

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, May 9, 2023, in the Council Chamber,
10 - 1408 Twp Rd 320, Didsbury, AB

PRESENT

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

ABSENT

R. Warnock, Town of Sundre Mayor

IN ATTENDANCE

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

CALL TO ORDER

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

AGENDA

SMF22-020

Moved by C. Iverson
That the Steering Committee adopt the Agenda for the South McDougal
Flats Area Structure Plan Review for May 9, 2023.

Carried

ADOPTION OF MINUTES

SMF22-021

Moved by C. Iverson
That the Steering Committee adopt the minutes for the South
McDougal Flats Area Structure Plan Review of February 14, 2023.

Carried

NEW BUSINESS

7.1

Open House Survey Results

Administration recapped the survey results as presented in the agenda
package. Forty-five survey responses were received; 80% of the
respondents live in South McDougal Flats and enjoy living a rural
lifestyle.

Comments included that it may be difficult to find the balance and make decisions without making compromises when we have captured a small portion of the communities' opinion; however, the Steering Committee is confident that the results will assist in providing clear policy direction and guidance. Administration confirmed that a mail out to all property owners within the ASP boundary would be 618 after the removal of duplicates (more than one parcel with the same landowners). The response rate is average for these types of engagements.

A summary by Administration of the responses were reviewed as well as the detailed responses to each question. Suggested to have the opportunity for "Yes" answers to also provide comments (only "No" responses asked for comments) on the next Survey in hopes of getting more feedback. Discussion regarding the online option for surveys, internet availability and the time of year to host the Open House.

7.2

Direction for Drafting Policies

Question #2

The Steering Committee directed Administration to draft policies around the Guiding Principles to capture the context of these planning goals for the area.

Question #4

The Steering Committee directed Administration to draft policies that support a quarter section within the Agriculture and Low-Density area to be allowed to have up to four titles from a quarter section if the landowner chooses.

Question #5

The Steering Committee directed Administration to draft policies that support the potential for residential infill development.

Question #6

The Steering Committee directed Administration to draft policies that support the potential for more residential lots – infill development (lots cannot be smaller than the smallest within the quarter section).

Question #7

The Steering Committee directed Administration to change the Land Use Concept from Residential back to Agriculture of lands within the two quarters SW 6-33-5-5 and SE 6-33-5-5 north of the sawmill after discussion on potential offsite impacts of the mill and land use compatibility with future residential use.

Question #8

The Steering Committee is in agreement with more support for Example B and directed Administration to draft policies representing lower density for residential development.

Question #9

The Steering Committee directed Administration to change the Land Use Concept of the "Molmac" subdivision and lands located in NE 23-32-6-5 as well the subdivision and lands located in SE 20-32-5-5 from Parks & Recreation to Agriculture after obtaining further community input.

Question #10

The Steering Committee directed Administration to draft policies that will support more business development along Hwy 584 by including the lands located in NW 31-32-5-5 within the Industrial & Highway Corridor.

Question #11

The Steering Committee directed Administration to bring forward options to address concerns with gravel pits.

SMF22-022 Moved by R. Tudor
That the Steering Committee accept the Open House Survey results as presented in Item 7.1.

Carried

Next Steps

- Administration will draft policies in accordance with the Steering Committee's direction.
- Administration will present an updated draft of the Land Use Concept Map.
- Administration to research gravel policies and potential options.

ADJOURNMENT

Meeting adjourned at 3:40 p.m.



Chair

I hereby certify these Minutes are correct.