



Mountain View C O U N T Y

AGENDA

WATER VALLEY WINCHELL LAKE AREA STRUCTURE PLAN REVIEW

Tuesday, September 26, 2023, @ 1:00 p.m.

Mountain View County Office (Council Chambers) 10-1408 Twp Rd. 320, Didsbury, AB
and the opportunity to join Via Zoom Cloud

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1. CALL TO ORDER
 2. AGENDA
 - 2.1 Adoption of Agenda
 3. ADOPTION OF PREVIOUS MINUTES
 - 3.1 Adoption of Minutes from August 29, 2023.
 4. BUSINESS ARISING
 5. DELEGATIONS
 6. OLD BUSINESS
 7. NEW BUSINESS
 - 7.1 Land Use Concept Map for Review
 - 7.2 Residential Policies for Review
 - 7.3 Key Principals & ASP Policies
 8. CORRESPONDENCE
 9. CONFIDENTIAL ITEMS
 10. ADJOURNMENT

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, August 29, 2023, @ 1:00 p.m. in the Council
Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB

PRESENT:

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

Absent:

D. Lashmar

ADMINISTRATION:

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

CALL TO ORDER

A. Ahmadi called the meeting to order at 1:06 p.m.

AGENDA

WWWL23-009

Moved by A. Miller
That the Steering Committee adopt the agenda of the Water Valley
Winchell Lake Area Structure Plan Review for August 29, 2023, as
presented.

Carried.

ADOPTION OF MINUTES

WWWL23-010

Moved by G. Harris
That the Steering Committee adopt the minutes of the Water
Valley/Winchell Lake Area Structure Plan Review for June 27, 2023.

Carried.

NEW BUSINESS

7.1

Walking Map Review

Steering Committee members reviewed the Walking Map as presented
in the Agenda.

- Committee had no questions or comments.
- The map and shows the areas of interest and historic areas, and
all the structures have plaques.

- 7.2 Review Updated Concept Map**
Administration presented an overview of the Review Updated Concept Map that had been tagged wrong for Skunk Hollow; members had no comments or concerns with the update.
- WWWL23-011 Motion by N. Aldred
To accept the map as presented with the discrepancies clarified.
Carried.
- 7.3 History of campground by Skunk Hollow**
Administration presented an overview of the History of campground by Skunk Hollow.
- Administration explained the history of the now County owned property (southern within NE 30-29-5-5).
 - The County does not wish to have the area as a campground within lands currently own by the Crown in NW 30-29-5-5 due to the potential for flooding as it happened in 2005. Currently the area is used as a day use area.
 - The map demonstrated where the historic mine entrance was.
- 7.4 Recap Review of Key Principles**
Administration presented an overview of the Recap Review of Key Principles.
- Administration clarified the changes under the ASP Committee’s direction from the last meeting. (wording changes, additions, and deletions)
 - Administration clarified that the wording “without materially interfering with or affecting the use, enjoyment of neighboring properties” is from the Land Use Bylaw and helps balance between the neighbours and incoming businesses. Members feel that business needs to be revitalized or the area will continue to dwindle. Reasonable is appropriate wording.
 - Instead of having designated areas then let the applicants apply and review it against the ASP to meet the requirements. Provide a range of recreation and open space opportunities.
- 7.5 Recreational policy examples**
Administration presented an overview of the Recreational policy examples.
- Review Municipal Development Plan, ASP’s Policies (Bearberry-Red Deer River Corridor, Bergen, Southeast Sundre and South McDougal Flats) and Land Use Bylaw.
 - Policies include required redesignation for proposals, proposal to be guided towards natural features, recreational development includes campgrounds, resorts etc., may be in flood areas, community consultation is required, and may require engineer studies.
 - Parks Districts in the Land Use Bylaw include P-PC (Parks and Conservation), P-PCR (Parks and Comprehensive Recreation) and P-PR (Parks and Recreation).

- ASPs have different policies that assist for their area.
- Bearberry-Red Deer River Corridor & Bergan ASP Policies were developed at the same time and have similar policies regarding recreational development. No new campgrounds.
- Southeast Sundre ASP, more trails and pathways development (low impact).
- South McDougal Flats ASP is going through the review process now also, areas may have active recreational within recreations designations and passive recreational.
- ASPs have been in place for a long time, and most ASPs have been reviewed within the last 10 years.
- The ASP creates the policies for consideration during redesignation.

Meeting Break 2:31 p.m.
Reconvene 2:44 p.m.

7.6

ASP Map with Current Densities & Review of Future Concept Map

Administration presented an overview of the ASP Map with Current Densities & Review of Future Concept Map.

- Administration clarified the dwelling density within the Water Valley/Winchell Lake area.
- Community Recreational properties were clarified by Administration. Some have the wrong designation and should be reviewed through this process.
- Little Red Acres and Ridgeland Estates are over their density. Considered legal non-conforming.
- Consider letting the land drive the look of the development.
- Administration demonstrated examples of what the differences look like (small-medium and large densities).
- Make the ASP flexible enough to bring in development, don't restrict. Currently medium density along the major routes, higher density should be considered.
- Administration to bring back examples of the medium density along the main roadways along Rge Rd 52, Hwy 579 and Range Road 53.
- The community doesn't want high density and it is a long range plan.

7.7

Next Steps

Administration to bring back information on:

- Administration brings back examples of the medium density along the main roadways. Rge Rd 52, Hwy 579 and Range Road 53.
- Bring back the existing land use policies to match each key principle.
- Next meeting September 26, 2023 - 1:00 p.m.

ADJOURNMENT

Meeting adjourned at 3:40 p.m.

Chair

I hereby certify these Minutes are correct.

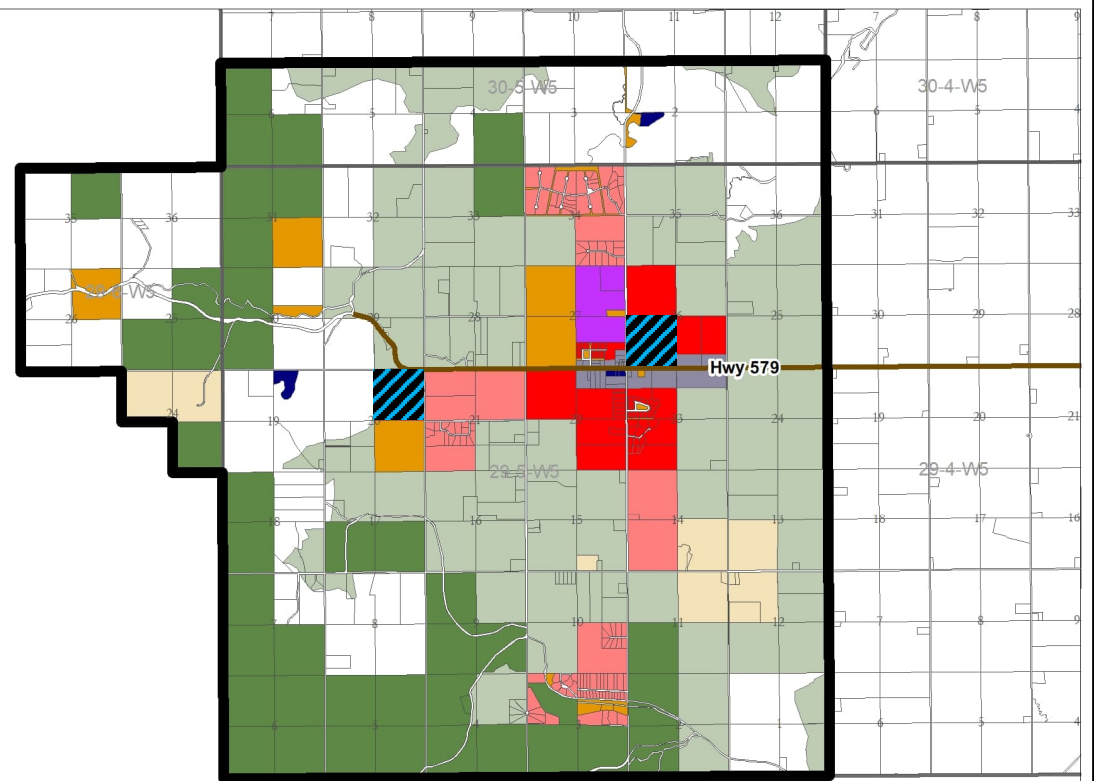
LAND USE CONCEPT MAP: AGRICULTURAL PRESERVATION REMOVED

This map demonstrates the current Future Land Use Concept with the Agricultural Preservation Area Removed.

area crosshatched in black and blue are areas which currently exceed the maximum titled lots pr quarter of 48.

