



Mountain View C O U N T Y

AGENDA

WATER VALLEY / WINCHELL LAKE AREA STRUCTURE PLAN REVIEW

Tuesday, April 30, 2024, @ 1:00 p.m.

Mountain View County Office (Council Chambers) 10-1408 Twp Rd. 320, Didsbury, AB
and the opportunity to join Via Zoom Cloud

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1. CALL TO ORDER
 2. AGENDA
 - 2.1 Adoption of Agenda
 3. ADOPTION OF PREVIOUS MINUTES
 - 3.1 Adoption of Minutes from January 30, 2024.
 4. BUSINESS ARISING
 5. DELEGATIONS
 6. OLD BUSINESS
 7. NEW BUSINESS
 - 7.1 Overview Open House Q&A
 - 7.2 Open House Comments Received
 - 7.3 – a) Review of Open House Comments
 - 7.3 – b) Agricultural Services Response
 - 7.4 ASP Draft
 - 7.5 Verbal Next Steps – Share the Draft ASP with the Public
 8. CORRESPONDENCE
 9. CONFIDENTIAL ITEMS
 10. ADJOURNMENT

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, January 30, 2024, @ 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
A. Miller, Councillor
- ABSENT:** D. Fulton, Councillor
- ADMINISTRATION:** J. Ross, Assistant Director, Planning & Development Services
D. Gonzalez, Planner
C. Conde, Planner
M. Hale, Recording Secretary
- CALL TO ORDER** D. Lashmar called the meeting to order at 1:04 p.m.
- AGENDA** Moved by A. Miller
WWWL24-001 That the Steering Committee adopt the agenda of the Water Valley /
Winchell Lake Area Structure Plan Review for January 30, 2024, as
presented.
Carried.
- ADOPTION OF MINUTES**
WWWL24-002 Moved by N. Aldred
That the Steering Committee adopt the minutes of the Water Valley /
Winchell Lake Area Structure Plan Review for November 28, 2023.
Carried.
- NEW BUSINESS**
7.1 Future Land Use Concept Recap
The following highlights Steering Committee previous discussion and
direction:
 - Medium Density: Two quarter sections present challenges with
access and topography, change from Medium Density to Low
Density.
 - Neighbourhood Commercial: The quarter sections on the 4 Way
stop have reached the residential subdivision potential, important
to maintain the commercial corridor to support business in that

area. SC Directed to restrict residential development and allow commercial development on the 4 Way stop.

7.2

Review & Discussion: Recreation Policies – Sections 4.5 & 4.6

Administration presented an overview of Recreation Policies

- Administration recommends combining Section 4.5 Community Recreation and Section 4.6 Commercial Recreation into one and rename as Recreation.
- Current policies related to community facilities supports the access to grants and promote fundraising events.
- Policies pertaining to Open Space suggest that County owned lands should be for recreational purposes, preparation of a detailed parks and open space, and development of pathways/ trails.
- Administration recommends keeping the policies that support the expansion of Community Facilities, such as the Library, Community Centre/Hall, and Baseball fields.
- Recommend deleting policies related to the development of multi-trail networks: Liability concerns with pedestrians walking, purchasing private property, and manpower to maintain these trails.

Section 4.5.3 – Policies:

- Remove all references about trail networks along “Range Road 52”.
- Remove reference to “4 way stops”.
- Allow for development where it makes sense.
- Bring policies from previous community recreation about low impact trails.
- Remove commercial recreational as well as community recreation in the land use concept plan. Removed.
- discussed what used to be identified as community recreational. Sometimes property owned by private owners. Suggesting combining recreational.

Section 4.6.1 – Purpose:

- ii) Commercial Recreational Facilities are not seasonal they are referenced through conditions in the development permit they will need to require
- **4.6.2 - Goals:**
- b) Remove “the scale and character” and replace with “current”
- **4.6.3 – Policies:**
- c) i. add at the end of the sentence “without causing significant offsite impacts.”
- Removed iv) and v) as to not duplicate information.
- Recreational development needs to be near a natural feature and needs to have appropriate access. Issue should be resolved by community circulation.
- c) v. “issues identified through community...” SC Discussed the definition of consultation regarding community consultation. Change to “Reasonable issues identified through community...”

The Steering Committee proceeded to continue with the review of sections of the ASP document pertaining to Environment, Natural Resource Extraction and Crown Lands as follows:

Section 5 – Environment:

5.1.2 – Goals:

- Remove a) “To conserve environmentally significant lands.”
- Remove d) “To ensure land use activities do not...”
- Change f) to “work with stakeholders and other partners to inform and to educate residents and visitors on the Bear Smart and Fire Smart programs.”

5.1.3 – Policies:

- Remove g) iii. “views”
- Remove k) “The County shall undertake a detailed Parks...”
- Remove m) iv. “habitat fragmentation”, v. “identification of corridors”, and vi. “mitigation measures of corridors”.

Section 5.2 Natural Resource Extraction:

5.2.3 – Policies:

- SC request Administration to add a new policy that requires new gravel pits or expansion of existing gravel pits to redesignate the land to the appropriate land district in accordance with LUB.
- Remove d) “Extraction of resources, particularly sand and gravel...”
- g) Woodlot Management Plan is now Forest Management Plan. SC request Administration that the naming of the Plan be consistent the Land Use Bylaw.

Section 5.3 Crown Lands

5.3.3 – Policies:

- Change a) “shall encourage” to “requires”.
- Delete from a) iii. the wording “as views”.

2:34 - Meeting break

2:45 - Meeting reconvene

7.3

Key Principles: Recreation Recap

- SC Direction: “Allow for a range of recreation...” instead of “Provide”
- Remove “best leverages the assets and amenities...” from the key principle.

7.4

Community Engagement Discussion

- SC Discussed that Pre-recordings would be more beneficial than written surveys.
- Committee members will record themselves at next meeting (February 27th), going through key topics.

- SC agreed on adding a link the pre-recording on the Water Valley Community Association Website, for non-residents.
- Open house at Water Valley Community Centre, an evening from 6pm-8pm, possibly end of March.
- Social media advertising, Newspaper, and Social Media apps.
- SC request to include in the presentation the two quarters with split policy that allows subdivision on the remaining 80 acres.

7.5

Next Steps

Administration to bring back information on:

- Check Water Valley Community Hall available dates for open house.
- Advertise on social media once we have a date for open house.
- Pre-record presentation for Open House.
- Create comment sheet on Survey Monkey

ADJOURNMENT

Meeting adjourned at 3:23 p.m. Next meeting TBD

Chair

I hereby certify these Minutes are correct.

Water Valley/Winchell Lake ASP Open House

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OW0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Date: April 30, 2024
To: Steering Committee Members

RE: Water Valley/Winchell Lake Area Structure Plan Review – Open House



The Water Valley/Winchell Lake ASP Review Open House took place on March 26, 2024, at the Water Valley Community Hall. The Open House included a presentation by the Steering Committee members with the opportunity to ask questions and received feedback. During this Open House, the proposed “Land Use Concept” was presented to the public for review and feedback. Topics presented included:

- The ASP Review process and the importance of participation
- The Principles as the foundation for ASP policies
- Components of the Proposed – Future Land Use Concept
- What is being proposed vs the current ASP – Land Use Concept
- Overview of each of the Proposed Future Land Uses: Neighbourhood Commercial, Low Density and Medium Density.
- Removal of specific areas for future recreational development in the Future Land Use Concept and instead the criteria that will eventually guide prospects for recreational development.



Following the presentation attendees asked questions that were answered by the Steering Committee and Administration. Questions & Answers relevant to the changes proposed in the ASP included:

How the County guarantees the preservation of Agricultural Land?

The County guarantees the preservation of agricultural land in areas that are outside of identified Growth Centres. By doing so, it preserves agricultural land where is needed and appropriate to do so. This Area Structure Plan is identified within a Growth Centre.

How studies are conducted and reviewed

Technical reports are required in support of an application. These reports need to be submitted compliant with Provincial and County standards. The County’s Engineering Technologist will review all the technical reports and will determine if a third-party review is necessary.

Difference between Low Density vs. Medium Density

The main difference between these two densities is: Medium Density - will allow a up to a maximum of 15 parcels on a quarter section vs Low Density - a maximum of 4 parcels per quarter section. Another difference is the amount of information that will be required to be submitted for a multi-lot proposal vs the information needed for a single proposal. In the Medium Density, applicants and/or developers are required to submit technical reports that confirm site suitability which includes availability of water.

Why is the shift from High Density to Medium Density

The current ASP concentrates most of the development in 4 quadrans adjacent to the 4-way stop. This Steering Committee felt that Water Valley and Winchell Lake goes beyond those 4 quarter sections. And the fact that people want to move to this area to experience and be exposed to a rural environment compared to an urban environment. These were the reasons the Steering Committee removed the High Density and expanded the Medium Density.

How would this Plan be developed overtime

The Steering Committee considered current market demands and what the community desires. The review does not change zoning or the development that exists. The proposed Future Land Use Concept is a vision that the Steering Committee has for this area over the next 10 years or so. This does not mean that this community is going to change overnight. The change will be driven by developers who are willing to develop in this community and keep the ongoing integrity of the area.

How does the County review and protect the ESAs

In accordance with the County wide 2008 Summit Report, within the Plan Area there are three Environmentally Significant Areas. Depending on the level of the ESA and the type/intensity of a proposal, the County will impose environmental protection at the subdivision stage. If the application is for the consideration of a subdivision with minimal impact to the environmental features, then a Riparian Health Assessment Agreement of Riparian funding for projects for offsite watering system will be required. If the application is for the consideration of a large-scale project that would have an impact to the environmental features, then a technical report is required to be submitted with the application. The report will include recommendations and/or additional provincial approvals that are required to be adhere to.

In summary, approximately 60 residents attended the March 26, 2024, Open House session, and 7 residents provided comments/feedback to be considered by the Steering Committee. The comments received were either specific to a property or very general. Comments were compiled and reviewed by Administration and included in this Agenda.

Civil Engineering · Planning · Surveying

March 8, 2024

Mountain View County
10-1408 Township Road 320
Postal Bag 100
Didsbury, AB T0M 0W0Attention: Water Valley/Winchell Lake Area Structure Plan Review Steering Committee
C/O Dolu Gonzalez, Planner (dgonzalez@mvcountry.com)Re: Fiorino Lands
Remainder NE22-29-5-W5M, Mountain View County

Dear Committee Members:

Chair Dawn Lashmar	Councillor Greg Harris
Councillor Dwayne Fulton	Councillor Alan Miller
Lorne Patmore	Nolan Aldred
Arya Ahmadi	

I am writing to you on behalf of Mr. John Fiorino & Family, landowner of the remainder of the NE quarter section 22, Township 29, Range 5, West of the 5th Meridian. Mr. Fiorino's lands consist of 74.9-acres +/- and are currently zoned Country Residential (1) District (30.7-acres) and Agricultural District (44.2-acres). From previous subdivision occurring within the parent quarter section over time, the lands have ended up consisting of a large square parcel, with access to Range Road 55 provided by way of a 30.48m +/- panhandle.

Mr. Fiorino originally became involved with the lands in 2010 with a previous landowner group that was pursuing development at that time. This involvement included meetings with Mountain View County and general advisory to the landowners at the time. I understand various options were reviewed, including the County presenting the possibility of lots in the 0.5 to 1.0-acre range. In the end, significant work was completed towards an application consisting of 28 parcels about 2-acres in size, plus Municipal Reserve and Public Utility lots. Work at that time consisted of planning, concept design, surveys, water well drilling, servicing review, stormwater management, initial public engagement etc. Due to numerous factors, including the fact that the previous Water Valley/Winchell Lake Area Structure Plan ASP was under review, the process was paused.

Ultimately, Mr. Fiorino initiated purchase of the lands from the previous landowners early in 2013, with title transfer becoming complete in December 2013. During the due-diligence phase of the land purchase, it was understood that the existing Country Residential (1) District zoned portion had the potential to support higher density development, with parcel sizes in the 2 to 2.99-acre range. It was also understood that the significant sum of money already spent on planning and studies, would be provide reusable value, in addition to the inherent development

value of the land itself. The lands were purchased and have been held since at all times for the purpose of development into smaller residential parcels.

During this period of time, the Water Valley/Winchell Lake Area Structure Plan was revised and adopted. This revision identified the Fiorino lands as “High Density”, allowing a maximum of 48 lots within the quarter, with a size of each individual lot ranging between 3 and 5-acres. As a result of this revision, in particular, the increase of minimum lot size from 2-acres to 3-acres, portions of the previous planning work and studies were no longer usable creating economic loss and duplication of work in the future.

At this time, there are 18 titled lots within NE22-29-5-W5M, including Mr. Fiorino’s. Based on the current Water Valley/Winchell Lake Area Structure Plan ASP, the subject quarter may consider a maximum of 48 titled lots. In theory, this could still allow for an additional 29 lots on the Fiorino lands. However, considering the current ASP 3 to 5-acre lot size range, access by panhandle, topographic considerations, Mr. Fiorino’s intention to retain as much of the existing treed area as possible and create a trail green space, it is more likely that about 22 lots could nicely fit within the lands.

With market conditions improving, Mr. Fiorino made the decision to advance development and has already spent in the order of \$50,000 in this effort. This is in addition to the approximate \$150,000 that was previously spent towards this effort. The most recent efforts have spanned approximately the last 18-months in various capacities. Recent work completed to date includes pre-application discussions and meetings with Mountain View County administration, preliminary subdivision concept layouts, site surveys and biophysical field work, and preparations for access construction. This preliminary work was undertaken with the general intent of presenting a Concept Plan to Mountain View County Council outlining a multi-phase Country Residential development with lots in the 3-acre range. During this process, we became aware of the Water Valley/Winchell Lake Area Structure Plan(ASP) Review being undertaken by the committee. As later review committee meeting minutes were ratified, we became aware of the direction to move away from high density in the “hub” area in favour of medium density for a larger area.

In Fall 2023, we had been moving towards final work and submission of an application under the current ASP’s guidance. However, current indications are that this may not be supported or considered while the ASP review is in process. As such, with this recent uncertainty continued work on the current application has been paused.

Subsequent to conversations with County planning staff and Deputy Reeve Greg Harris, we understand that the current committee direction, if adopted, will ultimately result in the Fiorino lands falling under future land use guidance prohibiting further subdivision within the quarter section. Mr. Fiorino has already suffered economic impact with the previous ASP amendment and it now seems that if the current proposed ASP revisions are adopted that the Fiorino Lands will go from excellent potential for development to zero.

