

## MINUTES

### OLDS DIDSBURY AIRPORT AREA STRUCTURE PLAN REVIEW

#### MOUNTAIN VIEW COUNTY

Minutes of the Olds Didsbury Airport Area Structure Plan Review  
Meeting held on Tuesday, February 20, 2024, @ 9:00 a.m. in the  
Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

#### **PRESENT:**

G. (Bruno) Bradley, Chair  
M. Kennedy, Aviation Committee  
T. Thomas, Aviation Committee  
A. Aalbers, Reeve  
A. Miller, Councillor  
J. Smith, Aviation Committee - via zoom  
D. Bell, Aviation Committee - via zoom

#### **ABSENT:**

N. Persaud, Aviation Committee

#### **ADMINISTRATION:**

M. Bloem, Director, Planning & Development Services  
C. Atchison, Director of Legislative, Community & Agricultural Services  
R. Pohl, Planning Technician  
L. Craven, Recording Secretary

#### **CALL TO ORDER**

G. Bradley called the meeting to order at 9:01 a.m.

#### **AGENDA**

ODA24-001

Moved by G. Bradley  
That the Steering Committee adopt the agenda of the Olds Didsbury  
Airport Area Structure Plan Review of February 20, 2024, as amended  
with the addition of MLA Getson's comments towards the Aviation  
Committee and regional airports.

**Carried.**

#### **MINUTES**

ODA24-002

Moved by D. Bell  
That the Steering Committee adopt the minutes of the Olds Didsbury  
Airport Area Structure Plan Review of November 20, 2023.

**Carried.**

#### **NEW BUSINESS**

7.1

##### **Highlights from Open House**

The following highlights key considerations and discussion:

- 13 attendees, several staff and Councillors also attended.

- There was lots of positive feedback.
- Comments that were discussed at the Open House were concerning future runway expansion, touch and go flights that are flying too low (flight schools will be contacted to let them know of concerns), airside lots with respect to Airbnbs, residential use and suites.

## 7.2

### **Review the comments from the Open House**

The following highlights key considerations and discussions:

- Administration presented an overview of the concerns of the written comments from the Open House.
- Concerns were security suites, existing CFOs, ASP boundaries and restrictions for agricultural, commercial uses, touch and go low flying aircraft, property values, loss of subdivision potential, limiting drones, crop spraying & increase of traffic and noise with expansion. Administration presented to the Committee, a response to all comments.
- The current airport district does not differentiate between the airside and groundside. Complaints are the way to investigate illegal suites. Security Suites are a residential use and require Development, Building, and Safety Code Permits and a maximum of 600 sq. ft.

ODA24-003

Moved by G. Bradley

That Dwelling, Security Suites be added to the Airport District under Airside (Discretionary Uses) in the Land Use Bylaw.

Carried.

- Use of Drones are federally regulated and there is legislation that addresses the use of drones in the vicinity of an aerodrome,
- A correction was presented to the Committee, two existing CFOs were shown incorrectly, and the mapping was updated to show the correct locations. On the mapping the two CFOs moved a quarter section to the west. Only one existing CFO is within the proposed ASP boundaries.
- Olds College advised that signals from smart agricultural technology should not impact airport frequencies and had no concerns with drones within the ASP area.
- Airport expansion would include stormwater management in accordance with municipal and Provincial standards and traffic impact will be under the authority of Alberta Transportation (Highway) and the Municipality (for County Roads).
- Flight schools would fall under the Educational Services use.
- Sea cans have been included as a proposed within the Land Use Bylaw, but no setback relaxations will be approved.

## 7.3 Draft ASP was included in the agenda.

## 7.4 Minor Amendment of CFO Location Map

The following highlights key considerations and discussion:

- Administration clarified the changes to the map.

**7.5 Minor Amendment made to proposed LUB Regulations re: noise exposure projection map.**

- Noise Exposure Forecast, listed as NEF 20 was corrected to NEF 25. NEF is a model that generates contours to represent general community response to noise levels, based on several factors.
- NEF Rating does not equate directly to decibels.

**7.6 Research regarding protection beyond the Outer surface**

The following highlights key considerations and discussion.

- M. Bloem shared some research after consulting with HM Aero Aviation Consulting concerning Communication Towers.
- Specific requirements. Certified versus Registered
- All airspace in controlled by NAV Canada,
- The County is not the approving authority for Communication Towers, CFOs or Alternative/Renewable Energy, Commercial, but when the approving authorities sends a circulation for comments, the County will provide comments on compliance with the applicable policies.
- It was suggested that a resolution be taken to the Rural Municipalities of Alberta (RMA) Conference advising the province to assist with changing the rules for development of these types, then lobby the Federal Government may follow suite.
- Glen Grenier's document "The Federal Aeronautics Power in 2018" was shared with the committee for additional assistance to draft a resolution to the Province.

ODA24-004

Motion by G. Bradley

Aviation Advisory Committee recommends Council to draft a resolution regarding development around airports for Provincial and Federal Regulations.

Carried.

**7.7 Preparation of Draft ASP for First Reading and Public Hearing**

- First reading schedule for March 13 or 27.
- Scheduling Public Hearing for April 24

**7.8 Airport Updates**

**Christofer Atchison gave a verbal update of the work being done at the airports.**

- Lot sales for both airports and offers being considered.
- Attending the Alberta Aviation Conference for enhanced marketing
- Olds/Didsbury Airport flooding issues from topographically constraints, pooling of water, trying different initiatives.
- Sundre Airport lighting need to be upgraded, will be bringing forward along with other capital projects for the Committee's consideration.

Adopted

- Chair Bradley highlighted snow removal concerns at the Sundre Airport and requested that the Winter Maintenance Plan be returned to the Committee.

ODA24-005

Motion by G. Bradley

The Olds Didsbury Area Structure Plan Committee recommends returning the taxiway to the standard practices for the outer edge of snow in front of the fuel pumps for next season to be done starting October 2024.

Carried.

- Olds/Didsbury and Sundre fuel prices were discussed. Administration updated the pricing according to policy and has been updated in August. Typically, there is a 20% markup from the delivered price.
- There were concerns with thawing the doors, so access can be gained to the buildings. Operations will work on a solution.

Break 10:50

Meeting Resume 10:59

#### 7.9 Input from the Aviation Committee for Municipal Airports

- The Reeve provided an update on the Meeting with Minister Getson.

#### ADJOURNMENT

Meeting adjourned at 11:52 a.m.

Adopted via email March 08, 2024

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Chair

I hereby certify these Minutes are correct.