

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, May 30, 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
A. Miller, Councillor
G. Harris, Councillor

ABSENT

D. Fulton, 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

WWWL23-002

Moved by G. Harris
That the Steering Committee adopt the agenda of the Water Valley
Winchell Lake Area Structure Plan Review for May 30, 2023, with the
addition of the minutes from April 27, 2023.

Carried.

ADOPTION OF MINUTES

WWWL23-003

Moved by N. Aldred
That the Steering Committee adopt the minutes of the Water Valley /
Winchell Lake Area Structure Plan Review for April 27, 2023.

Carried.

OLD BUSINESS

6.1

Mileage

Administration reviewed the process for mileage which will be paid out
at \$0.65/km and paid on a quarterly basis via cheque. Members
agreed to this process.

NEW BUSINESS

7.1

Recreation Area Inventory

Administration presented the Recreation Area Inventory.

- Administration stated, on the mapping, where the recreational properties were within the ASP Map.
- NE 36-29-6-5 is being investigated as wrongly mapped and zoned.
- Westward Heights named incorrectly change to Westwind Heights.
- It was stated that all the recreational properties in the area were County, Provincial and privately owned.

7.2

Groundwater Information & MVC Mapping

Administration presented the Groundwater Information & MVC Mapping.

- Administration spoke about the 2002 water and sewer study.

7.3

ASP Compliance Review

Administration gave an overview of the process of bringing the ASP into compliance with all Statutory Plans and Provincial Documents.

- Document was presented with track changes and an overview of each section was explained.
- Development Phasing needs to be brought to the forefront of discussion.
- Figures will be updated.
- The preliminary steps to update the Plan and bring it into compliance with bylaws, statutory plans, and policies.

WWWL23-004

Moved by L. Patmore

That the Steering Committee approves the changes in the ASP document, in compliance with the current statutory plans as presented
Carried.

7.4

ASP Review

- Administration gave an overview of Figure 2 as some lands have different designations from the current Figure 2.
- There are a few changes that need to be updated in the southern corner adjacent to the Winchell Lake. Direction from the Steering Committee to remove "Winchell Lake" from the map as it is not a designated land use zoning

WWWL23-005

Moved by N. Aldred

That the Steering Committee accepts the new Figure 2 with the ASP and Growth Centre lines being updated.

Carried.

Next, Administration presented the Land Use Policy Areas. The following highlights key considerations and discussion:

- Ag preservation area is the area outside the 2013 the growth centre and the policy is similar as the MDP.
- Land use and future development would play a roll. Would the areas west and north be looked at the same.
- Canada Land Inventory (CLI), AGRASIDs and Environmentally Significant Area (ESA) are determinations for the density in the potential multi lot area.
- Each colour has a different potential for density.
- Section 4.2.3 applies for Low, Medium & Higher Residential Density.

Residential Low Density Policy Area:

- Similar to the Potential Multi-lot in the MDP allows up to 4 parcels per quarter. Some quarter sections have exceeded that.
- Steering committee will make it clear what the policy will say within the Area Structure Plan (ASP).
- The multi-lot lots that exceed the density were approved before the ASP was in effect.
- Policy challenges and some discrepancies between the MDP and the ASP.
- MDP was amended in 2020 and is more permitting than the ASP
- The Ag preservation area can be changed in the ASP now that the entire ASP boundary is a Growth Centre

Residential Medium Density – 15 lots, 5-15 acres:

- Within the ASP area, a total of 12 quarters have the potential for medium density out of which six quarters have exceeded the density.

Residential Higher Density – 48 titles, 3-5 acres

- Within the ASP, the higher density concentrates around the 4 way stop.
- Some parcels have the potential for more subdivisions and two quarter sections already exceed the density.
- Everything the Steering Committee recommends, goes to the public for consultation. The Steering Committee does not make decisions.
- Applications for low, medium and high density, require plans and studies to be submitted as part of the application.

Section 4.6.3. of the ASP outlines the requirements to develop a Commercial Recreational, which include a Concept Plan, Servicing Studies, Geotechnical Assessment, Biophysical Assessment, Environmental Site Assessment, Traffic Impact Assessment (TIA), Stormwater Management, Engineering Plans, Emergency Response Plan and Community Consultation.

- The two County owned lands are for leasing and due to environmental reasons, this will not be changed.

Key Principles - Administration reviewed the Key Principles for the different land use policy areas. 10 principles and what the Steering Committee would like to change and not change.

1. Recognize that agriculture is the primary activity in the Water Valley/Winchell Lake area.

Discussion:

- Is agriculture the primary activity in the area?
- Area good for grazing to the west of the ASP
- Change “primary” for “predominant”

2. Ensure management of the natural environment to minimize the impact on land, water, wetlands wildlife and vegetation.

Discussion:

- Key is management
- Add word “reasonable”

3. Preserve and promote existing heritage and lifestyle.

Proposed:

Recognize and respect the rural heritage of the area while balancing the need for future development

Discussion:

- Wording limits new entrepreneurs, exclusionary
- Preserve or to promote? Respect?
- WV has change dramatically

4. Support the Water Valley hub (4-way stop) as a gathering place for the Water Valley /Winchell lake areas.

Discussion:

- Saloon is a gathering place
- Revisit later

5. Ensure that residential development of various densities are accommodated in appropriate areas.

- Removed - while minimizing visual and environmental impact.
- Revisit later

6. Recognize the economic and employment opportunities of local (commercial and light industrial) businesses and that the area is rich in natural resources. Land uses and development must respect and be compatible with natural resource-based industries.

Discussion:

- Recognizing existing gravel pits in the area and its impacts
- Admin: Reword this key principle

7. 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.

Discussion:

- Not enough open space opportunities for locals.
- There are no day use areas in the ASP
- Winchell Lake provides a great opportunity for rec. – low impact (future discussion)
- Needs to be reworded

ADOPTED

8. Provide commercial recreation opportunities which are appropriately sited.

Discussion:

- Remove - and respect the natural and manmade amenities of the Water Valley/Winchell Lake area
- Appropriately sited is the issue for recent applications.
- Add wording: materially affecting wording from the LUB (Jess)

9. Transportation and road access are important factors to guide development in this area. Attention must be paid to Provincial Highways, identified gravel haul routes.

Discussion:

- Remove - and the County Collector Roads-
- CCN was important policy factor in 2008/09
- Not only gravel is all industrial related development
- This key principle can be split into two

10. Support higher residential densities around the community hub and address existing groundwater supply and private sewage wastewater disposal contamination issues within the plan area.

Discussion:

- The hub is already condensed – established
- Should it be expanded?
- Bring communal servicing and bringing more dense development (240 lots/quarter)
- Medium density - Affordability for new commers: younger generation.
- Revisit later

Revisit Phasing

Bergen spring estates is not noticeable but affordable, maybe something like this should be considered.

Next meeting - Bring back the key principles and development phasing. Including the Future Land Use Concept Map updates.

ADJOURNMENT

Meeting adjourned at 3:42 p.m.

Adopted June 27, 2023


Chair

I hereby certify these Minutes are correct.