

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 September 20, 2022, in the Council
Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

PRESENT

G. Campkin, Chair
C. Iverson, Vice Chair
K. Saunders, Public Member
R. Tudor, Public Member
A. Aalbers, Reeve
G. Harris, Councillor

ABSENT

R. Killeleagh, Public Member
R. Warnock, Town of Sundre Mayor
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 1:08 p.m.

AGENDA

SMF22-008 Moved by C. Iverson
That the Steering Committee adopt the agenda of the South McDougal
Flats Area Structure Plan Review of September 20, 2022.

Carried

ADOPTION OF MINUTES

SMF22-009 Moved by R. Tudor
That the Steering Committee adopt the minutes of the South McDougal
Flats Area Structure Plan Review of August 9, 2022.

Carried

OLD BUSINESS

6.1

Guiding Principles

Administration presented a review of the seven Guiding Principles which will continually be reviewed throughout the ASP review and policy development process to ensure the policies capture the principles. Discussion held regarding the "rural" definition for Guiding Principle #2 and the "tourism" portion of #3.

The Guiding Principles and policies will be brought forward for further discussion during the open house and public consultation process:

#1 Land Use

"To allow the opportunity for balanced progressive growth"

#2 Social/Community

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

#3 Recreation

"To support recreation and tourism opportunities that are complimentary to the plan area"

#4 Economic

"To foster economic developments in appropriate areas"

#5 Environment/Conservation

"To encourage conservation practices and natural resource management that minimize negative environmental impacts"

#6 Transportation/Infrastructure

"To manage an efficient, sustainable, and safe transportation and infrastructure system"

#7 Airport:

"To enhance the airports ability to support economic development through a Concept Plan"

The committee agreed to accept the Administration recommended track changes for the Guiding Principles as presented.

6.2

Section 7 – Key Components of Planning Area

The Committee reviewed the presentation for the Key Components of Planning Areas. SMF is located in a diverse area encompassing a variety of land use zoning including agricultural, recreational, residential industrial and commercial zoning as well as provincially owned land. To determine if there are any recommended changes or updates, administration is seeking clarification for each section of the planning area:

Agriculture – Administration informed the Committee that SMF is identified as a Growth Center in the MDP and there is no opportunity for Confined Feeding Operations (CFO's) to develop within 1.6 km of any Growth Center. Discussion held regarding first parcel out in Agricultural areas, development opportunities, and the number of titles per quarter section. Administration recapped the Agricultural and Agricultural 2 Districts in the Land Use Bylaw: Exempt, Permitted and Discretionary uses were clarified. MDP policies to determine subdivision potential are based on soils classification (CLI and AGRASID's Land Suitability System) and ESA's.

The Committee agreed on the following Key Components of Planning Area for Agriculture:

- Keeping the designated area as it currently is;
- Supporting first parcel out;
- Supporting parcel density up to four titles, in alignment with the MDP's policies.

Community Centre – The Community Centre is located on 1.85 acres in a mixed-use node, S-IEC (Institutional, Educational and Cultural) District.

A Committee member that sits on the Community Association Board, indicated that it has been used in the past for a variety of classes, community yard sales and other functions. With the close proximity to the Town of Sundre amenities, the Community Centre has not been utilized as often. The Provincial Government is the current owner of the hall and is in the process of amending the legislation to return it back to the community, however, no updates have been provided to the Community Association Board.

The Committee requested Administration to provide more information for the Key Components of Planning Area for the Community Centre:

- Review and bring forward opportunities to expand and enhance the S-IEC District for the next meeting.

Airport - In accordance with the Future Land Use Concept Map, there are six quarter sections identified as Airport land. Two of them are zoned Agricultural, two are zoned the Airport District and the remaining two are zoned Aggregate Extraction/Processing (Mountain View County - Airport Pit & Sundre Contracting). Discussion held regarding the surrounding land uses, airport usage, County owned land, and economic opportunities. There is some opportunity for airport expansion, however, keeping in mind the flood area and flood fringe restrictions. As directed in the Terms of Reference for the Committee, a Concept Plan will be developed for the Airport.

The Committee agreed on the following Key Components of Planning Area for the Airport:

- Keeping the area (six quarter sections) as it currently is.