Committee's desire for concept policy areas for Agricultural Preservation Areas (Areas in White):

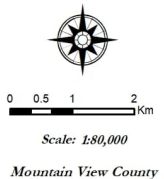
- All to be universally low-density?
- Any new Future Land Use Concept areas to be created?



Map Created on: 2023-09-18

Legend

- Existing ASP Boundaries
- Business Park Commercial
- Commercial Recreational
- Community Recreational
- County Land
- Crown Land (Prov and Fed)
- Neighbourhood Commercial
- Residential - Higher Density (Up to 48 lots per quarter)
- Residential - Medium Density (Up to 15 lots per quarter)
- Residential Low Density (Up to 4 titles per quarter)



LAND USE CONCEPT MAP: MEDIUM-DENSITY ALONG MAJOR ROADS

This map demonstrates the current Future Land Use Concept with medium density along:

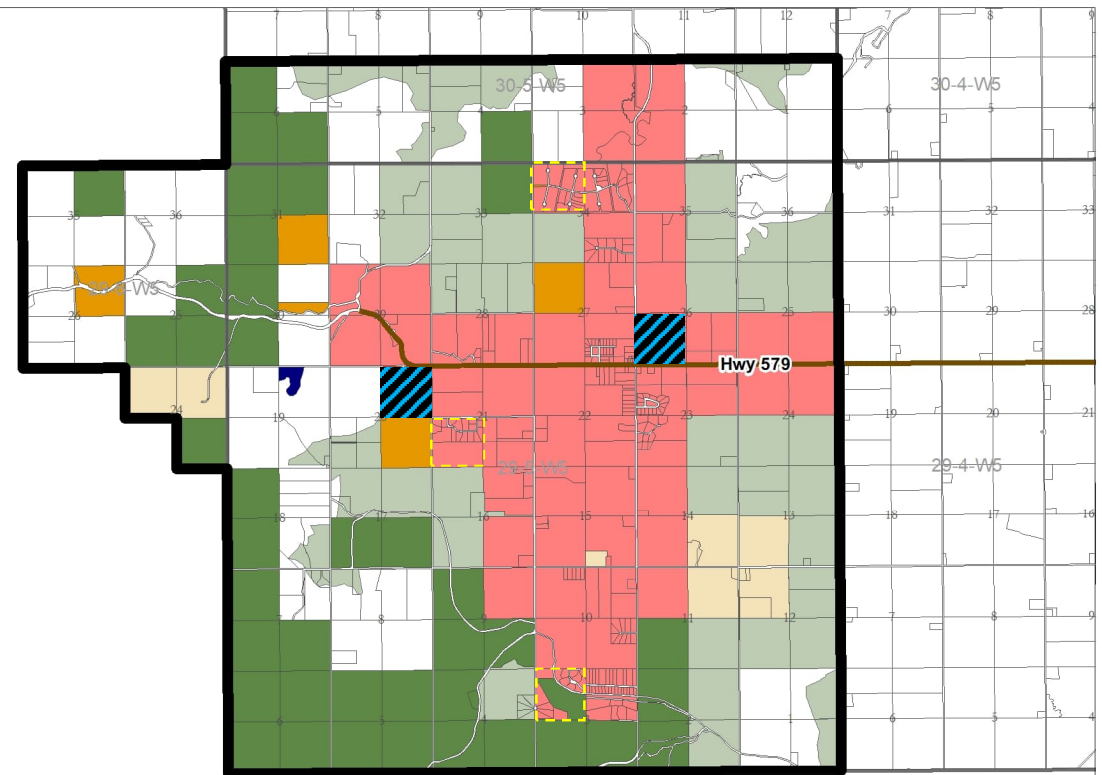
- Highway 579
- Range Road 52 going North and South
- Range Road 53 South

****Note that the quarters outlined in yellow are currently medium density but are outside of what the committee requested. ****

****area crosshatched in black and blue are areas which currently exceed the maximum titled lots pr quarter of 48. ****

Committee's desire for concept policy areas for density:

- Keep density areas to main roads?



Map Created on: 2023-09-21

Legend

- Existing ASP Boundaries
- Commercial Recreational
- Community Recreational
- County Land
- Crown Land (Prov and Fed)
- Residential -Medium Density (Up to 15 lots per quarter)
- Residential Low Density (Up to 4 titles per quarter)

LAND USE CONCEPT MAP: MEDIUM-DENSITY ALONG MAJOR ROADS (COMMERCIAL AND INDUSTRIAL REMAINING)

This map demonstrates the current Future Land Use Concept with medium density while keeping the existing business and commercial future land use concepts.

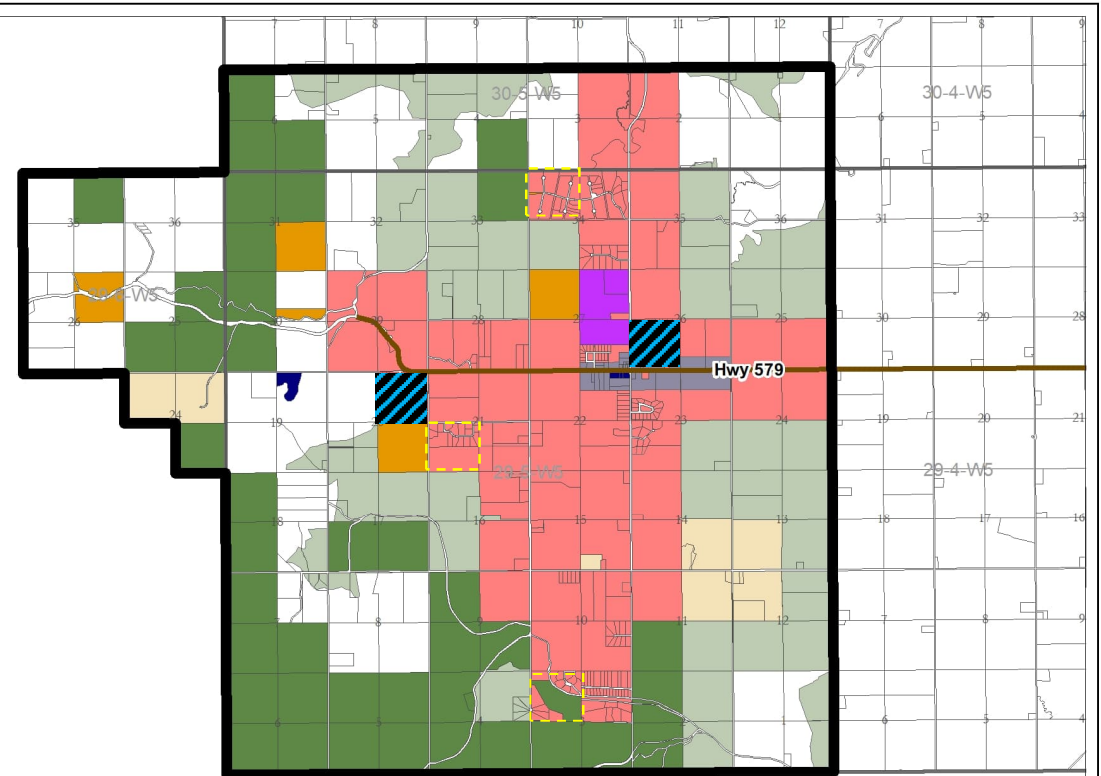
- Areas surrounded by yellow

**Note that the quarters outlined in yellow are currently medium density but are outside of what the committee requested. **

area crosshatched in black and blue are areas which currently exceed the maximum titled lots per quarter of 48.










Committee's desire for concept policy areas for density:

- Any comments on Future Land Use Concept areas for residential density?



