



Mountain View
C O U N T Y

SURVEY – DRAFT LAND
USE CONCEPTS

WATER VALLEY / WINCHELL LAKE AREA
STRUCTURE PLAN SURVEY – DRAFT LAND
USE CONCEPTS

MAY 17, 2010 TO JUNE 11, 2010

WATER VALLEY / WINCHELL LAKE AREA STRUCTURE PLAN

PUBLIC DESIGN CHARRETTE SUMMARY

BACKGROUND

Following the formation of a land use concept, the Steering Committee requested that a survey be sent out to all landowners in the plan area. The purpose of this survey was to gain community input in regards to the proposed draft land use concept. The survey results will be used by the Steering Committee to develop the goals, objectives and policies of the Area Structure Plan.

The main objective for preparing and distributing this survey to all of the landowners in the study area is to attempt to better confirm those subject areas where there is agreement and disagreement and the degrees of both. It is acknowledged that there are elements of the Draft Future Land use Concept where there appears to be consensus support as well as areas where conflicting interests exist, most notably in regard to locations for medium-higher density designations and the density ranges and limits that should be permitted within those designations. It is anticipated that this comprehensive survey will reveal more specifics on land use and growth elements and provide greater confidence for the Steering Committee to move forward with the finalization of the Land Use Concept and the formulation of the goals, objectives and policies of the Area Structure Plan.

RESULTS OF THE SURVEY

Water Valley / Winchell Lake ASP Land Use Survey

1. You are (check all that apply):

	Response Percent	Response Count
full time resident	63.1%	89
seasonal / weekend resident	19.9%	28
landowner	63.1%	89
business owner	8.5%	12
developer	2.8%	4
farmer / rancher	20.6%	29
none of the above	0.7%	1
<i>answered question</i>		141
<i>skipped question</i>		4

2. If you reside in the area, for how long:

	Response Percent	Response Count
less than 1 year	5.0%	6
1-5 years	19.2%	23
6-10 years	16.7%	20
more than 10 years	59.2%	71
<i>answered question</i>		120
<i>skipped question</i>		25





3. Recognizing that agriculture is the base land use in this area, in terms of future growth potential, to what degree do you support the following additional land uses in the Area Structure Plan (ASP) area? (please check each item 1 to 5, 1 = not supportive, 5 = very supportive)

	1 (Not Supportive)	2	3	4	5 (Very Supportive)	Response Count
Low Density Rural Residential (max 5 tillers / quarter section)	14.1% (20)	8.5% (12)	14.1% (20)	24.6% (35)	38.7% (55)	142
Medium Density Rural Residential (6-80 lots / quarter section)	36.4% (52)	15.4% (22)	16.1% (23)	9.8% (14)	22.4% (32)	143
Density Bonused Residential (81-180 lots / quarter section)	62.4% (88)	8.5% (12)	8.5% (12)	9.2% (13)	11.3% (16)	141
Commercial Recreational / Seasonal Residential (e.g. RV parks)	30.8% (44)	15.4% (22)	25.9% (37)	16.8% (24)	11.2% (16)	143
Heavy Industrial (e.g. higher impacts - Manufacturing)	60.6% (86)	17.6% (25)	9.2% (13)	4.9% (7)	7.7% (11)	142
Neighbourhood Commercial (e.g. cafes, small scale retail)	8.5% (12)	5.8% (8)	20.4% (29)	28.2% (40)	37.3% (53)	142
Highway Commercial	36.2% (51)	12.8% (18)	24.1% (34)	16.3% (23)	10.6% (15)	141
Business Park Commercial (e.g. offices, trades)	26.6% (38)	9.8% (14)	28.0% (40)	18.9% (27)	16.8% (24)	143
Institutional (e.g. church, community hall)	7.0% (10)	4.9% (7)	24.6% (35)	24.6% (35)	38.7% (55)	142
Community Recreational Facility (e.g. sportfields)	8.4% (12)	4.2% (6)	18.9% (27)	23.8% (34)	44.8% (64)	143
Gravel Pits	39.9% (57)	23.1% (33)	21.7% (31)	9.1% (13)	6.3% (9)	143
					<i>answered question</i>	144
					<i>skipped question</i>	1

4. What types or forms of new residential growth would you support, provided they're in locations that you would also support? (Please rate each item 1 to 5, 1 = not supportive, 5 = strongly supportive)

	1 (not supportive)	2	3	4	5 (strongly supportive)	Response Count
Townhouses	52.2% (72)	13.8% (19)	15.2% (21)	12.3% (17)	6.5% (9)	138
Lowrise Apartments	65.9% (91)	10.9% (15)	13.8% (19)	5.1% (7)	4.3% (6)	138
Secondary Suites	43.8% (60)	13.9% (19)	20.4% (28)	13.1% (18)	8.8% (12)	137
Recreational or Seasonal Residences	10.8% (15)	14.4% (20)	29.5% (41)	25.2% (35)	20.1% (28)	139
Recreational Lodges / Chalets (for tourists, visitors)	18.0% (25)	11.5% (16)	23.7% (33)	24.5% (34)	22.3% (31)	139
Mobile Homes	35.7% (50)	21.4% (30)	27.9% (39)	11.4% (16)	3.6% (5)	140
RV Parks	30.2% (42)	15.8% (22)	30.9% (43)	12.9% (18)	10.1% (14)	139
Mixed-use Residential (e.g. residential units with retail)	27.9% (39)	15.0% (21)	25.0% (35)	22.1% (31)	10.0% (14)	140
Seniors Community (e.g. 55+ community)	12.2% (17)	7.2% (10)	21.6% (30)	25.2% (35)	33.8% (47)	139
Please comment on the specific forms if you would like:						21
<i>answered question</i>						140
<i>skipped question</i>						5

5. I am interested in seeing retirement housing options in the Water Valley / Winchell Lake area (Please choose one)





	Response Percent	Response Count
Strongly Agree 	30.7%	43
Agree 	47.1%	66
Disagree 	12.1%	17
Strongly Disagree 	10.0%	14
<i>answered question</i>		140
<i>skipped question</i>		5

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What types or forms of new residential growth would you support, provided they're in locations that you would also support? (Please rate each item 1 to 5, 1 = not supportive, 5 = strongly supportive)

#	Response Date	Please comment on the specific forms if you would like:
1	May 21, 2010 1:39 PM	Appropriate locations for each is required-ie RV parks/Townhouses in WV hamlet area
2	May 26, 2010 4:57 PM	apartment buildings only if they fit into a density bonusing, with community support, and attractively designed
3	May 29, 2010 7:32 PM	Condos with smaller lots, (could be detached, or duplexes) would be preferable to townhomes.
4	Jun 1, 2010 2:26 PM	Frontages could allow a tasteful western theme or old fashioned theme like the General Store
5	Jun 1, 2010 3:09 PM	Don't want any medium or large density residential development at all!!! This being a hamlet with farms and acreages and that is why people live outside the city and no hospital for at least 25 minutes either direction,
6	Jun 1, 2010 3:53 PM	why would apartments and townhouses and Seniors homes even be considered. We have Towns Cremona and Sundre Cochrane that offer this type of living, and they are no where near there growth capacity.
7	Jun 2, 2010 8:00 PM	Would rather see permanent residences rather than seasonal
8	Jun 3, 2010 9:26 PM	Single Family Housing - ok
9	Jun 3, 2010 9:54 PM	Homes not RV parks
10	Jun 8, 2010 9:33 PM	Recreational residences around the golf course area. Permanent subdivisions close to the town center.
11	Jun 9, 2010 5:35 PM	We lose a lot of our seniors due to no doc or transportation or housing
12	Jun 9, 2010 5:47 PM	Development be restricted to growth areas, adjacent to County Collector Roads only, and restricted to clustering
13	Jun 10, 2010 9:09 PM	Residential Family
14	Jun 10, 2010 9:28 PM	We need a seniors home offering basic care - meals, laundry, housekeeping. Our seniors have to leave our community when they become too tired to do daily tasks but are in otherwise good health
15	Jun 11, 2010 2:53 PM	Medium density & Commercial developments
16	Jun 11, 2010 3:03 PM	Although County wants growth, it cannot support growth with infrastructure. Single acreage homes only
17	Jun 11, 2010 5:53 PM	Do not want High Density 80 to 160 lots per quarter - sewer? water?
18	Jun 11, 2010 6:09 PM	We would want this development in towns
19	Jun 11, 2010 9:08 PM	Most of these are available a short drive away - why start more destruction of land for humans? Just kick starts more taxes, police, fire, ambulance, planners jobs, hiring more maintenance, crime, etc.
20	Jun 11, 2010 9:31 PM	I belive that residential growth should be in growth nodes or areas which have minimal agriculture use
21	Jun 15, 2010 8:34 PM	Potential townhomes on recreational/seasonal surrounding golf course

6. Using the Draft Concept Landuse Map (available on the Mountain View County Website) as a resource, please respond to the following statement. I am generally supportive of how the residential designations and density limits have been applied to the ASP. (Please select one)

	Response Percent	Response Count
Strongly Agree 	8.6%	12
Agree 	22.3%	31
Agree with some things, disagree with others 	44.6%	62
Disagree 	5.8%	8
Strongly Disagree 	18.7%	26
<i>answered question</i>		139
<i>skipped question</i>		6

7. If you responded to the previous question (# 3) by indicating either "Strongly Disagree", "Disagree", or "Agree with some things, disagree with others", please identify the reasons why:

	Response Percent	Response Count
Too much Medium Density 	59.0%	41
Medium Density is on the wrong locations 	35.4%	29
Too much Medium Density that is eligible for density bonusing 	47.6%	39
Medium Density that is eligible for density bonusing is in the wrong locations 	20.7%	17
Please be more specific for your reasons if you so desire		42
<i>answered question</i>		82
<i>skipped question</i>		63

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If you responded to the previous question (# 3) by indicating either "Srtongly Disagree" , "Disagree" , or "Agree with some things, disagree with others" , please identify the reasons why:

