

MINUTES

WATER VALLEY / WINCHELL LAKE AREA STRUCTURE PLAN REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the Water Valley / Winchell Lake Area Structure Plan Review Meeting held on Tuesday, September 26, 2023, @ 1:00 p.m. in the Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

PRESENT:

D. Lashmar, Chair
A. Ahmadi, Vice Chair
L. Patmore, Water Valley Community Assoc. Representative
N. Aldred, Public Member
D. Fulton, Councillor
G. Harris, Councillor
A. Miller, Councillor

ADMINISTRATION:

J. Ross, Assistant Director, Planning & Development Services
D. Gonzalez, Planner
C. Conde, Planner
L. Craven, Recording Secretary

CALL TO ORDER

D. Lashmar called the meeting to order at 1:04 p.m.

AGENDA

WWWL23-012

Moved by N. Aldred
That the Steering Committee adopt the agenda of the Water Valley Winchell Lake Area Structure Plan Review for September 26, 2023, as presented.

Carried.

ADOPTION OF MINUTES

WWWL23-013

Moved by D. Fulton
That the Steering Committee adopt the minutes of the Water Valley / Winchell Lake Area Structure Plan Review for August 29, 2023.

Carried.

NEW BUSINESS

7.1

Land Use Concept Map for Review
Administration reviewed the Land Use Bylaw Concept Map as presented in the Agenda.

- What was previously discussed and requested is shown in the map.

- Change the white/grey, previously Agricultural Preservation and Potential Multi-Lot, to show potential for low density (light green).
- Demonstrate on the map the quarters that exceed the medium density (max. 15 lots) and those quarters that exceed low density (maximum 4 lots).
- Pink area will demonstrate future concept for medium density along the identified major roadways, specifically along Hwy 579, north and south of Range Road 52 and Jacky Eby Trail (Range Road 53)
- Concept map should identify the Neighbourhood Commercial, the Business Park Commercial, the Community Recreational areas as well as any County lands.
- General comment to leave the policies more open, to medium density development, to allow for a landowner to apply for what may be appropriate for the land and area.
- For recreational development, guidelines should be developed within the plan area. The guidelines should be drafted in a way to protect other landowners.
- If the desire is to develop the land and if the property is identified as medium density, there are steps to rezone, submit studies and approvals before an application can move forward. If a landowner do not want to develop, then everything stays the same on your parcel.
- The public engagement will determine what the residents would want to see for development and subdivision potential.

7.2

Residential Policies for Review

Administration presented an overview of Section 4.2.3 Residential Development Policies for Review.

- Committee consideration:
 - Remove Section 4.2.3 c) Multi-lot subdivision(s) should comply with conservation by design principles, leaving the balance of the quarter in its natural healthy state or in agricultural operation.
 - Remove the word “high density” or “higher density” throughout Section 4.2.3.
- The restriction on lot sizes between 3.0 to 5.0 acres makes more sense in areas outside a growth centre, where there is a need to preserve agricultural land. Current ASP policy supports the minimum lot size for low density residential lots is three (3) acres and the maximum lot size shall be five (5) acres. This wording would match rest of the policies.
- The area is not an Agricultural Preservation Area.
- After discussion the decision by the committee for low & medium density parcel size to be 3 to 15 acre lots. These would allow flexibility and consistency.
- The identified medium density residential areas are intended to accommodate subdivisions of up to 15 titled lots per quarter. The owner of the remainder, depending on the topography, can keep the remaining land for farming.

Adopted

- Committee requested that in example (SE 34-29-5-5) the north half to be low density with the potential for 3 Titles. This should be developed in policy as an exception.
- On Policy Section 4.2.3 l) the wording “multi-family senior’s housing development, in today’s LUB refers to Secondary Suites or Second Homes. Re-write this policy to match LUB wording like multigenerational or aging in place; and removing the reference to the densities.

Meeting break 2:40

Meeting reconvene 2:50

- Policy Section 4.2.3 o) Development should limit the removal of existing vegetation to accommodate additional building sites while encouraging implementation of FireSmart design principles, to ensure the safety of the community. It is not enforceable and the LUB has provisions for it. Committee request to Remove Policy Section 4.2.3 o). Administration to bring back rewording.
- Metal roofs for fire retardant purposes are not stipulated within the building code regulations unless there is a Development Agreement in place with these criteria.
- Committee agree that low and medium density will be 3 – 15 acres.
- Townhomes are not a use under the LUB and statement should be removed. Committee agreed to remove Policy Section 4.2.3 m)

7.4

Next Steps –

Administration to bring back information on:

- Future Land Use Map: Low and Medium Density
- Draft policies for Low and Medium Density

ADJOURNMENT

Meeting adjourned at 3:08 p.m. Next meeting October 31, 2023

Adopted October 31, 2023



Chair

I hereby certify these Minutes are correct.