Map Created on: 2023-09-21

Legend

-  Existing ASP Boundaries
-  Business Park Commercial
-  Commercial Recreational
-  Community Recreational
-  County Land
-  Crown Land (Prov and Fed)
-  Neighbourhood Commercial
-  Residential -Medium Density (Up to 15 lots per quarter)
-  Residential Low Density (Up to 4 titles per quarter)

Current Residential Policies

(red, crossed out policies involve high density which has been removed as per committee direction)

- a) Development shall be in accordance with the Future Land Use Concept Map as shown on Figure 2.
- b) Development shall occur in accordance with the residential policies contained in the MDP unless otherwise directed by this ASP
- 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.
- d) When reviewing multi-lot subdivision applications for low, medium or ~~higher~~ residential densities, consideration will be given to the following:
 - i. availability of adequate supply of potable water for each lot in accordance with the provisions of the Water Act;
 - ii. servicing by an approved wastewater disposal system;
 - iii. adequate drainage by a storm water management plan;
 - iv. compatibility with adjacent land uses;
 - v. provision of safe access on to a County road;
 - vi. provision of emergency access;
 - vii. physical attributes of the land;
 - viii. presence of environmentally sensitive areas and features;
 - ix. phasing of development; and
 - x. any other matter deemed appropriate.

Current Residential Policies

(red, crossed out policies involve high density which has been removed as per committee direction)

- e) The low density residential designation is intended to accommodate development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4) title in accordance with the policies of the MDP.
- f) The minimum lot size for low density residential lots is 3 acres and the maximum lot size shall be 5 acres .
- g) The County shall recognize any existing approved residential agreements regarding potential future development. Should the future development be realized, the development shall comply with current County standards and policies.
- h) The identified medium density residential areas are intended to accommodate subdivisions of up to fifteen (15) titled lots per quarter section.
- i) Parcel size in the medium residential density shall be 5 to 15 acres.
- ~~j) Higher density areas for subdivision of 5 up to a maximum of 48 lots shall provide adequate systems for the supply of water and wastewater services at the developers' expense.~~

Current Residential Policies

(red, crossed out policies involve high density which has been removed as per committee direction)

- ~~k) Parcel size in the identified higher density areas shall be between 3 to 5 acres~~
- l) Mountain View County shall support multi-family seniors' housing development in appropriate locations designated for higher density or recreational development.
- m) While single family detached housing is expected to be the standard form of housing in the plan area, this ASP supports the development of alternative forms of housing (i.e. duplexes, townhomes, mobile homes, etc.), if the application demonstrates compatibility, rationale for the housing style, and if supported by the approving authority, a comprehensive landscape and buffering plan may be required.
- ~~n) Higher density multi-lot subdivision applications shall require a concept plan when required by the MDP and shall be prepared in accordance with the MDP, to support redesignation and subdivision applications in the residential areas.~~
- 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.
- p) Some areas may require buffering or transition between residential and other land uses; the type and degree of this transitional buffering will be dependent upon the adjacent uses that have been developed or are planned.

“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.”

Committee Consideration

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



“d) When reviewing multi-lot subdivision applications for low, medium or higher residential densities, consideration will be given to the following:”

Committee Consideration

*“d) When reviewing multi-lot subdivision applications for low **and** medium ~~or higher~~ residential densities, consideration will be given to the following: “*

- If removal of high-density altogether



EXISTING POLICIES TO CONSIDER

“f) The minimum lot size for low density residential lots is 3 acres and the maximum lot size shall be 5 acres .”

Committee Consideration

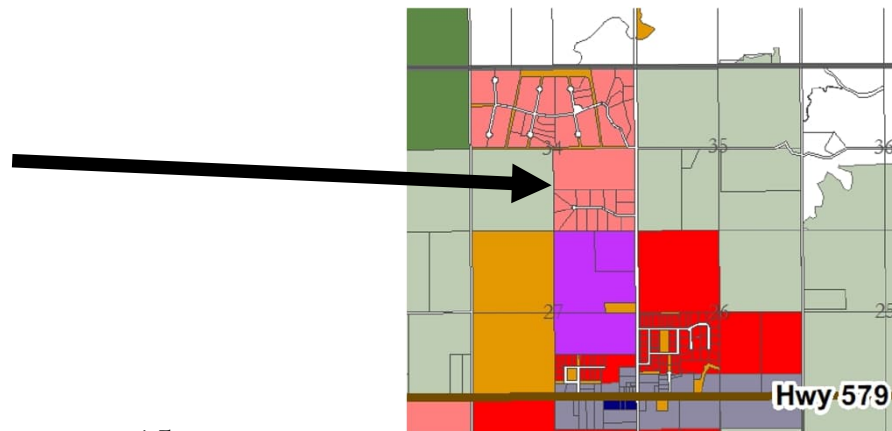
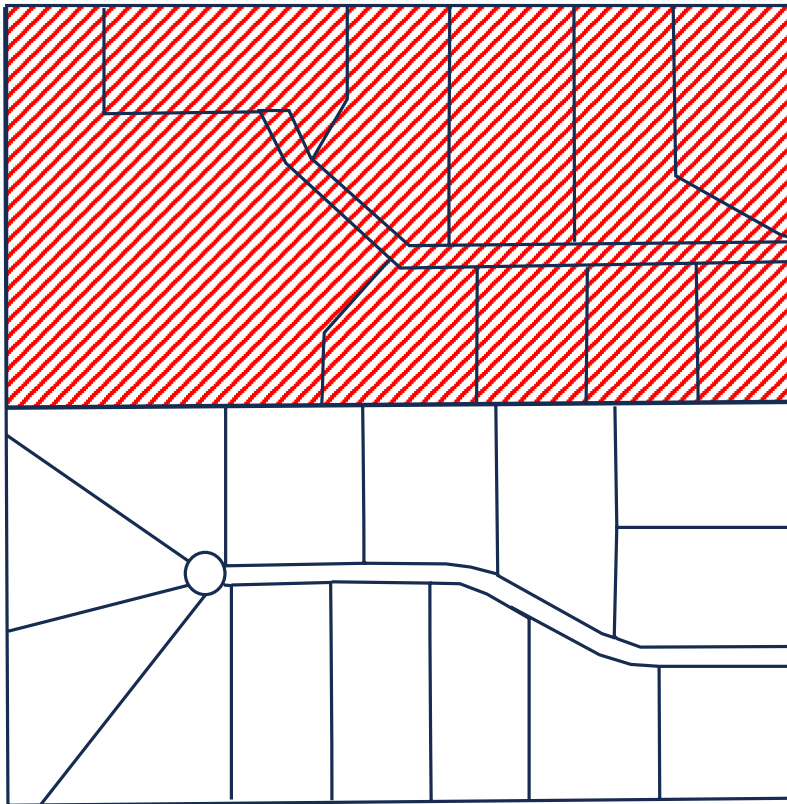
- f) The minimum lot size for low density residential lots is **three (3)** acres and the maximum lot size shall be **five (5)** acres .
- Wording is made to match rest of the policies

EXISTING POLICIES TO CONSIDER

“ h) The identified medium density residential areas are intended to accommodate subdivisions of up to fifteen (15) titled lots per quarter section. ” *hypothetical scenario below, in Blackbear Estates*

Committee Consideration

- Example currently has the maximum of 15
- Conceptually if **10** lots were added (in crosshatched area) in example to make total of **25** titles in the quarter
- With the removal of high density as a residential policy, should accommodations be made?
- Maximum desired titles per quarter?