- | # | Response Date | Please be more specific for your reasons if you so desire |
|----|----------------------|--|
| 1 | May 20, 2010 4:30 PM | you don't leave enough for agriculture! Agriculture is a dying breed and your not helping that at all!! We should be supporting agriculture, not taking away from it!! |
| 2 | May 21, 2010 1:39 PM | Range for medium density is way to wide- should be a range from 6-10, another from 11-25 and a third from 26-80 |
| 3 | May 29, 2010 7:08 PM | Not so much disagreement with development but with concerns on the effects of some developments on the excisting housing |
| 4 | May 31, 2010 9:14 PM | In addition to medium density areas, bonusing would allow for an additional 1200+ households. Some area proposed for bonusing are agricultural areas now. When roads are built lots would be loss than 1 acre. |
| 5 | Jun 1, 2010 2:26 PM | So much good agricultural land is taken up along the connector roads where there is other land that could be developed for housing which would be a better land use designation than it is as agricultural land i.e. the Winchell Lake Coulee |
| 6 | Jun 1, 2010 3:04 PM | Should be restricted to within 1 mile of Water Valley hamlet |
| 7 | Jun 1, 2010 3:09 PM | Please just leave Water Valley like the sleepy hamlet it is now. We do not want Water Valley to be like the Bragg Creek of the North |
| 8 | Jun 1, 2010 3:17 PM | I'm ok with medium density within 2 quarters of the Hamlet of Water Valley but why spread it further? |
| 9 | Jun 1, 2010 3:53 PM | Business Park Commercial location preposed to be right in the middle of the Hamlet, prime land for possible low density/medium subdivision potential, which already is surrounded by existing subdivisions and to place a Commercial Business park not only would be determental for many environmental reasons as well how un-appealing for any acreage landowner to want to live or build across from this type of area. Looking at any successful smaller town ex: Bragg Creek, has maintained its beauty and kept commercial to the main hub and country residential type acreages that are appealing to Country land owners wanting privacy, rural setting unlike the city or larger towns all around us. Density Bonusing in any area in Water Valley is un-natural for this type of area,un-desirable as well, why would people drive 50 minutes from the city to live on 1 of 240 lots when you can do that and be 15 minutes from the city, Cochrane, Airdrie, Sundre, Olds etc. etc. |
| 10 | Jun 1, 2010 3:55 PM | No density bonusing north of 579 |
| 11 | Jun 1, 2010 5:06 PM | Only some of the bonusing is in the wrong location |
| 12 | Jun 1, 2010 5:14 PM | Before any high density ie less than, or greater 2 acres, a communal co-op water system must take place as for private septic , eg ok greater than 2 acres |
| 13 | Jun 1, 2010 5:42 PM | Should also be north/south along 5.2 |
| 14 | Jun 1, 2010 5:53 PM | I think density should be allocated to major routes (Hwy 579), as well as any commercial development |
- Residential subdivision adjacent to agriculture land is a recipe for

- 15Jun 1, 2010 6:01 PM confrontation and dispute. Farming is hard enough without the hassle of complaints from acreage owners complaining because I am combining after 11 pm
- 16Jun 2, 2010 7:20 PM Medium density will create conflicts between landowners because too many people won't respect others rights or privacy
- 17Jun 2, 2010 7:26 PM Density should be restricted to Town/City suburbs, not created in previously designated agricultural land wherever a landowner chooses to sell
- 18Jun 2, 2010 8:00 PM You are still taking good farmland (east side) where low density is to be allowed and designating poorer land (west side) as farm land. Put the houses on the poorer farmland
- 19Jun 3, 2010 9:01 PM I am strongly opposed to increased housing and human density in the Water Valley area. I own property in the area for the purpose of escaping to the quiet wilderness. Environmental protection matters the most to me.
- 20Jun 3, 2010 9:37 PM No development near Little Red Deer River or Big Prairie Creek
- 21Jun 3, 2010 9:44 PM Too much commerical rec in agricultural
- 22Jun 3, 2010 9:50 PM We moved to Water Valley to get away from high density living
- 23Jun 3, 2010 9:54 PM Homes not RV parks or gravel pits
- 24Jun 3, 2010 9:59 PM No development near Little Red Deer or Big Prairie Creek
- 25Jun 4, 2010 5:08 PM Some of the low density (South of the 4 way stop) could easily be medium density (80 lots per quarter)
- 26Jun 8, 2010 9:33 PM Medium density for bonusing south of hiway 579 is excellent
This area is already seeing the impact of development - i.e. affecting wildlife (city people trapping bears, quad use unrestricted on small parcels of land in subdivisions and on all road ways, drunk drivers, no policing)
- 27Jun 10, 2010 8:11 PM
- 28Jun 10, 2010 8:38 PM The density limits identified in the ASP are not supported by services or roads to handle the population
- 29Jun 10, 2010 9:28 PM There really isn't a "medium" - either 5 lots per quarter (low) or 80 to 160 lots per quarter (high) - where is the middle ground of 10 to 20 lots per quarter?
- 30Jun 11, 2010 2:22 AM I disagree with the Industrial County Collector Network. This road passes through what you have labelled as residential. An industrial road passing through a residential area is noisy and unsafe. I am still not sure about the density. If you could provide examples of what each looks like it would be helpful.
- 31Jun 11, 2010 2:28 PM Also, too much Commerical Recreational
- 32Jun 11, 2010 2:40 PM We do not understand why some parcels are still agricultural when medium density is on both sides of them.
- 33Jun 11, 2010 2:53 PM Medium density with the option for high density south of hiway 579 is excellent - But, it should be extended along the north/south major collector road for at least 2 miles south of the intersection in the centre of Water Valley
- 34Jun 11, 2010 3:03 PM We don't want medium or high density, doesn't County listen
- 35Jun 11, 2010 5:53 PM What about servicing - water and sewer - High density is another town
- 36Jun 11, 2010 6:09 PM Too much medium density beside Stony Creek
- 37Jun 11, 2010 9:08 PM 2 quarter sections both north and west of the 16 quarter sections of Water Valley 4 way stop - too much too soon. Will create traffic/water/police problems. Only suits greed of current landowners. Get inner square

- sorted first. Also takes up great agricultural/forested land
- 38 Jun 11, 2010 9:31 PM There may still need to be discussions in this area
- 39 Jun 15, 2010 8:07 PM No more than 20 lots per quarter or m/d too close ot L. Red River!
- 40 Jun 15, 2010 8:16 PM Don't agree with medium density - no more than 20 lots/quarter. Medium density shouldn't be so far north to river (close to it)
- 41 Jun 15, 2010 8:28 PM Don't see the need for any medium density bonusing at all
- 42 Jun 15, 2010 8:34 PM concerned with medium density surrounding waterways

8. If you responded to question 3 by indicating either "Strongly Agree", "Agree", or Agree with some things, disagree with others", please identify the reasons why:

		Response Percent	Response Count
Appropriate amount of Medium Density provided		50.9%	29
Medium Density is in the appropriate locations		49.1%	28
Appropriate amount of Medium Density that is eligible for density bonusing		29.8%	17
Medium Density that is eligible for density bonusing is in the appropriate locations		36.8%	21
	Please be more specific for your reasons if you so desire		21
			<i>answered question</i>
			57
			<i>skipped question</i>
			88

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If you responded to question 3 by indicating either "Strongly Agree", "Agree", or Agree with some things, disagree with others", please identify the reasons why:

#	Response Date	Please be more specific for your reasons if you so desire
1	May 21, 2010 1:39 PM	same comments
2	May 26, 2010 4:57 PM	I like the core density idea, and I think it is good to have some density bonusing close to the core so we can get sewer, water and possibly some community facilities supplied to the core.
3	May 29, 2010 7:08 PM	concerns about water availability and effects of sewer systems on water quality
4	May 29, 2010 8:14 PM	We moved to Water Valley to get away from high density living, air pollution, noise pollution, traffic etc.
5	Jun 1, 2010 5:06 PM	I disagree with all of the above
6	Jun 1, 2010 5:14 PM	All high or medium densities must be on a communal co-op water system, then there is no longer aquifer contamination
7	Jun 2, 2010 8:00 PM	Development needs to be where the existing town and communities are, not scattered around the farm land.
8	Jun 4, 2010 2:21 PM	Question - Could existing subdivision be further subdivided? e.g. 10 acre to 2x5 or 5 acres to 2x2.5
9	Jun 4, 2010 5:08 PM	The low density as noted above is a concern. It could be medium with max 80 lots per quarter
10	Jun 6, 2010 6:55 PM	Low density should be 6-8 lots per quarter based on location and alternate land use.
11	Jun 8, 2010 9:33 PM	Normally bordering golf courses you would see a higher density of homes than is on the current plan map. Development like this specifically to the north of the minor collector road would attract people to the area, and thereby help town businesses.
12	Jun 9, 2010 6:02 PM	Agree medium density areas in appropriate places
13	Jun 9, 2010 6:07 PM	Too much too fast
14	Jun 10, 2010 8:04 PM	Concern - Infrastructure costs to go to medium density areas west and north. Where will water treatment and waste water treatment be located? If there an area in the plan for Business Commercial aside from this in the future?
15	Jun 10, 2010 8:38 PM	Bonusing is not a factor if services or roads are deficient
16	Jun 11, 2010 2:53 PM	Of particular interest is to allow high density development north and immediately west of the golf course in the adjacent quarters
17	Jun 11, 2010 5:53 PM	I believe the high density parcels are in the wrong locations
18	Jun 11, 2010 7:52 PM	The Community should only allow limited population growth. Should be left as recreational and/or small acreages to keep a small community spirit.
19	Jun 11, 2010 9:31 PM	Again may need to adjust location of medium density
20	Jun 15, 2010 8:07 PM	Recreational around golf course ok, like ag or L.d north of L. R Deer River and east
21	Jun 15, 2010 8:16 PM	Like the amount of agriculture, particularly to the east and north. Don't mind recreational around the WV golf course - seems suitable

9. A mix of different land uses is provided within the Water Valley hub. (Score each Item 1 to 5 according to your level of support, 1 = not supportive, 5 = very supportive)

	1 (Not Supportive)	2	3	4	5 (Very Supportive)	Response Count
Neighbourhood Commercial (small retail stores, cafes, bed & breakfast)	5.0% (7)	0.7% (1)	17.0% (24)	22.7% (32)	54.6% (77)	141
Business Park Commercial (light trades, mechanic/auto shop, offices)	10.6% (15)	6.4% (9)	27.7% (39)	24.8% (35)	30.5% (43)	141
Community Recreational (e.g. sportsfields)	6.4% (9)	3.5% (5)	14.9% (21)	26.2% (37)	48.9% (69)	141
Medium Density Residential (6-80 lots / quarter section)	25.0% (35)	15.7% (22)	22.1% (31)	17.1% (24)	20.0% (28)	140
Medium Density eligible for density bonusing (61 - 160 lots / quarter section)	54.6% (77)	14.2% (20)	12.8% (18)	10.6% (15)	7.8% (11)	141
Pedestrian Corridors (Trails, Linkages)	15.8% (22)	2.9% (4)	16.5% (23)	20.9% (29)	43.9% (61)	139
Please indicate the reasons for your support or lack of support for any of the above land uses						48
					<i>answered question</i>	141
					<i>skipped question</i>	4

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A mix of different land uses is provided within the Water Valley hub. (Score each item 1 to 5 according to your level of support, 1 = not supportive, 5 = very supportive)

