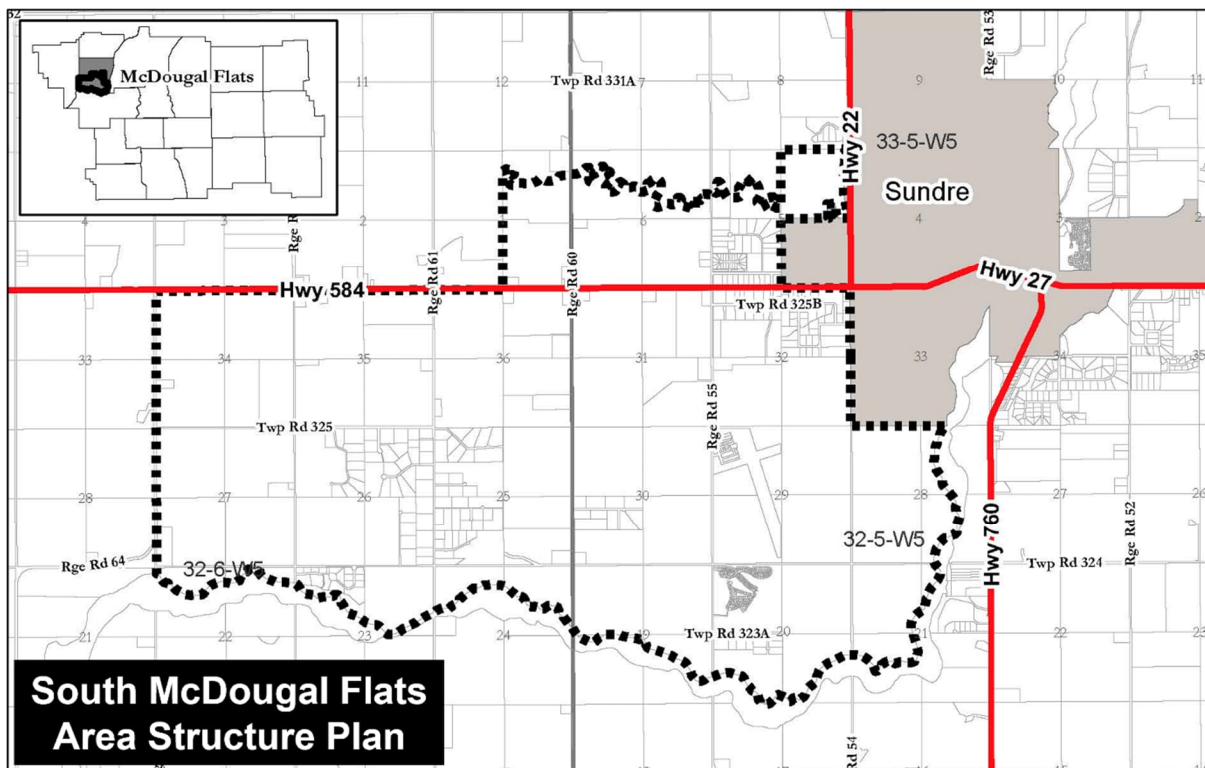


2023 South McDougal Flats Area Structure Plan

2023 ASP Review – Open House Survey

The current South McDougal Flats Area Structure Plan was adopted in March 2010 with amendments in 2012 and in 2015. In 2022, County Council appointed the South McDougal Flats Steering Committee to oversee the review of the Area Structure Plan (not a rewrite) to ensure policies are aligned with the Municipal Development Plan and the Land Use Bylaw.

The questions on the next pages are based on key land use topics and will assist the Steering Committee in the policy review. Your input is important as the ASP will shape the future of the area. Please answer the questions based on what you believe is the most beneficial for the South McDougal Flats community in the years to come.



