

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 Thursday, April 27, 2023, @ 1:00 p.m. in the Council  
Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

**PRESENT:** Dawn Lashmar, Chair  
Arya Ahmadi, Vice Chair  
Lorne Patmore, Water Valley Community Assoc. Representative  
Nolan Aldred, Public Member  
Alan Miller, Councillor  
Dwayne Fulton, Councillor  
Greg Harris, Councillor

**ADMINISTRATION:** Jessica Ross, Assistant Director, Planning & Development Services  
Dolu Gonzalez, Planner  
Camilo Conde, Planner  
Susan Smyth, Recording Secretary

**CALL TO ORDER** J. Ross called the meeting to order at 1:00 p.m.

**AGENDA**

WWWL23-001 Moved by A. Miller  
That the Steering Committee adopt the agenda of the Water Valley /  
Winchell Lake Area Structure Plan Review for April 27, 2023.  
**Carried**

**NEW BUSINESS**

7.1 **Introductions**  
Introduction of Steering Committee members and County staff.

7.2 **Orientation**  
Administration presented the Steering Committee orientation for the  
ASP and the Legislation, Hierarchy of Plans & Planning Process. The  
Terms of Reference, Steering Committee Roles & Responsibilities were  
discussed along with the Maps of Statutory Plans and the Land Use  
Bylaw.

The following highlights key considerations and discussion:

- Administration clarified that the Planning and Development Hierarchy demonstrates the relationships between the layers of Acts, Policies and Plan Regulations;
- The timeline for the ASP should be approximately one year, including public consultations.

### 7.3

#### **Appointment of Chair & Vice Chair**

J. Ross called for nominations for the position of Chair.

G. Harris nominated D. Lashmar for the position of Chair.

D. Lashmar accepted the nomination.

No further nominations were received.

D. Lashmar was appointed Chair for the Water Valley / Winchell Lake Area Structure Plan Review Steering Committee.

D. Lashmar called for nominations for the position of Vice Chair.

L. Patmore nominated G. Harris for the position of Vice Chair.

G. Harris declined the nomination.

N. Aldred nominated A. Ahmadi for the position of Vice Chair.

A. Ahmadi accepted the nomination.

No further nominations were received.

A. Ahmadi was appointed Vice Chair for the Water Valley / Winchell Lake Area Structure Plan Review Steering Committee.

### 7.4

#### **Water Valley/Winchell Lake ASP Background Information**

Administration presented the ASP Background Information as outlined in the agenda package. Existing Key Principles, existing Land Use Zoning and Environmentally Significant Areas (ESA's) were discussed. The Existing Future Land Use Concept Map was reviewed along with subdivision trends for the ASP area. The following highlights key considerations and discussion:

- The review process will consist of an in-depth review of all elements that will include what has and hasn't worked in the past, inventory of recreational development, services, sustainability, campgrounds, zoning, and business potential. Maps will also be reviewed and updated as part of the ASP process;
- Accommodation for dry camping discussed. Mountain View County is currently running a Business Support Pilot Project that temporarily allows properties with approved Development Permits for Business Agri-Tourism, Public Riding Arenas, and Event Facilities and Businesses within applicable Direct Control Districts to provide unserviced, overnight, self-contained accommodation, host additional events associated with the approved uses (contained within Development Permits). The Pilot Project will assist the County to understand the need as well as the impacts before considering options on a more permanent basis. This is the second year for the program;

## ADOPTED

- Aquifer access and water wells were discussed along with agriculture and future developments;
- Rentals, RVs, and Tiny Homes were discussed.
- Safety Code Standards, Development Permits, and the Land Use Bylaw regulations was also discussed;
- The ASP process was discussed and generally agreed that communication with the community is extremely important.

7.5

### Next Steps

- Mileage will be paid on a quarterly basis at \$0.65 / km;
- Meetings will be scheduled on the last Tuesday of each month with the option to join via Zoom but in person attendance is preferred;
- The Agenda will be circulated the Friday before the meeting;
- Administration will start a review of the ASP for compliance with the MDP and include the track change document for the next meeting;
- Next agenda will include Key Principles, inventory of the recreation areas, aquifer information, process for recreational proposals, ASP compliance with County's Statutory Plans, Land Use, and applicable policies, and what has worked and what hasn't work and identify issue.

## ADJOURNMENT

Meeting adjourned at 2:56 p.m.



Chair

I hereby certify these Minutes are correct.