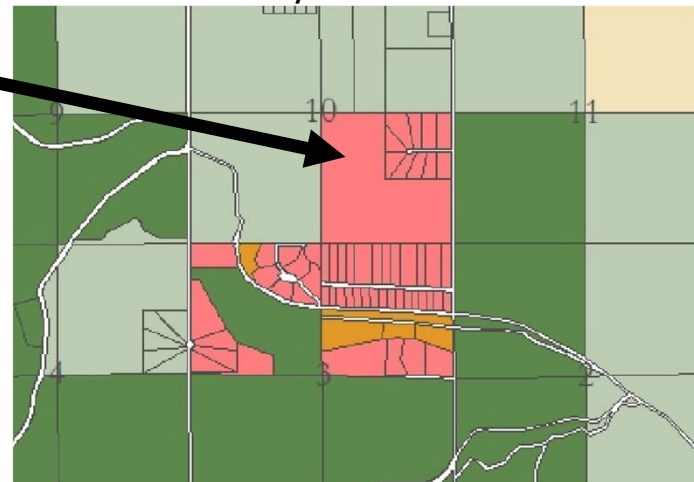
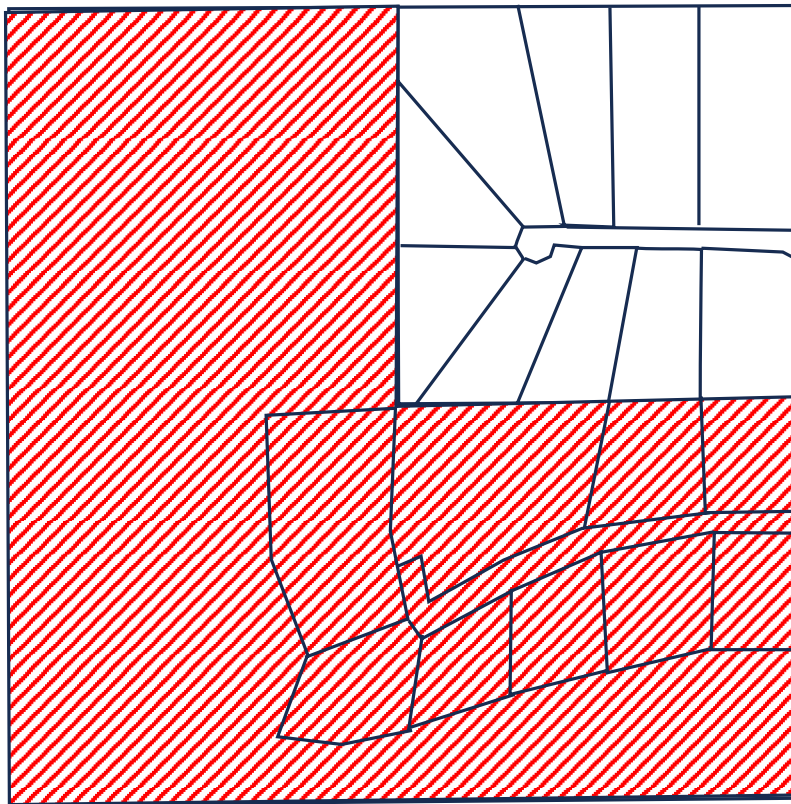


EXISTING POLICIES TO CONSIDER

“ h) The identified medium density residential areas are intended to accommodate subdivisions of up to fifteen (15) titled lots per quarter section. ” *hypothetical scenario below, in Helms Estates*

Committee Consideration

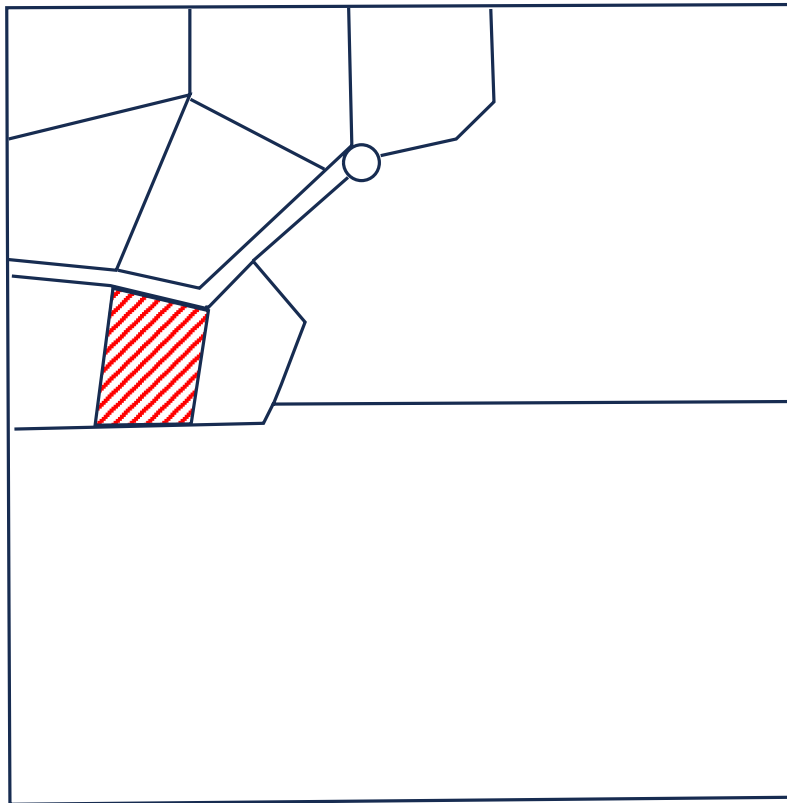
- Example currently has 10 lots
- Lots are between 3 and 5.8 acres in size
 - With current density only 5 more lots could be added
- Conceptually if **10** lots added (in crosshatched area) in hypothetical example to make total of **20** titles in the quarter
- Crosshatched lots vary between 3 and 15 acres



“i) Parcel size in the medium residential density shall be 5 to 15 acres.”

Example of properties which would potentially change from high-density to medium-density

example is located in Castle Lane



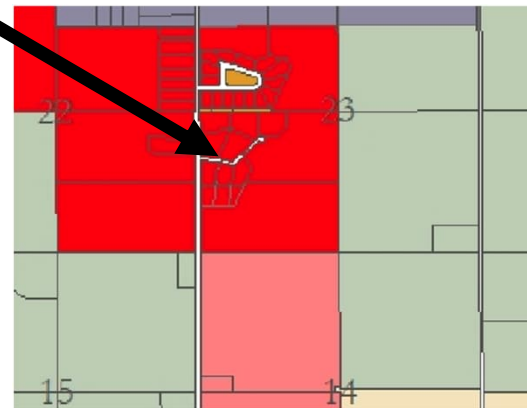
Committee Consideration

“ Parcel size in the medium residential density **should** be **five** (5) to **fifteen** (15) acres.”

- Smaller slot sizes may be considered in accordance with the MDP and LUB

** Smallest lot size within the MDP is 2 acres under growth centre policy.**

these properties exist within current high-density zoning



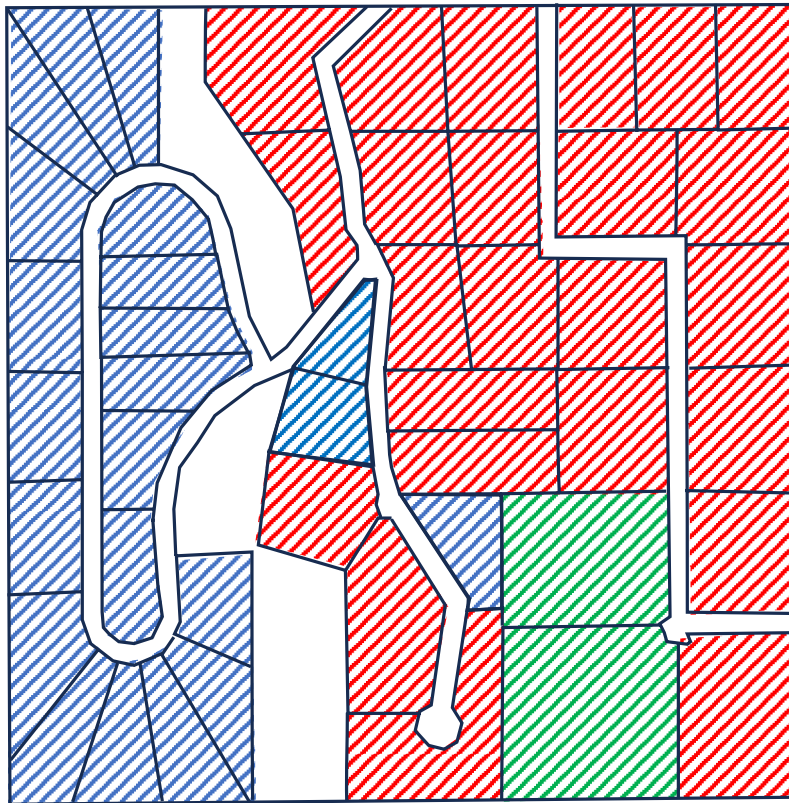
EXISTING POLICIES TO CONSIDER

“i) Parcel size in the medium residential density shall be 5 to 15 acres.”

Example of current medium-density not meeting the requirements

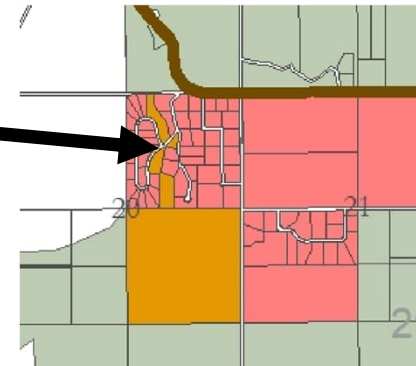
example is located in Upper/Lower Ridgeland Estates

Committee Consideration



Note that this subdivision is pre-existing, this is for consideration should applications be submitted in the future.