Highway Corridor - Administration mentioned the Alberta Transportation's Open House regarding the roundabout at the intersection of Hwy 27, Hwy 22, and Hwy 584 earlier in the summer. The current depth of the corridor presents challenges as Alberta Transportation has access regulations that restricts access to highways and typically require service roads.

Alberta Transportation will be a part of the ASP referral process, ensuring that their comments are brought forward when Council considers the new ASP.

Administration recommended option is that the boundaries be moved to the quarter section lines. Discussion held. The committee would like the policies to encourage the development of local commercial businesses with appropriate aesthetic frontage. With regards to services for the area, overland drainage has been an issue and clear policies have been developed to identify that developers are responsible for the road developments.

The Committee agreed on the following Key Components for the Highway Corridor Planning Area:

- To keep the area the same width of the service road on the north side that continues west and combine with the Business/Industrial area. The Highway Corridor area will be deleted/removed;
- To build policies about local commercial areas.

Red Deer River Corridor – This area is located on the north side of the Red Deer River and is recognized as a Level 1 ESA with the potential for flooding. The Bearberry Creek is identified as a Level 4 ESA and is located in the northern portion of the ASP, not reflected in this corridor. Administration explained the limited potential for development due to the flooding and erosion in the corridor area. Provincially owned land also restricts development. The current policies recommend the area remain in a natural state and to allow for recreational development.

Since the approval of the ASP, Alberta Environment & Parks (AEP) has approved the 2014 Flood Mapping and is currently developing the Upper Red Deer River Hazard Study (that will supersede the 2014 study). Administration confirmed that these studies are not currently reflected in the existing corridor area and recapped that the ESA levels are rated from 1 (Very High) 2 (High) 3 (Moderate) and 4 (Low).

The Committee agreed on the following Key Components for the Red Deer River Corridor Planning Area:

- Remove the existing Red Deer River corridor area and rely on Provincial Flood Mapping and Land Use Bylaw regulations.

Residential - This component of the planning area was reviewed and discussed. CR 1 zoning represents a parcel size with a minimum of 2 acres and the current residential parcel density for SMF is 48 lots per quarter section. Discussion held regarding land use perspectives and the flood fringe development area, policy development, animal control bylaws and resident participation for determining acreage sizes.

The Committee requested Administration to provide more information for the Key Components of the Planning Area for Residential:

- Administration to bring forward different densities and parcel sizes, similar to WV/WL ASP to the next meeting;
- A portion of the NE 36-32-6-5 identified as Residential, will change to Industrial (see reference below in Industrial).

Industrial – The Industrial section of the planning area is a combination of agricultural, aggregate, residential and industrial. As previously discussed, it will be combined with the Highway corridor. There have not been many inquiries or applications for Industrial Business Park developments over the last few years.

Administration discussed the Aggregate Extraction/Processing District and the challenges with adding it to a Land Use Concept. The MDP does not identify where gravel pits and gravel zoning are supported, but rather establishes policies that redesignation is required along with criteria that must be complied with. Two ASP's (South East Sundre & Bergen) have policies that do not support Country Residential subdivisions close to where aggregate resources are located. The restrictive policies were eventually removed from the Bergen ASP earlier this year (through an ASP Amendment) due to objection from landowners and applicants. Discussion held regarding setbacks to reduce offsite impacts, changing the quarter section zoning from Residential to Industrial in the north portion of the map, and the reclamation of gravel pits.

The committee requested the following for the Key Components of the Planning Area for Industrial:

- Include the Highway Corridor area;
- Develop Industrial policies that include the Highway Corridor;
- A portion of the NE 36-32-6-5 identified as Residential, will change to Industrial;
- Administration to bring forward policies that require applicants to comply with the regulations of the LUB, necessitating a comprehensive site development plan.

6.3 Vision - Tabled until the next meeting.

Next agenda to include:

- Amendments to the Key Components
- Start review of detailed policies
- Gravel pits
- Open House (questions for the public)
- Vision

ADOPTED

ADJOURNMENT

Meeting adjourned at 3:49 p.m.



Chair

I hereby certify these Minutes are correct.