As a landowner who is directly affected by this decision, Mr. Fiorino is extremely concerned about this direction in planning policy. It is entirely unfair and highly prejudicial to have a piece of land that has been understood to be further developable to suddenly become frozen, with no ability for future subdivision available.

Our understanding is that it has been put forth that concerns regarding groundwater supply are behind some these decisions. However, we also understand that proper scientific reporting is required to determine if water wells are viable for a particular use. While it is yet to be seen whether subdividing the lands into as many as 22 additional parcels is viable from the standpoint of well water use, the previous wells drilled on the Fiorino lands were found to meet the requirements set out in the Alberta Water Act indicating that the quarter section has the potential to support additional residential users. It is our view that a developer demonstrate to the County, with sufficient evidence, that adequate groundwater supply is available by way of proper reporting by qualified hydro-geotechnical professionals. Demonstration of such should be a condition of any application's approval, as it protects all stakeholders, in a consistent and fair manner, as opposed to blanket planning decisions.

In addition, we would like to note that historical planning decisions within the quarter section have left access by way of a single panhandle. Which, if subdivided, will require a paved internal road to service it in the order 400m or more. With the development cost of road infrastructure alone, a subdivision of 6 lots and balance would be the bare minimum to make the endeavor viable. From the standpoint of maintenance efficiency, tax generation etc. additional lots make more sense.

Respectfully, Mr. Fiorino requests that the committee include provisions, in the event that the ASP is revised, that allow for consideration for additional subdivision of larger remainder parcels, such as the Fiorino lands, within quarter sections that are already at or exceeding the revised density guidance.

Mr. Fiorino is not asking for higher density than what was already afforded to him as an area landowner. Given that density guidance was already reduced once since his involvement with the lands, this would be a second reduction effectively condemning future development of the parcel. As an area landowner, Mr. Fiorino is committed to working with the municipality and area residents. However, we reiterate that it would simply be unfair and prejudicial to largely reduce or remove any future ability for subdivision of his Family's lands.

Respectfully submitted,
Badke Consulting Ltd.



Jeff Badke, Principal Consultant



Mountain View
COUNTY

Water Valley/Winchell Lake ASP Review Comment Sheet

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM OWO
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Thank you for listening to the Pre-Recording and/or attending the Open House for the Water Valley/Winchell Lake Area Structure Plan Review. If you have comments you would like to provide to the Steering Committee, please use this comment sheet and submit no later than 4 p.m. on April 12, 2024. Comments can be sent to Dolu Mary Gonzalez by:

Email: dgonzalez@mvcountry.com

In Person: 10-1408 Township Road 320 (Bergen Road); or

Mail: Postal Bag 100, Didsbury AB TOM OWO

The Water Valley/Winchell Lake Area Structure Plan Steering Committee would like to thank you in advance for your input.

Keep the "downtown core" of water valley preserved. - Don't remove that small portion of residential. from the 4 way stop - west - we need the open land, older buildings, etc. to preserve what makes water valley what it is. without those immediately viewable open spaces each day, we are no different than cremong with a decent business district BUT that's all that is seen.

Dolu Gonzalez Molina

From: John Humphrey [REDACTED]
Sent: April 8, 2024 8:52 AM
To: Dolu Gonzalez Molina
Subject: subdivision possibilities

Hello

My Name is John Humphrey, my address is NE porton 7-29-5 west of the fifth. I have enjoyed living these past thirty two years at this location working and raising my family here. I have come to a time in my life to retire, due to health issues and age. I have always cooperated with the county with any of their requests, such as selling my own existing road, as well as a small piece of land on the other side of said road, as much as I did not want to. I did this as a gesture of good faith and cooperation with Mountainview County. I wish to continue to live on this land I love, until I am not physically able, unfortunately this wish is not possible due to finances shortcoming. In order to achieve my wish I must, as heartbreaking as it is, subdivide a small portion off my 37 acres. My current zoning is, Agricultural Preservation Area, which is totally inappropriate for this area as it has never supported any agriculture. If I am unable to subdivide one portion of land, the only recourse would be to leave this home I love. I would appreciate any help or advice you can give me on this stressful matter. I am asking for information on the possibility of a successful application for subdivision. I appeal to your sense of fairness on this matter. Thank you for your commitment to the county and the people in it.

Hopefully

John Humphrey

**** IMPORTANT NOTICE **** This email originates from outside our organization so please proceed with caution and check the email and/or attachments for possible threats. **** IMPORTANT NOTICE ****

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Email: dgonzalez@mvcountry.com

In Person: 10-1408 Township Road 320 (Bergen Road); or

Mail: Postal Bag 100, Didsbury AB T0M 0W0

The Water Valley/Winchell Lake Area Structure Plan Steering Committee would like to thank you in advance for your input.

My name is John Humphrey, I live NE portion 7-29-5 west of the fifth, I have been here for 32 years. The quarter

that is my home currently has I believe 7 titles. This I believe falls into the category of medium density. The county of Mountain View has permitted these titles, and now plans to down grade the area to low density. This I feel is a totally unfair to myself as I am the only land owner in this quarter not to subdivide. I respectfully request that this quarter be upgraded to medium density as it already is population wise, as well as being only 3 quarters from RR53. There is no agricultural value to this 37 acres that I own I have no open water or springs, the land is hilly and forested, has no top soil and is all clay. The only fitting purpose for this land is rural living. Hopefully you will see the logic in changing this part of the structure plan. I would welcome a response from the committee.

Respectfully

John and Susan Humphrey

To: Dolu Mary Gonzalez and the Water Valley/Winchell Lake ASP Review Steering Committee
From: Doug Collister E portion SW16-29-5w5

Thank-you for this opportunity to comment on the proposed future land use concept for the Water Valley Winchell Lake area.

I am a retired Professional Biologist. During my career I specialized in wildlife and habitat and conducted many environmental impact assessments of proposed developments.

I have been a landowner and resident in the S part of the ASP area since 1987. My land is indicated on the figure. I believe this portion of the ASP area is unique and different from most of the rest of the ASP area. It contains much of the crown land and most of the Very High Environmentally Significant Area including the Winchell Lake Environmentally Significant Area.

The amount of land proposed to be rezoned to Medium Density is shockingly higher than in the current ASP. It strikes me that the committee has gone too far. Other reviews of this ASP will occur in the future at which time additional Medium Density could be zoned. It is certain that Medium Density zoning during the current review would ever be reversed in the future.

Providing a buffer between intensive land use and land being managed for environmental values is a well accepted principle of ecologically sensitive land management. I have marked with an X the quarters proposed for rezoning that adjoin land being managed, although not exclusively, for environmental values. I recommend that these quarters **not** be rezoned to Medium Density. Some of them have been identified as Very Highly Environmentally Significant by the Summit Environmental Consultants Ltd. (2008) report relied on by the County.

I acknowledge that there is land in the south adjacent to the Winchell Lake Environmentally Significant Area that has already been developed to Medium Density or higher - but that can't be changed. It is not a reason to allow more adverse impact by permitting additional Medium Density close by. There is plenty of other land already zoned Medium Density, or proposed to be in this ASP Review, to satisfy the demand for country residential development into the future.

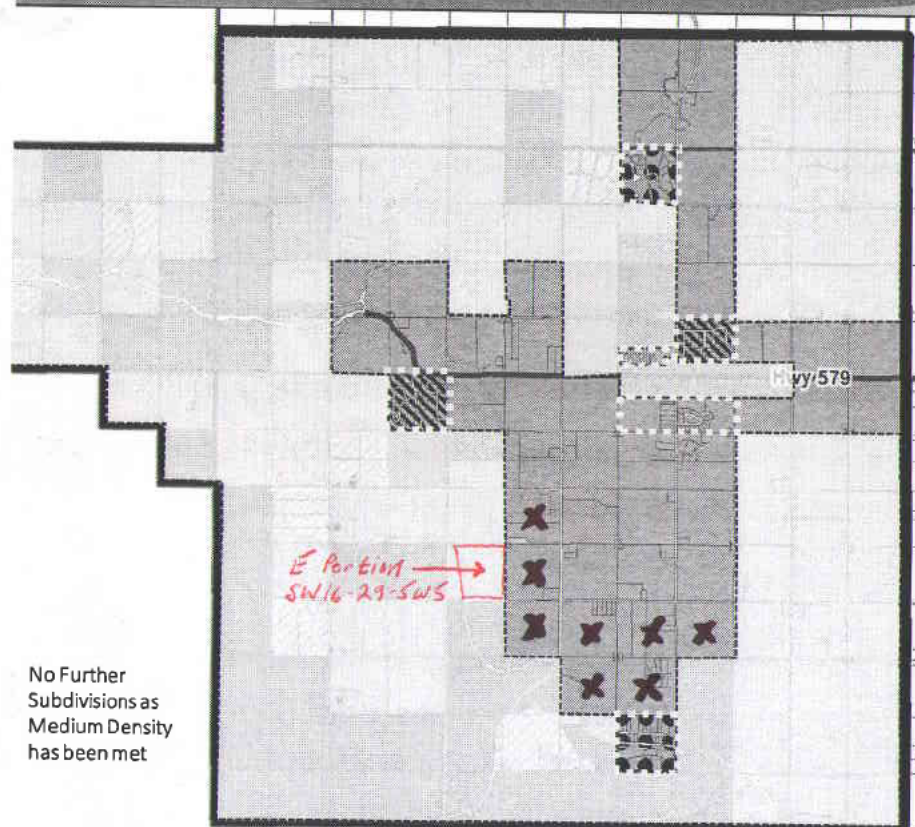
I would also like to take time to address an important nuance, often unappreciated, of the Summit (2008) Environmentally Significant Areas report that the County relies on (referred to above). It is essential to understand that identification of potential Environmentally Significant Areas in this report was **not** done by visiting each quarter section. Rather, the assessment was done by interpreting aerial imagery and using other indirect sources of information. The implication being that prior to development many, if not all, quarters will require confirmation (or not) by ground-truthing that they are, in fact, environmentally significant. In short, a quarter identified in the report as environmentally significant may not be while, conversely, a quarter not identified as environmentally significant may, in fact, turn out to be.

A good case in point is my own land which is not identified as environmentally significant in the report but as part of my donating a conservation easement to Legacy Land Trust Society was certified as Ecologically Sensitive Land (Ecogift) by the Canadian Wildlife Service. According to Environment Canada and Climate Change “Ecologically Sensitive Lands or Ecogifts are areas or sites that currently, or could in the future, contribute to the conservation of Canada’s biodiversity and environmental heritage”.

My Recommendation

I recommend that the ASP Committee **not** rezone the 8 quarter sections marked as X on the attached map in keeping with good ecological management principles and thereby prevent further degradation of adjacent Very High Environmentally Sensitive Areas.

Medium Density



No Further
Subdivisions as
Medium Density
has been met

KEY PRINCIPLE

Ensure that residential development of various densities are accommodated in appropriate areas in accordance with this plan.

What is the Subdivision Potential?

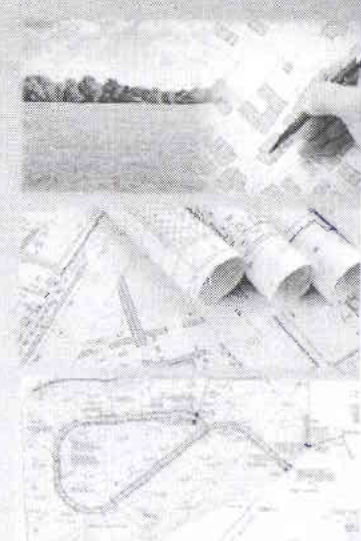
- Maximum 15 title lots:
 - Residential parcels: Minimum 3.0 ac Maximum 15.0 ac.
 - Agricultural parcels: Minimum 40 ac parcel (as per Municipal Development Plan).
- Implementation of FireSmart Design principles.

What are the requirements for a multi-lot proposal?

- Applications for the 5th title and beyond will require:
 - Concept Plan (inclusive of community consultation)
 - Engineering reports:
 - ✓ TIA
 - ✓ Stormwater Management
 - ✓ Groundwater Evaluation
 - ✓ Servicing Strategy
 - ✓ Biophysical Assessment
 - ✓ Geotechnical Assessment



Mountain View County
Requires Developers to
Pay for Development



Mountain View County

Dolu Gonzalez Molina

From: Valerie Sheppard [REDACTED]
Sent: April 11, 2024 11:38 AM
To: Dolu Gonzalez Molina
Subject: Re: Winchell Lake ASP comments

Correction: Deer Springs (not dear springs)

Sent from my iPad

> On Apr 11, 2024, at 11:32 AM, Valerie Sheppard [REDACTED] wrote:
Good Morning Dolu Gonzalez,

Point form:

*Winchell Lake access and day use area needs a sanitation upgrade (desperately): two pump-out outhouses need to be provided, along with regular pump-outs. This will help prevent the unsanitary occurrences (including defecation along pathways, roadways, etc)

*provide appropriate signage (with county logo) regarding the proper use of outhouses

*signage warning that the Winchell Lake area has become a natural grizzly bear corridor (in the last few years) (phone numbers and email contacts including for mountainview bear awareness (info@mountainviewbearsmart.com) for reporting of sightings of bears, moose and cougars)

*humane treatment of beavers and beaver habitat - no beavers live in the Winchell Lake/Dear Springs area any more. These are fur-bearing animals that should be live-trapped rather than killed if removal is necessary. However, thinking about water conservation, beaver dams contribute to water storage

*hunting restrictions along Winchell Coulee need to be enforced

*re-consider re-developing the road access (on the North end) into William Bagnall (Skunk Hollow) campground. This is a unique area which was a campground (going back ~80 years). The Silver Creek's flooding wash-out destroyed the road which has never been re-built (consequently, no overnight camping can be enjoyed)

Thank you for all your comprehensive work by the entire team on the WV/Winchell ASP. And thank you for your community consultations and for allowing us to submit input.

Sincerely,

Douglas (Bud) and Valerie Sheppard

[REDACTED]

Sent from my iPad



Water Valley/Winchell Lake ASP Review Comment Sheet

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
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Mail: Postal Bag 100, Didsbury AB TOM 0W0

The Water Valley/Winchell Lake Area Structure Plan Steering Committee would like to thank you in advance for your input.

Hi Dolu, comments are as follows:

For medium density, it should be up to the developer, market, and topography of the land to determine the ideal parcel size. We do not support the county stating the minimum parcel size must be 3.0 acres.

