

## 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, October 31, 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
  - D. Fulton, Councillor
  - G. Harris, Councillor
  - A. Miller, Councillor
- ABSENT:**
- N. Aldred, Public Member
- 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 1:03 p.m.
- AGENDA**
- WWWL23-014
- Moved by A. Ahmadi
- That the Steering Committee adopt the agenda of the Water Valley Winchell Lake Area Structure Plan Review for October 31, 2023, as presented.
- Carried.
- ADOPTION OF MINUTES**
- WWWL23-015
- Moved by D. Fulton
- That the Steering Committee adopt the minutes of the Water Valley / Winchell Lake Area Structure Plan Review for September 26, 2023.
- Carried.
- NEW BUSINESS**
- 7.1
- Future Land Use Map for Discussion & Direction**
- Administration reviewed the Future Land Use Map for Discussion & Direction.
- Added to the map as per Steering Committee requests: Medium density along major roads, Hwy 579, RR 52 and Jack Eby Trail; overlap of recreational, commercial and business park; highlighted nine quarter sections that have exceeded low density, five quarter sections that have exceeded medium density and two quarter sections that exceeded the density in the Municipal Development Plan.
  - Low density direction:

- Limit the parcel size min 3 to max 15 acres with consideration to the land.
- This provision would include farmsteads.
- Parcel density up to 4 titles per quarter,
- support for agricultural parcels to be compliant with MDP,
- rename Section 4.1 as Low Density.
- The area designated as Commercial have residences and may be difficult for businesses. Applying for a Contractor's Business or Home-based Business will not change the zoning, only the Use.
- The property surrounding the land fill would be appropriate for business, no living accommodations allowed. There is a setback from waste transfer or landfills.
- The properties that are over the medium density can stay as is. There would be an opportunity for the public to provide feedback.

## 7.2

### Section 4 Land Use Policy Areas: Low and Medium Densities

Administration presented an overview of Section 4 Land Use Policy Areas: Low and Medium Densities.

- **4.1.3 Policies**
- Purpose - Admin suggested 4.1.3 b): Applications for residential purposes are subject to redesignation and subdivision. The parcel size should be minimum 3.0 acers and maximum 5.0 acres. However larger parcels up to a maximum of 15.0 acres may be considered and should reflect the existing conditions of the land."
  - SC direction 4.1.3 b): "... The parcel size should be minimum 3.0 acres and maximum 15.0 acres. Larger parcels should reflect the existing use and conditions of the land."
- Land Use Bylaw R-CR allows for parcel size between 3-5-acre parcels, unless directed by an approved ASP.
- Add the wording "or expand" at the last sentence of the purpose in 4.1.1 ... agricultural operations may continue or expand without ..."
- Add new goal 4.1.2 Goal (e) "To allow for residential development of various sizes within a rural agricultural area."
- The yellow crosshatched are quarter section already at their full potential. Within the map in the legend add: "exceeded or met density" to avoid confusion.
- Remove 4.1.3 b) as the policy in MDP is more restrictive (1.6 km of the entire growth center, north and east boundaries).
- In Section 4.1.3 e) remove "through implementation of the provincial" and replace with "in accordance with the ..."
- Add 4.1.3 g), the FireSmart policy to all policy sections.
- **4.2.3 Policies**
- In 4.2.3.g) add "and the south half of SW 21-29-5-5" after SE 34-29-5-5. This will allow for potential of low density.
- Administration provided an overview of when a Concept Plan and supportive studies are required.
- In 4.2.1 Purpose remove "an amenity-based lifestyle" and replace with "a rural lifestyle"
- Water is a concern in this area. Q20 report is the water study that is required to determine proof of water.

- In 4.2.1 Purpose, last sentence, remove "Therefore, potable water" and replace with "Adequate".
- In 4.2.2 e) remove the word "potable" and remove the word "safe" and replace with "appropriate" add the same wording of parcel size in the Low Density section in Medium Density: "...The parcel size should be minimum 3.0 acres and maximum 15.0 acres. Larger parcels should reflect the existing use and conditions of the land.

Meeting break 2:10

Meeting reconvene 2:19

- Medium Density
- Remove administrations suggestion in Section 4.2.3 j) and replace with: "Notwithstanding Policy 4.2.3 i) applications for agricultural purposes, within the areas identified as Medium Density may be considered in accordance with Section 4.1 of this Plan.
- recognize that the quarter sections at the 4-way stop have been developed beyond the policies. No further development can contemplated on these 4 quarter sections (ref: SE 27-29-5-5, SW 26-29-5-5, NW 23-29-5-5 & NE 22-29-5-5). There are many lots to focus on for future development.
- No further subdivision potential for residential – 4 quarters around the stop sign (ref: SE 27-29-5-5, SW 26-29-5-5, NW 23-29-5-5 & NE 22-29-5-5).
- Draft policy that allows neighbourhood commercial and business park development at SE 27-29-5-5 for future expansion/subdivision and restricts residential development. Concept Plan and supportive studies will determine the parcel density in the business park.
- Change in Map 3 quarter sections, north of Hwy 579 on RR 53, north of Jacky Eby trail, NE 28, SE 33 and SW 34 from Low Density to Medium Density. Bring topographical or air photograph, ESA and roads to assess potential challenges.
- Administration to bring information for recreation policies.

#### 7.4

##### Next Steps –

Administration to bring back information on:

- No meeting for December.
- Start Recreational Policies.

#### ADJOURNMENT

Meeting adjourned at 2:50 p.m. Next meeting November 28, 2023

Adopted November 28, 2023



Chair

I hereby certify these Minutes are correct.