

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**
- WWWL24-001      Moved by A. Miller  
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 27<sup>th</sup>), going through key topics.

Adopted

- 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

A handwritten signature in blue ink, reading "P. D. Lashman", written over a horizontal line.

Chair

I hereby certify these Minutes are correct.