- Properties crosshatched in **red** are bigger than 2 acres but smaller than 5 acres
- Properties crosshatched in **blue** are less than 2 acres
- The two properties in **green** are compliant with one being 5.7 acres and the bigger one being 7.6 acres.



“I) Mountain View County shall support multi-family seniors’ housing development in appropriate locations designated for higher density or recreational development.”

Committee Consideration

Mountain View County shall support multi-family seniors’ housing development in appropriate locations designated for higher density or recreational development.



EXISTING POLICIES TO CONSIDER

“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”

Committee Consideration

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



Thoughts on new potential residential policies for the Area Structure Plan

Committee Suggestions



Mountain View
COUNTY

Building Rural Better

WATER VALLEY/ WINCHELL LAKE AREA STRUCTURE PLAN



3 Key Principles

The following principles were developed from public input and committee feedback. They stress the importance of the character, the quality of life, and the environment of the Water Valley/Winchell Lake area. Development, therefore, needs to be guided and planned explicitly to harmonize with these ideas. The principles provide a framework for the development of policies within this plan, and provide guidance for the ongoing planning process in the plan area:

- **Recognize that agriculture is the ~~primary~~ predominant activity in the Water Valley/Winchell Lake area. Other land uses and development must respect and be compatible with agricultural operations.**
- **Ensure reasonable management of the natural environment to minimize the impact on land, water, wetlands, wildlife and vegetation.**
- ~~Preserve and promote existing heritage and lifestyle. Recognize and respect the rural heritage of the area while balancing the needs for future development.~~
- ~~Support the Water Valley hub (4-way stop) as a gathering place for the Water Valley/Winchell Lake area.~~
- **Ensure that residential development of various densities are accommodated in appropriate areas in accordance with this Plan, ~~while minimizing visual and environmental impacts.~~**
- **Recognize ~~the economic and employment opportunities of local (commercial and light industrial) businesses and that the area is rich in natural resources.~~ that the area is rich in natural resource extraction. Land uses and development must respect and be compatible with natural resource-based industries.**
- **Provide a range of recreation and open space opportunities that meets the needs of the local and general population and that best leverages the assets and amenities of the area.**
- **Provide commercial recreation opportunities which are appropriately sited, without materially interfering with or affecting the use, or enjoyment of neighbouring properties. ~~and respect the natural and manmade amenities of the Water Valley/Winchell Lake area.~~**
- ~~Transportation and road access are important factors to guide development in this area. Attention must be paid to Provincial Highways, identified gravel haul routes, and the County Collector Road Network. Transportation routes and road access are important factors to guide development in this area.~~
- ~~Support higher residential densities around the community hub and address existing groundwater supply and private wastewater disposal contamination issues within the plan area.~~

4 Land Use Policy Areas

This section contains the specific policies to guide future land use and development within Water Valley/Winchell Lake ASP, as illustrated on Figure 2. - Land Use Concept. These policies shall be utilized in conjunction with broader policies of the Municipal Development Plan. Although policies fall under specific land use categories, staff and Council, where appropriate, can utilize policies from different sections when evaluating application proposals.

4.1 Agriculture

***Key Principle:** Recognize that Agriculture is the predominant activity in the Water Valley/Winchell Lake area. Other land uses and development must respect and be compatible with agricultural operations.*

4.1.1 Purpose

Mountain View County recognizes the provincial Agricultural Operations Practices Act. The County, therefore, supports existing farming operations and they will remain as the predominant use within the plan. The conservation of farmland and ranchland is very important to the history, character and economic development of this area and the County. The intent of these policies is to allow existing agricultural operations to continue without disruption or interference.

4.1.2 Goals

- a) To recognize the presence of existing agricultural operations within the plan area.
- b) To allow the continuation and expansion of agricultural operations.
- c) To ensure that agricultural uses are protected and allowed to continue in the plan area.
- d) To encourage specialized farming and other operations which contribute to the economy of the area and the County.

4.1.3 Policies

- a) Development and/or subdivision shall occur in conformity with the agricultural land use policies of the Municipal Development Plan and the agricultural regulations of the Land Use Bylaw.
- b) New confined feeding operations (CFO), as defined by Provincial regulations, shall not be permitted within the plan area.
- c) Agricultural land uses should be promoted and encouraged to continue within the plan area.
- d) The rights of existing agricultural developments to continue operating shall be supported through implementation of the provincial Agricultural Operations Practices Act.
- e) Adjacent uses shall respect existing agricultural operations, including their hours of operation, their odours and noises and the traffic they create. New agricultural uses shall similarly respect the presence of adjacent uses.

4.2 Residential Development

Key Principle: *Ensure that residential development of various densities are accommodated in appropriate areas in accordance with this Plan.*

4.2.1 Purpose

The Water Valley/Winchell Lake area is a highly desirable location because of its relative proximity to Calgary, the mountains and surrounding natural features. People coming to the area are seeking an amenity-based lifestyle, focused on the natural landscape and housing options, which could accommodate the various segments of the population, such as seniors.

As population grows, within the plan area, demand for water supply and sewer services will also increase. Therefore potable water needs to be available in a manner that responsibly manages the aquifers as a limited and valuable resource.

4.2.2 Goals

- a) To integrate new development with the character of existing development.
- b) To provide opportunities for entry level and retirement housing options in order to appeal to and accommodate a wider population demographic.
- c) To encourage conservation by design principles in accordance with the MDP.
- d) To allow for residential development while being conscious of land conservation measures.
- e) To encourage residential development that is sustainable and designed to minimize County costs to deliver services, maintenance and operations.
- f) To ensure potable water and safe wastewater disposal for all existing and future residences.
- g) To remind landowners wherever possible, that they live in an agricultural area and issues related to noise, dust and smell will arise from time to time.

4.2.3 Policies

- a) Development shall be in accordance with the Future Land Use Concept Map as shown on Figure 2.
- b) Development shall occur in accordance with the residential policies contained in the MDP unless otherwise directed by this ASP.
- 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.
- d) When reviewing multi-lot subdivision applications for low, medium or higher residential densities, consideration will be given to the following:
 - i. availability of adequate supply of potable water for each lot in accordance with the provisions of the Water Act;

- ii. servicing by an approved wastewater disposal system;
 - iii. adequate drainage by a storm water management plan;
 - iv. compatibility with adjacent land uses;
 - v. provision of safe access on to a County road;
 - vi. provision of emergency access;
 - vii. physical attributes of the land;
 - viii. presence of environmentally sensitive areas and features;
 - ix. phasing of development; and
 - x. any other matter deemed appropriate.
- e) The low density residential designation is intended to accommodate development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4) title in accordance with the policies of the MDP.
 - f) The minimum lot size for low density residential lots is 3 acres and the maximum lot size shall be 5 acres .
 - g) The County shall recognize any existing approved residential agreements regarding potential future development. Should the future development be realized, the development shall comply with current County standards and policies.
 - h) The identified medium density residential areas are intended to accommodate subdivisions of up to fifteen (15) titled lots per quarter section.
 - i) Parcel size in the medium residential density shall be 5 to 15 acres.
 - j) Higher density areas for subdivision of 5 up to a maximum of 48 lots shall provide adequate systems for the supply of water and wastewater services at the developers' expense.
 - k) Parcel size in the identified higher density areas shall be between 3 to 5 acres
 - l) Mountain View County shall support multi-family seniors' housing development in appropriate locations designated for higher density or recreational development.
 - m) While single family detached housing is expected to be the standard form of housing in the plan area, this ASP supports the development of alternative forms of housing (i.e. duplexes, townhomes, mobile homes, etc.), if the application demonstrates compatibility, rationale for the housing style, and if supported by the approving authority, a comprehensive landscape and buffering plan may be required.

- n) Higher density multi-lot subdivision applications shall require a concept plan when required by the MDP and shall be prepared in accordance with the MDP, to support redesignation and subdivision applications in the residential areas.
- 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.
- p) Some areas may require buffering or transition between residential and other land uses; the type and degree of this transitional buffering will be dependent upon the adjacent uses that have been developed or are planned.

