
SOUTH MCDOUGAL FLATS AREA STRUCTURE PLAN
STEERING COMMITTEE MEETING #6 – Meeting Minutes
Thursday, June 11, 2009 – 9am

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

Mountain View County Staff:

Diana Hawryluk	Director of Planning and Development
Daria McDonald	Planner II, MVC
Tracey Connatty	Planner II, MVC

Planning Consultants:

Cam Lang	Senior Planner, Scheffer Andrew Ltd.
Meghan Norman	Junior Planner, Scheffer Andrew Ltd.

1. Call to Order: Chair Marlow Currie at 9:12AM.
2. Agenda item #1 (Review of Meeting Minutes): Meeting minutes from the May.7, 2009 Steering Committee were reviewed. **Motion** (Councillor Clews): Approval of Meeting Minutes from May. 7, 2009. **Carried.**
3. Agenda item #2 (Approval of Agenda): Mr. Currie asked if there was anything that anyone wanted to add to the agenda. Mr. Ingeveld asked about the items that were missed at the previous meeting and questioned if they should be put onto this agenda. Mr. Lang confirmed that these items would be discussed during Agenda item #4 (Review of Draft Area Structure Plan). **Motion** (Councillor Ingeveld): Approval of Agenda for June. 11, 2009 Steering Committee Meeting. **Carried.**
4. Agenda item #3 (New Business): Ms. Hawryluk advised the committee of the MDP amendments that were approved on June.3, 2009 and of the open house for the Land Use By-Law.
5. Agenda item #4 (Review of Draft Area Structure Plan): Mr. Currie turned the meeting over to Mr. Lang so that Mr. Lang could review the Draft ASP. Mr. Lang suggested the committee review the Draft ASP for an additional 2 weeks after this meeting and provide their comments to Scheffer Andrew Ltd. (SAL) by June 30, 2009. Mr. Lang

advised the committee that their responses will be recorded, and any further questions they might have will be answered in a follow up email once the 2 week review period is up.

6. Mr. Currie expressed his concern for individuals that might not be able to download the ASP from a website, and wanted to know how else the ASP could be circulated to the landowners of South McDougal Flats. Ms. Clews suggested instead of mailing out hard copies of the ASP that the ASP be burned onto a CD and be mailed out to the landowners with a cover sheet explaining what is on the CD and if there were any individuals that are not able to open up the CD on a computer, the cover letter will also suggest multiple locations that the public will be able to pick up or view the ASP. **Motion** (Councillor NegroPontes): Burn the Area Structure Plan onto a disc and distribute it to the landowners of South McDougal Flats with a cover letter suggesting alternative options and locations to view the Area Structure Plan. **Carried.**
7. Ms. Hawryluk explained that once the ASP is submitted to Council it must be a plain document without graphics, but the ASP that is released to the public can include graphics in order for the document to be user friendly.
8. Mr. Lang continued to review the Draft ASP and went through the Table of Contents and touched on the specific areas that he wanted to cover during this meeting. Mr. Lang first reviewed Section 4 (Population Growth Analysis) and discussed that the Land Use Concept allows South McDougal Flats (SMF) to accommodate a generous amount of growth in the next 20 years which is the ASP's planning horizon. A discussion about the reality of how much growth SMF should be able to accommodate for in the next 20 years proceeded and the committee accepted the amount that is being planned for.
9. Section 5 (Planning Phases and Public Consultation): Mr. Lang reviewed this section and the committee generally accepted it. Ms. Hawryluk suggested Appendix A be removed from the Draft ASP and compiled into a Background report. This Background report can be referred to throughout the ASP. This report, along with the other reports that have been done to date (Issues Analysis, Visioning Summary and the Land Use Survey) will be accessible on Mountain View County's website, along with the ASP once it has been adopted by Council.
10. A discussion ensued over the Land Use Concept map and the Low Density Rural Residential designations. The committee wished to see more designations for Agriculture. Ms. Hawryluk told SAL that they will have to make 2 maps. One map will only show the land uses (ie: Residential, Industrial, Airport District Overlay, Red Deer River Corridor, Highway Commercial and Recreation) The second map will identify the densities that will be allowed by the ASP on the quarter sections that have been identified Residential and Agricultural. It was also agreed by the committee that the quarter sections in the west of the planning area will be designated as Agricultural instead of Low Density Residential.
11. Section 8 (Land Use Policy Areas): Mr. Lang discussed the Agricultural policies. It was agreed by the committee to remove the reference of the Lands Classification by the Canada Lands Inventory. Mr. Lang also commented that he will change his wording on land priorities on page 21. Ms. Hawryluk stated that the numbering for the policies