Thank you,

Mike Debnam and Michael McCullagh (NE10-29-5W5)

Dolu Gonzalez Molina

From: Chris Armstrong [REDACTED]
Sent: April 13, 2024 9:26 PM
To: Dolu Gonzalez Molina
Subject: Winchell Lake Area Structure plan

Good morning,

I am writing in response to the presentation on the proposed areas structure plan.

For the most part, I agree with the proposal. However I disagree with a few items on the proposal.

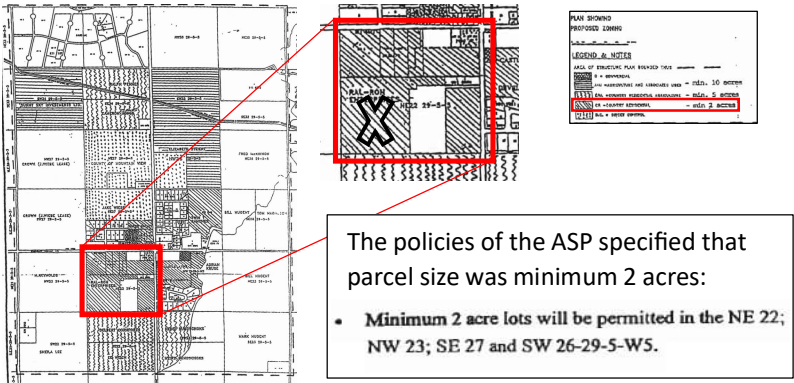
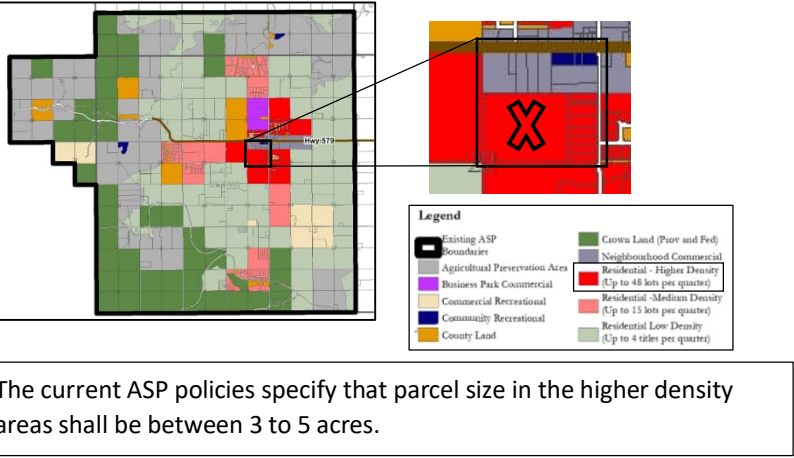
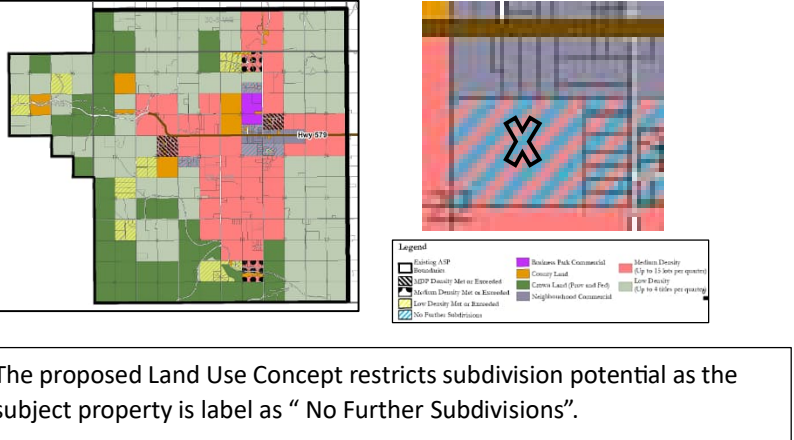
I strongly disagree with changing the land use from low to medium density in the areas that are considered an ESA 1. I feel that this change would have a negative impact to the area in and around Stoney Creek and the man made lake that it feeds. I believe this area should stay zoned as it currently is to protect the area and the wildlife that frequent it. My wife and I have own and have recently built in Helms Estates. In the past 10 years that we have been out here, we have noticed a definite change in the amount of wildlife that frequent our area due to the extra human activity that has increased since we've bought our land. Potentially added more human activity will only compound this disruption. I would like to know what studies have been done to prove that there is adequate water in the area aquifer to support a medium density zoning. I have already had a well dry up and was forced to drill a new well. With the current drought situation we are in, I can only think that water is going to become more of a concern in the coming years.

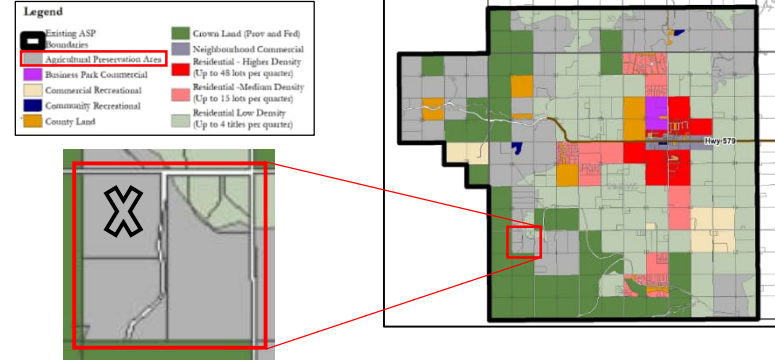
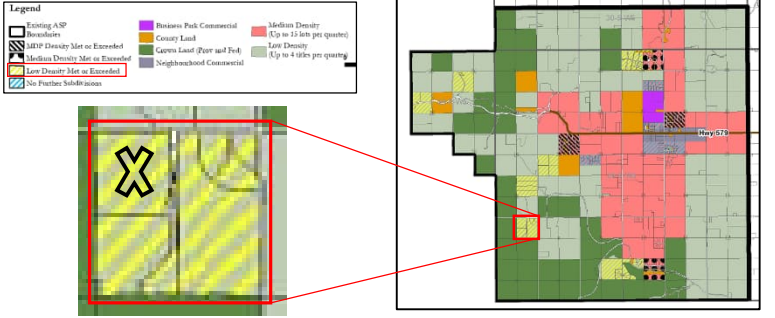
I would like to see the zoning south of TWP Rd 292 left as it currently is to protect the ESA 1.

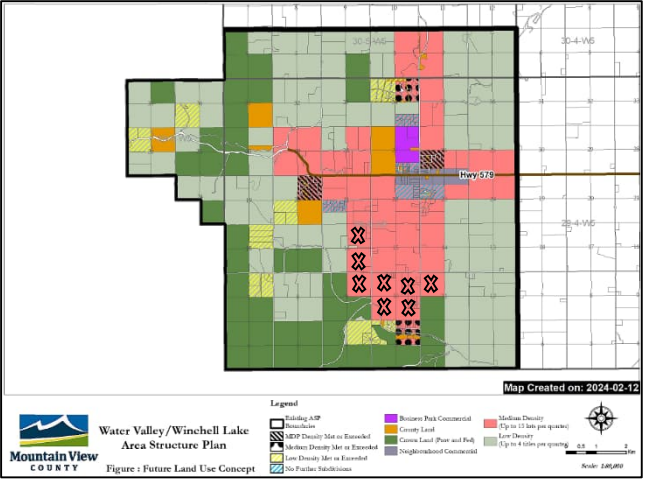
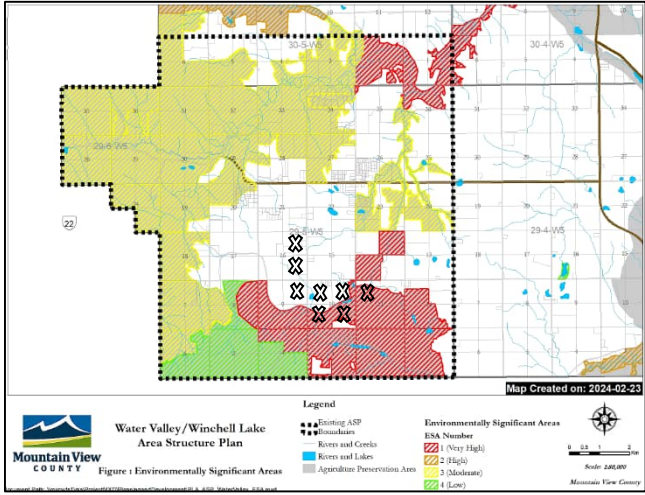
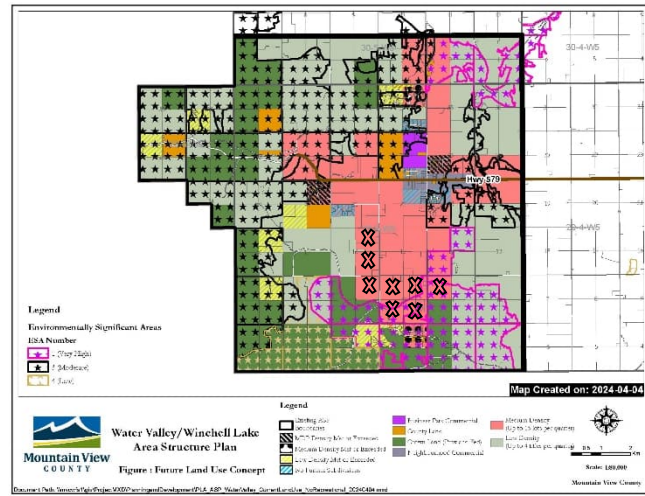
Respectfully,

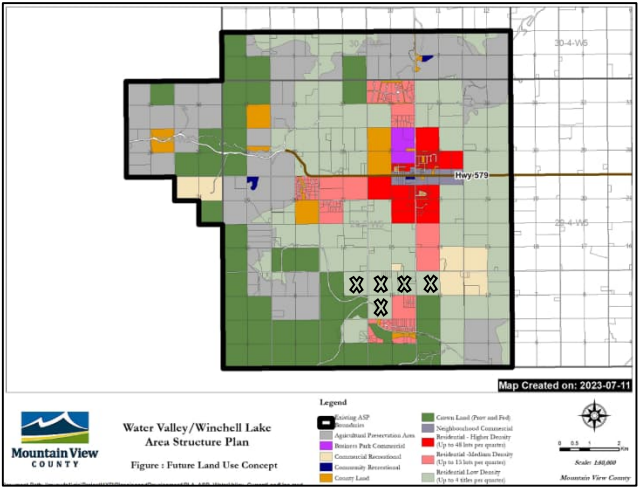
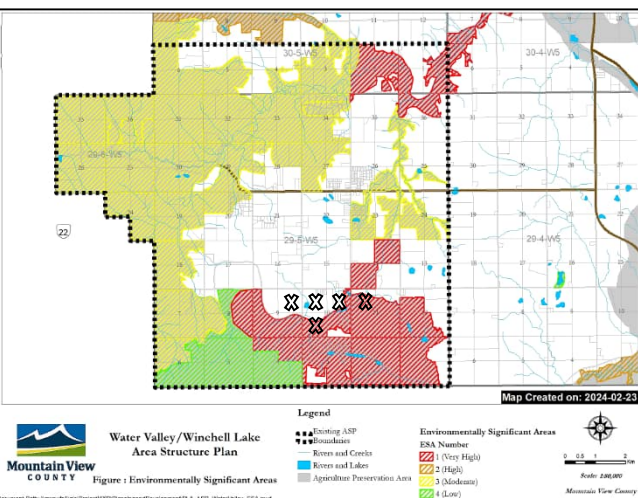
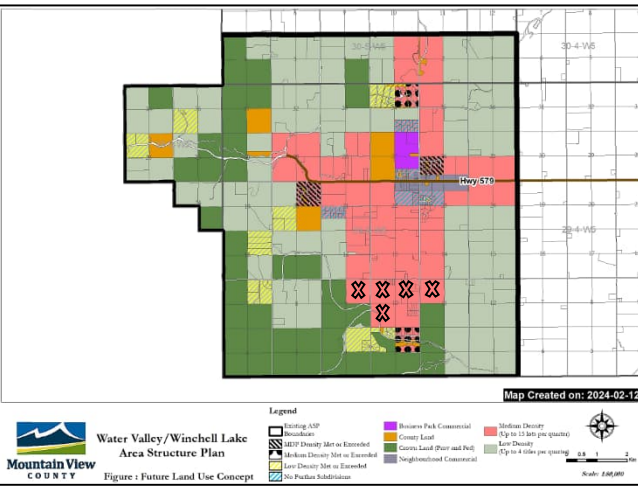
Chris Armstrong

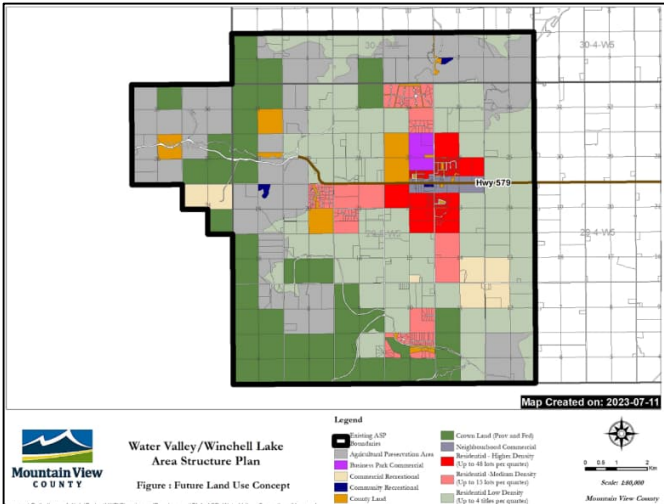
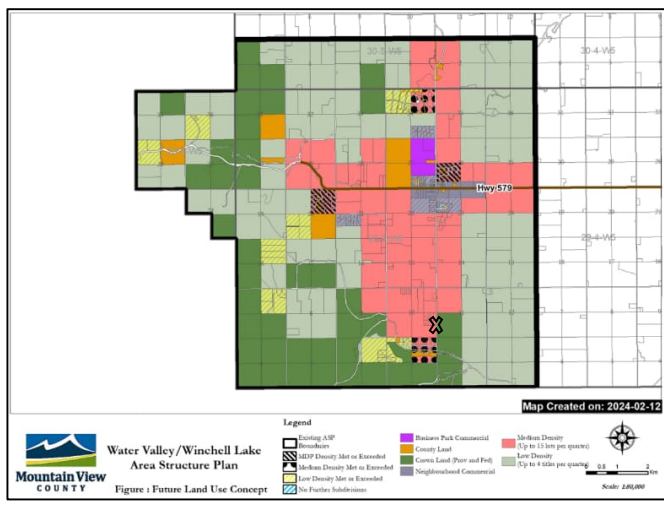
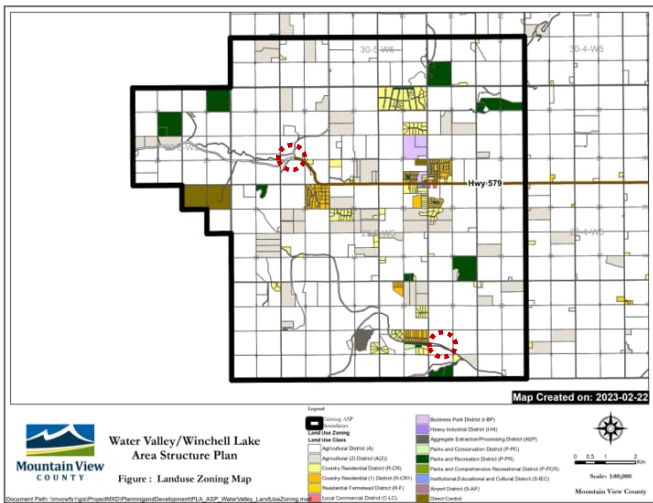
**** IMPORTANT NOTICE **** This email originates from outside our organization so please proceed with caution and check the email and/or attachments for possible threats. **** IMPORTANT NOTICE ****