#	Response Date	Please indicate the reasons for your support or lack of support for any of the above land uses
1	May 21, 2010 1:39 PM	support medium density up to 25 lots/quarter-
2	May 29, 2010 7:11 PM	community recreation should be limited to sportsfields and such but absolutely no power engine sports as off-road trails and such
3	May 29, 2010 8:15 PM	I do not support any of the above development. It will increase air pollution, water pollution, and noise pollution. I want to preserve the rural setting as it is.
4	May 30, 2010 4:10 PM	We need to maintain the 'away from the city' aspects. I.e., focus on recreation instead of work.
5	Jun 1, 2010 3:00 PM	Density too high, hiking trails needed
6	Jun 1, 2010 3:19 PM	The 2 quarters within Water Valley ok, NOT further west. No need to spread out on the south side of # 579
7	Jun 1, 2010 3:26 PM	Too much density will cause the loss of the charm
8	Jun 1, 2010 3:57 PM	Keep Mechanic/Auto shop, Commercial trades to main hwys, no where near residential, easy access for business traffice off main hwy, example Hwy 22, prime location, good traffic and access.
9	Jun 1, 2010 3:57 PM	No medium density for density bonusing north of 579
10	Jun 1, 2010 4:12 PM	I do not think ag land should be used as a cash cow for the County to get taxes. It won't make ours go down so why is it a benefit?
11	Jun 1, 2010 5:07 PM	Community rec, wrong location. Med density ok in some locations but not others. Med density with bonus some in wrong location. Don't agree with pedestrian trails
12	Jun 1, 2010 5:30 PM	I do not want to see any medium density - 81-160 lots
13	Jun 1, 2010 5:42 PM	Pedestrian trails should not impact adjacent land owners
14	Jun 1, 2010 5:54 PM	We need to attract income for the area with slow growth, so the area can handle infnstructure etc.
15	Jun 1, 2010 6:02 PM	Keep medium and high density residential and commercial contained in a central location
16	Jun 1, 2010 7:16 PM	Water contamination, Absolutely no commercial business parks. We already have Cremona. This commercial business park should not be anywhere near existing residential - crazy noise, polution, loss of privacy, safety concerns, loss of property values. Unsure why this is the draft, it was not the plan that was voted for at the last ASP meeting - most opposed.
17	Jun 1, 2010 7:38 PM	The community needs much more growth, both residential and commercial
18	Jun 2, 2010 7:21 PM	Water Valley is already an established village so these things suit the area
19	Jun 2, 2010 7:27 PM	Water Valley is an established town and should support business and recreation
20	Jun 2, 2010 7:38 PM	Community Rec far to large of an area, does not say if quads are allowed which I would be against. More explanation required as what the area would be used for i.e. hiking, cross country skiing, pedal biking. I would be in disagreement if quads, dirt bikes, snowmobiles or sled dogs are allowed in these areas.

- 21 Jun 2, 2010 8:03 PM I would rather see the development curtailed to existing residential areas so water, sewer etc can be properly dealt with rather than spread along collector roads. Collector roads mean more maintenance, more busing, water and sewer spread over a large areas - keep it confined to a tighter area. Collector roads mean I can put 5 houses on my quarter but the neighbour next door can not. Is this fair?
- 22 Jun 3, 2010 9:07 PM The balance of personal goals/objectives vs. the need for a tax base of \$\$\$
- 23 Jun 3, 2010 9:26 PM 81-160 lots seems way too much - will road structure, utilities support it?
- 24 Jun 3, 2010 9:54 PM Tax payers are concerned about community, campers or gravel pits don't
- 25 Jun 4, 2010 2:22 PM We need more people living here or we will not be able to sustain even current stores, businesses
- 26 Jun 4, 2010 5:09 PM The Business Park Commercial should not be across from the medium density (with bonus to 160). The trails are a must to let people access the community on foot or bike.
- 27 Jun 8, 2010 4:30 PM Would like to see enough population/commercial activity to sustain itself, and do minimal damage to the environment.
- 28 Jun 8, 2010 9:33 PM The pedestrian corridors should follow existing roadways and not cross private land - specifically the connector to the golf course.
- 29 Jun 9, 2010 5:25 PM I would not like to see Water Valley lose its small town atmosphere but I would like to see the local - long time residents - small growth within retail sector in the Town of Water Valley
- 30 Jun 9, 2010 5:31 PM 81-160 lots far too many
- 31 Jun 9, 2010 5:35 PM Anything over 80 more like a town
- 32 Jun 9, 2010 5:43 PM Larger land parcels keep the small town feel
- 33 Jun 9, 2010 5:55 PM Ban use of quads and snow mobiles
- 34 Jun 9, 2010 6:03 PM I do not agree that Boom Construction is allowed to run their business out of a residential area. They should be made to run their business out of Business Park Commercial
- 35 Jun 10, 2010 8:06 PM All are required as/if the community grows. East/West corridor good location for neighbourhood commercial. Community Recreation area very large
- 36 Jun 10, 2010 8:13 PM Leave it as is. There is not enough policing currently. How does the County plan on dealing with all the issues of so many to the country so they can have freedom. One County patrol for all of Mountainview writing articles in local paper about problems that no one reads? So far not working!!
- 37 Jun 10, 2010 8:39 PM Too many houses, services a problem, medical problem, policing a problem, traffic a problem. Who will buy a lot here with 80 gravel trucks hauling all summer long?
- 38 Jun 10, 2010 8:46 PM To maintain small village atmosphere. You can't provide adequate infrastructure like policing, water, sewer
- 39 Jun 10, 2010 9:00 PM Pedestrian corridor should extend west, along 579 from the hub, to the existing multi-lot
- 40 Jun 11, 2010 2:23 AM These types of businesses will form a hub that supports a sense of community - a people friendly hub.
- 41 Jun 11, 2010 2:54 PM Pedestrian trails should be considered when high density developments are done and follow roadways. No trails should be considered until there are enough users to justify them

- 42 Jun 11, 2010 3:04 PM We all moved from high medium density for a or many reasons
- 43 Jun 11, 2010 5:54 PM I believe the high density would be harmful to the way of life in the Water Valley area
- 44 Jun 11, 2010 9:10 PM What do you mean "hub"? The square of 16 or the extra N & W quarter sections (2 each). No density bonusing outside of 16 1/4 sections. The planning plan is too pro-planning dept rather than keeping outdoors and natural areas
- 45 Jun 11, 2010 9:32 PM Be careful with commercial uses. I have seen this not work very well
- 46 Jun 15, 2010 8:00 PM Reasonable Expectations in the near future
- 47 Jun 15, 2010 8:08 PM No medium density! Trails destroy animal habitat & vegetation - create security issues
- 48 Jun 15, 2010 8:17 PM Am not supportive of medium density at all. Keeping this area as natural as possible to ensure that this area remains the treasure it is. Ped. Corridors tend to lead to habitat destruction. If Ped corridors is on major rd ways and just around central hub as shown, then ok.

10. Which of the following facilities might you like to see developed, expanded or improved either now or at some point in the future? (Please select beside all those that may apply)














		Response Percent	Response Count
A skateboard park		15.6%	20
A day use park		60.2%	77
Sportsfields (e.g. ball diamond, soccer field)		67.2%	86
Skating rink		50.0%	64
Curling rink		30.5%	39
New Community Centre		67.2%	86
Any opportunity / activity for kids		50.8%	65
Equestrian centre / facilities		39.1%	50
		Other (please specify)	21
		<i>answered question</i>	128
		<i>skipped question</i>	17

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Which of the following facilities might you like to see developed, expanded or improved either now or at some point in the future? (Please select beside all those that may apply)

#	Response Date	Other (please specify)
1	May 21, 2010 1:41 PM	Outdoor skating rink
2	May 26, 2010 5:08 PM	Curling Rink only if there is enough interest to support 2 in the immediate area.
3	May 29, 2010 8:15 PM	DO NOT SUPPORT.
4	Jun 1, 2010 2:19 PM	Indoor swimming pool
5	Jun 1, 2010 3:12 PM	None of the above now or in the future. We do not want it or support it.
6	Jun 1, 2010 5:08 PM	None of the above, we already have a small diamond and community center
7	Jun 1, 2010 5:48 PM	Not sure at this time
8	Jun 1, 2010 7:17 PM	We don't need a lot of this we have it 5 mins away in Cremona
9	Jun 1, 2010 7:39 PM	Swimming pool
10	Jun 3, 2010 9:31 PM	New area for library
11	Jun 3, 2010 9:47 PM	Improve existing Community Centre
12	Jun 8, 2010 3:20 PM	Rodeo Grounds near Water Valley
13	Jun 9, 2010 2:48 PM	No development of Crown Land
14	Jun 9, 2010 5:36 PM	Senior Centre
15	Jun 10, 2010 8:47 PM	Bowling alley, Seniors Centre
16	Jun 10, 2010 9:01 PM	A man made lake only large enough to support canoeing, fishing, swimming and skating; no powerboats or waterskiing
17	Jun 11, 2010 9:11 PM	Many of these are available - problem (you need population to get them) population = more \$ and crime
18	Jun 14, 2010 4:35 PM	BMX Park (Pedal bike course)
19	Jun 15, 2010 8:09 PM	Dont want them public owned - higher taxes!
20	Jun 15, 2010 8:18 PM	Could support some of these if funded by grants, fundraising, etc. - i.e. not raising taxes
21	Jun 15, 2010 8:34 PM	Tennis Court

11. Which of the following do you support in the planning area? (Please select all those that may apply)










		Response Percent	Response Count
Hiking		82.2%	106
Walking Trails		84.5%	109
Horse Riding Trails		60.5%	78
Bicycle Trails		70.5%	91
Off-Trail Mountain Biking		35.7%	46
Cross Country Skiing		72.1%	93
Picnic Area		80.6%	104
Hunting		21.7%	28
Camping Areas		49.6%	64
ATV use restricted to designated trails / areas		32.6%	42
ATV use anywhere in plan area		7.0%	9
Snowmobiling restricted to designated trails / areas		32.6%	42
Snowmobiling anywhere in the plan area		5.4%	7
	Other (please specify)		13
			answered question
			129
			skipped question
			16

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Which of the following do you support in the planning area? (Please select all those that may apply)

