

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, June 27, 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

ABSENT

A. Miller, Councillor

ADMINISTRATION:

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

CALL TO ORDER

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

AGENDA

WWWL23-006

Moved by D. Fulton
That the Steering Committee adopt the agenda of the Water Valley Winchell Lake Area Structure Plan Review for June 27, 2023, as presented with the addition of Item 7.5 – Water Valley Walking Map.
Carried.

ADOPTION OF MINUTES

WWWL23-007

Moved by N. Aldred
That the Steering Committee adopt the minutes of the Water Valley / Winchell Lake Area Structure Plan Review for May 30, 2023.
Carried.

BUSINESS ARISING

4.1

County Owned Lands - Selective Logging in West ½ 27-29-5-5
Administration presented the RFD for Selective Logging in the NW and SW of 27-29-5-5.

The land is currently being used as grazing land. There is a lot of “fire fuel” on the ground that needs to be cleaned up and this will likely take a couple of years. This is not a money-making venture, rather a project that reduces the fire hazard, yet still protects the ESA and riparian areas and creates managed grazing lands. Applicable permitting is required.

WWWL23-008

Moved by D. Lashmar

That the Steering Committee accepts the information and supports selective logging on the County owned lands being the NW and SW of 27-29-5-5.

Carried.

OLD BUSINESS

6.1

Future Land Use Concept Update

Administration gave an overview of the updated map. The Steering Committee accepted the Future Land Use Concept Updates as presented.

NEW BUSINESS

7.1

Review of Key Principles

Administration reviewed the updated Key Principles as presented in the Agenda.

1. 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.
2. Ensure reasonable management of the natural environment to minimize the impact on land, water, wetlands wildlife and vegetation.
3. Recognize and respect the rural heritage of the area while balancing the needs for future development.
4. Support the Water Valley hub (4-way stop) as a gathering place for the Water Valley /Winchell Lake areas.
 - Discussion held. The Steering Committee agreed to omit this as a Key Principle.
5. Ensure that residential developments of various densities are accommodated in appropriate areas..
 - Discussion held. The Steering Committee agreed to add “in accordance with this plan.”Ensure that residential developments of various densities are accommodated in appropriate areas in accordance with this plan.
6. Administration suggested:

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

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.
 - There are three levels of recreation districts: Parks & Conservation, Parks and Recreation, and Parks and Comprehensive Recreation.
 - Discussion held regarding the County land located in the NW 30-29-5-5 that was a campground. There is limited access to this location. Suggested that the county land to the north be utilized as a dry day use campsite, but there would likely be a lot of community pushback.
 - Suggested to obtain community feedback prior to revising this key principle. What is the community's idea of commercial? Do they want this type of development?
 - The Steering Committee asked Administration to bring back some supportive ASP policy statement examples that will assist with creating this principle.
8. Provide commercial recreation opportunities which are appropriately sited and respect the natural and manmade amenities of the Water Valley/Winchell Lake area.

Administration suggested:

Provide commercial recreation opportunities which are appropriately sited, without materially interfering with or affecting the use, enjoyment, or value of neighboring properties.

- Steering Committee suggested to remove "value."

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

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, and the County Collector Road Network.

Administration suggested:

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

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 held. The main issue is the supply of water to acreages. The Steering Committee agreed to omit this as a Key Principle.

The Steering Committee accepted all changes to the Key Principles and requested that the ASP map be updated to reflect the current zoning status for clarity and accuracy.

7.2

Development Phasing

Administration presented an overview of the Development Phasing.

- The ASP must describe the sequence of development as per the MGA; or a sequence of development will be considered on an application basis within a particular policy. The Concept Plan will detail the phases of development and the servicing strategy: water well and septic systems. County Policy indicates that construction specifications are at the developer's expense.
- All rezoning applications are presented before Council for decision making.

7.3

SC Review of Land Use Concept Map

Tabled until next meeting.

7.4

Next Steps

Administration to bring back information on:

- Supportive recreational policies from other ASP's that will assist with creating principle with respect to recreational development.
- ASP map to reflect/match the current subdivision status with the future land use concept.
- History of campground area by Skunk Hollow;
- SC Review of Land Use Concept Map.
- Walking Map.

The July 25 meeting will be cancelled, and the next meeting is scheduled for August 29, 2023.

ADJOURNMENT

Meeting adjourned at 3:01 p.m.

Chair

I hereby certify these Minutes are correct.