Comments	Lands	Relevant Maps	Administration's Review & Comments
<p>Badke Consulting for John Fiorino & Family:</p> <ul style="list-style-type: none">Because of previous subdivisions in the past, the subject parcel ended up consisting of a large square with a panhandle for access to a road.There was a previous application that consisted of 28 parcels of about 2.0 ac in size. The work done consisted of concept designs, water well drilling, servicing review, stormwater management, public engagement, etc. This project was paused due to factors including ASP review.As a portion of the land is designated as Country Residential (1) District, then it was understood that there was support of higher density development and it was also understood that there was a money already spent on planning and studies.With the market conditions improving the landowner made the decision to advance development and has already spend \$50,000 in this effort. Work completed today includes meetings with County Administration, subdivision concept layouts, site survey and biophysical work and preparations for access construction. Work on current application has been pause due to ASP review and uncertainty.Concern with the new direction in planning policy. The lands will go from potential for development to zero potential.Landowner has suffered economic impact with previous ASP Amendments.Request to include provisions that allow for the consideration for additional subdivision of larger remainder parcels within the quarter sections that are already at or exceeding the revised density guidance.	<p>NE 22-29-5-5 Area: 74.92 ac</p>	<p>Old Water Valley ASP Bylaw No. 54/95</p>  <p>Current ASP – Bylaw No. 10/13</p>  <p>Proposed ASP – Land Use Concept</p> 	<p>Administration's Review:</p> <ul style="list-style-type: none">Older ASP (Bylaw No. 54/95) identified the subject property as potential for Country Residential with min. parcel size of 2.0 ac.Current ASP (Bylaw No. 10/13) prescribes that the minimum parcel size is 3.0 ac.In 2012 a redesignation / subdivision application was submitted with the intent to create a total of 29 residential parcels. The application was deemed incomplete as the required information: Concept Plan with community consultation, Servicing Strategy (groundwater supply evaluation and private sewage system analysis) and Stormwater Management Plan were never submitted. The previous landowner withdrawn the application.Since 2014 Administration have had exchange of communication and pre-application meetings with the current landowner and consultants about requirements to proceed with an application.To this date, no application has been submitted by the current landowner.The MDP minimum parcel size is 2 acres. <p>The SC members can consider and provide direction if the residential density is appropriate or should the density change in the ASP. The SC cannot change the minimum parcel size that is smaller than the MDP.</p>

Comments		Lands	Relevant Maps	Administration's Review & Comments
General Topics		<p><u>John Humphrey:</u></p> <ul style="list-style-type: none"> Current land use is Agricultural Preservation Area, which is not adequate as the area has never supported any agriculture. The quarter section should fall into the category of medium density. The quarter section has previously been subdivided. The land does not support agricultural capacity. The only fitting purpose of the land is for rural living. 	<p>NE 7-29-5-5 Area: 37.97 acres</p> <p>Current ASP – Bylaw No. 10/13</p>  <ul style="list-style-type: none"> The current ASP policies specifies that subdivisions are required to comply with the agricultural land use policies of the Municipal Development Plan (MDP). The MDP only support first parcel out within a previously unsubdivided quarter section in the Agricultural Preservation Area. <p>Proposed ASP – Land Use Concept</p>  <p>The proposed Land Use Concept restricts subdivision potential as the subject property is label as “ Low Density Met or Exceeded”.</p>	<p>Administration's Review:</p> <ul style="list-style-type: none"> In 1987 as a result of subdivision approval of an 80-acre parcel, and two 40-acre parcels, an easement to provide access to the two 40-acre parcels via the undeveloped private driveway was required. In addition, a dedicated 66 ft wide strip for future road construction by the County was required. In 1991 the County and the landowners entered into an Agreement for road construction (as per 1987 SD decision) and in 1992, the landowner was compensated for the land that was purchased for road widening (.90 acres). <p>This matter is for the SC members to consider and provide direction.</p>
	4 Way-Stop Area	<p><u>Anonymous:</u></p> <ul style="list-style-type: none"> Keep the “downtown core” preserved. Don't remove the small portion of residential. 4 way-stop west: need the open land, older buildings, to preserve what makes Water Valley what it is. 		<p>Administration's Review:</p> <ul style="list-style-type: none"> The review of the ASP is not changing the essence of the 4-way stop. Thus far the review provides for opportunity for more local commercial development on the 4-way stop. The existing residential development will continue to remain. <p>The matter is for the SC members to consider and provide direction.</p>

Comments		Lands	Relevant Maps	Administration's Review & Comments
Protection of ESAs	<p><u>Doug Collister:</u></p> <ul style="list-style-type: none">• Amount of land for Medium Density is higher than in the current ASP.• Other review will occur in the future at which time additional Medium Density could be looked at.• Providing a buffer between intensive land use and land with environmental value is a well accepted principle of ecologically sensitive land management.• These lands should no be allowed to be depicted as Medium Density as some of them are identified as High ESA.• There is no reason to allow Medium Density close/adjacent to the Winchell Lake ESA.	<ul style="list-style-type: none">• NE 9-29-5-5• Sec. 10-29-5-5• NW 11-29-5-5• East Sec. 16-29-5-5	<p>Proposed ASP – Land Use Concept</p>  <p>ESA Map</p>  <p>Overlay: ESA & Proposed Concept</p> 	<p>Administration's Review:</p> <ul style="list-style-type: none">• Administration uses Policy 6009 & Policy 6012 when dealing with applications identified in an ESA.• Depending on the type of application Administration may required to protect an ESA in the following manner:<ul style="list-style-type: none">○ Environmental protection for riparian and ecological enhancement (Condition 13, under Policy 6004)○ Supportive Engineering studies:<ul style="list-style-type: none">▪ Biophysical Assessment; or▪ Environmental Management Plan○ The engineering report/study will be registered on the parcels. New lot owners will be required to adhere to the DA and the studies. <p>The matter is for the SC members to consider and provide direction.</p>

Comments		Lands	Relevant Maps	Administration's Review & Comments
	<p>Chris Armstrong:</p> <ul style="list-style-type: none">• Not in support of change from Low to Medium Density in areas that are considered ESA 1.• The area should stay as it currently is to protect the area and the wildlife.• The potential to add more human activity will only compound the disruption.• What studies have been done to prove that there is adequate water in the area aquifer to support Medium Density?	South of Township Road 292 (<i>did not identify the specific legals</i>)	<p>Current ASP – Bylaw No. 10/13</p>  <p>ESA Map</p>  <p>Proposed ASP – Land Use Concept</p> 	<p>Administration's Review:</p> <ul style="list-style-type: none">• Administration uses Policy 6009 & Policy 6012 when dealing with applications identified in an ESA.• Depending on the type of application Administration may required to protect an ESA in the following manner:<ul style="list-style-type: none">○ Environmental protection for riparian and ecological enhancement (Condition 13, under Policy 6004)○ Supportive Engineering studies:<ul style="list-style-type: none">▪ Biophysical Assessment; or▪ Environmental Management Plan○ The engineering report/study will be registered on the parcels. New lot owners will be required to adhere to the DA and the studies. <p>The matter is for the SC members to consider and provide direction.</p>

Comments		Lands	Relevant Maps	Administration's Review & Comments
Medium Density	<p>Mike Dednam and Michael McCullagh:</p> <ul style="list-style-type: none">It should be up to the developer, the topography and the market to determine the ideal parcel size. <p>Not in support of minimum parcel size of 3.0 acres.</p>	<p>NE 10-29-5-5 Area: 40.41 ac</p>	<div><p>Current ASP – Bylaw No. 10/13</p></div> <div><p>Proposed ASP – Land Use Concept</p></div>	<ul style="list-style-type: none">The matter is for the SC members to consider and provide direction. <p>Administration’s Review:</p> <p>The SC members can consider and provide direction if the residential density is appropriate or should the density change in the ASP. The SC cannot change the minimum parcel size that is smaller than the MDP.</p>
	<p>Winchell Lake Area & William J. Bagnall Wilderness Park</p>	<p><u>Douglas and Valerie Sheppard:</u></p> <ul style="list-style-type: none">Winchell Lake access and Day Use area needs to be upgraded:<ul style="list-style-type: none">Pump-out housesAppropriate signage – how to use the outhouseGrizzly bear awareness signage with contact informationHunting restrictions informationConsideration to the re-development of road access on the north end into William Bagnall (Shunk Hollow) campground.The Silver Creek’s flooding wash-out and destroyed the road and has never been re-built, consequently there is no overnight camping.	<ul style="list-style-type: none">NE 3-29-5-5: 40 acNW 30-29-5-5: 34.7 ac	<div><p>Current Land Use Districts – LUB 21/21</p></div>

Dolu Gonzalez Molina

From: Chad Verpy
Sent: April 22, 2024 11:52 AM
To: Dolu Gonzalez Molina
Subject: RE: Winchell Lake ASP comments

Hi Dolu,

Here are my thoughts on this.

*Winchell Lake access and day use area needs a sanitation upgrade (desperately): two pump-out outhouses need to be provided, along with regular pump-outs. This will help prevent the unsanitary occurrences (including defecation along pathways, roadways, etc) -

Ag will monitor this. One is more than originally was down there.

We will have a parks person check it weekly and see what use it is seeing and evaluate if another is needed.

*provide appropriate signage (with county logo) regarding the proper use of outhouses.

I think this is unwarranted, but will evaluate based on the summer.

*signage warning that the Winchell Lake area has become a natural grizzly bear corridor (in the last few years) (phone numbers and email contacts including for mountainview bear awareness (info@mountainviewbearsmart.com) for reporting of sightings of bears, moose and cougars).

I will check with Bearsmart/ Councillor Harris in regards to getting signage.

*humane treatment of beavers and beaver habitat - no beavers live in the Winchell Lake/Dear Springs area any more. These are fur-bearing animals that should be live-trapped rather than killed if removal is necessary. However, thinking about water conservation, beaver dams contribute to water storage.

As far as I am aware no trapping ahs occurred and the lodges are still present/active.

*hunting restrictions along Winchell Coulee need to be enforced.
Fish and game concern

*re-consider re-developing the road access (on the North end) into William Bagnall (Skunk Hollow) campground. This is a unique area which was a campground (going back ~80 years). The Silver Creek's flooding wash-out destroyed the road which has never been re-built (consequently, no overnight camping can be enjoyed).

Unlikley due to costs and risk.

Thanks,
Chad

Chad Verpy | Manager of Agricultural Services
403-559-7411 | cverpy@mvcounty.com
Mountain View County

Water Valley/Winchell Lake – Draft Document

Section 1.4 Community Consultation	Administration recommends the removal of this section. Alternatively, SC to direct Administration
Section 4.3 Neighbourhood Commercial/Community Centre	Policy 4.3.3 e) Administration recommends to add information identifying when a concept plan may be required.
Section 4.5 Recreation (recap)	<ul style="list-style-type: none"> • Administration provided a summary of the issues and challenges of the Community Recreation policies and recommended the SC to delete this section. • SC agreed to combine into one the “Community Recreation” section and the “Commercial Recreation” Section. And SC agreed to rename: Recreation. • SC recommended to bring back previous policies for “Community Recreation” for SC to discuss policies about low impact trails for local recreation and to remove all reference along RR 52 and 4 way-stop.
Section 5 Environment	<p>Administration recommends:</p> <ul style="list-style-type: none"> • Renaming this whole section as Specific Policy Area • Under this section: <ul style="list-style-type: none"> ○ Environmentally Significant Areas ○ Natural Resource Extraction ○ Recreation (as this is no longer a use identified in the Land Use Concept Map) ○ Crown Lands ○ Roads and Utilities
Section 6.2 Water & Wastewater Section 6.3 Stormwater	<p>Administration recommends removing these sections:</p> <ul style="list-style-type: none"> • There is already policies within the document that gives direction as to when technical reports are required to be submitted in support of applications. • Technical reports often include servicing strategies that require water, wastewater and stormwater management. • Policies direct that a technical report shall meet Provincial Standards, County’s policies and the Land Use Bylaw.
Section 6.2 Monitoring and Review 6.3 Plan Amendment	<p>Administration recommends amending these sections:</p> <ul style="list-style-type: none"> • Stronger direction and clarity. • SC to direct how often the review of this plan (ref: Section 6.2b)



