

MINUTES

SUNDRE AIRPORT CONCEPT PLAN REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the Sundre Airport Concept Plan Review Meeting held on Tuesday, April 08, 2025, in the Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB.

PRESENT

G. Bradley, Aviation Advisory Committee/Chair
G. Botheras, Public Member
S. Duncan, Public Member
L. Volk, Public Member
R. Warnock, Town of Sundre
A. Aalbers, Councillor
A. Miller, Councillor

IN ATTENDANCE

M. Bloem, Director, Planning & Development Services
R. Pohl, Planner
W. Doratty, Municipal Intern
L. Craven, Recording Secretary

ABSENT

D. Bell, Aviation Advisory Committee/Chair
T. Thomas, Aviation Advisory Committee
B. Hutchings, Development Officer

CALL TO ORDER

G. Bradley, call the meeting to order at 1:02 p.m.

AGENDA

SAC25-011

Moved by G. Bradley
That the Steering Committee adopt the Agenda of the Sundre Airport Concept Plan Review for April 08, 2025.

Carried

MINUTES

SAC25-012

Moved by G. Bradley
That the Steering Committee adopt the Minutes of the Sundre Airport Concept Plan Review for February 25, 2025.

Carried.

NEW BUSINESS

7.1

Review Draft Sundre Airport Concept Plan
7.1.1 Consider method for presenting information on future gravel resources.

- Administration demonstrated the Future Land Use: Airport, Parks and Conservation, Aggregate and potential future Aggregate Extraction.

- Map was presented for the Phasing Plan.
- Height Restrictions Map, Noise Restrictions and Aerodrome Protection Zone Overlay was presented.

Suggestions for changes

- Section 1.1 - Add a reference to Figure 1, which was previously unreferenced.
- Section 1.1 - Included a reference to the newly added Land Use Concept Map from the South McDougal Flats ASP (now Figure 6).
- Section 1.2 add to the statement, clarification that some lots are leased.
- Section 1.5.2 objectives – what is the definition of surrounding lands. Lands that are beyond the six quarters and beyond the Concept Plan.
- Figure 3 - Title changed to "Existing Land Use Zoning Map."
- Concept Plan should include one additional map to show Future Land use Concept from South McDougal Flats ASP
- 5.2.2 LEED – definition added to "Leadership in Energy and Environmental Design."
- 5.4.1 b and Policy 5.5 a– Reworded to emphasize the intent and rationale behind the County's land holdings for aggregate extraction, with improved clarity on the process.

7.2

Review Draft Airport District Regulations for Land Use Bylaw for potential additional uses.

- Administration gave an overview of the Airport District permitted and discretionary uses and aerodrome Overlay zone.
- Black means no changes; blue is new additions and red will be removed.
- Sea Can provisions, how it fits into the setbacks and on the lots. If your Sea Can can't meet the setbacks, it will not be approved, no relaxation for Sea Cans.
- 9.14 adding Schedule 1 & 2 of the Aerodrome Protection Overlay.
- Adding definitions for airside and groundside development and what will apply to either.
- Inserting maps depicting the outer surface, height limitation and noise exposure.
- The main differences between the old bylaw and this one are the opportunity to circulate to Nav Canada and Transport Canada. The Noise Exposure area may require you to do better acoustic insulation.

7.3

Consider options for public engagement.

Meeting break - 1:40 p.m.

Meeting resumes - 1:49 p.m.

- Provide the Concept Plan & Land Use Bylaw changes for the Open House.
- Pre-recording and open house advertised on the electronic billboards on the side of the road. Also, Town of Sundre will advertise on their pages.
- Administration attends the Mother's Day Fly in Breakfast with a table.
- Day for in-person Open House, May 26th. from 6pm – 8pm
- Pre-Recording – May 08, 2025, do pre-recording and put on website hopefully by May 09, 2025.
- Virtual open house – date May 14, 2025, at 6 p.m.
- Comment sheets online and available at the Open House.
- Considered options for landowners that should be included in the circulation for the Open House.
- Noted that because the Town of Sundre is not governed under MVC regulations for aerodromes, they should not receive direct mail notifications.

SAC25-013 Moved by G. Bradley
That the Steering Committee approves the Open House notifications including a mailed-out circulation to every landowner in the yellow circle (outer surface area) including the condo boards for Coyote Creek, Rosewood RV & Sundre River Resort, a prerecording of the presentation along with meeting notifications on an electronic LED sign on Hwy 27.

Carried.

7.4 Next Steps

- Administration will reword policies, add updated maps, share the letters that will go out to the landowners with the Steering Committee, share the prerecording verbiage and boards with Members.
- Letters go out to only Yellow Area on the map.
- Electronic Boards will be put by the airport, and one McDougal Hall corner.
- Next meeting after the Open House is July 8, 2025 @ 1:00 p.m.
- Briefing note that will explain what the impact of Sundre on the Airport.

ADJOURNMENT

Meeting adjourned at 2:50 p.m.

Adopted July 08, 2025


Chair

I hereby certify these Minutes are correct.