**Please only submit one survey per person*

1. Your interest in the Area Structure Plan Review is (select all that apply):

- Live/Reside in McDougal Flats
- Work or have business interests in McDougal Flats
- Recreational user in McDougal Flats (for example accessing the Red Deer River, the Bearberry Creek, and/or crown land)

- Recreational facilities user or owner (Coyote Creek golf course or Coyote Creek RV Resort and/or Sundre River Resort)
- Airport facilities (for example user or owner of an airport lot)
- Own agricultural land or have agricultural related business in the area
- Other, please specify: _____

2. As part of the Steering Committee review, the following 7 Guiding Principles have been discussed through the ASP Process.

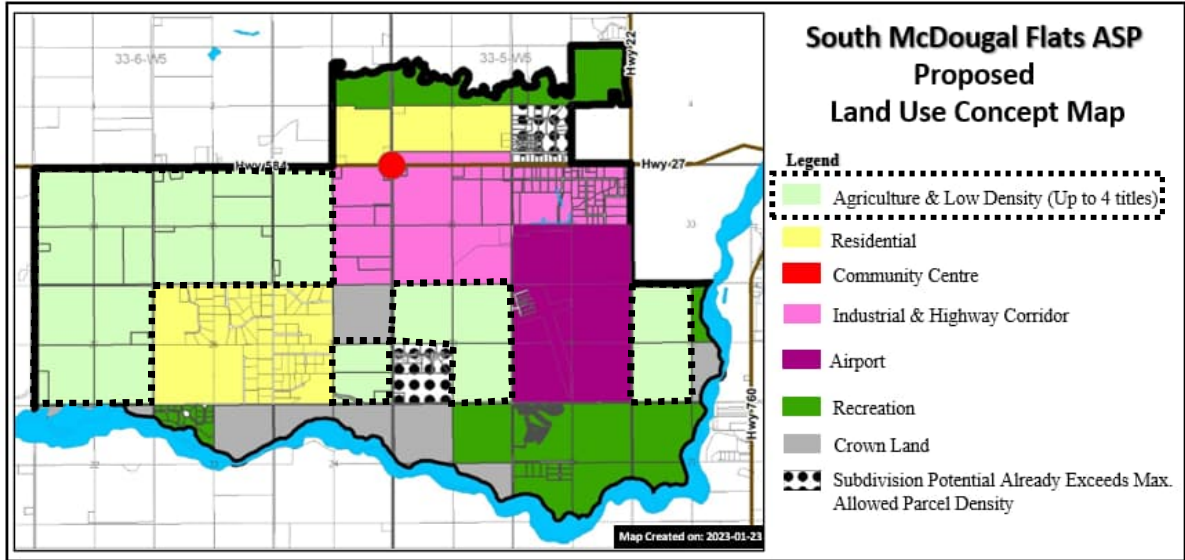
***Please rate each Guiding Principle 1 to 5 (1 = not supportive, 5 = very supportive)**

Guiding Principles	1	2	3	4	5
1. Land Use <i>To allow the opportunity for balanced progressive growth.</i>					
2. Social/Community <i>To support a diverse rural community that enhances the natural beauty of the area.</i>					
3. Recreation <i>To support recreational opportunities that are complementary to the plan area.</i>					
4. Economic <i>To foster economic developments in appropriate areas.</i>					
5. Environment/Conservation <i>To encourage conservation practices and natural resource management that minimize negative environmental impacts.</i>					
6. Transportation/Infrastructure <i>To manage an efficient, sustainable, and safe transportation and infrastructure system.</i>					
7. Airport <i>To enable the airport's ability to support economic development through a Concept Plan.</i>					

3. Do you have other suggestions and/or comments regarding the Guiding Principles? **Please share:**

Land Use Concept: Agriculture

The conservation of farmland and ranch land is very important to the South McDougal Flats history. Limiting the number of subdivisions will ensure that most of the land is retained for agricultural purposes. The Steering Committee has agreed that these areas should be allowed a maximum of four parcels per quarter section, inclusive of the remaining land.



