

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, November 20, 2023, @ 9:00 a.m. in the
Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

PRESENT: G. (Bruno) Bradley, Chair
T. Thomas, Aviation Committee
A. Miller, Councillor
N. Persaud, Aviation Committee

ABSENT: J. Smith, Aviation Committee
D. Bell, Aviation Committee
M. Kennedy, Aviation Committee
A. Aalbers, Reeve

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 9:00 a.m.

AGENDA
ODA23-006 Moved by A. Miller
That the Steering Committee adopt the agenda of the Olds Didsbury
Airport Area Structure Plan Review of November 20, 2023.
Carried.

MINUTES
ODA23-007 Moved by N. Persaud
That the Steering Committee adopt the minutes of the Olds Didsbury
Airport Area Structure Plan Review of August 21, 2023.
Carried.

NEW BUSINESS
7.1 Services, Uses and Types of Businesses at Winkler, Villeneuve, and Westlock
Airports

The following highlights key considerations and discussion:

- Administration gave an overview of other airports for comparisons: the Winkler Airport (access to municipal water and wastewater), Westlock Airport (no water or sewer services) and Villeneuve Airport (access to municipal water but no regional sewer). Users at the Olds/ Didsbury Airport only have access to water through on site wells and septic systems and no municipal water or sewer services.

7.2 Options for Groundside & Airside Development

The following highlights key considerations and discussions:

- Administration shared proposed Land Use Bylaw amendments for the Airport District: Airside (permitted and discretionary use) and Groundside Uses (all groundside use will be discretionary).
- Red strike through is proposed to be removed, blue is proposed to be added, and black are existing uses.

7.3 Land Use Bylaw Regulations – Proposed Amendments

The following highlights key considerations and discussion:

- Maps have been produced and indicating the height restriction for the two runways. The maximum that runway 10-28 can be extended is by an additional 206 m (675 ft).
- Gray area of the height restriction map is the transitional surfaces along the edges of the height restrictions and height of development is also restricted in the grey area.
- Noise Exposure Projection Map was developed based on the potential future expanded runway, the current air traffic and projected increase in air traffic which could occur in the next 10 years.
- New residential subdivision would be restricted within the height limitations and noise exposure mapping.
- Dwelling attached to or within Hangars are not permitted as residential uses within the airport is a conflicting use.
- New dwellings would not be supported within NEF 30 to NEF40 of the Noise Exposure Projection Map. New dwellings within NEF 25 may be considered with additional supportive information for acoustic insulation.
- The Aerodrome Protection Zone Overlay is proposed to be the combination of the height restrictions, NEP Contours and the Outer Surface.
- The proposed General Regulations for the Aerodrome Protection Zone Overlay within the Land Use Bylaw would only apply to Olds/Didsbury Airport ASP area until updated maps can be prepared for the Sundre Airport.
- Proposed definitions are unique to the aerodromes and included in the General Regulations and not in the Definition section of the Land Use Bylaw.
- Section 9.1 Aerodrome Protection Zone Overlay – subs-sections 1-19 were reviewed.
- Common sense is needed to protect aircraft taking off that may have failing engines and may not be able to achieve the correct

glide slope according to the height limitations mapping, 110 knots and climb ratio. A Communication Tower may be an issue for an aircraft in trouble.

7.4 Report from HM Aero for Noise Exposure Projection Contours

Administration shared the report from HM Aero.

- This is a ten-year projection.

7.5 Update Mapping for Schedules, Administration clarified the mapping for the following:

7.5.1 - Height Limitations Map

7.5.2 - Noise Exposure Projection (NEP) Contours Map

7.5.3 - Height Limitations, Noise Exposure Projection Contours and Outer Surface Map

7.6 Aerodrome Projection Zone Overlay Options

The following highlights key considerations and discussion.

7.6.1 - Outer Surface Map Footprint with other Policy Areas

- The footprint of the Outer Surface map covers lands that are within the Agricultural Preservation Area of the Municipal Development Plan, which already has limitations for a maximum of 2 titles per quarter section. A small area in the southeast of the Outer Surface is within the Didsbury Intermunicipal Development Plan.

7.6.2 - Options for Airport ASP Boundary

- The proposed ASP Boundary expansion, Option #1, would include 31 quarter sections, Option 2, would include 39 quarter section, Option 3 would include 38 quarter sections. Option 1 is administration's recommendation. Committee agreed.
- No new first parcel out bare country residential parcels will be supported in the Aerodrome Protection Overlay that falls within the ASP boundary to reduce noise exposure. First parcel out for Agricultural, fragmented parcels and farmsteads may be considered.
- CFOs are approved by NRCB. No new CFOs would be supported within the Aerodrome Protection Zone Overlay. The policy only restricts new CFOs while expansion of existing approved NRCB CFO may be considered.
- Additional map provided, based on ASP Boundary Option 1 and shows which quarter sections would be impacted by the proposed changes. Quarter sections identified in blue have already had their first parcel out and quarter sections identified in pink have the potential for a first parcel out subdivision.
- There would still be some potential within quarters that have space outside of the height limitations or noise exposure maps for residential parcels.
- The height of structures, including towers, should not penetrate the height outlined in the height limitations maps. Committee members recommend that there be no Communication Towers within 5 miles of the end of the runway. Communication Towers are a Discretionary Use however towers are federally regulated. The

Outer Surface is a radius of 4,000 m from the airport reference point.

7.7 Proposed Changes Made to ASP

- Administration reviewed the ASP track changes with the Committee.
- The Committee directed Administration to: update the maps with Option 1 for the ASP Boundary; amendment to the policy for no new county residential parcels limited to noise and height restrictions and bring forward options for restricting Communication Towers beyond the Outer Surface.

10:15 meeting break

10:22 meeting resume

- January Open House to be booked, in addition to advertising in the local paper and social media send out letters for all landowners within the ASP boundary and a pre-recording of the changes. The in person open house at the County office from 6-8 p.m. with boards and a presentation. No virtual meeting necessary.

7.8 Verbal Updates

Development Permit near Sundre Airport

- Verbal update by Margaretha Bloem regarding Development Permit for a new RV campground at Coyote Creek RV park and Golf Course.
- The expansion is south of the runway and the proposed expansion was shown to the advisory committee.
- The Advisory Committee had no issues with the layout and does not affect the glideslope or the runway.

Councillor Miller gave an update from MLA Shane Getson

- Reeve Aalbers and Councillor Miller met with MLA Getson.
- Discussion was to determine the future, funding and promoting the local airports.
- 3000 pilots will be needed in the future and training for the pilots is a priority.
- MVC will be heading the committee with Reeve Aalbers.

Committee member updates

- An airport user brought forward an issue regarding NOTAMs. KS2 has met all regulations.
- Sundre airport development - George Lawrence wants to base himself out of the Sundre Airport (owes dealerships in Idaho), positive view from the USA and can be very productive for development of the Sundre Airport.

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

- Sundre Airport has six lots listed for sale.
- Olds-Didsbury Airport has two lots remaining for sale.
- Tiedown areas have the signs completed.

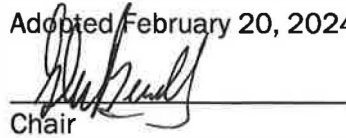
Adopted

- Plaque for recognition from Alberta Air Tour - Councillor Miller accepted.

ADJOURNMENT

Meeting adjourned at 10:48 a.m.

Adopted February 20, 2024

A handwritten signature in black ink, appearing to be "M. Smith", is written over a horizontal line.

Chair

I hereby certify these Minutes are correct.