

Mountain View County
Water Valley / Winchell Lake ASP
Steering Committee Meeting - 6 November 2009
At Mountain View County Office
10:00 - 3:30

MINUTES

Present:

Mountain View County Administration:
Diana Hawryluk – Director of Planning
Stefan Tremblay – Planner
Sheena Carrick – Grant Coordinator

Committee Members:

Kathy Blain
Doug Collister - Chair
Penny Copping
Gwen Day
Roger Meyer - SRD
Greg Harris
Lana Yakimchuk
Allyson Dunham

1. Call to Order

Doug Collister called the meeting to order at 1:00

2. Approval of Agenda

Kathy Blain moved to accept the agenda (carried)

3. Adoption of minutes

Lana Yakimchuk moved to accept the minutes of July 07, 2009 (carried)

4. Business arising from minutes

– NIL

5. Delegation

Presentation by Greg Bury

- Hand out distributed
- Kathy Blain moved to accept presentation by Greg Bury (carried)
- Mr. Bury presented a position paper outlining various concerns with the draft WV/WL, and stressed concerns over a loss of development rights from the previous Winchell Lake ASP (12 5-acre lots to base density allotted by the MDP).
- Mr. Bury advanced a series of arguments (site conditions and WV/WL ASP policies) as to why consideration should be given to reclassifying his quarter section (SE 11-29-5-5) to a Rolling Hill or Transition character area from the current conservation area designation.

- 6 Old Business
– NIL

7 New business

a. Open House overview

b. Review and discussion of main comments and concerns from open house

- Concerns were raised that the current ASP draft exudes a tone that an ASP is required owing to past practices which have degraded the area.
- Many concerns were raised over the size of the ASP study area and discussion occurred over the possibility of renaming the ASP study area
- Concerns were raised regarding the minimal number of CCN roads within the study area thereby restricting the number of low density residential development opportunities in the WV/WL study area.
- Confusion was raised over the decision to locate a growth center within the Water Valley area. Administration explained that Water Valley was identified as a growth center owing to existing development intensities and to provide an adequate population base to address water and waste water issues via municipal servicing.
- Difficulties in understanding how the character areas were delineated was raised.
- Concerns were raised over the proposed 100 m riparian buffer. A strong belief was expressed that the buffer width was overly restrictive and that associated restrictions (ex.. exclusion of cattle) were excessive. It was suggested that a riparian buffer may not be required owing to provincial regulations and existing County policy documents (ESA Policy/Procedure).
- A need for greater public consultation was expressed owing to seeming lack of ownership of the process and outcomes by the community.

c. Discussion of strategy for addressing comments and concerns

- A discussion as to whether the Committee should suspend the ASP process occurred. An overwhelming consent was registered in support of continuing with the project by the Committee.
- Consideration was given to a need for an education campaign, in a Planning 101 format, to assist in setting the context for community members.

d. Next steps

- The idea of hosting a design charette or other highly interactive public participation event was raised. The idea of including role playing as part of the next Open House was introduced as an innovative way to allow participants to consider planning matter through another's perspective.
- The need for a highly structured direction to keep the process moving complemented by the need for flexibility to allow residents to discuss matters of concern to them irrespective of the formal topic of discussion was registered. The use of a 'parking lot' to register matters outside of the topic of conversation was introduced. The idea of summarizing the information collected in the 'parking lot' which is outside of the scope of

investigation of the ASP and presenting it to Council currently with the ASP was advanced by administration.

- A discussion ensued over the merits of continuing Mountain View County contract with Sandalack + Associates.
- Moved by Greg Harris that The Water Valley/Winchell Lake ASP Steering Committee recommends to the Director of Planning and Development Services that we thank Sandalack + Associates for their assistance to date and inform them that their services are no longer needed by terminating their contract with Mountain View County (carried)
- Moved by Kathy Blain that the Water Valley/Winchell Lake ASP Steering Committee recommends that the Director of Planning and Development Services Department investigate options for the completion of the Water Valley / Winchell Lake ASP, and presents those options to Council who will select the preferred option for the completion of the ASP (carried)

8. Correspondence

- Letter from Scott Davis dated October 30, 2009 distributed to Committee members

9. Confidential items

- NIL

10. Adjournment

- Moved by Allyson Dunham to adjourn at 3:30.

11. Next meeting December 4, 2009, 9:00 - 4:00 at MVC Office