

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, November 28, 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  
G. Harris, Councillor
- ABSENT:** D. Fulton, 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 1:06 p.m.
- AGENDA** Moved by N. Aldred  
WWWL23-016 That the Steering Committee adopt the agenda of the Water Valley / Winchell Lake Area Structure Plan Review for November 28, 2023, as presented.  
Carried.
- ADOPTION OF MINUTES**  
WWWL23-017 Moved by A. Ahmadi  
That the Steering Committee adopt the minutes of the Water Valley / Winchell Lake Area Structure Plan Review for October 31, 2023.  
Carried.
- NEW BUSINESS**  
7.1 **Future Land Use Map Discussion & Direction**  
Administration presented a Recap of the Future Land Use Concept map. The following highlights key topics and direction:
- Topic 1 – North on Jacky Eby: - three quarter sections, north of Hwy 579 were discussed. Concerns with the 2 quarters (SE 33-29-5-5 & SW 34-29-5-5) that have visible sloping and access issues. Water wells and septic systems may be a concern and not suitable for medium density. Alberta Transportation may request Developer to upgrade the intersection of Hwy 579 and RR 53. SC directed: to leave these two quarters as Agriculture. Twp Rd 294A gives access

to the south quarter (NE 28-29-5-5). SC directed to leave the quarter as medium density.

- Topic 2 – Quarter Sections with Split policy: two quarter sections (SW 21-29-5-5 & SE 34-29-5-5), have split policy which would allow low density development but does not allow for more medium density. SC directed to represent in the map with a “hatch” restricting medium density in these two quarter sections.
- Topic 3 – Quarter sections around 4-way stop: would be allowed to further develop for business industrial and neighbourhood commercial adjacent only. SC directed to keep the businesses & commercial layer in map. Area currently presents issues with servicing and allowing more residential development will have greater impact. Direction from SC to restrict any residential subdivision development around the 4-way stop and to represent in the map with a “hatch” restricting medium density in NE 22-29-5-5 & NW 23-29-5-5. No further residential development in the 4 quarters but commercial in the four quarters would be a good idea.
- The County lands west of 4-way-stop are leased for the next 5 years. Some FireSmart practices would need to be done, so those would not be available for potential commercial in the near future.

1:40 - Meeting break

1:46 - Meeting reconvene

## 7.2

**Draft Review Sections - Neighbourhood Commercial & Business Park**  
Administration presented an overview of Draft Review Sections – 4.3 Neighbourhood Commercial / Community Centre & 4.4 Business Park for SC to consider. The following are key discussion highlights and the SC direction:

### 4.3 Neighbourhood Commercial / Community Centre

- 4.3.1 Purpose – Change from previous to *“Future development in this area should respect and complement the existing community character”*.
- 4.3.2 b) Goals – *“... promotes the existing culture and amenities.”*
- 4.3.3 a) Policies – Removed “small-scale” and the last paragraph with examples as it could be limiting for development.
- Highway parking is not allowed so that is a consideration of the types of business that could move in.
- 4.3.3 d) Policies – Removed “western heritage theme” and replace with “community character”.
- Other changes made by Administration were accepted by the SC as presented

### 4.4 Business Park

- 4.4.2 b) Goals – Delete this goal in its entirety.
- 4.4.2 d) Goals – Delete “and encourage the western heritage theme for developments”. Add “Business”, in front of Commercial/Industrial and add “Design” before Guidelines.
- 4.4.3 a) Policies – Delete this policy in its entirety.
- 4.4.3 d) Policies – Delete this policy in its entirety as this is cover in the County’s business/commercial guidelines.

- 4.4.3 e) & f) Policies – Delete these two policy sections as they will be covered in new Policy c) as presented by Administration.
- 4.4.3 g) Policies – Change “or business park” with “in the absence of a Concept Plan, applications”.
- Other changes made by Administration were accepted by the SC as presented.

### 7.3

#### Recreational Development Recap

- Commercial recreation (personal gain) and community recreational (not-for profit).
- There are three community recreational properties identified in the Future Land Use Concept, however these lands are privately owned.
- During previous SC meetings it was identified the need to develop criteria/guidelines.
- SC directed to delete from the Future Land Use Concept Map the Commercial Recreational and the Community Recreational layers and rely on policy within the document
- Proposal for recreational development need to fit into the criteria of the neighbourhood, good recreational use, turn lands into a more valuable commodity if they want to in the future. Local engagement, let the market decide.
- Develop criteria to help with the recreational uses, something that the County would want to see as passive or commercial uses.
- Criteria can include - Community and neighbors on board, infrastructure, water uses. Bearberry – Red Deer ASP has similar criteria.
- Cutting the process out and having a criteria is a lot shorter and less restrictive process.

### 7.4

#### Next Steps –

Administration to bring back information on:

- Changes on the future land use map
- Recreational policies
- Open House information for early spring.

### ADJOURNMENT

Meeting adjourned at 2:47 p.m. Next meeting January 30, 2024

Adopted January 30, 2024



K. Lachman

Chair

I hereby certify these Minutes are correct.