#	Response Date	Other (please specify)
1	May 21, 2010 1:41 PM	no ATV's or skiidoos on crown lands
2	May 29, 2010 8:15 PM	DO NOT SUPPORT.
3	Jun 1, 2010 3:12 PM	None of the above now or in the future. We do not want it or support it.
4	Jun 1, 2010 5:08 PM	None of the above, we have camping areas
5	Jun 1, 2010 6:02 PM	None
6	Jun 3, 2010 9:54 PM	None of the above
7	Jun 6, 2010 6:58 PM	General non-motorized use.
8	Jun 9, 2010 2:48 PM	No Motorized Vehicles
9	Jun 9, 2010 5:47 PM	No ATV Use - Bad for environment and noise pollution
10	Jun 9, 2010 5:56 PM	Ban ATVs and Snowmobiles completely - They do too much damage and are a public nuisance
11	Jun 10, 2010 8:40 PM	The farmers would be outraged at this proposal, not to mention private landowners adjacent to the commercial recreational lands. Also, gravel trucks and hiking don't mix
12	Jun 11, 2010 2:55 PM	Motorized vehicles should be limited to Crown Land (ATV & Snowmobiles)
13	Jun 11, 2010 3:24 PM	No ATV activity at all

12. What are suitable forms of commercial recreational development in the area? (please check all those that apply)

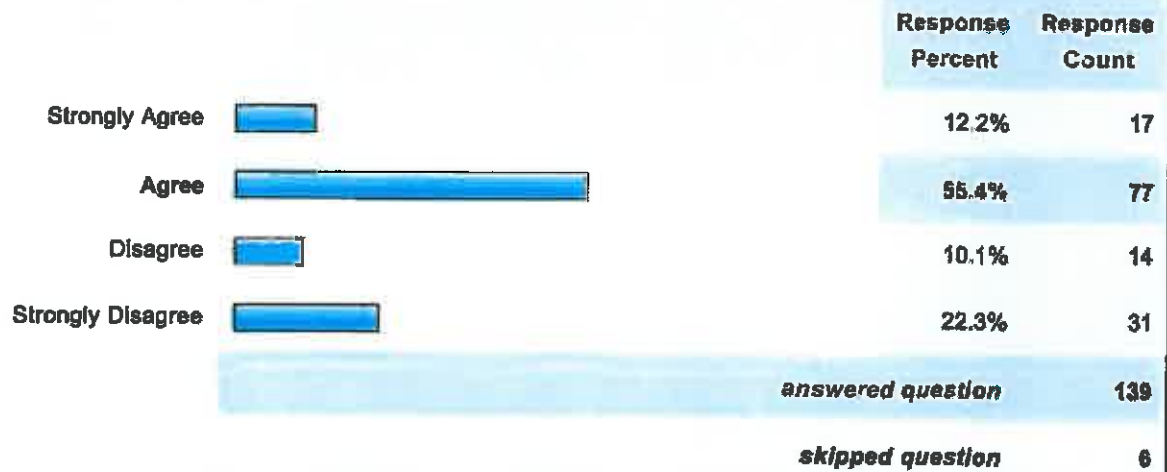
		Response Percent	Response Count
Golf Course		73.5%	100
Campground		66.2%	90
Archery Course		44.9%	61
Gun Club		14.0%	19
Institutional Camps		38.8%	60
Sports Camps		53.7%	73
Paintball course / facility		14.7%	20
Equestrian facilities		57.4%	78
Do not support any form of commercial recreational development		11.0%	15
	Other (please specify)		13
			answered question
			136
			skipped question
			9

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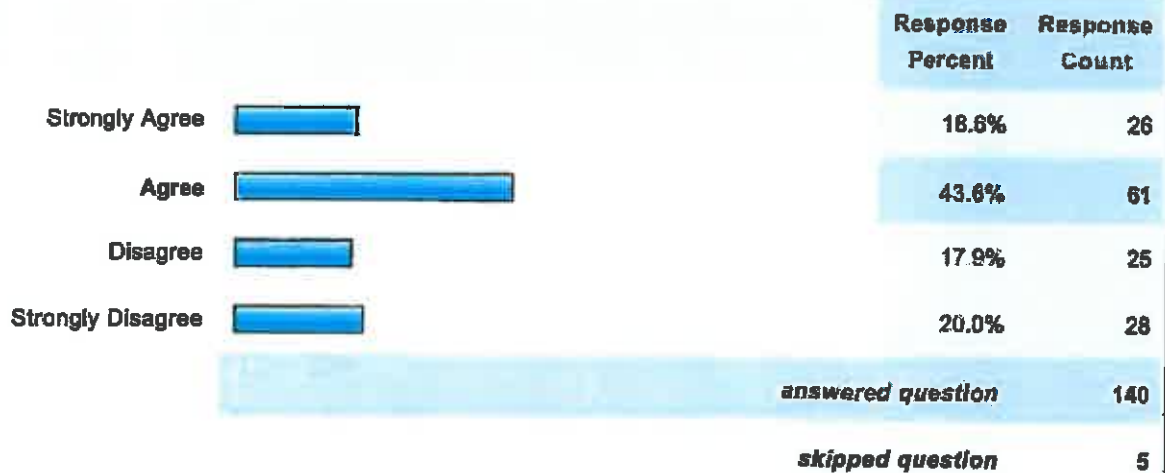
What are suitable forms of commercial recreational development in the area? (please check all those that apply)

#	Response Date	Other (please specify)
1	Jun 1, 2010 3:13 PM	We do not support this now or in the future. Leave Water Valley the hamlet it is now
2	Jun 1, 2010 4:04 PM	Enhance the Town of Cremona, they should have these types of facilities.
3	Jun 1, 2010 5:08 PM	There is a golf course and campgrounds already, the rest I disagree with
4	Jun 1, 2010 5:49 PM	Do not want to see giant commercial developments
5	Jun 2, 2010 8:04 PM	Does this mean that only the designated areas are going to be allowed for these applications? What happens when I want to put a RV park on my low density area?
6	Jun 3, 2010 9:07 PM	No noise
7	Jun 9, 2010 5:47 PM	Only in consultation with neighbours
8	Jun 10, 2010 9:31 PM	Dog kennels can pose a noise problem - these should be located on lots of 10 acres or more and situated in the centre, not the edge of the property
9	Jun 11, 2010 5:12 AM	campgrounds are a nice idea, however, when they are in a small area surrounded by private land there is too much potential for conflict with landowners
10	Jun 11, 2010 2:56 PM	The above activities are best suited to land outside the growth centre
11	Jun 11, 2010 6:10 PM	Commercial recreational development need to be quiet
12	Jun 11, 2010 9:34 PM	+ 55 full time complex with small residential units
13	Jun 15, 2010 8:31 PM	Nature Reserves





13. There is significant pressure throughout Mountain View County for seasonal recreational residential development. These uses can range in intensity from overnight campgrounds, to private RV resorts, to residential resorts that resemble a more permanent form of development. The Municipal Development Plan (MDP) generally provides a great deal of flexibility in terms of where these uses can locate provided they are guided by the natural features of the site, meet minimum development standards and are compatible with surrounding uses. Based on this statement, please respond to the following two statements: i) I would like to see specific areas targeted and designated for commercial recreational development in the preparation of this Area Structure Plan.



14. ii) I would like to see the Area Structure Plan have flexibility in allowing for commercial recreational development to be considered and evaluated on a case by case basis.



15. County Policy and Procedure 6009 currently addresses environmental protection matters during the development process through a combination of restrictions on land use and / or required improvements on the land (e.g. riparian fencing). Acknowledging that the County has adopted this policy/procedure which addresses environmental protection matters, rate your opinion of the following statement: Additional environmental protection regulations are required in the Water Valley / Winchell Lake Area Structure Plan area.

		Response Percent	Response Count
Strongly Agree		41.2%	66
Agree		33.1%	45
Disagree		18.4%	25
Strongly Disagree		7.4%	10
	Please expand if you desire:		37
		<i>answered question</i>	136
		<i>skipped question</i>	9

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County Policy and Procedure 6009 currently addresses environmental protection matters during the development process through a combination of restrictions on land use and / or required improvements on the land (e.g. riparian fencing). Acknowledging that the County has adopted this policy/procedure which addresses environmental protection matters, rate your opinion of the following statement: Additional environmental protection regulations are required in the Water Valley / Winchell Lake Area Structure Plan area.

#	Response Date	Please expand if you desire:
1	May 21, 2010 1:45 PM	WE have appropriate controls in place currently- do not need additional regulations from county to deal with this
2	May 26, 2010 5:12 PM	There are very strong regulations in place already. It is important to incorporate them into the ASP.
3	May 31, 2010 9:02 PM	In previous subdivisions, the County has insisted on measures i disagree with
4	May 31, 2010 9:15 PM	Rivers and streams need to be protected from high density areas
5	Jun 1, 2010 2:33 PM	Development can work alongside environmental protection. All lands should be considered environmentally sensitive and good farm land needs to be protected from housing developments
6	Jun 1, 2010 2:55 PM	We were here first
7	Jun 1, 2010 3:41 PM	Already enough
8	Jun 1, 2010 5:45 PM	The existing policy is not balanced. Additional regulations is not required. The existing policy should be revisited this time with complete public input
9	Jun 1, 2010 5:56 PM	Although a person may own the land, water (ie streams, lakes) are the responsibility of all of us. Water enters there property and exits, so it is all our responsibility. This is an incredible area and needs more protection. We do not need commercial business parks next to residential areas that already have been accessed as an environmentally significant area and wildlife corridor. It is outrageous that a business park would be considered next to residential (Black Bear Ridge). There would be well water contamination, noise pollution, pollution from chemicals, contaminates in the air, loss of privacy, health risks, safety concerns, excessive traffic, loss of local wildlife. I believe this area on the draft designated commercial business park is only because the transfer station is already there so that makes it ok. NO! The transfer station is not permanent. It can be moved and will be required to be moved as it will not be environmentally safe as the area grows. Should be located a long ways from any residential.
10	Jun 1, 2010 7:28 PM	Environmental protection must be enforced because already rules are being ignored and land and riparian areas are being damaged by landowners including farmers and horse/cattle people
11	Jun 2, 2010 7:22 PM	There must be accountability in environmental protection - it is not enough to create policy & regulation if these cannot be monitored and/or enforced
12	Jun 2, 2010 7:28 PM	Under Provincial rules ESA's are taken into account now the County wants to reinvent the rules under the County's rules. The Area Structure Plan does not need to put in more rules and regulations
13	Jun 2, 2010 8:07 PM	





