

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 Moved by A. Miller
WWWL23-009 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 Moved by G. Harris
WWWL23-010 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.