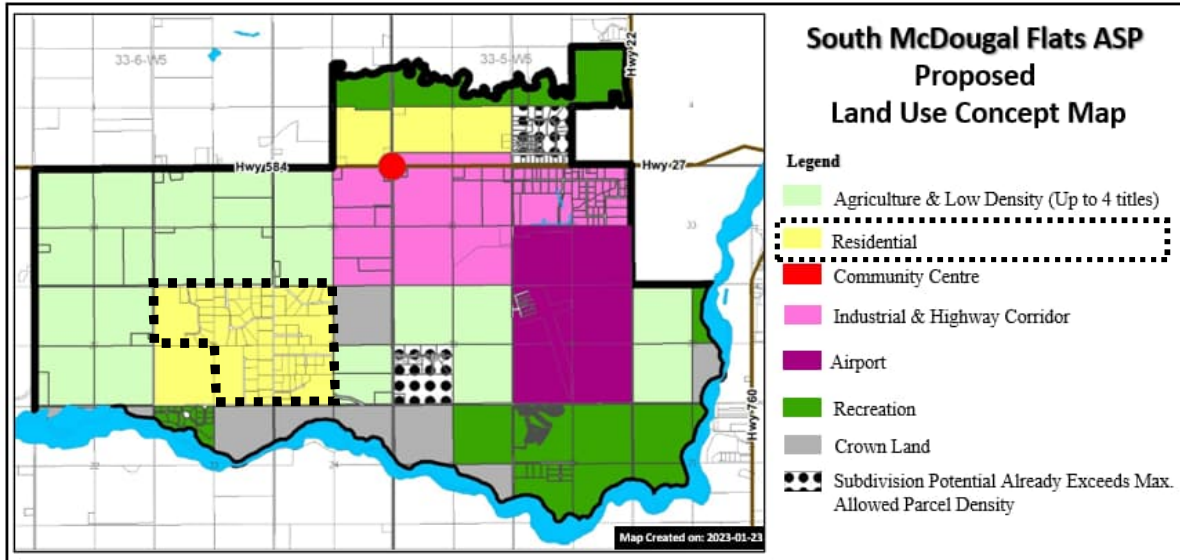
4. Do you support that a quarter section within the Agriculture & Low Density area should be allowed to have up to four titles from a quarter section if the landowner chooses? **Select only one:**

- Yes
- No, please explain

Land Use Concept: Infill Residential Development

Nine (9) quarter sections have potential for future residential development. Five (5) of these quarter sections have been subdivided in the past; however, there may be an opportunity for more residential lots in future from the remainders of the original quarter sections. Examples of these already subdivided quarter sections include Cougar Ridge and Country Haven.