4.3 Neighborhood Commercial/ Community Centre

Key Principle: Recognize and respect the rural heritage of the area while balancing the needs for future development.

4.3.1 Purpose

The Community Centre, at the intersection of Range Road 52 and Highway 579 is the identified focal point for the Water Valley / Winchell Lake community. The community has expressed the desire for this area to grow as a vibrant and active core, comprised of small scale commercial and institutional uses. Future development in this area shall respect and enhance the existing western heritage theme, and shall be supported by the increased density of residential development as identified in the future land use concept as shown on Figure 2.

4.3.2 Goals

- a) To support a variety of land uses that enhance the Community Centre's function as a community focal point, service centre and economic hub.
- b) To support development that enhances and promotes the western heritage culture and existing amenities.

4.3.3 Policies

- a) Development in the community centre area shall be limited to small-scale retail, institutional and service uses. Some examples of appropriate neighbourhood commercial development in this area may include, but not be limited to: bed and breakfast, coffee shop, restaurant, gift shop, and medical office.
- b) The following matters will be considered for any neighborhood commercial development applications:
 - i. siting and orientation of building to the road;
 - ii. access points;
 - iii. parking and loading facilities;

- iv. garbage containment and recycling facilities;
 - v. outdoor storage screening;
 - vi. signage and lighting design and orientation;
 - vii. landscaping and fencing provisions;
 - viii. architectural treatment;
 - ix. servicing arrangements.
- c) New or expanded commercial development shall be designed so its size and appearance complements the area. All neighbourhood commercial development applications shall comply with the County Land Use Bylaw.
 - d) Building designs should complement the existing western heritage theme and adjacent development.
 - e) Future redesignation and subdivision of land within the community centre area may require the completion of a concept plan which shall be developed in accordance with the Municipal Development Plan and shall address matters unique to the development.

4.4 Business Park

4.4.1 Purpose

The Water Valley/Winchell Lake area economy is an important source of local employment and contributes to the diversification of the County tax base. Low-impact businesses have been identified as suitable for the area. This includes light industrial such as offices, service trades, subsidiary occupations, and commercial uses, provided appropriate buffering and landscaping measures are implemented to minimize the impacts on the surrounding lands.

4.4.2 Goals

- a) To provide areas for light industrial uses in order to serve area residents and businesses.
- b) To encourage light industrial business that do not generate nuisances such as excessive noise, dust, smoke or odor, and that maintain the character and identity of the area.
- c) To provide adequate buffers between light industrial uses and adjacent land uses in order to limit the negative impacts on the surrounding community.
- d) To apply the County's Commercial/Industrial Guidelines and encourage the western heritage theme for developments.
- e) To ensure screening requirements are in place for outdoor storage.

4.4.3 Policies

- a) Any industrial or business uses that have a negative impact on the surrounding community shall not be permitted (e.g. excessive noise, odor, dust, heat, high brightness light sources, smoke).
- b) New industrial development is encouraged to locate within the business park commercial area as a first priority (See Figure 2). Any proposals for industrial uses outside of this designated area will only be considered if there is adequate justification as to why the development cannot or should not be accommodated within the business park area.
- c) A concept plan may be required and prepared in accordance with the Municipal Development Plan.
- d) Development within the area shall:
 - i. maintain high standards of visual appearance;
 - ii. provide integration with the surrounding area;
 - iii. reduce negative impacts from potential polluters including but not limited to noise, traffic, air emissions, runoff;
 - iv. address interface issues with current and future adjacent developments including, but not limited to, the provision of landscaping and buffering.
- e) Development shall utilize water conservation measures wherever possible.
- f) Development shall be required to provide adequate fire protection on site to the satisfaction of Mountain View County and the local fire authority.
- g) Development shall comply with the County's Commercial and Industrial Design Guidelines.
- h) Proposed development adjacent to residential development or other sensitive land uses, shall require a landscape buffer, and/or screening.
- i) Joint and internal access arrangements between sites are encouraged, in order to reduce the number of access points to County roads.
- j) Development of concept plans shall require an internal road network layout that demonstrates logical, well planned linkages to adjacent areas and ultimate connection to the County Collector Network.
- k) New residential development will not be permitted within the areas identified for business park commercial. This excludes a caretaker's residence for security purposes. Existing residences can be maintained and upgraded.

4.5 Community Recreation

Key Principle: Provide a range and open space opportunities that meets the needs of the local and general population and that best leverages the assets and amenities of the area.

4.5.1 Purpose

The community has identified the need to improve and expand existing community recreational amenities, parks and open space. It is envisioned that future recreational improvements, parks and open space development should generally be in accordance with the land use concept. The exact extent and scale of these improvements shall be refined as additional planning is contemplated in the area through a parks and open space plan and future concept plans.

In addition, an important component of this Plan is the creation of pedestrian corridors, particularly linking the residential areas to the Water Valley 4-way stop community hub and the Water Valley Golf Course. These corridors are intended to provide a safe route for residents to access destinations within the community.

4.5.2 Goals

- a) To provide and support improved and expanded community recreational amenities.
- b) To support the expansion of existing community recreational facilities.
- c) To support the development of community points of interest parks.
- d) To foster environmental awareness.
- e) To support the development of a multi-use trail network which accommodates a variety of users (e.g. pedestrians, strollers, wheelchairs, bicycles and equestrian users) and which connects destination points within the plan area.

4.5.3 Policies

- a) The County shall support the community's desire to improve existing community facilities (Water Valley Library, Water Valley Community Center, baseball fields) by:
 - i. facilitating access to available grants;
 - ii. undertaking lobbying and support efforts; and
 - iii. promoting fundraising events
- b) County owned lands within the plan area should be retained for long term recreational purposes with community consultation.

- c) The County shall prepare a detailed parks and open space plan for the Water Valley/Winchell Lake area, pending Council budget approval. Future development within the plan area shall have regard to the parks and open space plan. The plan shall include but not be limited to addressing:
 - i. Point of interest park at Bagnall Park;
 - ii. Point of interest park at the Winchell Lake Coulee complex area;
 - iii. The development of a multi-use trail network including design standards.
- d) When assessing subdivision applications the County shall have regard for:
 - i. municipal reserve dedication;
 - ii. assembling reserve land to support point of interest park improvements;
 - iii. assembling reserve land to support the development of a multi-use trail network;
 - iv. requiring developer contributions to park improvements;
 - v. other important amenities to the community.
- e) Pedestrian corridors along Range Road 52, connecting the Water Valley Golf Course to the Water Valley 4-way stop community hub shall be supported. These corridors shall be constructed within either the road right of way or parallel in a municipal reserve dedication. The pedestrian corridor will not support any ATV/quad use.
- f) The pathways and trails should be constructed at the time of new development, to link existing and new residential areas to the destination points (i.e. Water Valley Golf Course, Water Valley 4-way stop community hub).
- g) Pathways and corridors shall be constructed to the satisfaction of the County.
- h) The use of utility easements for pathways and pedestrian connections may also be supported, subject to review and approval by the applicable authorities.

4.6 Commercial Recreation

Key Principle: Provide commercial recreation opportunities which are appropriately sited, without materially interfering with or affecting the use or enjoyment of neighbouring properties.

4.6.1 Purpose

There are many commercial recreational development opportunities in the Water Valley/Winchell Lake area. It is anticipated that recreational development will continue to increase due to the area's natural amenities and proximity to major urban centers. Commercial recreational developments are diverse and can generally be categorized as:

- i. facility development which is generally characterized by isolated one-off development such as golf courses, dude ranches, paintball facilities, archery facilities, tourist campgrounds;

- ii. resort type development which is generally characterized by comprehensive development integrating a variety of residential housing types, recreational activities and amenities that are more permanent in nature.

Commercial recreational development may occur in a variety of ownership types (i.e. fee simple, bare land condominium).

4.6.2 Goals

- a) To support a variety of commercial recreational development that is compatible with existing and future land uses.
- b) To support commercial recreational development that is compatible with the scale and character of surrounding development.
- c) To support commercial recreational development that respects environmental values and conditions, and site constraints.
- d) To support commercial recreational opportunities that could provide larger community benefits.

