

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 July 12, 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
A. Aalbers, Reeve

ABSENT

G. Krebs, Councillor

IN ATTENDANCE

M. Bloem, Director, Planning & Development Services
D. Gonzalez, Planner
S. Smyth, Administrative Assistant, Recording Secretary

CALL TO ORDER

G. Campkin called the meeting to order at 12:59 p.m.

AGENDA

SMF22-004 Moved by G. Harris
That the Steering Committee adopt the agenda of the South McDougal
Flats Area Structure Plan Review of July 12, 2022.
Carried

ADOPTION OF MINUTES

SMF22-005 Moved by R. Tudor
That the Steering Committee adopt the minutes of the South McDougal
Flats Area Structure Plan Review of June 14, 2022.
Carried

OLD BUSINESS

Administration recapped the process for the ASP review and the
structure of goal development. Through committee discussions and
reviews, including public participation and stakeholder involvement,
new policies will be developed along with a future land use map. This
will then be used to determine the appropriate land uses, subdivision
potential and densities.

6.1 Goals 1-4 Review of last meeting Committee direction

The committee reviewed the Water Valley/Winchell Lake (WWWL) and Eagle Valley ASP's along with the future land use concept maps and policies. Discussions followed regarding low, and medium densities, zoning, future land use concepts and developer requirements.

A review of the draft goals summary from 1-4 was presented. The committee discussed whether to continue on with the goals, and policy development or to start with development of the vision. Discussion on why the ASP has no singular vision. Generally agreed to continue with goal development and circle back to ensure a community-based vision is captured.

ASP purposes, community feedback, recreation and the Highway 584-corridor will all need to be clearly defined as part of the review process. Government regulations, including provincial lands and water policies, trails, liability, and economic development were also discussed as part of the review process. South McDougal Flats is located in a flood hazard study and passive infrastructure is a consideration for any future passive recreational development.

Goal #1 Land Use:

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

Discussion:

- WWWL ASP review of low, medium and high-density requirements and explanation

The Committee agreed to the following draft for Goal #1:

"To allow the opportunity for balanced progressive growth"

Goal #2 Social/Community:

The Committee agreed to the following draft for Goal #2:

"To support a diverse rural community that enhances the natural beauty of the area"

Goal #3 Recreation:

Discussion:

- WWWL ASP – Key Principles:

- Provide a range of recreation and open space opportunities that meets the needs of the local and general population and that best leverages the assets and amenities of the area
- Provide commercial recreation opportunities which are appropriately sited and respect the natural and manmade amenities of the Water Valley/Winchell Lake area

The Committee agreed to the following draft for Goal #3:

“To support recreation and tourism opportunities in South McDougal Flats that are complimentary to the plan area”

Goal #4 Economic:

The Committee agreed to the following draft for Goal #4:

“To foster economic developments in appropriate areas”

Recess & Reconvene

The meeting was recessed at 2:32 and reconvened at 2:39

6.2

Goals 5-7 Committee review

Goal #5 Environment/Conservation:

“To protect and conserve water, the natural setting and wildlife habitat and corridor”

Discussion:

- “Conserve” water – regulated by the province (Water Act approvals). Municipality can achieve conservation through policies, for example by parcel density.
- Water conservation through land use is implemented by policies limiting subdivisions.
- Concerns: is water taxable? Waterbody that forms part of gravel pits are not assessed, but other activities related to the pit are assessed.
- *Potential goal:* To encourage protection and the quality of source water, the natural setting, and corridors.
- *WWL ASP:* To encourage the appropriate management of the natural resources to minimize the environmental impacts on land, water, air, wetlands, wildlife, and vegetation.
- Red Deer River Watershed Alliance identifies SMF as potential for impact due to contamination to groundwater because shallow aquifer.

Administration will compose a draft goal based on the potential goal and WWL ASP discussions and bring forward to the Committee at the next meeting.

Goal #6 Transportation/Infrastructure:

“To create an efficient, sustainable, and safe transportation and infrastructure system”

Discussion:

- Provisions for multi-lot subdivision: internal road, connection, municipal standards. AT has jurisdiction on Hwy 584.
- Requirements depends on what is proposed (redesignation, subdivision, or development)
- Other infrastructure: gas facilities/lines
- Goal # 6 will stay as is

The Committee agreed that there will be no change to Goal #6 as the County has the same standards for road development in all areas.

Goal #6 will remain the same:

“To create an efficient, sustainable, and safe transportation and infrastructure system”

Goal #7 Airport:

“To enhance the airport’s ability to support commercial, residential, and recreational uses for community economic development”

Discussion:

- Airport goal was developed as an asset
- TOR: to develop a concept plan specifically for the airport
- Goal idea: To enhance the airport’s ability to support economic development through a Concept Plan.

Administration will compose a draft goal and bring forward to the Committee at the next meeting.

Draft Goal #8 Aesthetics:

“Encourage aesthetics to promote tourism/desirable area”

Discussion:

- Recognize SMF from other communities: gateway to the west country

ADOPTED

- Business and Commercial guidelines – supplemental to the LUB. Requirement for businesses, no for residential development, at the DP stage.
- Does the community want tourism in the area?
- Tourism could make SMF a desirable area
- Goal idea: To promote the natural beauty and amenities of the area.
- No need for a new goal (number 8)

The Committee agreed that there will be no need to develop a new Goal #8.

6.3 ASP Compliance – tabled until next meeting.

Next agenda to include:

- Goals 1-7 for review
- Review of statutory plan compliance
- Vision

ADJOURNMENT

Meeting adjourned at 3:52 pm.


Chair

I hereby certify these Minutes are correct.