should follow the same format as the MDP in order to maintain uniformity. The committee also agreed that the wording in Section 8.1 k) should be changed.

12. Section 8.2 (Residential): Mr. Lang reviewed the residential policies. It was agreed by the committee that the Low Density designation would be removed and Agriculture would be put in its place. The wording in Section 8.2.2 a) will be changed from "shall" to "may". A discussion ensued about the medium density rural residential about where additional lots should be located on a quarter that has already been subdivided. **Motion** (Councillor Ingeveld): Encourage development on the balance of the quarter section while also allowing the opportunity for subdivision within each lot, up to one acre maximum, with up to 20 lots per quarter. **Carried.**
13. Ms. Hawryluk mentioned to SAL not to refer to the specific numbers of the policies in the MDP. As the MDP may be amended in the future, these numbers could change.
14. Section 8.2.4 (Density Bonusing): The committee agreed that Density Bonusing will begin at 80 and be capped at a maximum of 240 lots as per the MDP.
15. Section 8.3 (Highway Commercial): The committee agreed that this ASP does not need Design Guidelines because the LUB will be including these and they should be adequate. Mr. Ingeveld suggested having some wording in the Highway Commercial policies where the design of the highway commercial should be consistent with the Town of Sundre's highway commercial. It was also agreed by the committee that the highway commercial areas be accessed from the rear.
16. Ms. Negropontes would like to see more specific policies encouraging green development for developers that wish to build in the planning area. Mr. Ingeveld suggested that SAL refer to a document the County is in the process of creating that outlines green development objectives.
17. Section 8.8 (Red Deer River Corridor): Mr. Lang asked the committee if they liked the access points that the Land Use Concept identifies in order to access the Red Deer River. It was agreed by the committee that they wanted to see a policy that would encourage one of the roads to be blocked off and a parking area created in order to encourage foot traffic, rather than vehicular, when entering the river corridor. It was also agreed by the committee that the ASP should include a policy in the Red Deer River Corridor section that supports day use parks and a picnic area.
18. A discussion regarding the ASP boundary ensued and the committee agreed that the northern boundary should be adjusted. The new quarter sections that would be included into the planning boundary will be designated as recreational. **Motion** (Councillor Ingeveld): Expand the South McDougal Flats Area Structure Plan boundary north to the southern boundary of the Bearberry Creek. **Carried.**
19. Section 9 (9.1 Natural Resource Extraction): Mr. Lang asked the committee if they felt any more specific policies needed to be added into this section. Ms. Clews suggested that in the policies a time frame be laid out for extraction and reclamation of the pits and that the time frame should coincide with the development phasing map. Ms. Hawryluk

also said that anyone that plans to extract gravel must submit a gravel plan into the County. This section should also refer to the Land Use Framework.

20. Section 9.2.3 (Garbage and Recycling Collection) will be removed as Councillor Ingeveld mentioned that this service was already provided by the Waste Commission.
21. Ms. Hawryluk said that FireSmart principles must be added and all subdivisions must have a fire protection plan.
22. Agenda item #5 (Next Steps in the Process): It was agreed by the committee that by June. 30, 2009 the committee's comments must be in to SAL in order for SAL to compile them and make the necessary revisions to the Draft ASP. The next Steering Committee meeting is scheduled for Thursday July.16, 2009 at 3:00PM.
23. **Motion** (Ms. Beal): Meeting adjourned 2:10PM.