Existing Areas with Potential for Residential Infill Development

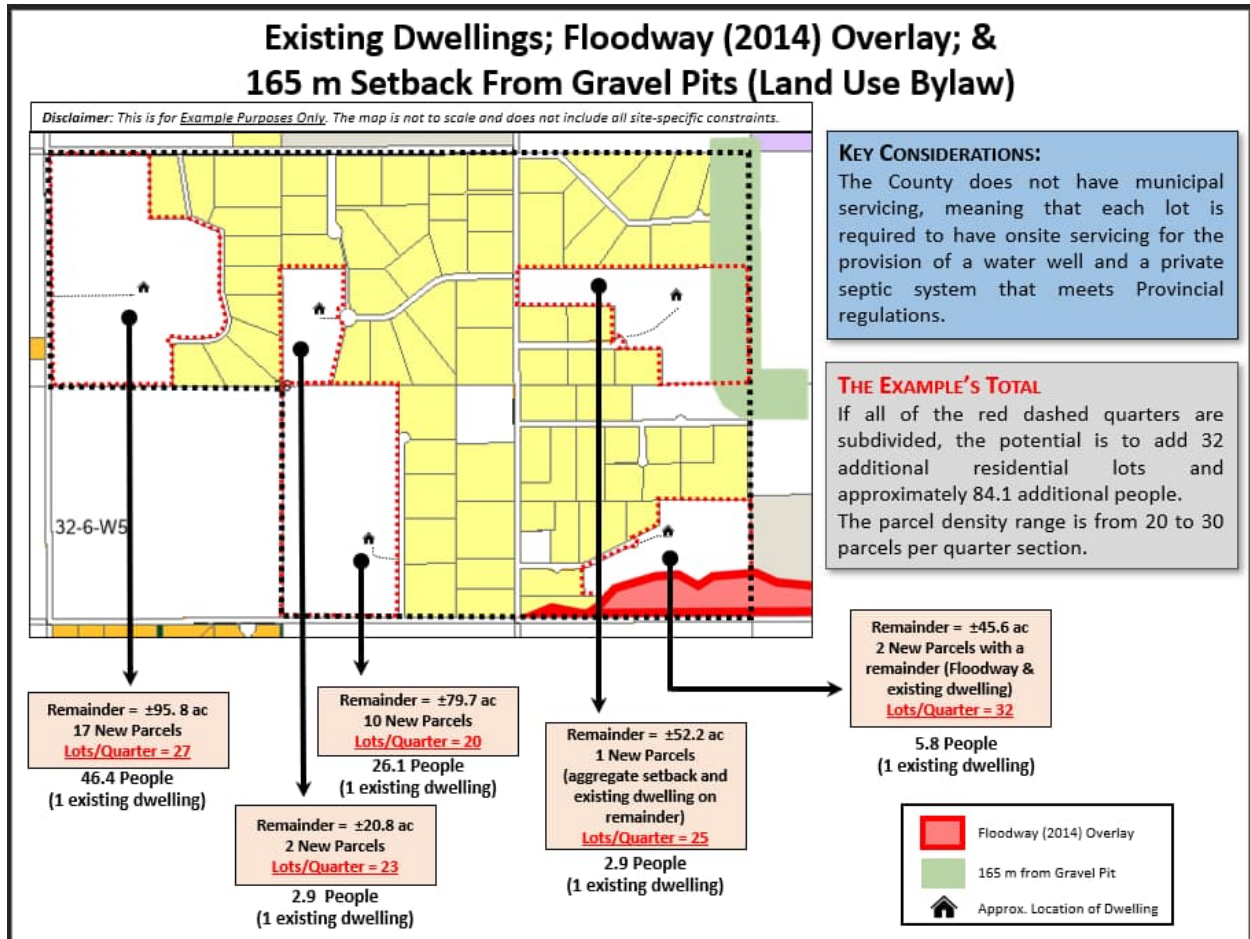


Key Considerations

- The County does not have municipal servicing, meaning that each new proposed lot is required to have onsite servicing provisions for a water well and a private septic system that meets Provincial regulations.
- Each lot will be required to have individual access to a developed road.
- In order to accommodate onsite servicing, the County, through regulations, has established the size of residential parcels: Minimum 2.0 acres – Maximum 3.0 acres (Up to 5 acres if there is topography, easements, or setbacks issues).
- Within the South McDougal Flats area there are lands that are prone to flooding and mapped in the 2014 Provincial Floodway. The level of restriction (Floodway vs. Flood Fringe) can impact the developability of affected lands.

5. Do you support that the remainders of the five (5) quarter sections identified in the map above, should be allowed the potential to further subdivide residential lots in the future, considering the listed Key Considerations? **select only one:**

- Yes, I support the potential for more residential lots from the remainders.
- No, keep the remainders with no potential for further subdivision. If no, please explain below if you have other or additional reason(s).



“The Example’s Total” above, illustrates that if all the remainders of the five (5) quarter sections further subdivide, the potential may be to add approximately 32 lots which could increase the existing population by approximately 84 people. The parcel density range will be between 20 -30 parcels per quarter section.