- 14Jun 3, 2010 9:39 PM Restrict development on or near creeks, rivers and lakes
- 15Jun 3, 2010 9:56 PM Bylaw Officers shouldn't be allowed to let their friends disobey the laws. Laws should apply equally.
- 16Jun 3, 2010 10:01 PM Restrict development on or near creeks, rivers and lakes
- 17Jun 4, 2010 2:19 PM Groundwater supply for drinking purposes - major concern with additional development in this area. I've seen wells in many small communities "dry up" from overuse
- 18Jun 8, 2010 9:36 PM Within a 2 mile radius of the town center the restrictions should be relaxed
But I think that the environmental protection is set up to start with is wrong as there are areas that are not and it cost a quarter to get it cleared.
- 19Jun 9, 2010 5:40 PM A better job should be done on these areas. I'm also concerned that we would not have a say in tree sector on our own plans soon and what we do on our land
The area, being part of a narrow strip of unique transitional riparian ecosystem between prairie grassland and mountainscape environments, being home to rare and endangered species and being in such close proximity to a fast growing major urban centre such as Calgary, it is highly susceptible to rapid overdevelopment occurring to the detriment of the integrity of the ecosystem
- 20Jun 9, 2010 5:50 PM
- 21Jun 9, 2010 6:05 PM All business such as gravel construction (Boom) should be made to work out of Business Park
- 22Jun 10, 2010 8:07 PM Regulate large commercial hauling operations to designated routes and enforce
In our subdivision (Water Valley Heights) of 14 lots - 10 with houses - 4 of us have had our wells dry up (8-10 gal/min to .5-0) On Draft plan our subdivision is surrounded by medium density of potentially 100 lots per quarter. How does the County plan on providing water for that much development when Water Valley is known to have water supply problems? Will the County be responsible for drilling us new wells when we further losted out aquifers from more pressures to our water supply? Will the County pay the costs of the new wells? As the subdivision is developed more of us that were here first lost our water. How can you possibly supply that many residences with water???
- 23Jun 10, 2010 8:18 PM
- 24Jun 10, 2010 8:49 PM Are these Policy/Procedure strictly adhered!!
- 25Jun 10, 2010 9:02 PM Water sources must be protected. Fish and wildlife must be protected 10 % of a 1/4 to be developed, or any size parcel, is too little to be set aside for open space - and I hope this 10 % does not include roads. Your info sheet did not specify the amount needed or set aside for roads. Areas along creeks, even the smaller ones, like the west fork of Stony needs to have the creek up to and including the ridge on both sides protected from tree removal and development. Wetland areas need to be set aside and marked with signs that it is a protected area
- 26Jun 10, 2010 9:36 PM
- 27Jun 11, 2010 2:25 AM I have recently observed riparian habitat completely destroyed, apparently within current regulations. I have previously observed road building and clearing around Winchell Lake. This was done in violation of regulations. So addition protection regulations are needed, people need to be aware of the regulations and violations must be significant enough to provide a deterrent.

- 28Jun 11, 2010 2:49 PM This needs to be decided on a case by case basis
- 29Jun 11, 2010 2:58 PM Environmental regulations should be relaxed within 2 miles of the town centre to stimulate development. Outside of that area existing regulations are acceptable
- 30Jun 11, 2010 3:06 PM County has not shown any intention to protect wildlife areas why would they now speak out of both sides of there mouth now
- 31Jun 11, 2010 5:57 PM I would probably sell our property which is adjacent to the Little Red - if dense development was passed near this location. I have owned this property for 30 years
- 32Jun 11, 2010 6:11 PM We need to protect those quarters next to Stony Creek and the Little Red Deer River
- 33Jun 11, 2010 9:13 PM Water, traffic pollution, human disregard for land make 6009 weak
- 34Jun 11, 2010 9:35 PM Environmental policies need to be balanced and not unreasonable
- 35Jun 15, 2010 8:10 PM This area is fragile and over development would cause the destruction of the ecosystem. All riparian areas need particular protection, with significant setbacks
- 36Jun 15, 2010 8:21 PM While the County may place restrictions and easements, etc. there is nobody to actually monitor its requirements, and that is where the Policy is sorely lacking. This area is very special and has significant riparian areas that do need protection from overdevelopment to protect all life dependant on it, and to protect our water.
- 37Jun 15, 2010 8:37 PM Regulations that do no permit medium or long term resource extraction e.g. gravel pit extraction without a review process or approval in a far less term (e.g. 5 years, not 20 years)

16. The Area Structure Plan will include goals, objectives, and policies on environmental protection and conservation. Development can result in a range of impacts on the environment from wetland loss to light pollution. (Score each item 1 to 5 according to your level of concern, 1 = high concern, 5 = low concern)

	1 (High Concern)	2	3	4	5 (Low Concern)	Response Count
Noise	59.0% (72)	12.3% (15)	18.0% (22)	7.4% (9)	3.3% (4)	122
Wetland preservation	61.9% (86)	14.4% (20)	12.2% (17)	7.2% (10)	4.3% (6)	139
Preservation of wildlife corridors	60.0% (84)	18.6% (26)	11.4% (16)	4.3% (6)	5.7% (8)	140
Preservation of forested areas / tree cover	56.8% (79)	17.3% (24)	13.7% (19)	6.5% (9)	5.8% (8)	139
Preservation of riparian areas (i.e. land bordering creeks, water bodies)	65.0% (81)	17.9% (25)	7.9% (11)	3.6% (5)	5.7% (8)	140
Light pollution	47.8% (66)	23.8% (33)	19.6% (27)	5.1% (7)	3.6% (5)	138
Increase in traffic volumes	48.2% (67)	18.7% (26)	22.3% (31)	5.8% (8)	5.0% (7)	139
Fire threat	59.7% (83)	16.5% (23)	13.7% (19)	7.2% (10)	2.9% (4)	139
Please identify any additional concerns or expand if you desire:						20
					<i>answered question</i>	140
					<i>skipped question</i>	5

17. Although I may or may not be familiar with the concerns raised to date regarding groundwater contamination in the area, I acknowledge that this is an issue that should be addressed.

	Response Percent	Response Count
Strongly Agree 	51.4%	72
Agree 	44.3%	62
Disagree 	3.6%	5
Strongly Disagree 	0.7%	1
	<i>answered question</i>	140
	<i>skipped question</i>	5

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The Area Structure Plan will include goals, objectives, and policies on environmental protection and conservation. Development can result in a range of impacts on the environment from wetland loss to light pollution. (Score each item 1 to 5 according to your level of concern, 1 = high concern, 5 = low concern)

#	Response Date	Please identify any additional concerns or expand if you desire:
1	May 21, 2010 1:45 PM	Land owners of 40 + acres should not be legislated as to where they can or cannot remove trees/bush to improve pastures
2	May 26, 2010 5:12 PM	Is there a difference between riparian areas and wildlife corridors.
3	May 30, 2010 5:26 PM	commercial recreational should not be allowed on land with creeks or rivers.
4	Jun 1, 2010 2:33 PM	Good productive agricultural land preservation
5	Jun 1, 2010 3:13 PM	Increase in crime rate and vandalism
6	Jun 1, 2010 5:16 PM	More emphasis should be placed on protecting our water ways from agricultural pollution, chemicals, etc
7	Jun 1, 2010 5:45 PM	It is a given that development will increase traffic and noise Fire threats have been significantly increased due to environmentally significant areas as this restricts Fire Smart practices and removal of old canopys. The County has a vegetation bylaw in place but does not see the need to enforce it. Too much land is not using the vegetation control by either mowing or grazing vegetation which in result creates a fire risk to adjoining properties. These land owners in my opinion are and should be held responsible for losses that occur to adjoining properties due to their negligence
8	Jun 2, 2010 7:45 PM	The environmental rules must be complied with and overrule development
9	Jun 2, 2010 8:07 PM	Loss of critical habitat for species at risk (ex. mature/old growth mixed wood forests important for barred owls, northern pygmy owls, pileated woodpeckers)
10	Jun 3, 2010 9:04 PM	Concerned about rivers
11	Jun 3, 2010 9:39 PM	Too much crown land especially in the southwest area of the ASP is being converted to grazing land. Wildlife needs more than just corridors to survive.
12	Jun 3, 2010 10:39 PM	Answers are based on the area within a 2 mile radius from the town centre. Outside of this area the preservation of wildland areas is of high concern - in particular crown land and larger water bodies.
13	Jun 8, 2010 9:36 PM	Noise - trucks, not staying on designated haul routes
14	Jun 10, 2010 8:41 PM	Fire threat - More population and density, the higher the chance of ignorant and irresponsible actions. Those are increased significantly with transient recreational users
15	Jun 10, 2010 8:49 PM	The rush for development and greed for making more money by squashing lots together, whether clustered or not, (1/3 acre size lots are too small and too many) all these simply create problems. Developers don't do what they promised, people have noise and traffic issues and then the community spirit suffers. Environmental concerns need to be strongly addressed, not worrying is developers mane money or not
16	Jun 10, 2010 9:36 PM	
17	Jun 11, 2010 2:58 PM	Development of the area roughly 2 miles from the twon centre should be encourage while Crown land, outlying areas and the Little Red Deer





River should be protected

18Jun 11, 2010 9:35 PM Riparian areas - must use some common sense as to scope of creeks, etc.





19Jun 15, 2010 8:21 PM Why did you make 1- high concern and 5- low - screw results?

20Jun 15, 2010 8:37 PM As before, against resource extraction, limit growth near, adjacent to Winchell Coulee and Environmentaly sensitive zone



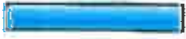

18. If you agreed with the previous question (# 1), please rate your level of agreement with the idea of installing communal / piped WATER distribution system in the area as a mechanism to resolve groundwater concerns.

		Response Percent	Response Count
Strongly Agree		30.4%	41
Agree		43.7%	59
Disagree		17.0%	23
Strongly Disagree		8.9%	12
<i>answered question</i>			135
<i>skipped question</i>			10





19. If you agreed with Question 1 above, please rate your level of agreement or disagreement with the idea of installing a communal / piped SEWAGE disposal system in the area as a mechanism to resolve groundwater concerns.

		Response Percent	Response Count
Strongly Agree		33.1%	45
Agree		41.2%	56
Disagree		14.7%	20
Strongly Disagree		11.0%	15
<i>answered question</i>			136
<i>skipped question</i>			9

20. Please select the strategies you would support for paying for a communal / piped water distribution or sewage disposal system in the planning area (please check all those that may apply)

		Response Percent	Response Count	
Off-site levy (Developer pay)		76.4%	97	
Local improvement tax (area landowners pay)		29.1%	37	
General taxation (all County landowners pay)		27.6%	35	
Other		7.1%	9	
	If Other, please specify		41	
			<i>answered question</i>	127
			<i>skipped question</i>	18

21. There are known locations of 'Aggregate Resources' (i.e. sand and gravel) within the Area Structure Plan area either through previous study or due to the presence of existing gravel pit operations. I agree with the approach of identifying these as temporary extraction areas that will have a final or after use that should be determined by Council and through community consultation.