4.6.3 Policies

- a) Commercial recreational development shall be concentrated in accordance with the Future Land Use Concept - Figure 2.
- b) Notwithstanding Policy 5.6.3(a) commercial recreational development may also be considered outside of those lands identified in the future land use concept.
- c) For commercial recreational development proposals the following items shall be considered:
 - i. nature and intensity of the recreational use;
 - ii. compatibility of existing and future land use and development patterns with proposed recreational use;
 - iii. proximity and integration of proposed recreational development to natural features and existing recreational amenities;
 - iv. suitability of the site to accommodate the proposed recreational development (topography, ESAs, geotechnical conditions, proximity to oil and gas facilities, proximity to nuisance uses (gravel pits/CFOs), and flood risk);
 - v. proposed servicing arrangements (water supply and distribution, stormwater management and treatment, wastewater treatment, solid waste collection and disposal);
 - vi. existing and proposed access arrangements to the proposed development site;
 - vii. issues identified through community consultation and/or application circulation.

- d) The evaluation and consideration of all applications for commercial recreational redesignation, subdivision, or development permit applications may require the submission and completion of supporting documentation and studies including but not limited to the following:
- i. concept plan, utilizing conservation design principles;
 - ii. servicing study;
 - iii. geotechnical assessment;
 - iv. biophysical assessment;
 - v. environmental site assessment;
 - vi. traffic impact assessment;
 - vii. stormwater management plan;
 - viii. ground water supply evaluation;
 - ix. septic suitability analysis;
 - x. engineering plans and specifications;
 - xi. emergency response plan and/or fire protection plan;
 - xii. community consultation program.
- e) The level of requirements for a concept plan and supportive studies shall be in accordance with approved County policy.
- f) Commercial recreational development standards shall be in compliance with County policy and the Land Use Bylaw.

5 Environment

5.1 Environment/Environmentally Significant Areas

Key Principle: *Ensure reasonable management of the natural environment to minimize the impact on land, water, wetlands, wildlife and vegetation.*

5.1.1 Purpose

Management of the natural environment is important in order to conserve the ecological integrity of the plan area. Priority will be placed on protecting the water quality and natural hydrology, minimizing habitat disturbance, and protecting and enhancing the environmental qualities that make the area desirable as a place to live and visit. Within the plan area there are many sites that are considered to be environmentally significant or hazardous for development.

5.1.2 Goals

- a) To conserve environmentally significant lands.
- b) To promote appropriate responsible development within and adjacent to environmentally sensitive features.
- c) To provide for development in a sustainable manner with surface and groundwater resources.
- d) To ensure land use activities do not compromise the conservation and protection of the environment.
- e) To encourage vegetation buffers wherever possible.
- f) To work with the Province to inform and to educate residents on the BearSmart program.
- g) To minimize conflicts between humans and wildlife.

5.1.3 Policies

- a) Development shall preserve existing vegetation in riparian areas in order to minimize erosion, minimize habitat fragmentation, maintain wildlife movement and preserve the environment.
- b) The lands and features identified on Figure 3 as Environmentally Significant Areas may not be a complete representation of all sensitive lands and features in the plan area. The County may require applicants to complete an environmental site and/or biophysical assessment study as per County policy.
- c) Floodways and riparian areas shall be protected as per County policy. The retention of tree and vegetation cover should be strongly promoted to help maintain the banks of a water body.
- d) Development within the 1:100 year floodway and flood fringe of any river or stream shall not be permitted, unless recommended and properly designed by a qualified professional engineer.
- e) The County may require the dedication of an environmental reserve and/or environmental reserve easement in accordance with the Municipal Government Act.

- f) The width of an environmental reserve or environmental reserve easement shall be determined upon review of the application and may require the completion of an environmental site assessment and/or biophysical assessment.
- g) Where subdivision and/or development is to be permitted within or adjacent to an environmentally significant feature, the subdivision and/or development shall:
 - i. integrate sensitive features into the design to promote their conservation;
 - ii. promote continuity among adjacent sites through the conservation or provision, wherever possible, of habitat and/or open space corridors;
 - iii. protect other site amenities, such as views, steep slopes and drainage courses.
- h) For a proposed subdivision and/or development within or adjacent to a sensitive feature the County may require a biophysical assessment and/or environmental site assessment to determine what conditions may be required to be placed on the subdivision and/or development applications, to conserve habitat and species.
- i) All subdivision and/or development shall have regard for the environmental features and shall address suitable means of mitigation or enhancement as may be appropriate. At the request of the County, additional studies may be required to address mitigative measures and any other issues that the County may identify.
- j) At the time of subdivision, and as a first priority, environmental reserve dedication will be taken around the Winchell Lake Coulee complex.
- k) The County shall undertake a detailed Parks and Open Space Plan which will identify protection and use measures for the Winchell Lake Coulee complex.
- l) Any development that may be approved on lands adjacent to Winchell Lake Coulee shall be set back, at the discretion of the Approving Authority at a sufficient distance from the boundaries, in order to help maintain the character and integrity of the Coulee.
- m) Applicants may be required to submit a wildlife impact assessment in order to minimize the potential for human/wildlife interaction that may pose danger to humans. The assessment shall address such items as but not limited to:
 - i. habitat preservation;
 - ii. setback requirements
 - iii. site fencing limitations;
 - iv. habitat fragmentation;
 - v. identification of corridors;
 - vi. mitigation measures of corridors.

5.2 Natural Resource Extraction

Key Principle: Recognize that the area is rich in natural resource extraction. Land uses and development must respect and be compatible with natural resource-based industries.

5.2.1 Purpose

Within the Water Valley/Winchell Lake area, there are a number of natural resource extraction operations ranging from gravel, forestry and peat operations. Natural resource extraction operations may require Provincial approvals. The County recognizes the importance of natural resources and will endeavour to provide for their extraction in accordance with sound environmental principles. It is recognized that natural resource extraction is an interim land use. Measures will be taken to mitigate any negative impacts on adjacent properties.

5.2.2 Goals

- a) To extract resources in an environmentally responsible manner.
- b) To recognize the importance of natural resource extraction to the County and Provincial economies.
- c) To recognize extraction as an interim land use, requiring appropriate phased and timely reclamation.
- d) To ensure reclamation plans for new pits provide future land use(s) that should benefit the community.
- e) To encourage reclamation plans for existing pits.
- f) To ensure that gravel pit owners/operators work with the County and the community in designing reclamation plans.

5.2.3 Policies

- a) All natural resource extraction shall occur in accordance with standards acceptable to Alberta Environment and the phased excavated area shall be reclaimed when extraction is finished. A reclamation certificate from Alberta Environment may be required.
- b) Natural resource extraction activities are considered an interim use rather than an ultimate or final land use within the plan area. Development permit applications for gravel pits shall be accompanied by an end use plan that shall respect the land use concept map in Figure 2.
- c) The County will place conditions upon development approvals in order to minimize the impacts on adjacent developments, the community and the environment; which may include, but are not limited to:
 - i. standard hours of operation;
 - ii. parameters of operation – depth, total area available to develop, etc;

- iii. setbacks from roads, residential and other developments, including reciprocal setbacks limiting development encroaching on existing gravel operations;
 - iv. buffering and noise attenuation;
 - v. road use agreements and/or development service agreements;
 - vi. reclamation schedules;
 - vii. environmental protection measures in accordance with an approved County policy; and
 - viii. any other matters deemed necessary by the County Approving Authority.
- d) Extraction of resources, particularly sand and gravel deposits, prior to subdivision and development of the lands for other uses should be encouraged.
- e) All resource extraction must follow provincial regulations and may require the following:
 - i. public consultation;
 - ii. concept plan;
 - iii. supportive studies (e.g. environmental impact assessment);
 - iv. reclamation plan.
- f) When development for natural resource extraction is proposed within an environmentally significant area, the applicant shall submit an environmental impact assessment and mitigation plan in support of the proposed development. Additional reports and studies may be required by the Approving Authority to facilitate the evaluation and assessment of the application in accordance with approved County policy.
- g) Logging within an environmentally significant area shall require a Woodlot Management Plan (exception on Crown Lands).
- h) Phased extraction and reclamation plans shall be required for all natural resource development proposals.

5.3 Crown Lands

5.3.1 Purpose

A significant portion of the land within the ASP area is Crown Land, as shown on Figure XX. Crown Lands are managed by the Ministry of Environment and Protected Areas. Naturally occurring disturbances such as floods, wildfire and pest or disease outbreaks may have an effect on these lands. The County will continue to work with the Province in an attempt to ensure consistency between the use and management of these Crown Lands and the County's environmental protection guidelines.

