
SOUTH MCDOUGAL FLATS AREA STRUCTURE PLAN
STEERING COMMITTEE MEETING #7 – Meeting Minutes
Thursday, July 16, 2009 – 3pm

In Attendance:

Steering Committee:

Marlow Currie	Member at Large (Chair)
Lindsey Beal	Member at Large (Vice-Chair)
Norma Bicknell	Member at Large
Greg Campkin	Member at Large (Absent with regrets)
Councillor Gerald Ingeveld	Mountain View County Councillor
Councillor Liz Negropontes	Mountain View County Councillor
Councillor Everett Page	Mountain View County Councillor
Councillor Annette Clews	Town of Sundre Councillor (Absent with regrets)

Mountain View County Staff:

Diana Hawryluk	Director of Planning and Development
Steve McInnis	Director of Operational Services
Daria McDonald	Planner II, MVC
Tracey Connatty	Planner II, MVC

Planning Consultants:

Cam Lang	Senior Planner, Scheffer Andrew Ltd.
Pat Maloney	Senior Planning Advisor
Meghan Norman	Junior Planner, Scheffer Andrew Ltd.

1. Call to Order: Chair Marlow Currie at 3:10PM.
2. Agenda item #1 (Review of Meeting Minutes): Meeting Minutes from the June 11, 2009 Steering Committee were reviewed. **Motion** (Ms. Beal): Approval of Meeting Minutes from June 11, 2009. **Carried.**
3. Agenda item #2 (Approval of Agenda): Mr. Currie asked if there was anything that anyone wanted to add to the agenda. Ms. Hawryluk mentioned that the CAO will not be speaking at this Steering Committee Meeting about the IDP but will present at the next Steering Committee meeting when there is a representative for the Town of Sundre present. This change was made to the agenda. **Motion** (Councillor Ingeveld): Approval of Agenda for July 16, 2009 Steering Committee. **Carried.**
4. Agenda item #3 (New Business): Ms. Hawryluk presented to the Committee that the adjusted ASP Boundary for South McDougal Flats had been past by Council. Ms. Hawryluk also presented that the IDP was approved Tuesday July 14, 2009 although it is not yet in effect and has not yet be signed. Once Ms. Hawryluk had discussed the above items, Mr. Currie turned the meeting over to Mr. Lang.

5. Agenda item #4 (Review of Draft ASP): Mr. Lang discussed the technical revisions that were made to the Draft ASP. There was some discussion over Section 2 (Policy Context) the mention of Community Halls vs. Community Centres, Ms. Hawryluk suggested that she review this with the County and she will get back to the consultants. The County informed the Consultants that when mentioning ESA areas, the classification number will not be referenced since the County identifies that all ESAs are priorities regardless of their classification, this was approved by Council.
6. There was also discussion of Section 3 (Existing Area Characteristics) and whether the IDP should be discussed in Water Distribution System and Waste Water Distribution System, it was agreed on by the Committee that the IDP can be discussed in Section 9 in its entirety and it is not necessary to bring up the IDP in these sections. In Section 3, Ms. Hawryluk suggested that the IDP can be referred to but does not need to be mentioned. The timeframe for the expansion of the waste water treatment facility needs to be confirmed with an individual in the Utility and Services department from the Town of Sundre, this will be done by Ms. Maloney.
7. Section 4 (South McDougal Flats Growth Analysis): It was approved by the County that for their growth numbers they use 2.5 persons per household as oppose to the number 2.6 that was used in the Draft ASP. These numbers will be adjusted accordingly to the 2.5 figure that the County uses.
8. Section 5 (Planning Phases and Public Consultation): It was commented upon that this section should include schedules that show the timeline of the process. The consultants agreed with this comment and said that there will be a timeline included in the final version of the ASP in the Appendix.
9. Section 6 (Key Directions): The County informed the Consultants that the Vision Statement has been changed. The Vision Statement will be changed to the most recent version once confirmed by the County.
10. Mr. Currie suggested in Section 6 to add a goal for sustainability, it was decided by the Committee that this would be referenced in Section 10.2.1 (Application Requirements) and there will be a reference to the County's sustainability plans that are presently being developed, with the wording "there will be consideration of proposals within South McDougal Flats shall also consider the documents that are in the process of being made". There was also discussion whether it should be mentioned in the ASP that developers follow LEED standards, it was decided that within the ASP the wording should be something to effect of "Developers should strive to achieve LEED standards".
11. Section 8 (Land Use Policy Areas): A comment suggested that the ASP should have policies regarding the leasing of crown land but it was decided that this is the Province's jurisdiction and the ASP cannot include these policies. Ms. Hawryluk mentioned that the Environmental Protection Guidelines should be mentioned within the Draft ASP, as the County does have these policies that have been approved by Council. Councillor Ingeveld also mentioned that there should be a policy that suggests that there should be environmental stewardship of riparian areas – this should be included in Section 9.6 (Crown Lands).

12. Section 8.3 (Highway Commercial): Ms. Hawryluk suggested that architectural guideline policies should just be referred back to the Land Use Bylaw, as the new Land Use Bylaw is in the works of developing these guidelines, this specifically refers to Policy 8.3.3 i).
13. Section 8.5 (Airport): Discussion regarding the maintenance of the airport, the County is working on an agreement with the Flying Club to put them in charge of the airport maintenance. Further discussion of the airport ensued and the County wants to include detail to the land use plan for the airport including hangar lotting. There also needs to be more direction in the Airport Section regarding guidance for development permits and architectural guidelines. There needs to be more meetings with the Airport Committee, Councillor Page, Councillor Ingeveld and Mr. McInnis will be included in the meetings for the airport. There will be a meeting in September with the Flying Club, and added on to the agenda will be issues that need to be discussed with the Flying Club regarding the South McDougal Flats ASP and the Sundre Airport. It was also discussed with the Steering Committee at this point that leases will be available from 25-49 years.
14. Section 8.7 (Recreation): County suggested the consultants refer to the Matrix study that has been completed, Ms. Connatty will give this report to the consultants.
15. Section 8.8 (Red Deer River Corridor): In Policy 8.8.3 i) the word 'may' needs to be changed to 'should'.
16. Diana will talk to the CAO regarding a few of his comments and how these should be addressed regarding the Mountain View Region Master Recreational Plan. She will get back to the consultants with the response.
17. Section 9.1 (Residential Densities): Wording for the Medium Density Rural Residential must be changed to what was discussed at the previous Steering Committee meeting. For High Density Rural Residential, Density Bonusing needs to be referenced, rather than referring to the number of lots.
18. Section 9.2 (Natural Resource Extraction): In reference to a comment made at the last Steering Committee, timeframes cannot be set out for Gravel Pits since this is the Provinces jurisdiction. The final ASP will however, discuss phasing within the quarter section and will discuss progressive reclamation.
19. Agenda item #5 (Next Steps in the Process): The committee reviewed the timelines and agreed to keep the dates of the Open House and the Steering Committee Meeting as they were agreed on at the previous Steering Committee meeting. There will need to be an Airport meeting held with the Flying Club in the first week of September (September 3, 2009). The Draft ASP will still be mailed to landowners the beginning of August with a cover letter describing what is on the CD and where they can pick up the Draft ASP if they are unable to open the CD.
20. **Motion** (Ms. Beal): Meeting adjourned 5:35 PM. **Carried.**