		Response Percent	Response Count	
Strongly Agree		29.9%	41	
Agree		55.5%	76	
Disagree		4.4%	6	
Strongly Disagree		10.2%	14	
			<i>answered question</i>	137
			<i>skipped question</i>	8

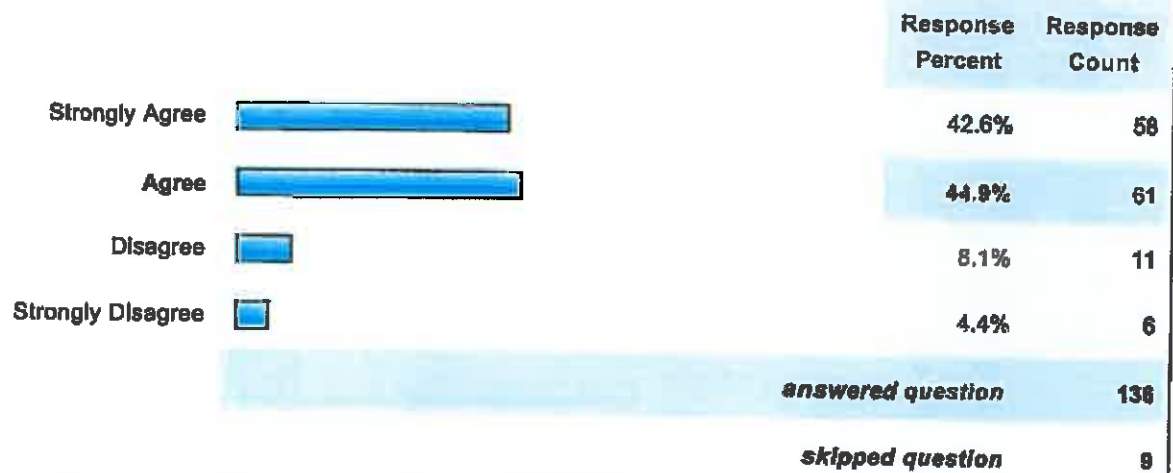
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Please select the strategies you would support for paying for a communal / piped water distribution or sewage disposal system in the planning area (please check all those that may apply)

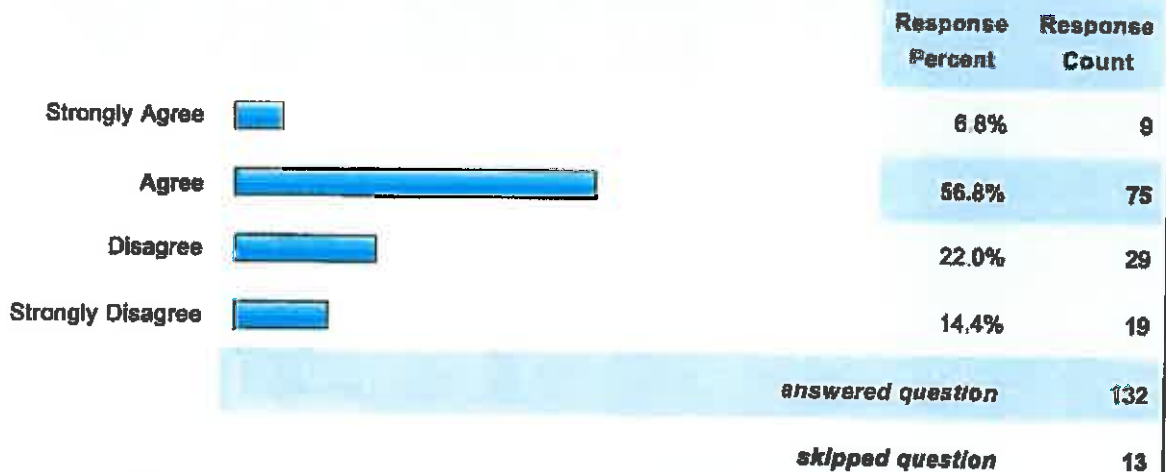
#	Response Date	If Other, please specify
1	May 21, 2010 1:47 PM	this needs to be addressed on a case by case issue- developing 5-2 to 4 acre lots on a quarter is vastly different than developing 20 + lots on 1 acre. County must be aware that too many regulations and costs (even for the developer) will impinge/negate growth
2	May 26, 2010 5:11 PM	User fee for upkeep and administration.
3	May 26, 2010 5:14 PM	The best technology available should be used, but the most important place to start is in medium density areas.
4	May 29, 2010 1:07 AM	user pay
5	May 29, 2010 7:42 PM	I can't answer this until I see what type of system is proposed and the cost. New subdivisions should connect to the system, provided that the system is in place. Pre-installing pipes for a system that may never be built is unreasonable.
6	May 30, 2010 2:39 AM	If local owners have paid for other communal/piped water, etc. in the wider county, then that policy should be continued.
7	May 31, 2010 9:03 PM	It is premature
8	Jun 1, 2010 2:22 PM	Work it like condo fees for repari, put meters on the houses for extra usage by individuals. eg 100 gal versus 10000 gal
9	Jun 1, 2010 2:33 PM	Any existing properties benefiting from these services should also pay levy
10	Jun 1, 2010 3:15 PM	Do not want any of these strategies. Do not want our land taxes to go up. We do not support the Water Valley / Winchell Lake Area Structure Plan. Just leave Water Valley the way it is.
11	Jun 1, 2010 3:41 PM	Gov't grant / funding
12	Jun 1, 2010 5:09 PM	None of the above except medium density and medium density eligible for bonsuing
13	Jun 1, 2010 5:17 PM	Again by having piped water, there would be little or no concern about private sewage systems, as it is proven if constructed properly there is little or no seepage. There would be more sepage and contamination from lagoons?
14	Jun 1, 2010 7:31 PM	This area will never grow big enough to warrant communal/piped water. It would be a waste of monet. Residents would not want to pay for something they don't want.
15	Jun 2, 2010 5:31 PM	Provincial contribution
16	Jun 2, 2010 7:46 PM	i.e. land owners who already are in the subdivided area existing or new comers only - should not affect non subdivded full quarters
17	Jun 2, 2010 8:07 PM	User pay
18	Jun 3, 2010 9:04 PM	Not in support of increased taxes for development
19	Jun 3, 2010 9:08 PM	General Taxation is most preferred
20	Jun 3, 2010 9:45 PM	Only Water Valley Hub
21	Jun 3, 2010 9:56 PM	Let the developer and those residents pay for this. No cost to other tax payers
22	Jun 6, 2010 7:00 PM	Each user in a new development pays equal share of cost either yup front or over a set period i.e. monthly payments until cost is recovered.

- 23Jun 8, 2010 9:37 PM If a larger very high density development is done - the developer should pay.
- 24Jun 9, 2010 5:40 PM Developer should foot the cost as we all paid for our own systems to be put in safely
- 25Jun 9, 2010 5:44 PM Tax only owner that will benefit
- 26Jun 9, 2010 5:53 PM The other rate payers should not be impacted by the increased demands of new developments
- 27Jun 9, 2010 6:10 PM Any of this has to be a part of a purchase price of property. It cannot bear in any way on any property not affected. Presently each property is responsible for its own costs - well, septic, power, gas, phone, etc. Why should these properties be any different or rely on County funds?
- 28Jun 10, 2010 8:08 PM Province also contribute
- 29Jun 10, 2010 8:43 PM Will not happen as no one will be willing to pay for this to happen. No one could afford it. Also where will the water come from for a pipeline and where will the sewage go? WHO WILL PAY for all of this? The taxpayers? (Unlikely)
- 30Jun 10, 2010 8:58 PM There is no need for piped water and sewage disposal
- 31Jun 10, 2010 9:38 PM Almost all of those living here do not have problems. The areas that do need updated sewage/wells. Why should we all have to suffer/pay for those few? As we are an acreage community and hopefully stay that way, each new subdivision could put in their own communal. To try and bridge over to far-reaching subdivisions via piping in is a huge cost.
- 32Jun 11, 2010 2:27 AM This question deals with Transportation/Infrastructure. What happened to transportation?
- 33Jun 11, 2010 2:58 PM Developer can pay when very high density developments are done
- 34Jun 11, 2010 3:07 PM Its a pipedream. We can't afford it - why ask the question?
- 35Jun 11, 2010 5:58 PM This looks like another town - time to move
- 36Jun 11, 2010 6:11 PM The users of such a system should pay
- 37Jun 11, 2010 7:59 PM Communal/piped water distribution or sewage disposal systems should only be used in the immediate town. Acreage owners should be given a strict criteria that has to be followed when drilling for water and sewage disposal as their own expense.
- 38Jun 11, 2010 9:15 PM MVC is rich - but WWWL don't need to grow to improve tax base for County. Stop trying to grow here. Just cost more in long run. (Police, traffic lights, maintenance from vandalism, crime, etc.)
- 39Jun 11, 2010 9:36 PM I believe that there are excellent private sewage systems that need to be investigated
- 40Jun 15, 2010 8:12 PM Look at other options to repair the mess that overdeveloping areas unable to support the population created, other than MORE DEVELOPMENT & more infrastructure problems (ie roads, etc.) which will probably cost more than simply fixing the existing problem.
- 41Jun 15, 2010 8:24 PM We don't see how trying to fix a problem by bringing in more people makes logical sense. The costs are astronomical to hook up to such a system (i.e. have friends in Bragg Creek dealing with this) so how about limit development to what the land can sustain. The residences of Little Red Acres likely don't have the funds to hook up, so the whole excuse for need med. density is moot & the County tax payers have had enough.



22. Progressive reclamation means that reclamation (or rehabilitation) is completed sequentially on the property within a reasonable time after the extraction of resources is complete in an area. I would like to see polly built into the Area Structure Plan that only allows extraction on a small area (e.g. 10 acres) of the property that must be reclaimed before or coincident with extraction on another part of the property.



23. In reviewing the 'Draft Future Land Use Map' and balancing all of the different types of land uses in the area, please rate your level of agreement or disagreement with the draft concept that has been developed.