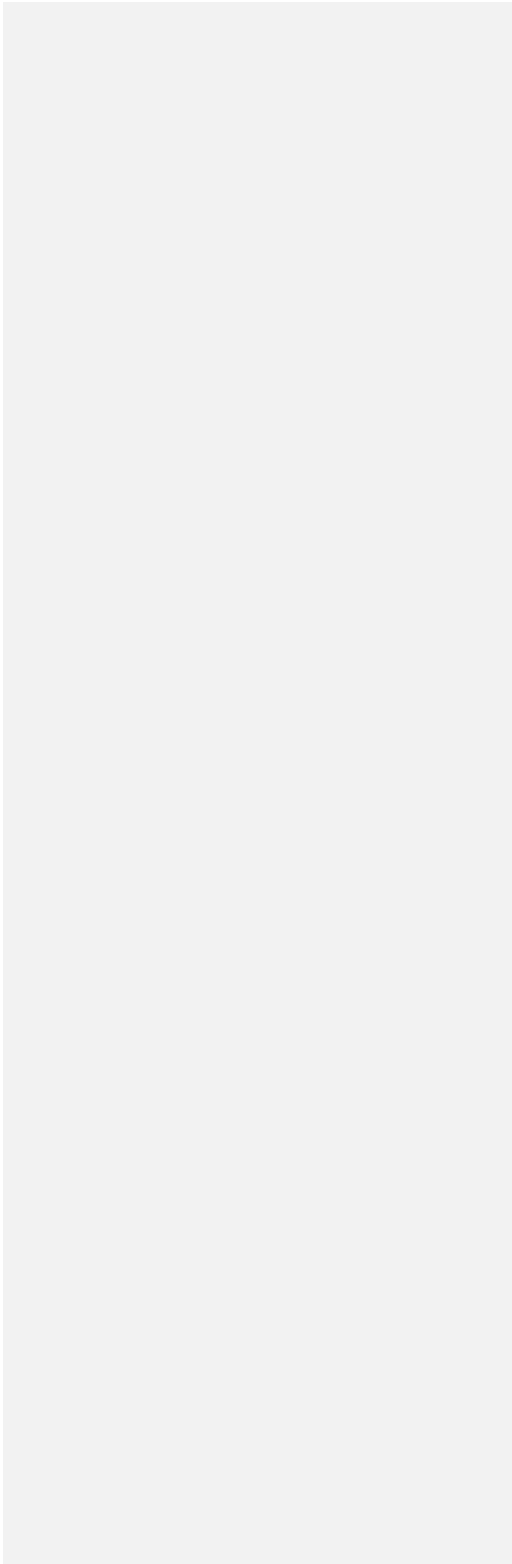
Mountain View
COUNTY

Building Rural Better

WATER VALLEY/ WINCHELL LAKE AREA STRUCTURE PLAN



Table of Contents



1 Introduction

1.1 Background

Mountain View County (MVC) is largely rural in character, with a mix of land uses that include large and small scale agriculture operations, oil and gas activities, mining, forestry, and recreation. About 12,981 people live in the County and another 17,388 reside within the Towns of Sundre, Olds, Didsbury, Carstairs and the Village of Cremona¹. The County is easily accessed by residents of Calgary, Red Deer, Airdrie, Cochrane and from the Highway 2 corridor.

Rural lands in the County are under pressure for development, particularly for residential and recreation uses. The Water Valley and Winchell Lake area is not the exception, on the contrary this area is very desirable as a place to live because of its magnificent landscape. The Little Red Deer River and several other creeks run through the area. There is no doubt that an Area Structure Plan is required within this area to ensure that the appropriate forms and densities of future development will emphasize the character, quality of life, and environment. The plan will reflect the attractiveness, the dynamics and the accessibility of the Water Valley/Winchell Lake area.

1.2 Purpose of Plan

The authority for municipal planning, subdivision and development controls is established in Part 17 of the Municipal Government Act (MGA), as amended from time to time. Section 633 (1) allows for municipalities to adopt Area Structure Plans. The intent of an ASP is to provide land use policies for a specific area within the municipality and it is adopted by bylaw. The purpose of this ASP is to:

- provide landowners within the plan area with information on the amount and type of development that may be permitted within a plan area;
- provide guidance for Council when making decisions on development proposals for specific parcels of land.

The MGA also states that municipal statutory plans must be consistent with each other, requiring a review of all statutory plans for the area in the preparation of this Plan.

1.3 Plan Area

The plan area as shown on Figure 1, is comprised of 47 sections of land, located in the southwest corner of the County and identified as a Growth Centre in the County's Municipal Development Plan, which encompasses the Water Valley and the Winchell Lake communities.

Growth centres are areas where future development will be directed, and may include residential, commercial and business uses. By directing development to specific areas, it allows the County to preserve the outlying agricultural areas throughout the County.

¹ Statistics Canada 2021

Over the years there has been an increase of development in the Water Valley and Winchell Lake area that consequently has created water and wastewater issues. These two themes will be the platform of this Area Structure Plan, by defining a framework that balances future development and servicing strategies in a manner that protects both the environment and residents.

1.4 — Community Consultation

2 Policy Context

There are a number of policy documents and management guidelines that affect land use planning in the County. The following are applicable legislation and background studies, which must be considered when developing within the Water Valley/Winchell Lake ASP:

2.1 Provincial Legislation

The Water Valley/Winchell Lake ASP has been prepared in accordance with Section 633 of the Municipal Government Act (MGA), as amended from time to time. The plan is intended to provide guidance and policy direction for future land use, subdivision and development within the plan area. According to the MGA, an ASP must address the following:

“633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) An area structure plan

(a) must describe

- i. the sequence of development for the proposed area,
- ii. the land uses proposed for the area, either generally or with respect to specific parts of the area,
- iii. the density of the population proposed for the area either generally or with respect to specific parts of the area, and
- iv. the general location of major transportation routes and public facilities,

and

(b) may contain any other matters, including the matters relating to reserves, as the council considers necessary.”

2.2 Land Use Framework

The Land Use Framework is implemented through Bill 36, the *Alberta Land Stewardship Act* (2009) that allows the establishment of regional land use plans. The purpose of the Land Use Framework is to manage growth through sustainable and smart growth principles. Local decision making is left up to municipalities; however, in the future their decisions and plans will have to be consistent with this regional plan. There are in total seven (7) regional plans and Mountain View County is within the Red Deer Regional Plan. This Regional Plan has not started at the time of this ASP Review. Once the Red Deer Regional Plan is adopted, this ASP will be reviewed for compliance.

2.3 Municipal District of Bighorn Intermunicipal Development Plan

Mountain View County and the Municipal District of Bighorn worked together to develop an Intermunicipal Development Plan (IDP). The IDP, as shown on Figure XX: Intermunicipal Development

Commented [DGM1]: Add numbering

Plan, delineates lands in MVC that are adjacent to the M.D. of Bighorn. The purpose of the IDP is to formalize and define the relationship between the two municipalities as follows:

- 1) Sets the policy framework for planning matters
- 2) Defines how communication, cooperation, decision-making and dispute resolution shall occur.

2.4 Municipal Development Plan

The County's Municipal Development Plan (MDP) provides guidance for growth management and development into the future. The MDP provides guidance and clarity for the facilitation of good, sound and sustainable development within the County's boundary. The MDP identifies Water Valley/Winchell Lake ASP boundary as a growth centre, with a focus on higher density growth. Generally, growth centre areas are intended to established opportunities for economic development by providing a variety of opportunities and services to residents and businesses.

2.5 Land Use Bylaw

The Land Use Bylaw (LUB) establishes districts and the corresponding regulations for the use of land and buildings in Mountain View County. While the MDP and this ASP provide the planning goals, objectives and policies for future land use and subdivision potential in the area, it is the LUB that regulates development. The LUB should be consistent with planning policy and direction, in order to ensure successful interpretation and implementation of this ASP.

2.6 Environmentally Significant Areas

Mountain View County has prioritized the protection of Environmentally Significant Areas through the adoption of policies and regulations contained within Statutory Plans and the Land Use Bylaw. The 2008 Environmentally Significant Areas Report, completed by Summit Environmental Consultants, and the 2014 Provincial Environmentally Significant Areas Report, completed by Fiera Biological Consultants, shall be considered the baseline information on determining when additional studies may be required on a specific site to determine the site suitability of a proposal. There are three (3) areas, as shown on Figure XX: Environmentally Significant Areas, within this ASP, subject to an ESA Classification.

3 Key Principles

The following principles were developed from public input and committee feedback. They stress the importance of the character, the quality of life, and the environment of the Water Valley/Winchell Lake area. Development, therefore, needs to be guided and planned explicitly to harmonize with these ideas. The principles provide a framework for the development of policies within this plan, and provide guidance for the ongoing planning process in the plan area:

- ***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.***
- ***Ensure reasonable management of the natural environment to minimize the impact on land, water, wetlands, wildlife and vegetation.***
- ***Recognize and respect the rural heritage of the area while balancing the needs for future development.***
- ***Ensure that residential development of various densities are accommodated in appropriate areas in accordance with this plan.***
- ***Recognize that the area is rich in natural resource extraction. Land uses and development must respect and be compatible with natural resource-based industries.***
- ***Provide for commercial recreation opportunities that meet the needs of the local and general.***
- ***Provide commercial recreation opportunities which are appropriately sited, without materially interfering with or affecting the use and enjoyment of neighbouring properties.***
- ***Transportation and road access are important factors to guide development in this area.***

4 Land Use Policy Areas

This section contains the specific policies to guide future land use and development within Water Valley/Winchell Lake ASP, as illustrated on Figure XX. - Land Use Concept. These policies shall be utilized in conjunction with broader policies of the Municipal Development Plan. Although policies fall under specific land use categories, staff and Council, where appropriate, can utilize policies from different sections when evaluating application proposals.

4.1 Low Density

4.1.1 Purpose

The community supports existing farming operations to continue to remain as the predominant use within the plan as they are very important to the history, character and the economy of this area and the County. However, the community also finds important to provide opportunities for residential development of different sizes that enhance the character of the area, while the existing agricultural operations may continue or expand without disruption or interference.

4.1.2 Goals

- a) To recognize the presence of existing agricultural operations within the plan area.
- b) To allow the continuation and expansion of agricultural operations.
- c) To ensure that agricultural uses are protected and allowed to continue in the plan area.
- d) To encourage specialized farming and other operations which contribute to the economy of the area and the County.
- e) To allow for residential development of various sizes within a rural agricultural area

4.1.3 Policies

- a) Applications for agricultural purposes shall occur in conformity with the policies of the Municipal Development Plan and the agricultural regulations of the Land Use Bylaw.
- b) Applications for residential purposes are subject to redesignation and subdivision approval. 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.
- c) The areas identified as Low Density in Figure XX, are intended to accommodate residential or agricultural subdivisions of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4th) title.
- d) Agricultural land uses should be promoted and encouraged to continue within the plan area.

~~e)~~ The rights of existing agricultural developments to continue operating shall be supported in accordance with the Agricultural Operations Practices Act.

~~e)~~ Applications with the intent to create residential parcels shall be sited in a manner that respects the surrounding agricultural practices.

f) Applicants are encouraged to implement FireSmart design principles, to ensure the safety of the community.

g) Upon review of an application for redesignation or subdivision, an applicant may be required to provide additional information or supportive studies in accordance with County policies.

4.2 Medium Density

4.2.1 Purpose

The Water Valley/Winchell Lake area is a highly desirable location because of its relative proximity to Calgary, the mountains and surrounding natural features. People coming to the area are seeking a rural lifestyle, focused on the natural landscape and residential options, which could accommodate the various segments of the population.

As population grows, within the plan area, demand for water supply and sewer services will also increase. A d e q u a t e water needs to be available in a manner that responsibly manages the aquifers as a limited and valuable resource.

4.2.2 Goals

- a) To integrate new development with the character of existing development.
- b) To provide opportunities for different parcel size in order to appeal to and accommodate a wider population demographic.
- c) To allow for residential development while being conscious of land conservation measures.
- d) To encourage residential development that is sustainable and designed to minimize County costs to deliver services, maintenance and operations.
- e) To ensure water and appropriate wastewater disposal for all existing and future residences.
- f) To remind landowners wherever possible, that they live in an agricultural area and issues related to noise, dust and smell will arise from time to time.

4.2.3 Policies

- a) Development shall be in accordance with the Future Land Use Concept Map as shown on Figure XX

- b) When reviewing multi-lot applications for the consideration of the fifth title or beyond the fifth parcel on a quarter section, an applicant or developer may be subject to, but not limited to the following requirements:
- i. A concept plan inclusive of community consultation, as defined in the MDP for the entire build out of the quarter section;
 - ii. Servicing study (groundwater and septic suitability analysis);
 - iii. Stormwater Management Plan;
 - iv. Biophysical Assessment;
 - v. Geotechnical Assessment;
 - ~~vi.~~ vi. Traffic Impact Assessment; and
 - ~~vi.~~ vii. any other matters deemed appropriate.
- c) The concept plan and supportive studies shall meet Provincial standards and the requirements of the County's Policies and the Land Use Bylaw.
- d) The County shall recognize any existing residential subdivision approvals. Should the future development be realized, new applications shall comply with current County standards and policies.
- ~~e)~~ The identified medium density areas in Figure XX are intended to accommodate subdivisions of up to fifteen (15) titled lots per quarter section.
- ~~f)e)~~ Applications for residential purposes are subject to redesignation and subdivision approval. 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.
- ~~g)f)~~ Notwithstanding Policy 4.2.3.e), above, applications for agricultural purposes, within areas identified as Medium Density in Figure XX, may be considered in accordance with Section 4.1 of this Plan.
- ~~h)g)~~ While single family detached housing is expected to be the standard form of housing in the plan area, this ASP supports the development of alternative forms of housing in accordance with the provisions of the Land Use Bylaw.
- ~~i)h)~~ Notwithstanding the maximum parcel density per quarter section for areas identified as Medium Density in Figure XX, an application with the intent to create additional lots within the north half of SE 34-29-5-5 and the south half of SW 21-29-5-5 may proceed in accordance with the Low Density policies of Section 4.1
- ~~j)i)~~ Applicants are encouraged to implement FireSmart design principles, to ensure the safety of the community.
- ~~k)j)~~ Some areas may require buffering or transition between residential and other land uses; the type

and degree of this transitional buffering will be dependent upon the adjacent uses that have been developed or are planned.

4.3 Neighborhood Commercial/ Community Centre

4.3.1 Purpose

The Community Centre, at the intersection of Range Road 52 and Highway 579 is the identified focal point for the Water Valley / Winchell Lake community. The community has expressed the desire for this area to grow as a vibrant and active core, comprised of small scale commercial and institutional uses. Future development in this area should respect and complement the existing community character.

4.3.2 Goals

- a) To support a variety of land uses that enhance the Community Centre's function as a community service centre and focal point.
- b) To support development that enhances and promotes the existing culture and amenities.

