

MINUTES

SOUTH MCDUGAL FLATS AREA STRUCTURE PLAN (ASP) REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the South McDougal Flats Area Structure Plan Review  
Meeting held on Tuesday, January 10, 2023, in the Council  
Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

**PRESENT**

G. Campkin, Chair  
R. Killeleagh, Public Member  
R. Tudor, Public Member  
R. Warnock, Town of Sundre Mayor  
A. Aalbers, Reeve  
G. Harris, Councillor

**ABSENT**

K. Saunders, Public Member  
C. Iverson, Vice Chair  
S. Smyth, Administrative Assistant

**IN ATTENDANCE**

M. Bloem, Director, Planning & Development Services  
D. Gonzalez, Planner

**CALL TO ORDER**

G. Campkin, Chair, called the meeting to order at 1:00 p.m.

**AGENDA**

SMF22-016

Moved by R. Tudor  
That the Steering Committee adopt the agenda of the South McDougal  
Flats Area Structure Plan Review of January 10, 2023.

Carried

**ADOPTION OF MINUTES**

SMF22-017

Moved by G. Harris  
That the Steering Committee adopt the minutes of the South McDougal  
Flats Area Structure Plan Review of December 13, 2022.

Carried

**OLD BUSINESS**

6.1

**Vision**

The Vision will be an ongoing Agenda item for Committee members and  
will be brought forward for the community discussion at the Open  
House.

## NEW BUSINESS

## 7.1 Review of the Medium &amp; High-Density Maps

Administration presented a review of the Medium Density maps to the Committee, with an accurate number of acreages and parcel sizes, the Floodway Overlay, and the Medium Density with 165 m Setback from Gravel Pits. This portion of the ASP review requires the Committee to determine the appropriate size for new residential lots (the parcel size) as well as maximum number of lots (the parcel density) within the quarter sections. The following highlights key considerations and discussion:

- The County does not have municipal servicing, meaning that each lot is required to have onsite servicing provisions for a water well and a private septic system that meets Provincial regulations.
- Each lot will be required to have individual access to a road.
- To accommodate on-site servicing, the County (through regulations), establishes the size for residential parcels: Minimum 2.0 acres – Maximum 3.0 acres (Up to 5 acres if there is topography, easements, or setbacks issues)
- The Committee suggested that Crown Land be clearly labeled on the ASP Future Land Use Map as the County does not control the uses.
- Subdivision potential is limited by the floodway and the existing development. The Committee agrees with Administration's recommendation to remove the two quarter sections from the Medium Density mapping.
- The Committee would like Administration to use the Medium Density Map with the existing development, floodway, and gravel pit setbacks, as the example map with the potential for development for the Open House.
- The Committee agrees asking the community if they support the medium density range from 20-30 parcels per quarter section and to provide their reasoning.

Administration presented a preamble of the High-Density maps to the Committee and recapped the constraints for the area. MDP Policy does not restrict subdivision on flood fringe areas, but it does prohibit residential development in the floodway. The following highlights key considerations and discussion:

- The South McDougal Flats ASP identifies four (4) quarter sections as High Density for future residential subdivisions. Most are quarters sections with limited parcels subdivided.
- The Committee agreed to remove the quarter section from the High-Density Residential Mapping that has no further subdivision potential.

- The Committee suggested Administration include background information on Animal Control for the Open House and that the mapping examples should include all quarter sections for the potential development examples.
- Administration provided clarification on the reasoning for High-Density development in the existing ASP and the Operational Services considerations for standards of roads, stormwater ponds and ultimate ownership and maintenance of the infrastructure.
- The Committee recommends removal of the Example A High-Density map. After discussion on densities examples that are very similar and to avoid confusion between High Density and Medium Density, it was agreed to combine and only have one Residential future land use. Administration clarified that current policy supports up to 5.0 acre lots. The Committee asked Administration to create maps with the option of 3-15 acre lots and eliminate the 2-3 option for the Open House. The Committee and Administration are seeking clear and concise questions for the Open House.

### Review of Open House Questions

Administration presented a review of the Draft Open House Questions with the changes requested from the Committee at the December meeting. The following highlights key considerations and discussion:

- Administration clarified that potential future developments located in the flood fringe / floodway areas depend on the approved zoning and the Hazard Lands Section in the LUB. The ASP policies will clarify development potentials once the Upper Red Deer River Hazard Study is completed. Awareness of the Disaster Recovery Program (DRP).
- The Committee agreed with Administration's suggestion to add wording under the Recreation portion of the questionnaire to clarify the potential for flooding.
- Discussion held regarding the Gravel Pits portion of the questionnaire. Administration shared the 2015/2016 changes in the Land Use Bylaw; development permit conditions restrict open pit area. The Committee discussed custom crushing, operations and economic limitations and challenges for gravel pits by limiting their operations. The ASP clarifies specific regulations for operations of gravel pits and the Committee agreed with leaving the open-ended questions for this section, to capture the thoughts of the business owners as well as the residents. Administration will update the change in wording to "Recognizing that the lifespan of pits vary, are there any additional measure you would suggest the County considers on new or expanding pits to minimize the impact on McDougal Flats area?".

- The committee agreed to amend the Vision question preamble to: "Throughout the ASP process, the committee has had several discussions on a Vision Statement for the South McDougal Flats community" followed by the two options. The Committee would like to share as much information as possible with the community.

7.2

**Upper Red Deer River Hazard Study & Draft MDP & LUB**  
Tabled until next meeting.

Next agenda to include:

- Upper Red Deer River Hazard Study & Draft MDP & LUB
- Land Use Concept Map Changes
- Review Draft Open House Questions
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**ADJOURNMENT**

Meeting adjourned at 3:50 p.m.

  
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Chair

I hereby certify these Minutes are correct.