24. Please briefly list the three elements or features of the land use concept that you were in most agreement with or were in most disagreement with:

		Response Percent	Response Count
Agreement		75.8%	75
Disagreement		82.8%	82
		<i>answered question</i>	99
		<i>skipped question</i>	46

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Please briefly list the three elements or features of the land use concept that you were in most agreement with or were in most disagreement with:

#	Response Date	Agreement
1	May 21, 2010 1:52 PM	Increased appropriate development in WV hamlet, Supporting appropriate recreational development, reclamation/staging of gravel pits
2	May 21, 2010 6:41 PM	Seniors Community
3	May 26, 2010 5:20 PM	core concept, conserving Winchell Lake Area
4	May 27, 2010 9:11 PM	values work well within the growth area, generate civil infrastructure in the high density areas, allow for diversity within the land use areas
5	May 29, 2010 1:13 AM	Surface water and aquifer need to be protected from improper or inadequate septic handling
6	May 29, 2010 7:21 PM	commercial recreational, residential, neighbourhood comm
7	May 29, 2010 7:45 PM	Residential densities (although not sold on density bonuses. Commercial & light industry development.
8	May 29, 2010 8:17 PM	
9	May 30, 2010 2:41 AM	1. good mix of uses, 2. tie to traffic corridors 3. bonusing
10	May 30, 2010 5:26 PM	
11	May 31, 2010 9:17 PM	
12	Jun 1, 2010 2:36 PM	Gravel must be extracted before development
13	Jun 1, 2010 2:56 PM	1) Gravel & timber - create jobs for people
14	Jun 1, 2010 3:02 PM	1) Retirement housing 2) Seasonal recreation dwellings 3) Community recreation
15	Jun 1, 2010 3:16 PM	
16	Jun 1, 2010 3:21 PM	
17	Jun 1, 2010 3:42 PM	Need more homes = more taxpayers, need more rec property = more visitors
18	Jun 1, 2010 3:46 PM	Need more housing (reasonable price), need more improved roads west of 22 Highway
19	Jun 1, 2010 3:50 PM	Need better roads west of highway 22, need dust control paid by my taxes
20	Jun 1, 2010 3:54 PM	
21	Jun 1, 2010 3:58 PM	
22	Jun 1, 2010 4:14 PM	More sport activities, campgrounds
23	Jun 1, 2010 4:15 PM	Residential -Low Density, Residential (up to 80 lots per quarter)
24	Jun 1, 2010 4:30 PM	Increasing area infrastructure as well as population.
25	Jun 1, 2010 4:59 PM	
26	Jun 1, 2010 5:04 PM	
27	Jun 1, 2010 5:10 PM	Neighbourhood commercial
28	Jun 1, 2010 5:20 PM	Lots 2 acres or less must be supported by water lines
29	Jun 1, 2010 5:28 PM	
30	Jun 1, 2010 5:31 PM	
31	Jun 1, 2010 5:46 PM	Generally all other areas seemed balanced
32	Jun 1, 2010 5:49 PM	Environment Preservation
33	Jun 1, 2010 5:57 PM	1) Recreational Development 2) Small commercial development (cafes, gift stores, etc.)
34	Jun 1, 2010 6:04 PM	

- 35Jun 1, 2010 7:12 PM
- 36Jun 1, 2010 7:34 PM Shops, cafes, basic ammentities at the 4 way stop (Bragg Creek Concept)
- 37Jun 2, 2010 5:33 PM Preservation of wildlife corridors, environmental stewardship
- 38Jun 2, 2010 7:24 PM 1) Areas for Agriculture 2)Residential Medium Density 3) Growth Centre boundary
- 39Jun 2, 2010 7:29 PM 1) Growth center restriction area 2) Medium Density restriction area 3) Agricultural area
- 40Jun 2, 2010 7:32 PM 1) Residential Medium Density - 160 lots per quarter section
- 41Jun 2, 2010 7:48 PM
- 42Jun 2, 2010 8:08 PM 1) Keep the development in one area 2) Keep agriculture # 1
- 43Jun 3, 2010 9:05 PM
- 44Jun 3, 2010 9:33 PM 1) Community Recreational 2) Neighbourhood Commercial 3) Business Park Commercial
- 45Jun 3, 2010 9:39 PM Develop on major roads
- 46Jun 3, 2010 9:46 PM Core Hub
- 47Jun 3, 2010 9:49 PM
- 48Jun 3, 2010 9:52 PM
- 49Jun 3, 2010 9:57 PM
- 50Jun 3, 2010 10:02 PM Develop on major roads
- 51Jun 3, 2010 10:18 PM keeping medium density close to existing centre, walking/cycling paths, commercial recreation while protecting agriculture
- 52Jun 3, 2010 10:39 PM agree must have managed growth devp't policy but not at the expense of the environment
- 53Jun 4, 2010 2:24 PM 1) Clustering development around core 2) Designating Community Recreational 3) Density bonusing concept
- 54Jun 4, 2010 5:03 PM
- 55Jun 4, 2010 5:13 PM 1) Medium Density (max 160 lots) 2) Community Recreational 3) Neighbourhood Commercial
- 56Jun 6, 2010 7:01 PM planned water/waste services, light commercial uses
- 57Jun 8, 2010 3:26 PM Developement in the area, with communal sewage
- 58Jun 8, 2010 4:40 PM residential/commercial development along major routes only
- 59Jun 8, 2010 9:39 PM High density along 579 & the plan layout north of hiway 579 for approx. 2 miles.
- 60Jun 9, 2010 1:48 AM Growth Center / Community Rec / Agricultural
- 61Jun 9, 2010 2:57 PM 1) Seniors Complex 2) More Neighbourhood Commercial 3) More Institutional
- 62Jun 9, 2010 5:22 PM 1) Water & Sewer Issues 2) Residential Densities - Medium 3) Seasonal Recreational Development
- 63Jun 9, 2010 5:33 PM 1) Maintaining agriculture 2) Limiting Medium Density Growth 3) Residential Low Density
- 64Jun 9, 2010 5:42 PM 1) General Use 2) Something for seniors so we aren't losing them before their time. They are a valued asset in the community
- 65Jun 9, 2010 5:53 PM
- 66Jun 9, 2010 5:58 PM 1) Family Rec areas (i.e. camping, trails, RV parks)
- 67Jun 9, 2010 6:01 PM 1) Keep agriculture 2) Keep low density
- 68Jun 9, 2010 6:06 PM
- 69Jun 9, 2010 6:12 PM Some new development is ok and makes sense. At present Water Valley is mostly a bedroom community. There is no sign that business of any

- kind would thrive here
- 70 Jun 10, 2010 8:09 PM 1) Location of medium density 160 2) Location of Neighbourhood Commercial 3) Industrial haul route to Provincial Highway
- 71 Jun 10, 2010 8:24 PM One 5-10 acre parcel out of a quarter on land as its always been
- 72 Jun 10, 2010 8:44 PM 1) Hub developments - Hamlet 2) 5 lots/quarter 3) New Community hall
- 73 Jun 10, 2010 8:51 PM 1) Environment / conservation issues are key 2) Attempt to keep transient visitors to a minimum!
- 74 Jun 10, 2010 8:56 PM Residential Low Density, Agricultural
- 75 Jun 10, 2010 9:11 PM 1) Retain minimal development 2) No ATV area distruction 3) More development needs more policing
- 76 Jun 10, 2010 9:40 PM 1) Need for provision of seniors housing 2) Need for increased retail/light industrial 3) Environmental Concerns
- 77 Jun 11, 2010 2:28 AM
- 78 Jun 11, 2010 5:20 AM development around existing hamlet, pedestrian corridors
- 79 Jun 11, 2010 2:49 PM Good Start Overall
- 80 Jun 11, 2010 2:59 PM High density development north and west of the centre of town along the major collector and hiway 579
- 81 Jun 11, 2010 3:12 PM County can not be allowed to designate gravel pits. They haven't a clue what they are doing. That high density, medium density housing, if poorly planned, which the County is likely to do, will end up as ticky tacky slums as there is no infrastructure. Paragraph 9 in Excecutive Summary is an outright lie and misinformation. This is a pristine wilderness: You have to take gravel, County can say no.
- 82 Jun 11, 2010 3:38 PM low density development, conservation, natural resource extraction
- 83 Jun 11, 2010 5:51 PM 1) Conservation 2) Water/Sewage Issues
- 84 Jun 11, 2010 5:58 PM I agree with a very limited small acreage development
- 85 Jun 11, 2010 6:03 PM 1) Land use has been designated to the most appropriate areas 2) Good balance between growth / recreation / environmental concerns
- 86 Jun 11, 2010 6:06 PM In identifying areas, gives future effect on wildlife life development
- 87 Jun 11, 2010 6:12 PM 1) Neighbourhood Commercial 2) Business Park Commerical 3) Community Recreational
- 88 Jun 11, 2010 8:05 PM Community Recreational, Residential - Low Density, Agriculture
- 89 Jun 11, 2010 9:17 PM
- 90 Jun 11, 2010 9:37 PM 1) Densities - Residential 2) WVWL Vision 3) Density Bonusing
- 91 Jun 12, 2010 2:37 AM Recreational Areas
- 92 Jun 12, 2010 2:56 AM Potential municipal water supply
- 93 Jun 13, 2010 4:43 PM Low density housing location, grouping community recreation together, keeping the higher density housing areas closer to the town of Water Valley
- 94 Jun 13, 2010 11:16 PM Higher density housing in certain areas, community recreational facilities, wetland preservation
- 95 Jun 15, 2010 8:04 PM Leaving as is
- 96 Jun 15, 2010 8:14 PM Agricultural Usage, Commercial Rec by golf course, Neighbourhood Commercial
- 97 Jun 15, 2010 8:26 PM Lots of agricultural (especially east and north), Golf course area rec, Neighbourhood Commercial (although doubt viability)
- 98 Jun 15, 2010 8:30 PM
- 99 Jun 15, 2010 8:32 PM Water & Sewer issues, Growth Centre

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Please briefly list the three elements or features of the land use concept that you were in most agreement with or were in most disagreement with:

#	Response Date	Disagreement
1	May 21, 2010 1:52 PM	supproting aggregate removal-we already have too many gravel pits and trucks to deal with, Only allowing max of 5-2 acre lots on undivided quarter(should be as previous plan allowed up to 12-5 acre lots),any high density development should NOT be allowed
2	May 21, 2010 6:41 PM	RV Parks Rec &seasonal Residences Rec Lodges
3	May 26, 2010 5:20 PM	
4	May 27, 2010 9:11 PM	may have too much intensity of commercial recreation within the growth centre
5	May 29, 2010 1:13 AM	Disagree with area sewage collection, as this should be managed by periodic septic treatment system inspections
6	May 29, 2010 7:21 PM	
7	May 29, 2010 7:45 PM	No mention or strategy of existing Municipal Reserve Lands. More emphasis on community recreation needed.
8	May 29, 2010 8:17 PM	Residential-Medium Density, Business Park Commercial, Rge. Rd. 52 as a Major Collector
9	May 30, 2010 2:41 AM	
10	May 30, 2010 5:26 PM	commercial recreational (not on land with creeks or rivers)
11	May 31, 2010 9:17 PM	1) Quantity and placement of density bonusing 2) Too much density to be allowed outside WV hub - north and west of 4 way stop 3) No requirement for providing green space in residential medium density and bonusing areas (more lots is not a trade off for green space!) 1) Too much productive quality agricultural land with potential for development - just because within connector road perimeters, 2) Too restrictive development in areas designated agricultural that are poor quality land that would be more suitable for medium density development - Country residential or cottages
12	Jun 1, 2010 2:36 PM	
13	Jun 1, 2010 2:56 PM	
14	Jun 1, 2010 3:02 PM	
15	Jun 1, 2010 3:16 PM	All of it - Especially the residential med density bonusing and the natural resource extraction
16	Jun 1, 2010 3:21 PM	The spread of Medium Density to far West and North of Water Valley. Why not keep it within 2 quarters of the Hamlet
17	Jun 1, 2010 3:42 PM	
18	Jun 1, 2010 3:46 PM	Too many units per quarter
19	Jun 1, 2010 3:50 PM	Less expense in County Offices, too many units per quarter
20	Jun 1, 2010 3:54 PM	Turning farmland into commerical recreational
21	Jun 1, 2010 3:58 PM	No density bonusing north of 579
22	Jun 1, 2010 4:14 PM	Too much residential development, tax payers to pay for development
23	Jun 1, 2010 4:15 PM	Business Park Commercial, Res. Med Density(bonusing density) Pedestrian Corridor/walking trails
24	Jun 1, 2010 4:30 PM	
25	Jun 1, 2010 4:59 PM	Concerned about a small group of people making final decisions
26	Jun 1, 2010 5:04 PM	Low density residential designations outside of growth centre, we have enough