4.3.3 Policies

- a) Development in the community centre area shall be limited to retail, institutional and service uses.
- b) The following matters will be considered for any neighborhood commercial development applications:
 - i. siting and orientation of building to the road;
 - ii. access points;
 - iii. parking and loading facilities;

- iv. garbage containment and recycling facilities;
 - v. outdoor storage screening;
 - vi. signage and lighting design and orientation;
 - vii. landscaping and fencing provisions;
 - viii. architectural treatment;
 - ix. servicing arrangements.
- c) New or expanded commercial development shall be designed so its size and appearance complements the area. All neighbourhood commercial development applications shall comply with the County's [policies and the](#) Land Use Bylaw.
- d) Building designs should complement the existing community character and adjacent development.

e) Future redesignation and subdivision of land within the community centre area may require the completion of a concept plan [and technical supportive information, which shall be developed in accordance with the Municipal Development Plan and shall address matters unique to the development. The recommendation to prepare a concept plan will depend on the parcel size and density of the proposal](#)

Commented [DG2]: At what point do we required a Concept Plan?

a) [The concept plan and supportive studies shall meet Provincial standards and the requirements of the County's Policies and the Land Use Bylaw, included but not limited to:](#)

- i. [Servicing Study;](#)
- ii. [Geotechnical Assessment;](#)
- iii. [Environmental Site Assessment;](#)
- iv. [Traffic Impact Assessment;](#)
- v. [Stormwater Management Plan;](#)
- vi. [Ground Water Supply Evaluation;](#)
- vii. [Septic Suitability Analysis;](#)
- viii. [Emergency Response Plan.](#)

4.4 Business Park

4.4.1 Purpose

The Water Valley/Winchell Lake area economy is an important source of local employment and contributes to the diversification of the County tax base. Low-impact businesses have been identified

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as suitable for the area. This includes light industrial such as offices, service trades, subsidiary occupations, and commercial uses, provided appropriate buffering and landscaping measures are implemented to minimize the impacts on the surrounding lands. To anticipate the desired industrial/commercial development in the area, a Concept Plan will be required to proceed with an application to the County.

4.4.2 Goals

- a) To provide areas for light industrial uses in order to serve area residents and businesses.
- b) To provide adequate buffers between light industrial uses and adjacent land uses in order to limit the negative impacts on the surrounding community.
- ~~e)~~ To apply the County's Business, Commercial/Industrial Design Guidelines.
- ~~d)~~ c)
- ~~e)~~ d) To ensure screening requirements are in place for outdoor storage.
- ~~f)~~ To ensure screening requirements are in place for outdoor storage.

4.4.3 Policies

- a) New industrial/commercial development is encouraged to locate within the Business Park Commercial area as identified in Figure XX. Proposals for industrial uses outside of this designated area may be considered if there is adequate justification as to why the development cannot or should not be accommodated within the business park area. Standalone proposals for industrial/commercial development located outside areas identified as Business Park Commercial is discouraged.
- b) A Concept Plan and supportive studies will be required for the expansion of existing industrial/commercial business parks or for any proposed business park.
- c) The Concept Plan, inclusive of community consultation, as defined in the MDP, and supportive studies shall meet Provincial standards and requirements of County's Policies and the Land Use Bylaw, included but not limited to:
 - i. Servicing Study;
 - ii. Geotechnical Assessment;
 - iii. Environmental Site Assessment;
 - iv. Traffic Impact Assessment;
 - v. Stormwater Management Plan;
 - vi. Ground Water Supply Evaluation;
 - vii. Septic Suitability Analysis;
 - viii. Emergency Response Plan.
- d) In the absence of a Concept Plan, standalone applications for industrial/commercial development shall comply with the County's Policy with regards to the Business, Commercial and Industrial Design Guidelines.
- e) Proposed development adjacent to residential development or other sensitive land uses, shall require sufficient landscape buffer, and/or screening.
- f) Joint and internal access arrangements between sites are encouraged, in order to reduce the number of access points to County roads. However, all applications will be circulated to Alberta Transportation to determine the standards for development
- g) Development of concept plans shall require an internal road network layout that demonstrates logical, well planned linkages to adjacent areas and ultimate connection to the County Road Network.
- h) New residential development shall not be permitted within the areas identified for business park commercial. This excludes a caretaker's residence for security purposes. Existing residences can be maintained and upgraded.

4.5 Recreation

4.5.1 Purpose

The community has identified the need to support and expand on existing community recreational facilities while allowing commercial recreational development opportunities to expand and be developed. As the community grows and thrives, recreational development has become a popular economic development driver that will continue to increase due to the area's natural amenities and proximity to major urban centers. Recreational development in the plan area is diverse and can generally be categorized as:

- Community Recreational Facilities such as the Water Valley Library, Water Valley Community Hall, baseball fields, or any other non-profit recreational development benefiting the community.

i.

Commented [MG3]: Bring policies from previous community recreation about low impact trails for local recreation. Remove all reference about trail network along RR 52 and 4-way stop

- ii. Commercial Recreational Facilities such as tourist campgrounds, recreational resorts or any other recreational development that is permanent in nature and run by a third party..

4.5.2 Goals

- a) To support the expansion of existing community recreational facilities
- b) To support a variety of commercial recreational development that is compatible with current and future land uses.
- c) To support commercial recreational development that respects environmental values and conditions, and site constraints.
- d) To support commercial recreational opportunities that could provide larger community benefits.

4.5.3 Policies

- a) The County should support the community's desire to improve existing community recreational facilities by facilitating access to available grants.
- b) When possible, County should support efforts on promoting fundraising events
- c) Applications for the expansion of existing commercial recreational facilities may be approved, subject to a Concept Plan, inclusive of community consultation, as defined in the MDP, and may require supportive studies in. New commercial recreational development shall consider and have regard to the following:
 - i. nature and intensity of the recreational use without causing significant offsite impacts;
 - ii. compatibility of existing and future land use and development patterns with proposed recreational use;
 - iii. proximity and integration of proposed recreational development to natural features and existing recreational amenities;
 - iv. existing and proposed access arrangements to the proposed development site;
 - v. reasonable issues identified through community consultation and/or application circulation.

d) The evaluation and consideration of all applications for commercial recreational redesignation, subdivision, or development permit applications may require the submission and completion of supporting documentation and studies including but not limited to the following:

- i. concept plan,
- ii. servicing study;
- iii. geotechnical assessment;
- iv. biophysical assessment;
- v. environmental site assessment;
- vi. traffic impact assessment;
- vii. stormwater management plan;
- viii. ground water supply evaluation;
- ix. septic suitability analysis;
- x. engineering plans and specifications;
- xi. emergency response plan and/or fire protection plan; and
- xii. community consultation program.

e) The level of requirements for a concept plan and supportive studies shall meet Provincial standards, and the requirements of County's policy and the Land Use Bylaw.

f) The County shall support the community's desire to improve existing community facilities (Water Valley Library, Water Valley Community Center, baseball fields) by:

- i. facilitating access to available grants;
- ii. undertaking lobbying and support efforts; and
- iii. promoting fundraising events;

Commented [DGM4]: This is included in Policy 4.5.3 a)

g) County owned lands within the plan area should be retained for long term recreational purposes with community consultation.

Commented [DGM5R4]: SC needs to review and direct which policies to retain or to delete

h) The County shall prepare a detailed parks and open space plan for the Water Valley/Winchell Lake area, pending Council budget approval. Future development within the plan area shall have regard to the parks and open space plan. The plan shall include but not be limited to addressing:

- i. Point of interest park at Bagnall Park;
- ii. Point of interest park at the Winchell Lake Coulee complex area;
- iii. The development of a multi-use trail network including design standards.

i) When assessing subdivision applications the County shall have regard for:

- i. municipal reserve dedication;
- ii. assembling reserve land to support point of interest park improvements;

- iii. assembling reserve land to support the development of a multi-use trail network;
- iv. requiring developer contributions to park improvements;
- v. other important amenities to the community.

j) Pedestrian corridors along Range Road 52, connecting the Water Valley Golf Course to the Water Valley 4-way stop community hub shall be supported. These corridors shall be constructed within either the road right of way or parallel in a municipal reserve dedication. The pedestrian corridor will not support any ATV/quad use.

k) The pathways and trails should be constructed at the time of new development to link existing and new residential areas to the destination points (i.e. Water Valley Golf Course, Water Valley 4-way stop community hub).

l) Pathways and corridors shall be constructed to the satisfaction of the County.

e)m) The use of utility easements for pathways and pedestrian connections may also be supported, subject to review and approval by the applicable authorities.

5 Specific Policy AreasEnvironment

There are other planning and land uses within the Plan area that are unique and requires specific policy direction. The policies of this section are intended to supplement the Land Use Policy Areas of Section 4

5.1 ~~Environment~~/Environmentally Significant Areas

5.1.1 Purpose

Management of the natural environment is important in order to conserve the ecological integrity of the plan area. Priority will be placed on protecting the water quality and natural hydrology, minimizing habitat disturbance, and protecting and enhancing the environmental qualities that make the area desirable as a place to live and visit. Within the plan area there are many sites that are considered to be environmentally significant or hazardous for development.

5.1.2 Goals

- a) To promote appropriate responsible development within and adjacent to environmentally sensitive features.
- b) To provide for development in a sustainable manner with surface and groundwater resources.
- c) To encourage vegetation buffers wherever possible.
- d) To work with stakeholders and other partners to inform and educate residents and visitors on the BearSmart and Fire Smart programs.
- e) To minimize conflicts between humans and wildlife.

5.1.3 Policies

- a) Development shall preserve existing vegetation in riparian areas in order to minimize erosion, minimize habitat fragmentation, maintain wildlife movement and preserve the environment.
- b) The lands and features identified on Figure XX as Environmentally Significant Areas may not be a complete representation of all sensitive lands and features in the plan area. The County may require applicants to complete an ~~environmental site~~Environmental Management Plan and/or a Bbiophysical Aassessment study as per County policy.
- c) Floodways and riparian areas shall be protected as per County policy. The retention of tree and vegetation cover should be strongly promoted to help maintain the banks of a water body.
- d) Development within the 1:100 year floodway and flood fringe of any river or stream shall not be permitted, unless recommended and properly designed by a qualified professional engineer.
- e) The County may require the dedication of an environmental reserve and/or environmental reserve easement in accordance with the Municipal Government Act.

f) The width of an environmental reserve or environmental reserve easement shall be determined upon review of the application and may require the completion of an ~~environmental~~ Environmental site-Management Plan assessment and/or a biophysical-Biophysical assessmentAssessment.

g) Where subdivision and/or development is to be permitted within or adjacent to an environmentally significant feature, the subdivision and/or development shall:

- i. integrate sensitive features into the design to promote their conservation;
- ii. promote continuity among adjacent sites through the conservation or provision, wherever possible, of habitat and/or open space corridors;
- iii. protect other site amenities, such as steep slopes and drainage courses.

~~h) For a proposed subdivision and/or development within or adjacent to a sensitive feature the County may require a biophysical assessment and/or environmental site assessment to determine what conditions may be required to be placed on the subdivision and/or development applications, to conserve habitat and species.~~

Commented [DG6]: Already cover in Policy 5.1.3 b)

~~h)~~ h) All redesignation, subdivision and/or development shall have regard for the environmental features and shall address suitable means of mitigation or enhancement as may be appropriate. At the request of the County, additional studies may be required to address mitigative measures and any other issues that the County may identify.

~~j)~~ j) At the time of subdivision, and as a first priority, environmental reserve dedication will be taken around the Winchell Lake Coulee complex.

~~k)~~ k) Any development that may be approved on lands adjacent to Winchell Lake Coulee shall be set back, at the discretion of the Approving Authority at a sufficient distance from the boundaries, in order to help maintain the character and integrity of the Coulee.

~~l) Applicants may be required to submit a wildlife impact assessment in order to minimize the potential for human/wildlife interaction that may pose danger to humans. The assessment shall address such items as but not limited to:~~

- ~~i. habitat preservation;~~
- ~~ii. setback requirements~~
- ~~iii. site fencing limitations;~~

Commented [DG7]: This is part of a Biophysical Assessment and the description is in the LUB

5.2 Recreation

5.2.3 Natural Resource Extraction

5.2.3.1 Purpose

Within the Water Valley/Winchell Lake area, there are a number of natural resource extraction operations ranging from gravel, forestry and peat operations. Natural resource extraction operations may require Provincial approvals. The County recognizes the importance of natural resources and will endeavour to provide for their extraction in accordance with sound environmental principles. It is recognized that natural resource extraction is an interim land use. Measures will be taken to mitigate any negative impacts on adjacent properties.

5.2.3.2 Goals

- a) To extract resources in an environmentally responsible manner.
- b) To recognize the importance of natural resource extraction to the County and Provincial economies.
- c) To recognize extraction as an interim land use, requiring appropriate phased and timely reclamation.
- d) To ensure reclamation plans for new pits provide future land use(s) that should benefit the community.
- e) To encourage reclamation plans for existing pits.
- f) To ensure that gravel pit owners/operators work with the County and the community in designing reclamation plans.

5.2.3.3 Policies

a) Add here a policy that requires new gravel pits or expansion of existing gravel pits to redesignate the land to the appropriate land district in accordance with LUB.

a)b) All natural resource extraction shall occur in accordance with standards acceptable to Alberta Environment and the phased excavated area shall be reclaimed when extraction is finished. A reclamation certificate from Alberta Environment may be required.

b)c) Natural resource extraction activities are considered an interim use rather than an ultimate or final land use within the plan area. Development permit applications for gravel pits shall be accompanied by an end use plan that shall respect the land use concept map in Figure 2-XX

e)d) The County will place conditions upon development approvals in order to minimize the impacts on adjacent developments, the community and the environment; which may include, but are not limited to:

- i. standard hours of operation;
- ii. parameters of operation – depth, total area available to develop, etc;

Commented [DGM8]: Request the SC to move the recreation Section in here, under Specific Policy Areas

Commented [DGM9]: To be reviewed by SC:
-. Redesignation to AEP is a County requirement prior to DP stage.
-. Regulations for new or expanded gravel pits in LUB

- iii. setbacks from roads, residential and other developments, including reciprocal setbacks limiting development encroaching on existing gravel operations;
- iv. buffering and noise attenuation;
- v. road use agreements and/or development service agreements;
- vi. reclamation schedules;
- vii. environmental protection measures in accordance with an approved County policy; and
- viii. any other matters deemed necessary by the County Approving Authority.

d)e) All resource extraction must follow provincial regulations and may require the following:

- i. public consultation;
- ii. concept plan;
- iii. supportive studies (e.g. environmental impact assessment);
- iv. reclamation plan.

e)f) When development for natural resource extraction is proposed within an environmentally significant area, the applicant shall submit an environmental impact assessment and mitigation plan in support of the proposed development. Additional reports and studies may be required by the Approving Authority to facilitate the evaluation and assessment of the application in accordance with approved County policy.

f)g) Logging within an environmentally significant area shall require a Woodlot Forest Management Plan and (reflect from the LUB) (exception on Crown Lands); harvesting plan compliant with the provision of the Land Use Bylaw

g)h) Phased extraction and reclamation plans shall be required for all natural resource development proposals.