5.3.2 Objective

- a) To liaise with Provincial departments regarding the effective management and use of Public Land and its resources.

5.3.3 Policies

- a) Where Public Land forms part of or is adjacent to an ESA or sensitive feature, the County shall encourage that any use of that Public Land be undertaken in a manner that:
 - i. minimizes impacts on the lands;
 - ii. promotes continuity of habitat;
 - iii. preserves site amenities, such as views, steep slopes and drainage courses.
- b) Recreational access to Public Lands held under grazing dispositions is managed under the Recreational Access Regulation. This legislation balances the needs of the leaseholders to protect the land and livestock from harm with the rights of the recreational users for reasonable access. The County will continue to engage Provincial departments to ensure continued recreational access on Public Lands.

6 Infrastructure

6.1 Roads and Utilities

Key Principle: Transportation routes and road access are important factors to guide development in this area.

6.1.1 Purpose

The plan area contains a road network based on County roads and Provincial highways namely Highway 579 which runs east and west of the plan area (see Figure XX). To provide effective and safe access, it is important that the road network is protected from undesirable encroachments and multiple access points and be recognized as the major transportation corridor for all traffic types.

The transportation network and the standards of development are critical elements in economic development and the quality of life enjoyed by County residents. The intention of this Plan is: to protect transportation corridors, propose appropriate development and access management for these corridors, and to ensure a long-range strategy for the construction and maintenance of the road system. Development will therefore be required to contribute to upgrading of roads where required by County policy.

6.1.2 Goals

- a) To preserve the safe and efficient operation of the County road system.
- b) To encourage safe vehicular and pedestrian interaction.
- c) To support Alberta Transportation (AT) access management objectives for access along Highway 579.
- d) To support the County access management guidelines and improvements to the County Collector Network.

6.1.3 Policies

- a) Proposed subdivisions within 1.6 kilometers or proposed developments within 800 meters from Highway 579 shall obtain approval from Alberta Transportation.
- b) Proposed subdivisions and/or development adjacent to a County un-widened and developed road allowance shall accommodate land for future road widening if required.
- c) Proposed subdivisions and/or developments may require a traffic impact assessment study and/or access plan to be completed. The cost of study and/or plan shall be at the expense of the developer and shall include but not limited to:
 - i. an evaluation of anticipated changes to traffic volumes and types;
 - ii. an assessment of their potential cumulative impacts on the provincial and municipal transportation systems; and

- iii. recommendations regarding any upgrades to key intersections between municipal and provincial roads.
- d) Roads shall be constructed to County and/or Provincial standards depending on the jurisdiction of the road.
- e) Developers should pay all costs associated with the construction and improvements of roads which are impacted by new subdivisions and/or developments in accordance with approved County policy or Provincial requirements.
- f) The frequency and location of individual points of access onto County Collector Roads should be limited to maintain safe traffic flow and vehicle turning movements. Accesses shall be reviewed against County access management policies.
- g) Higher density subdivisions should accommodate an emergency access and at least two points of access/egress.
- h) New subdivision and or developments should provide safe and efficient access to all building sites, for emergency services apparatus and equipment.
- i) Implementation of alternative local road design standards may be considered to access future subdivision and/or developments within the plan area, provided that vehicle movements, including but not limited to emergency service vehicles and school buses, can be safely and efficiently accommodated; and the municipal rights-of-way are able to sufficiently accommodate water, wastewater and/or stormwater infrastructure.
- j) Internal subdivision roads should be constructed in accordance with approved County policy at the developer's expense.
- k) The County may require that a proposed subdivision provide for internal local roads link to adjoining developments, including possible future developments, and if required, shall be shown on a concept plan.
- l) All applications for natural resource extraction shall provide a haul route plan for approval by the County which conforms to County policy. The haul route should try to minimize impacts to residential and agricultural operations where feasible, through mechanisms such as dust control measures.
- m) Where feasible the County should coordinate the road program and maintenance initiatives so that improvements to County Collector Roads can be implemented in conjunction with new subdivision and/ or developments within the plan area.

6.2 Water and Wastewater

6.2.1 Purpose

The County recognizes that the quality of life of the residents of the Water Valley/Winchell Lake area is dependent upon the provision of water and sanitary wastewater systems. The aim of this Plan is to establish a framework that will guide future development in a manner that responsibly manages water resources and employs various types of technologies to provide for safe wastewater treatment systems.

6.2.2 Goals

- a) To require all development proposals to provide water, wastewater and stormwater management systems that meet County and Provincial standards.
- b) To encourage development in a manner consistent with the sustainability of groundwater resources.
- c) To support the safe operation of existing private on-site water and wastewater systems.

6.2.3 Policies

- a) The provision for water and wastewater servicing, if required, may be staged or phased, but ultimately shall result in a comprehensively designed and operated system.
- b) Wastewater treatment systems for developments shall be designed and constructed at the developer's expense. Ultimately it should be able to accommodate any future upgrades that may be necessary for providing sanitary wastewater servicing to subsequent phases of development, or to adjacent existing development.
- c) This Plan supports wastewater treatment technologies that meet Provincial standards and are designed and constructed with a connection to be utilized for the purposes of irrigating a golf course or similar use with treated effluent.
- d) Higher density subdivisions and/or development applications, shall be required to provide strategies within a concept plan that promote more efficient use of ground water resources (i.e. low flush toilets and showerheads, rain water capture).
- e) When and if required, the water and wastewater utility systems should be:
 - i. designed to address immediate demand and account for additional growth within the Water Valley service area; and
 - ii. implemented in a phasing manner to address demand for service and appropriate engineering design considerations.

- f) All new commercial developments and all existing residential, commercial and public developments that propose an intensification of use within the plan area shall provide potable water supply and wastewater collection and treatment system, to the satisfaction of all appropriate regulatory authorities.
- g) The County shall not approve any development if the intended supply of water is groundwater and studies pursuant to the Water Act indicate that the groundwater resources are insufficient, or that the use of groundwater may unduly impact groundwater users already in the area.
- h) The developer shall be responsible for the costs associated to infrastructure construction and improvements required to serve the development, including, but not limited to, any upgrades, pumping, lift stations, control stations, pipe systems, retention ponds, and any other off-site costs that the municipality may deem to be appropriate.
- i) Existing groundwater users within this Plan are encouraged to test their water quality to ensure a safe and adequate supply of potable water.
- j) Opportunities for ongoing programs, to inform residents regarding the safe and responsible operation of water and wastewater systems, should be encouraged.

6.3 Stormwater

6.3.1 Purpose

The standard processes of development tend to increase the amount of hard surfaces (driveways, parking area, and roofs) which reduces the grounds capability to absorb water. Permeable surfaces, such as grass allow greater absorption of water which recharges ground water aquifers. Where possible, landscaping should be used to slow water runoff from hard surfaces, to allow for greater absorption of water. Treatment of stormwater on site is also important to reduce the total amount of pollutants carried into natural water sources. In addition, it is important to control water flowing off the property so that it does not negatively impact neighbours.

6.3.2 Goals

- a) To minimize stormwater generation through conservation by design.
- b) To maximize stormwater treatment by, and absorption into, the development site.
- c) To ensure stormwater does not negatively impact neighbouring properties or the environment.
- d) To utilize innovative stormwater management strategies and low impact development.

6.3.3 Policies

- a) Stormwater management plan shall be required for all future multi-lot subdivisions and may be required for development applications. The plan shall demonstrate that surface drainage is

controlled and does not impact any existing development on site and adjacent lands. The study shall be prepared by a qualified Professional Engineer.

- b) Where possible storm drainage should be handled through natural means such as bio-filtration swales and landscaped areas. Infrastructure such as curbs, gutters, and subsurface storm drainage systems should be avoided.
- c) Stormwater facilities should be designed to integrate natural and mechanical treatment systems such as constructed wetlands, bioswales, vegetated filters, and open channels to treat stormwater runoff. On-site infiltration shall be encouraged as much as possible on each site, rather than diverting water to a storm drainage system or to an adjacent site.
- d) In remote and/or heavily treed areas, water distribution, stormwater detention and/or rainwater collection facilities should be integrated with emergency services requirements (i.e. firefighting) so that appropriate access and connections are provided.

Development within the plan area shall control surface runoff using best management practices, both during construction as well as in the long term.