- 27Jun 1, 2010 5:10 PM Some low density, Some medium density and bonusing, Some commercial Recreational, some community recreational
- 28Jun 1, 2010 5:20 PM With larger lots (ie greater than 2 acres) a sewage system would not be required.
- 29Jun 1, 2010 5:28 PM 1) Density Bonusing 2) Townhouse/apartment buildings 3) Golf courses on environmentally significant / agricultural land
- 30Jun 1, 2010 5:31 PM No medium density - 81-160 lots!
- 31Jun 1, 2010 5:46 PM Natural Resource extraction, Transportation and Environment are not balanced
- 32Jun 1, 2010 5:49 PM 160 lots per quarter
- 33Jun 1, 2010 5:57 PM 1) Low density development along major routes 2) Business park development close to town
- 34Jun 1, 2010 6:04 PM While there is a recognition that agriculture is the "base land use", there are no provisions for the protection of agriculture. Bring forward right to farm "first in right" bylaw with the land use bylaw
- 35Jun 1, 2010 7:12 PM 1) Residential Medium Density 2) Residential Bonus Density 3) Minor collector used as industrial
- 36Jun 1, 2010 7:34 PM 1) Area zoned business park commercial next to residential / existing subdivision 2)160 lots per quarter 3) Pedestrian corridor - makes no sense for whoever decided to put it there) This draft represents the views of one plan out of the 6 plans at the last ASP meeting. The vast majority opposed these kinds of densities and business parks. Not sure how they have come up with this draft. It is not in favour of the majority, very strange. I'm very upset.
- 37Jun 2, 2010 5:33 PM Agricultural offsetting multi lot subdivision
- 38Jun 2, 2010 7:24 PM 1) Existing multi-lot subdivision 2) Area Structure Plan boundary 3) Commercial Recreational
- 39Jun 2, 2010 7:29 PM 1) Commerical Recreational 2) Existing multi-lot subdivision
- 40Jun 2, 2010 7:32 PM 1) Residential Low Density - 5 titles per quarter
- 41Jun 2, 2010 7:48 PM I would have liked to see more input on adjoining agricultural properties to developed properties including golf courses and RV parks. The developer or RV lot owner or golf course owner should be responsible for installing a new fence adjoining Ag use properties to ensure livestock will not get into these areas. This should not be the responsibility of the Farmer. The County should put this in the development application
- 42Jun 2, 2010 8:08 PM 1) I do not agree with collector road developments
- 43Jun 3, 2010 9:05 PM 1) Amount of medium density residential 2)Location of medium density residential 3) Increased taxes
- 44Jun 3, 2010 9:33 PM 1) Residential Medium Density over 80 lots 2)Residential medium density up to 80 lots
- 45Jun 3, 2010 9:39 PM 1) Development on or near waterways 2) Medium density more than 2 miles from the centre of hamlet
- 46Jun 3, 2010 9:46 PM 1) Commerical recreational move north and west of Water Valley
- 47Jun 3, 2010 9:49 PM 1) Too much low density designated 2) Too much Medium-Bonusing 3) Too much Commerical Recreational
- 48Jun 3, 2010 9:52 PM 1) Residential - Medium density with bonus 2) Business Park Commerical 3) Range Road 52 as a major collector
- 49Jun 3, 2010 9:57 PM Council & Bylaw Officers play by their own rules
- 1) Development on or near watercourses 2) Medium density more than 2

- 50 Jun 3, 2010 10:02 PM miles from centre of hamlet 3) Not enough community recreational land near watercourses
- 51 Jun 3, 2010 10:18 PM residential low density too wide spread,
1. medium density eligible for density bonusing should be removed or downgraded to just medium density 2. not in agreement with the boundaries of the growth centre - like to see crown land along southern boundary outside of growth centre
- 52 Jun 3, 2010 10:39 PM 1) Business Park Commercial should have a buffer of undeveloped land between it and Black Bear subdivision - even 50' would help
- 53 Jun 4, 2010 2:24 PM Too much medium density (160 lots/quarter)
- 54 Jun 4, 2010 5:03 PM Some of the areas that are designated as Low Density should be changed to Medium Density - especially those close to the hub
- 55 Jun 4, 2010 5:13 PM low density max should be 5-8 with judgement
- 56 Jun 6, 2010 7:01 PM
- 57 Jun 8, 2010 3:26 PM lack of commercial traffic route other than through Water Valley town. Please work on adding another route so truck traffic can be detoured around Water Valley. I feel that this will be a significant deterrent to positive development in the area.
- 58 Jun 8, 2010 4:40 PM Medium density should continue 2 miles south of the town center along the collector road especially in the land adjacent to the golf course. Industrial Route /
- 59 Jun 8, 2010 9:39 PM 1) Community Recreational on Present Crown Land
- 60 Jun 9, 2010 1:48 AM
- 61 Jun 9, 2010 2:57 PM 1) Gravel Pits too controlled 2) Environment/Conservation
- 62 Jun 9, 2010 5:22 PM 1) Max level of Medium Density is way too high 2) Crown quarter should not be in growth area
- 63 Jun 9, 2010 5:33 PM 1) Developing any ATV or snowmobile use area. They already have plenty of area West of Water Valley
- 64 Jun 9, 2010 5:42 PM 1) Density Bonusing 2) Medium Density
- 65 Jun 9, 2010 5:53 PM I disagree that gravel trucks should be allowed to race through quiet areas where people are walking or riding horses such as Boom Construction. Why are they not made to run their trucks from a business park
- 66 Jun 9, 2010 5:58 PM This plan is too big too fast. I think it covers probability for 50 years
- 67 Jun 9, 2010 6:01 PM 1) Size of Community Recreational 2) Size of Business Commercial and location
- 68 Jun 9, 2010 6:06 PM 1) Not enough water for this high density 2) No policing out here now - We have restrictive covenants on our subdivision that when we call the County about nothing is done 3) Wildlife is being forced out by human activity - we came here to live in wildlife areas harmoniously. Neighbours have bears trapped, poach the deer and fence out the wildlife
- 69 Jun 9, 2010 6:12 PM 1) Medium Density 2) Medium Density- eligible Density Bonusing 3) Gravel pits - Haul routes NOT adhered to by developers OR County
- 70 Jun 10, 2010 8:09 PM 1) Allow new development only after any existing subdivisions have been 90 % developed. 2) Absolutely NO density bonusing
- 71 Jun 10, 2010 8:24 PM
- 72 Jun 10, 2010 8:44 PM
- 73 Jun 10, 2010 8:51 PM
- 74 Jun 10, 2010 8:56 PM
- 75 Jun 10, 2010 9:11 PM 1) Size of lots allowed 2) Use of "Bonus Density" gives developers too

- 76 Jun 10, 2010 9:40 PM much leeway 3) 10% of open space left for animal/wildlife corridors - this is not enough!
- 77 Jun 11, 2010 2:28 AM I understand the "evil" part of gravel extraction but I don't understand the "necessary" part. I don't feel that there has been full disclosure of information related to gravel extraction. I feel that the planning related to gravel extraction is very poor.
- 78 Jun 11, 2010 5:20 AM
- 79 Jun 11, 2010 2:49 PM
- 80 Jun 11, 2010 2:59 PM Lot density limitations along the major north/south collector - specifically immediately north and west of the golf course
- 81 Jun 11, 2010 3:12 PM Low high density, no exclusions to protect Winchell Land and officially recognize it as a ESA 1. Pedestrian corridor south to north is a fantasy by County. Do you know how fast people drive?
- 82 Jun 11, 2010 3:38 PM commercial recreational, residential density eligible for density bonusing,
- 83 Jun 11, 2010 5:51 PM
- 84 Jun 11, 2010 5:58 PM I shudder at some of the high densities proposed
- 85 Jun 11, 2010 6:03 PM
- 86 Jun 11, 2010 6:06 PM
- 87 Jun 11, 2010 6:12 PM 1) Areas along water ways need to be protected (Commercial recreational, residential - medium density)
- 88 Jun 11, 2010 8:05 PM Residential - Medium Density (up to 160 lots/quarter), Growth Centre 1) Growth centre too large 2) Residential Medium Density and eligible for Density bonusing is way too high (80-160) should be managed differently than attaching a # 3) No statement on land status (low density) if agricultural # 1 or # 2 priority (How will that be seen?)
- 89 Jun 11, 2010 9:17 PM 1) Water / Sewer Issues 2) Ambiguous Commercial Recreational 3) Density Issues?
- 90 Jun 11, 2010 9:37 PM Any Development: Housing/Commercial/etc
- 91 Jun 12, 2010 2:37 AM Higher density development
- 92 Jun 12, 2010 2:56 AM Amount of medium density housing eligible for density bonusing, the overall growth center includes Crown Land!, the pedestrian corridor should include Winchell Lake and along any of the multi-lot subdivisions
- 93 Jun 13, 2010 4:43 PM Don't like gravel pits even though they are a necessary evil, heavy industrial, atvs & dirtbikes
- 94 Jun 13, 2010 11:16 PM Commercial Development
- 95 Jun 15, 2010 8:04 PM Med. Density, Med Density too far north (with bonusing!), development of agricultural land (i.e. would like to see < 5 titles per quarter along connectors
- 96 Jun 15, 2010 8:14 PM All the medium density (want no MD) only 20 lots per quarter, particularly that is goes north, LD on ag land should only be three titles per quarter, no Commercial Recreational on NE 14 (questionable because of Stony Creek and Tributaries)
- 97 Jun 15, 2010 8:26 PM Commercial Recreational - too much, Residential -Low Density- no need, Residential Medium Density Bonusing - no need
- 98 Jun 15, 2010 8:30 PM Density Bonusing, Natural Resource extraction
- 99 Jun 15, 2010 8:32 PM