5.3.5.4 Crown Lands

5.3.4.5.4.1 Purpose

A significant portion of the land within the ASP area is Crown Land, as shown on Figure XX. Crown Lands are managed by the Ministry of Environment and Protected Areas. Naturally occurring disturbances such as floods, wildfire and pest or disease outbreaks may have an effect on these lands. The County will continue to work with the Province in an attempt to ensure consistency between the use and management of these Crown Lands and the County's environmental protection guidelines.

5.3.2.5.4.2 Objective

- a) To liaise with Provincial departments regarding the effective management and use of Public Land

and its resources.

5.3.3 5.4.3 Policies

- a) Where Public Land forms part of or is adjacent to an ESA or sensitive feature, the County ~~shall requires encourage~~ that any use of that Public Land be undertaken in a manner that:
 - i. minimizes impacts on the lands;
 - ii. promotes continuity of habitat;
 - iii. preserves site amenities, such as ~~as views~~, steep slopes and drainage courses.
- b) Recreational access to Public Lands held under grazing dispositions is managed under the Recreational Access Regulation. This legislation balances the needs of the leaseholders to protect the land and livestock from harm with the rights of the recreational users for reasonable access. The County will continue to engage Provincial departments to ensure continued recreational access on Public Lands.

6—Infrastructure

6.1.5.5 Roads and Utilities

6.1.5.5.1 Purpose

The plan area contains a road network based on County roads and Provincial highways namely Highway 579 which runs east and west of the plan area (see Figure 4(x)). To provide effective and safe access, it is important that the road network is protected from undesirable encroachments and multiple access points and be recognized as the major transportation corridor for all traffic types.

The transportation network and the standards of development are critical elements in economic development and the quality of life enjoyed by County residents. The intention of this Plan is: to protect transportation corridors, propose appropriate development and access management for these corridors, and to ensure a long-range strategy for the construction and maintenance of the road system. Development will therefore be required to contribute to upgrading of roads where required by County policy.

6.1.5.5.2 Goals

- a) To preserve the safe and efficient operation of the County road system.
- b) To encourage safe vehicular and pedestrian interaction.
- c) To support Alberta Transportation (AT) access management objectives for access along Highway 579.
- d) To support the County access management guidelines and improvements to the County Collector Network.

6.1.5.5.3 Policies

- a) Proposed subdivisions within 1.6 kilometers or proposed developments within 800 meters from Highway 579 shall obtain approval from Alberta Transportation.
- b) Proposed subdivisions and/or development adjacent to a County un-widened and developed road allowance shall accommodate land for future road widening if required.
- ~~c) Proposed subdivisions and/or development applications may require a Traffic Impact assessment study and/or access plan to be completed in accordance with Provincial standards, and the requirements of County's policy and the Land Use Bylaw. The cost of study and/or plan shall be at the expense of the developer, and shall include but not limited to:~~
 - ~~d) an evaluation of anticipated changes to traffic volumes and types;~~
 - ~~e) —~~
 - ~~f) an assessment of their potential cumulative impacts on the provincial and municipal~~

Commented [DGM10]: Add numbering

| transportation systems; and

~~g)c) recommendations regarding any upgrades to key intersections between municipal and provincial roads.~~

~~h)d)~~ Roads shall be constructed to County and/or Provincial standards depending on the jurisdiction of the road.

~~i)e)~~ Developers should pay all costs associated with the construction and improvements of roads which are impacted by new subdivisions and/or developments in accordance with approved County policy or Provincial requirements.

~~j)f)~~ The frequency and location of individual points of access onto County Collector Roads should be limited to maintain safe traffic flow and vehicle turning movements. Accesses shall be reviewed against County access management policies.

~~k)g)~~ ~~Higher density subdivisions~~ when required, subdivision or development applications should accommodate an emergency access and at least two points of access/egress.

~~l)h)~~ New subdivision or developments should provide safe and efficient access to all building sites, for emergency services apparatus and equipment.

~~m)i)~~ Implementation of alternative local road design standards may be considered to access future subdivision and/or developments within the plan area, provided that vehicle movements, including but not limited to emergency service vehicles and school buses, can be safely and efficiently accommodated; and the municipal rights-of-way are able to sufficiently accommodate water, wastewater and/or stormwater infrastructure.

~~n)j)~~ Internal subdivision roads should be constructed in accordance with approved County policy at the developer's expense.

~~o)k)~~ The County may require that a proposed subdivision provide for internal local roads link to adjoining developments, including possible future developments, and if required, shall be shown on a concept plan.

~~p)l)~~ All applications for natural resource extraction shall provide a haul route plan for approval by the County which conforms to County policy. The haul route should try to minimize impacts to residential and agricultural operations where feasible, through mechanisms such as dust control measures.

~~q)m)~~ Where feasible the County should coordinate the road program and maintenance initiatives so that improvements to County Collector Roads can be implemented in conjunction with new subdivision and/ or developments within the plan area.

6.2 — Water and Wastewater

6.2.1 — Purpose

The County recognizes that the quality of life of the residents of the Water Valley/Winchell Lake area is dependent upon the provision of water and sanitary wastewater systems. The aim of this Plan is to establish a framework that will guide future development in a manner that responsibly manages water resources and employs various types of technologies to provide for safe wastewater treatment systems.

6.2.2 — Goals

- a) To require all development proposals to provide water, wastewater and stormwater management systems that meet County and Provincial standards.
- b) To encourage development in a manner consistent with the sustainability of groundwater resources.
- c) To support the safe operation of existing private on-site water and wastewater systems.

6.2.3 — Policies

- a) The provision for water and wastewater servicing, if required, may be staged or phased, but ultimately shall result in a comprehensively designed and operated system.
- b) Wastewater treatment systems for developments shall be designed and constructed at the developer's expense. Ultimately it should be able to accommodate any future upgrades that may be necessary for providing sanitary wastewater servicing to subsequent phases of development, or to adjacent existing development.
- c) This Plan supports wastewater treatment technologies that meet Provincial standards and are designed and constructed with a connection to be utilized for the purposes of irrigating a golf course or similar use with treated effluent.
- d) Higher density subdivisions and/or development applications, shall be required to provide strategies within a concept plan that promote more efficient use of ground water resources (i.e. low flush toilets and showerheads, rain water capture).
- e) When and if required, the water and wastewater utility systems should be:
 - i. designed to address immediate demand and account for additional growth within the Water Valley service area; and
 - ii. implemented in a phasing manner to address demand for service and appropriate engineering design considerations.

- ~~f) All new commercial developments and all existing residential, commercial and public developments that propose an intensification of use within the plan area shall provide potable water supply and wastewater collection and treatment system, to the satisfaction of all appropriate regulatory authorities.~~
- ~~g) The County shall not approve any development if the intended supply of water is groundwater and studies pursuant to the Water Act indicate that the groundwater resources are insufficient, or that the use of groundwater may unduly impact groundwater users already in the area.~~
- ~~h) The developer shall be responsible for the costs associated to infrastructure construction and improvements required to serve the development, including, but not limited to, any upgrades, pumping, lift stations, control stations, pipe systems, retention ponds, and any other off-site costs that the municipality may deem to be appropriate.~~
- ~~i) Existing groundwater users within this Plan are encouraged to test their water quality to ensure a safe and adequate supply of potable water.~~
- ~~j) Opportunities for ongoing programs, to inform residents regarding the safe and responsible operation of water and wastewater systems, should be encouraged.~~

6.3 — Stormwater

6.3.1 — Purpose

~~The standard processes of development tend to increase the amount of hard surfaces (driveways, parking area, and roofs) which reduces the grounds capability to absorb water. Permeable surfaces, such as grass allow greater absorption of water which recharges ground water aquifers. Where possible, landscaping should be used to slow water runoff from hard surfaces, to allow for greater absorption of water. Treatment of stormwater on site is also important to reduce the total amount of pollutants carried into natural water sources. In addition, it is important to control water flowing off the property so that it does not negatively impact neighbours.~~

6.3.2 — Goals

- ~~a) To minimize stormwater generation through conservation by design.~~
- ~~b) To maximize stormwater treatment by, and absorption into, the development site.~~
- ~~c) To ensure stormwater does not negatively impact neighbouring properties or the environment.~~
- ~~d) To utilize innovative stormwater management strategies and low impact development.~~

6.3.3 — Policies

- ~~a) Stormwater management plan shall be required for all future multi-lot subdivisions and may be required for development applications. The plan shall demonstrate that surface drainage is~~

~~controlled and does not impact any existing development on site and adjacent lands. The study shall be prepared by a qualified Professional Engineer.~~

- ~~b) Where possible storm drainage should be handled through natural means such as bio filtration swales and landscaped areas. Infrastructure such as curbs, gutters, and subsurface storm drainage systems should be avoided.~~
- ~~c) Stormwater facilities should be designed to integrate natural and mechanical treatment systems such as constructed wetlands, bioswales, vegetated filters, and open channels to treat stormwater runoff. On site infiltration shall be encouraged as much as possible on each site, rather than diverting water to a storm drainage system or to an adjacent site.~~
- ~~d) In remote and/or heavily treed areas, water distribution, stormwater detention and/or rainwater collection facilities should be integrated with emergency services requirements (i.e. firefighting) so that appropriate access and connections are provided.~~
- e) [a\)](#) Development within the plan area shall control surface runoff using best management practices, both during construction as well as in the long term.

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7.46.1 Development Phasing

The Municipal Government Act (MGA), as amended from time to time, requires that an ASP must describe the sequence of development or that the sequence of development will be considered on an application basis within a particular policy area.

7.26.2 Monitoring and Review

~~This Plan is expected to be implemented over a long period of time. It is also intended to be a “living document”—a document that may change over time. While a plan is reviewed every five years for major amendments, it is recommended that this plan area be internally monitored annually to determine if the Plan is being followed. This will help the County to determine at the end of the five year period if the Plan is achieving the goals and what forms of review and amendment may be required.~~

The effectiveness and the continued relevance of this Plan will be reviewed from time to time because factors affecting land use, development, servicing availability, farming and natural resource use are dynamic.

a) The County shall monitor the effectiveness of this plan:

i. as the Plan's policies are applied in processing proposed applications to redesignate, subdivide and develop land; and

ii. in communication with other authorities and community groups in dealing with matters of common interest that affect the Plan area.

b) The County should review this Plan in its entirety every eight to ten years.

c) Between major reviews, the County shall monitor the rate and form of land use change in the Plan area. In the opinion of Council, if the rate and form of growth seems to exceed or lag behind that of the planning direction for the Water Valley / Winchell Lake area, Council may initiate an amendment to this Area Structure Plan that would result in the desired effect.

7.36.3 Plan Amendment(s)

~~The Council of Mountain View County or a person or persons having an interest in the land within the plan area may propose an amendment to the Water Valley/Winchell Lake Area Structure Plan in accordance with the Municipal Government Act and County policies.~~

Because of the dynamics of social and economic change, it may be necessary from time to time to consider changes to the Water Valley/Winchell Lake Area Structure Plan.

a) The Council of Mountain View County or a person or persons having an interest in land in the Plan area may initiate an amendment to the Water Valley/Winchell Lake Area Structure Plan.

Commented [DG11]: For SC to direct

[b\) If an amendment is initiated by a person or persons having an interest in the Plan area, prior to commencement of the bylaw amendment process, the County may require the initiator to support the proposed amendment with a report or reports and other background information.](#)

[c\) The process to consider a proposed amendment to the Plan shall be in accordance with the process required in the Municipal Government Act and County policies.](#)

7.46.4 Plan Interpretation

When interpreting the policies of this Plan, use of the words, “shall”, “should”, and “may” will have the following meaning

“shall”	is an operative word which means the action is mandatory;
“should”	is an operative word which means that in order to achieve the plan’s objectives, it is strongly advised that the action be taken; and
“may”	is an operative word which means that there is a choice, with no particular direction or guidance intended.

Glossary of Terms

The definitions of these terms are intended to provide a better understanding of the context in which the term is used within this Area Structure Plan. Not all terms used within this Area Structure Plan are defined below. This glossary should be read in conjunction with the glossary of the Municipal Development Plan.

Approving Authority

As established pursuant to the *Municipal Government Act*, that person(s) defined by the *Development Authority Bylaw of Mountain View County* and shall include one or more of the following;

- a) a Designated Officer;
- b) a Development Officer;
- c) the Municipal Planning Commission
- d) the Administrative Subdivision and Development Approving Authority;
- e) an Inter-Municipal Planning Commission; or
- f) any other person or organization whose specific roles are determined in separate Bylaws.

Buffering

An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, and/or fences which is designed to limit views and sound from affecting the development tract adjacent to property and vice versa.

Cash-in-Lieu

This term refers to the contribution of money to the Municipal Reserve (MR) fund equivalent to the market value of the land required to meet the 10% Municipal Reserve dedication requirements under the *Municipal Government Act*; the acceptance of the contribution of cash-in-lieu of land dedication is at the discretion of Council.

Commercial / Industrial Guidelines

As adopted through County Policy 6018 and Procedure 6018-01. These guidelines are to assist applicants, staff and Council in the preparation, evaluation and review of commercial and industrial development applications.

Community Centre

This is an area or meeting place used by members of the community for social, cultural, or recreational purposes. For the purposes of this ASP, the community centre does not refer to a single building but rather a collection of buildings, places and spaces located within a mixed-use node.

Concept Plan

Interchangeable with the term outline plan which refers to a plan, may be adopted by resolution that relates to a proposed development and its relationship to existing and/or future development of adjacent lands. All concept plans may include the following information:

- 1) Existing Situation – A baseline description of the following matters and an evaluation of the potential impacts on the proposed development:
 - a) existing land use, ownership and development;
 - b) topography, geotechnical, hydrological, hazard and/or environmental conditions that characterize the area;
 - c) existing servicing arrangements, utilities, and transportation routes;
 - d) any other matters the Municipality requires to be investigated.
- 2) Local Development Matters – A description and evaluation of the following matters describing the proposed development within the plan area:
 - a) the proposed uses of lands within the concept plan area;
 - b) proposed parcel size and density for the concept plan area;
 - c) the proposed internal road hierarchy and its impacts on the Provincial and Municipal road networks;
 - d) Reserve dedication strategy and environmental protection measures;
 - e) Proposed servicing arrangements;
 - f) Any other matters the Municipality requires to be investigated.

