






## SUMMARY REPORT – PLAN 1

1. Response Rate: 89.6%
2. 5/ 43 Votes
3. Overall Rank: 4
4. Compliance with Guiding Principles

	Strong Agreement –	8.6 %
	Agreement –	54.3 %
	Neutral –	20.0 %
	Disagreement –	11.4 %
	Strong Disagreement –	5.7 %

5. Design Review Comments
  - a. **What did you like about Plan 1?**
    - Key concept of development
    - Agricultural strong
    - Like agriculture area
    - You considered signage
    - Existing phased with new (gravel pits)
    - No business parks
    - No high density
    - 3√; 4√; 2√; 8√;
    - focusing development around a circles Ag
    - No HD
    - HD in hub ≤ 20
    - Maintain businesses
    - 200 m setback riparians
    - No business park
    - Goal of low density development
    - Main street business
    - Low density outside of HUB



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- Recreational land
- Protect entrance on 22X + WV
- Like sticking to medium density
- Like riparian areas + setbacks! + consideration of main street businesses
- No high density
- Commercial along main
- Like western feel + small intimate place
- like low impact
- Like no ATV
- Like no CFO
- No ↑ density development in this plan
- Recreational corridor
- No commercial in WV
- Maintain western feel
- Recreation activities to appropriate areas without env. Impacts
- Low density
- 20 units/quarter limit on medium density
- no high density
- no commercial development on highway to get traffic into town
- Small community value
- Low impact environmental activities
- Promotes # 3
- Agree no high density
- No high density
- Ho high density
- High density 40-60 lots/ quarter
- Medium density 20-40 lots/quarter
- Low density 1-20 lots/ quarter
- No high density in general good
- 20 – medium density suggestion
- Recreational
- Lots of well though out ideas
- No high development
- Restricted Confined Feeding Operation
- Looked at most of the principles
- No high density
- I have kept my 40 acres free of development for 36 years & will try to continue
- Second best of the lot 6 best
- Density level, western heritage
- Commercial
- Were clear on what they want
- Key shape

- Must include Winchell Lake in higher density area
  - Western flavor
  - Recreational development in Winchell Lake area permitted
  - Agriculture –crops to east
  - No feeding operations
  - Medium Density around Winchell Lake (20 density per quarter)
  - No High density
  - Focus on future development
  - No commercial at Wichell
  - Main Street businesses
  - No business parks
  - Like Wichell Lake as it is now. Western.
  - Low impact environmentally-friendly activity
  - All riparian areas protected
  - Walkways/hiking to connected areas
  - No high density in hub
  - Phasing gravel pits
  - Agriculture are is very close to what group decided on
  - Agree with agriculture area
  - No high density
  - Medium density no more than 20 lots
  - Commercial to the hub only
- b. What did you dislike about Plan 1?**
- Dislike areas picked for recreation
  - Not clear – 10
  - Haul route through center of town
  - Using 579 for trucking; prefer GC road
  - Disagree w/ no business park
  - 200 m riparian setback
  - Large site of development open
  - Too tree huggerish. Not realistic enough
  - Only 50 lots per quarter
  - Gravel trucks through Water Valley
  - Ag is not viable west of Water Valley
  - The sensitive areas was too restrictive perhaps a little higher in mid-density area (40-60)
  - Too much area for med growth
  - Not enough density in core
  - Development (commercial ind.) along Hwy 22
  - There is a lot of gravel concentrated in the Winchell Lake area
  - Need these resources before development and must be allowed

- Valuable needed resource
- Recreational activities suggested are all non paying on private land so no development will happen except for provincial park
- Circle around Winchell Lake too large
- Gravel pits
- Shortest haul routes
- Not allowed for enough growth
- There is no room for growth in main density area being the main street corner
- I liked everything about Plan 1

**c. What changes would you recommend to Plan 1?**

- West of town (Water Valley) should be med. Density and recreation
- The scope of change
- Review item 6 with respect to item 1. Natural environment protection vs. maintaining jobs
- Nothing to generate desire to come in
- Need businesses to bring interest to community
- More conservation land
- High density Town area = > 100 lots; Med = 40 lots; alter ie. 8 lots per quarter
- Move trucking off 579 away from 4 way stop
- Don't have big block zoning for Industrial in town
- Look at Plan 4
- Low density for all areas that are not(medium)
- Low density units spread out more to leave a rural feel to area
- More density
- Medium density can't be capped at 20
- Medium density should go further west to the river valley
- Change main street area to high density then go to medium to low further away from Town center

**6. Table Comments**

Agriculture

- A portion of the NE area of the ASP should be encompassed into Cremona not part of ASP
  - More though regarding boundaries from towns
- Primarily grazing west and crops east
- Animal husbandry – dog kennels/ cattery
- Trail riding – ranches/ guest ranches/ dude ranches
- Small businesses – secondary use of ag lands (green houses, welding shop, riding arena, camps, cattle, grazing, hay\_
- No CFO's (one person FOR CFOs but agreed to a limited about of CFOs)

- No high density SD (in ag)
- No medium density SD (in ag)
- No ATV trails
- No gun clubs
- Province should provide area for ATV use
- No hiking trails (in ag area)

#### Residential

- No high density anywhere
- Only low density
- Medium density – in growth area – 20 lots/ quarter section
- Want larger than 1 acre lots!!!!

#### Commercial/ Industrial

- No commercial/ industrial in Winchell Lake
- Types of Commercial allowed:
- Hairdresser
- Convenience
- Small business
- Liquor store
- Laundry mat
- Motel
- Bookstore
- Restaurant
- Bakery
- Craft store
- Hardware
- Gas bar
- No industrial/ commercial along highway 22 because they would not go into Water Valley (keep neighbourhood commercial feel to community)
- No Business Parks
- Industrial in area in and around dump

#### Recreational

- Well supervised (full service) campsites no bigger than 50 camp sites
- Hiking trails/ cross country skiing, fishing, mountain biking
- Low environmentally impact activity – skateboard park, dog sledding, ball diamond, soccer field, paintball, archery
- Campgrounds should comply to a 100 meter buffer from the River
- Tourist type campgrounds are preferred
- No ATVs or gun clubs



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ESA

- All river beds or land adjacent to
- 200 m setback on all major waterways
- Walkways/ pathways should be encouraged in Winchell Lake and Skunk Hollow

Natural Resource

- Reclaimed and left to natural environment
- Shortest route to highway (keep to main arteries) for haul routes
- They should be re-forested after reclamation
- Existing pits should be used up first and future pits can be phased in after

