

MINUTES

OLDS DIDSBURY AIRPORT AREA STRUCTURE PLAN REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the Olds Didsbury Airport Area Structure Plan Review
Meeting held on Monday, June 5, 2023, @ 9:00 a.m. in the Council
Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

PRESENT:

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

Chair G. Bradley called the meeting to order at 9:02 a.m.

AGENDA

ODA23-002

Moved by D. Bell
That the Steering Committee adopt the agenda of the Olds Didsbury
Airport Area Structure Plan Review of June 05, 2023.

Carried.

MINUTES

ODA23-003

Moved by J. Smith
That the Steering Committee adopt the minutes of the Olds Didsbury
Airport Area Structure Plan Review of March 15, 2023.

Carried.

NEW BUSINESS

7.1

Mileage

Mileage will be paid quarterly at \$0.65/km. to members who would like
to get paid. Administration discussed the process for payment.

7.2.1 Track Changes to ASP

The following highlights key considerations and discussion:

- Administration demonstrated the sections that have been updated or removed in the ASP. Some of the information was either outdated or irrelevant.

No comments from members on this Agenda item.

7.2.2 Options to Protect Lands Surrounding Airport

- Members discussed the need to secure the land and expand the runway, a triangle piece in the corner of NW 5-32-1-5, should be secured for future generations and a larger class of planes. Administration explained the process of redesignation/subdivision and consolidation to add triangle to the remaining runway. Approximately 8 acres of additional land is being proposed.
- Should the runway be expanded by 10% or more, there may be a federal requirement for consultation.
- Members stated that allowing industry to encompass the airport is a great opportunity. Companies, that have an interest in the air industry, would be beneficial.
- Committee support securing lands for future expansion.
- Council needs direction from the Steering Committee to the direction of the airport in the future before securing the lands.
- As the bigger airports get busier then, the smaller ones will pick up business.
- Finding a mix of private and commercial planes at both airports, Olds-Didsbury and Sundre, as a long-term goal.
- Investments made in Sundre will be more geared towards business and Olds-Didsbury for training purposes.
- Olds-Didsbury would not be considered a Regional Airport. Red Deer would be the next logical airport for this opportunity.

7.2.3 Options for Potential ASP Boundary Expansion

- Options for expanding the ASP boundary so that policies can protect the airport as policies can guide future redesignation, subdivision and development

7.2.4 Compatibility of Specific Land Uses Against Noise Exposure Forecasts

- Jetpro updated map for height restrictions for the runway. Map will be inserted into the ASP.
- The noise restriction map covers the noise generated from aircraft at the airport, and the height restriction covers the restrictions within and surrounding the airport.
- Requested the information from Transportation Canada to create a Noise Exposure Protection map.

Recommendations:

- For Airport Boundary, Option 2 is the best option, Option 1 is not restricted enough, and Option 3 is too restrictive.
- Update the height limitations for the cross strip, and request circuit for mapping overlays. Jetpro to assist.
- Glen Grenier, Lawyer (McMillan LLP), knowledgeable with the mapping and helpful for advice.

- Land use in the vicinity of Airports, “Response Area 1” is loudest, and “Response Area 4” is less noisy.
- Identify any of the land use regulations that should be identified and updated within all districts in the LUB.
- Communication Towers are regulated by the Federal Government, but County has input for conditions. Add wording to assist with the airport would be helpful.
- Discussion on development permit process for Communication Towers
- Suggested policy restrictions for redesignation adjacent to airport could be only agricultural or farmstead parcels but no bare country residential parcels (AG or R-F but not parcels).
- Bring back optional policy restrictions to the next meeting along with the Airport District and maps overview.
- Proposed 1000 ft runway extension

7.2.5

Security Suites (Pilot Overnight Stays)

- LUB has provisions for suites or accommodations for pilots as Security Suites.
- No Development Permit is required for a Hangar. A Building Permit and safety code permits are required for all hangars.
- Pump-out systems are limited for the size of parcel and the use of the hangar. Building permit and Safety code permits are required.
- Members discussed a crew lounge or pilot suite options.
- Aviation Related washrooms require Safety Code Permit. Limited space for the size of holding tanks required.

Recommendation: Status quo for the security suites and no Air BNBs.

7.2.6

Shipping Container Storage (Sea Cans)

- Administration demonstrated what the lots would look like with the different sizes of Sea Cans
- One sea can with complementary paint to be considered.
- Some lots will not have the provisions with the size of lots, but the Steering Committee could consider an option for a storage facility that all users could access.
- The use will be a storage facility but what the users do could be varied and challenging to monitor.

10:54 break – reconvene 11:08

Recommendations:

- Add a provision in the LUB in the Airport District so no relaxations will be approved for Sea Cans. This would be for Olds-Didsbury and Sundre Airports.
- Storage within the Sea Cans, no outside storage.
- 10ft, 20 ft and 40 ft Sea Cans are all to be considered with no setback relaxations.

7.2.7

Building Codes and Hangars

- Hangars do not require DP but do require the Building Permit and other Safety Codes permits.

No Comments or Recommendations.

7.2.8

LUB Section 16.2 - Airport District Permitted & Discretionary Uses

- Administration clarified the Semi-public use and Service Station.
- To be removed in the Airport District: Automotive, Equipment and Vehicle Services, Cannabis Production Facility, Service Station, - bring back an administrative review of the district - air side and ground side uses.
- Industrial use a possibility in future phases for groundside lots but not in the current lots.

7.2.9

MVC's Complaints Process (Bylaw Enforcement)

- Administration clarified the process of complaints, Discretionary Uses, development permits processing, decision making and appeals.

7.3

Next Steps

- Potential next meeting August 14th or 21st, 2023, 1p.m. Google poll to determine best date.
- Other Airport related items
- IFR Approaches need to be maintained. Instrument Flight Rules or Instrument Landing System assist with bad weather reporting and need to be recertified. Autonomous Weather Station nice to have
- Transient aircraft parking with tiedowns.
- Council will review tiedown fees and signs for Sundre.

ADJOURNMENT

Meeting adjourned at 11:48 a.m.

Adopted on August 21, 2023



Chair

I hereby certify these Minutes are correct.