Based on the scope and intensity of development proposed, concept plans may require the provision of supportive reports and/or studies completed by a qualified professional including but not limited to: servicing study, geotechnical assessment, traffic impact assessment, stormwater management plan, biophysical assessment and preliminary engineering plans and specifications. Concept plans shall be prepared in accordance with approved County policy.

Contiguous

The development of areas immediately adjacent to one another without intervening vacant land or undevelopable lands.

County Collector Network

The County's officially recognizes road network for which long-term plans for maintenance and/or upgrading exists and may not include asphalt paved, chip sealed, and gravel roads.

Density

A measure of the number of units (lots, dwellings, people, etc.) within a specified area. This ASP often refers to density expressed as lots or parcels per quarter section.

Environmentally Significant Area (ESA)

Natural areas identified by either the Province or Mountain View County Policy 6009 as approved and amended by Council from time to time, which because of its features and characteristics, are significant to the County or Province from an environmental perspective, and which have the potential to remain viable.

Floodway

The portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. The floodway is required to convey the design flood.

Flood, Design

The current design standard in Alberta that is the one percent flood, defined as a flood whose magnitude has a one percent chance of being equaled or exceeding in any year. Although it can be referenced to as a 100-year flood, this does not mean that it will occur once every hundred years.

Flood Fringe

The portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway.

Groundwater

Water found beneath the surface of the earth. The depth at which soil pore spaces and fractures or voids in rock become saturated is known as the water table. Groundwater is naturally recharged

through precipitation and infiltrated (and is therefore affected by the permeability of surface materials), and can be withdrawn for agricultural, industrial or municipal uses (and is therefore affected by settlement density and wells).

Growth Centre

This refers to areas more suitable for future development including higher density residential, commercial and industrial uses and development. [This Plan Area is identified as a Growth Centre in the Municipal Development Plan.](#)

Hazard Land

Lands which may be prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation and lands in proximity to water bodies and water courses with slopes greater than 10%.

Intensification

~~This term refers to a process of adding new development elements to an area by building on vacant lots and/or redeveloping existing lots and/or buildings.~~

Municipal Reserve

A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel for park or school purposes; at the discretion of the municipality. ~~Municipal reserves may alternatively be provided by cash in lieu or a combination of the two. When subdividing an area larger than two (2) acres (0.81 ha) up to a 10% reserve dedication is required.~~ [If for some reason reserve land is not required, the County can take cash in lieu of the land.](#)

Plan

Shall refer to the Water Valley/Winchell Lake Area Structure Plan.

Plan Area

Shall refer to the boundary area in the Water Valley/Winchell Lake Area Structure Plan.

Riparian Area

Area adjacent to a watercourse or water body, typically with unique ecosystems that occur in transitional areas between the terrestrial (dry) and aquatic (wet) ecosystems. They include floodplains, streambanks, lakeshores and wetlands, and may exist within any land use area. They are typically more productive in terms of plant and animal species, diversity and biomass, than upland area, and function as wildlife movement corridors.

Riparian Buffer

The area on either side of a watercourse or water body in which land use and development are highly controlled in order to protect the ecological function. According to the Alberta Cows and Fish Association, 30 meters on either side of a watercourse or water body is normally adequate for nutrient, metal and chemical removal, however at least 100 meters is better for wildlife corridors and water/snow infiltration, and 200 meters are preferable for sediment removal and erosion

control. Mountain View County currently requires dedication of a minimum of 6 m Environmental Reserve and/or Environmental Easement from the surveyed top of bank at the time of subdivision.

Steep Slopes

A slope in excess of 10% is considered to be the threshold above which construction, drainage, layout of utilities, etc. are more complex and more expensive, and where erosion potential is increased. Mountain View County currently requires that development on slopes of 10% or more may require a geotechnical report.

Surface Water

Water collecting on the ground in the form of watercourses (stream, rivers, etc.) water bodies (lakes, ponds, etc.) or wetlands (land whose soil is permanently or seasonally saturated with moisture, and which may be partially or completely covered by water, including swamps, marshes, bogs, sloughs, etc.). These features are important as a source of freshwater and as ecosystems containing often diverse plant and animal life.

Wetlands

Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support vegetation that is adapted for life in saturated soil conditions. Wetlands are protected through a variety of federal and other regulations.

Wildlife Corridor

An area or habitat that allows movement of various species between areas of human inhabitation. It is desirable to avoid fragmentation of patches, so that continuous corridors for wildlife movement can be maintained.

Commented [DGM12]: - always change
- No use for them

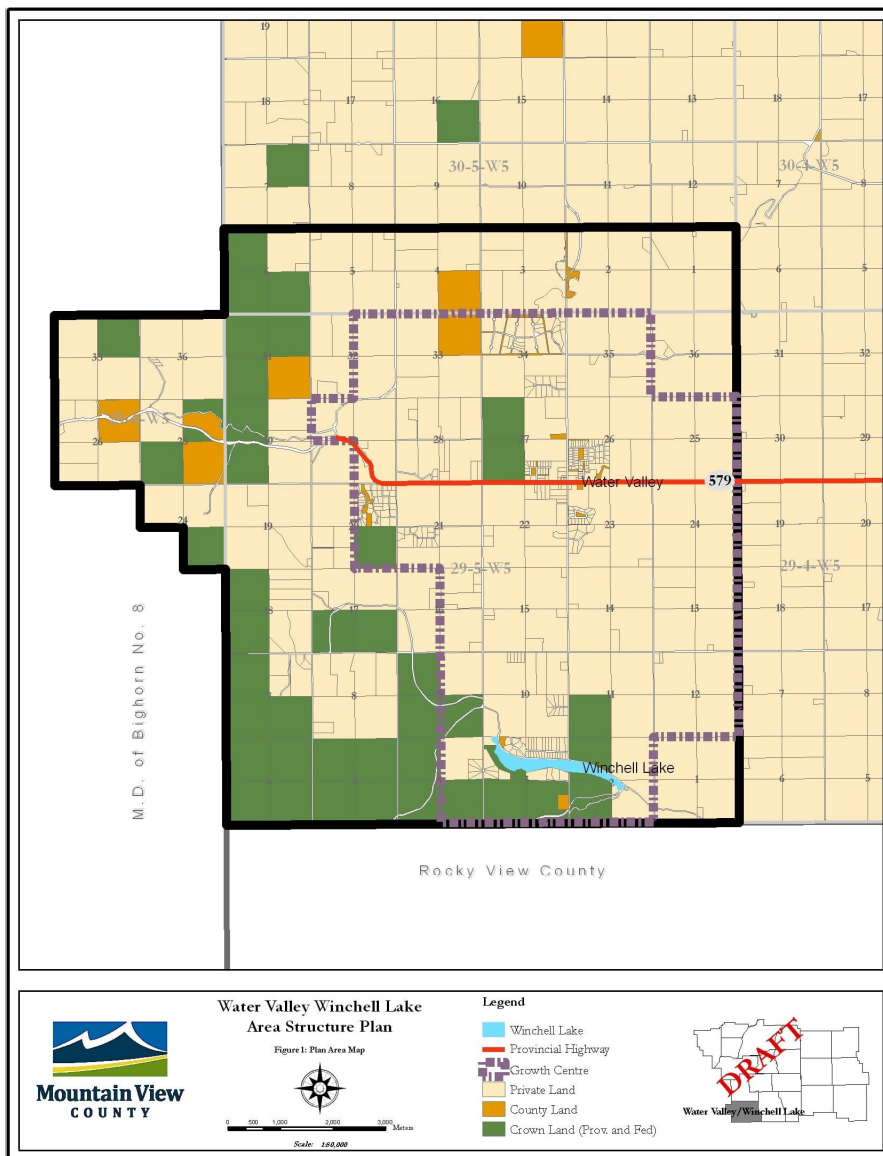


Figure 1: Plan Area Map

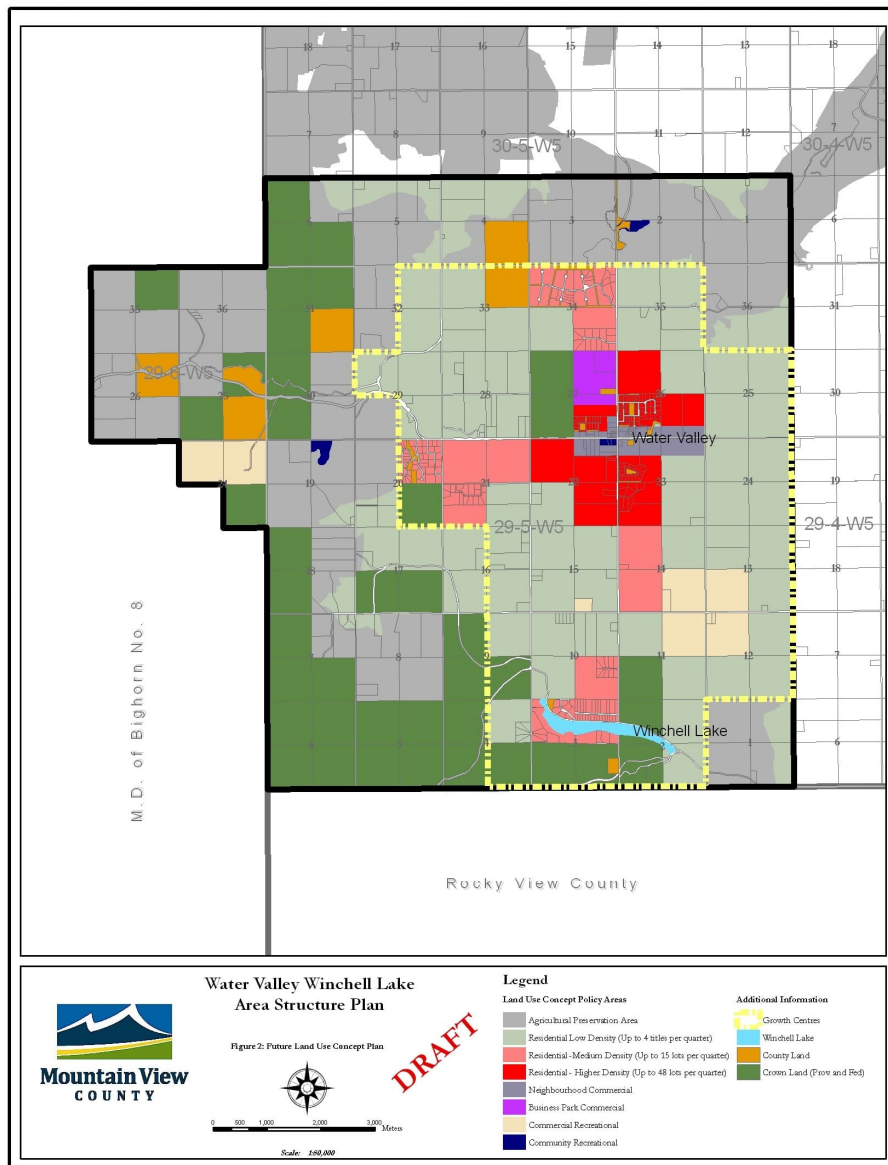


Figure 2: Future Land Use Concept Plan

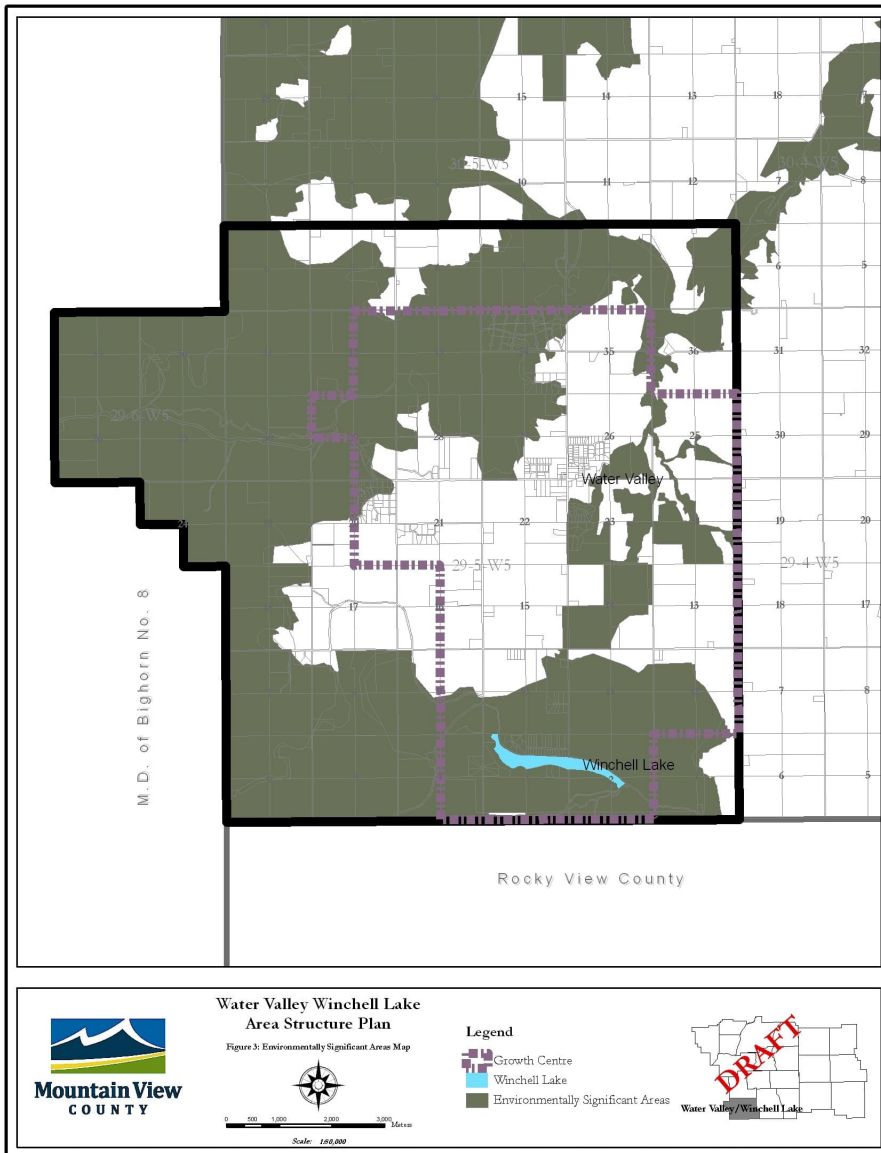


Figure 3: Environmentally Significant Areas Map