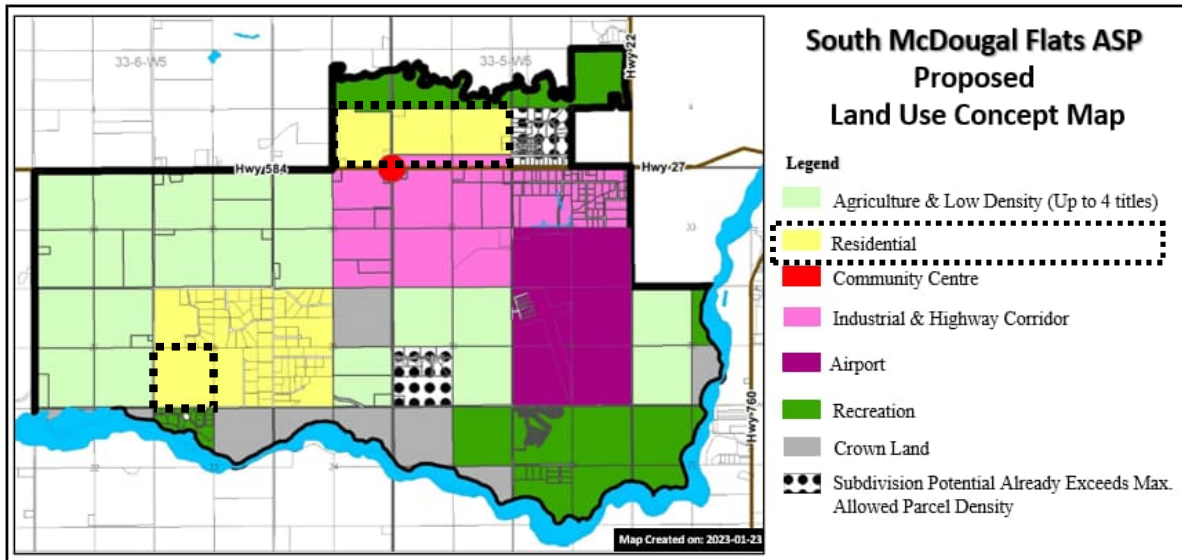
6. With the information on existing constraints (the potential number of lots and additional population) in the example, please choose the statement that represents your position. **Select only one:**

- Yes, I support the potential for more residential lots from the remainders. This will support more housing opportunities with new lots and growth in the area.
- No, keep the remainders with no potential for further subdivision. The remainders are buffer areas between existing residential lots and between subdivisions. *If no, please share below if you have other or additional reason(s)*

Land Use Concept: Full Quarter Sections

Four (4) of the nine (9) quarter sections for potential residential development have not been subdivided or have one or two existing subdivided lots. The map below identifies these quarter sections that have the future potential to subdivide for residential purposes.

Quarter Sections with Potential for Future Residential Development



Key Considerations

- The County does not have municipal servicing, meaning that each new proposed lot is required to have onsite servicing provisions for a water well and a private septic system that meets Provincial regulations.
- Each lot will be required to have individual access to a developed road.
- In order to accommodate onsite servicing, the County, through regulations, has established the size of residential parcels: Minimum 2.0 acres – Maximum 3.0 acres (Up to 5 acres if there is topography, easements, or setbacks issues).

- Within the South McDougal Flats area there are lands that are prone to flooding and mapped in the 2014 Provincial Floodway. The level of restriction (Floodway vs. Flood Fringe) can impact the developability of affected lands.

7. Do you support the potential to subdivide residential lots in the future within the four (4) quarter sections identified on the map above, considering the listed Key Considerations? **Select only one:**

- Yes, I support potential future residential lots within these four (4) quarter sections.
- No support for potential future residential lots within these four (4) quarter sections. *If no, please explain below.*

Example A *(not to scale)*

3.0 AC & 5.0 AC LOTS

- 12 lots of 3.0 ac in size
- 13 lots of 5.0 ac in size
- 5 lots for industrial/commercial

Density = 25 lots for residential development.

Population* = 72.5 people
(*Population = 2.9 persons average household size in 2021 Census)

Example B *(not to scale)*

5.0 AC & 15.0 AC LOTS

- 7 lots of 5.0 ac in size
- 5 lots of 15.0 ac in size
- 5 lots for industrial/commercial

Density = 12 lots for residential development.

Population* = 34.8 people
(*Population = 2.9 persons average household size in 2021 Census)

The “Examples” above, illustrate that if, in the future, a quarter section was potentially subdivided with smaller parcels, Example A, would have a density of approximately 25 lots vs. subdivisions with larger parcels, Example B, which would have a parcel density of 12 lots.

8. Which “Example” could you support? **Select only one:**

- Example A higher density (25 lots)
- Example B lower density (12 lots)
- Support for Example A and B (variety of parcel sizes and densities)
- No support for Example A or B. *Please explain*

Land Use Concept: Recreation

South McDougal Flats may be viewed as a desirable destination for people seeking recreational opportunities. Recreation can be passive which allows for low impact, non-motorized activities that requires minimal development of facilities. Recreation can also provide for active opportunities which would allow for recreational resorts, campgrounds, and similar activities that require development and services. The areas designated for potential future recreation are, for the most part, adjacent to or in close proximity to the Red Deer River and the Bearberry Creek, which pose development challenges due to the potential for flooding.

9. Should the South McDougal Flats ASP support more recreational opportunities? **Select only one:**

- Yes, I am supportive of more passive recreational opportunities, such as walking trails.
- Yes, I am supportive of more active recreational opportunities, such as campgrounds.
- Yes, I am supportive of both more passive and active recreational opportunities, such as walking trails and campgrounds.
- No, I am not supportive of more recreational opportunities in the area.

Economic Growth: Industrial/Commercial

The South McDougal Flats area is comprised of a range of land uses that provides a variety of business and employment opportunities. Industrial and commercial development is strategically situated along Highway 584 and includes Home Hardware, Sundre Forest Products, Highland Projects, Bumper to Bumper Sundre; just to name a few.

10. Do you support more business development along Highway 584? **Select one:**

- Yes. **Please explain**
- No. **Please explain**



Gravel Pits

Gravel pits have operated in South McDougal Flats for many decades due to the availability of high-quality gravel in the area. As gravel resources are non-renewable and are in fixed locations, the co-existence with surrounding land uses is important.

The County requires operators that have received zoning and development permit approval to mitigate impacts through hours of operation, limitations on open pit areas, dust suppression, buffering, etc.

11. Recognizing that the lifespan of pits vary, could you suggest any additional measures that the County could consider when dealing with new or expanding gravel pits to minimize the impact on South McDougal Flats area? **Please explain.**

Vision

Throughout the ASP Review process, the committee has had several discussions on a Vision Statement for the South McDougal Flats Community. Your thoughts on a vision for the future will assist the committee in creating a Vision Statement for the ASP. A community vision is an image of the Community's Future. The community's vision will be a means of articulating and describing the desired future for the South McDougal Flats.

12. The Committee has prepared two potential Vision Statements that may align with your thoughts. **Please rate each Vision Statement 1 to 5 (1 = not supportive, 5 = very supportive)**

Vision Statement	1	2	3	4	5
A) <u>Vision #1 Suggestion:</u> <i>"Facilitate the growth and respect the unique diverse community and landscape"</i>					
B) <u>Vision #2 Suggestion:</u> <i>"To create a better everyday life for everyone"</i>					

Any other suggestions for a Vision Statement:

13. Please share any other land use matters or any comments or issues you may have about the South McDougal Flats Area Structure Plan Review you think the Steering Committee should consider. **Select one:**

I have no further comment.

Yes, my comments include:



On behalf of the South McDougal Flats Steering Committee, we thank you for participation in this Survey. Your feedback will be used to draft policies within the Area Structure Plan document. The ASP document will be shared to the community in the near future.

Survey Deadline: Friday April 14, 2023 @ 4:00 p.m.

If you have any questions regarding the South McDougal Flats ASP Review, please contact **Dolu Mary Gonzalez**:

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In-Person: County Office - 1408 - Twp Rd. 320
Mail: Postal Bag 100, Didsbury, Alberta T0M 0W0



Mountain View
COUNTY