






SUMMARY REPORT – PLAN 5

1. Response Rate: 89.6%
2. 9 / 43 Votes
3. Overall Rank: 2
4. Compliance with Guiding Principles

	Strong Agreement –	11.4 %
	Agreement –	48.6 %
	Neutral –	14.3 %
	Disagreement –	17.1 %
	Strong Disagreement –	8.6 %

5. Design Review Comments

- a. **What did you like about Plan 5?**

- Selling of County lands to go back into recreation lands for the community
- Med. Density extended west; # should be 40 to 80; high density 80 to 160
- Consideration of various housing types
- Hight (sic) industrial area
- Consideration of community area
- Almost nothing
- Town Center 10, 6, 4
- High density numbers including senior condo.
- Recreation areas
- Plan for soccer pitch, ball diamond
- Use of area around transfer site as light industrial
- Good idea to use golf course road as haul route
- Businesses centered around 4 way core
- Seniors home
- Light trades around transfer site
- Golf course road as gravel haul route

- Like the development potentially of recreation around the area of the golf course
- Flexibility to use Ag land for other purposes
- N-S development
- Utilizing dump land / highway commercial
- Looking more to way future as a town area
- Retail around 4-way stop
- Community rec area – CL
- Like ultra light trade on CL
- Like alternative haul route
- Like ag + environmentally sensitive
- Affordable ↑ density in town
- Starter house / senior lodge
- Camp/ rec out west
- Ultralite (sic) industry stepped up from home occupations
- Crown land for recreation
- Current land use are appropriate. Don't strengthen
- Trucking routes
- Senior lodge idea.
- Idea of 'ultralight' (sic) industry rather than heavy
- Economic development
- Adding commercial for jobs – senior lodges or other den's (sic)
- Recreation important
- Golf course Rd. designate haul route? How would that impact general store
- Some planning for seniors lodge good idea
- Lower cost housing – possible but concerned about becoming 'run-down'
- Need for soccer fields
- Use of golf course road for gravel trucks
- High density area outlined
- Medium density area outlined
- Gold course area development
- Haul route on golf course road
- Light industrial like mechanics / trades etc
- Gravel transport route include golf course road
- Seniors housing
- Idea about municipal
- Light industrial
- Higher densities in core
- Promotes economic development jobs
- Crown land- rec
- Lodge Seniors more
- Agree with more business and commercial

- Would like to see more viable businesses in central core
- * No further impeding ESA, Enough already!
- Pro-development for jobs
- Affordable housing
- Recognized deficit for recreation and use current MR parcels
- Need retail/commercial development and tradesmen opportunities (good location by dump site)
- Adding a senior's lodge / high density OK
- Develop town center – commercial
- Recreation – soccer, baseball diamond. Participation by County
- Light industrial at transfer station quarter
- Golf course road for gravel hauling
- Seniors lodge
- Should go further west with med density growth
- Covered most things well

b. What did you dislike about Plan 5?

- Environmental designation
- Golf course road for haul road conflicts with recreational uses
- Multi-family in an area where the ability to commute defines possibility
- 9 – gravel route on golf course road
- Unless road upgraded to 579 standards + maintenance
- Too much emphasis on high density
- Don't like so much high density
- Not concerned enough about evmt (sic) protection
- Golf course road would need a major upgrade to accommodate gravel hauling (too many hills, narrow or no shoulders)
- High density housing limit
- High Density
- Large size of high density town site
- High range of limit on medium density
- Idea of need for recreation facilities
- Heavy emphasis on economic development
- High density too much
- East west commercial development from 4 way
- Not west of 0.5 mile high density – going west will create too much traffic going through town (east) and people going south on feeder road + causing too much traffic by Golf Course- need to end
- They commented on Crown Land- soon to be County land for recreation or something – think County should consult before selling any of the property. This is Crown – soon to be County land 1 mile west of 4 way stop
- 292 being route for gravel route!!

- Gravel travels + “Sunday drivers going golfing – do not mix”
- Medium density zone too big
- High density
- Affordable housing
- Ultra-light industry
- Environment – current adequate protection
- Grand Valley Road – as haul route
- Golf course road – as haul route
- High density of 80- 160 in hub
- Medium and high density areas and numbers are good for growth
- Boundary are the best presented
- Could expand more on new development areas to the west of Town
- Did not like the densities

c. What changes would you recommend to Plan 5?

- Remove almost all of this plan
- Hold medium lower than 80 (10)
- Agree with light industry but near existing developments
- Agree with golf course but not such a large area; suggest 2 quarters
- Reduce density levels
- Centralize H density
- Decrease all densities – we don’t want high density in Water Valley – Just the 4 developers at that table! 3-4 vote
- Restrict the development west into the riparian – its’ too far West.
- Density #s to (sic) high. Reduce a bit
- Refine boundaries for recreation & medium density area
- Add Twp. 29.00 as a haul route for gravel (significant amount of gravel off of that road)
- This plan did not reflect my vision of this as a rural community

6. Table Comments

Agriculture

- Highest priority North and East of growth area

Residential

- 4 sections around the 4-way stop (80 to a MAX of 160)
- Orange boundary (medium density) 6-80 lots (there was a lot of discussion and some disagreement about this)
- Seniors Lodge



Industrial

- Light Industrial only – the 2 quarter sections (dump and West of the dump) are good locations
- Commercial along 579 East and West of 4 way stop
- Autobody, mechanic, retail (groceries, restaurant, hairdresser)
- No smoke stacks
- Something like Bragg Creek commercial area
- Industrial should be outside of the town center along a CCN road

Recreational Development

- Temporary trailer/ RV “development” in Little Red Deer river flood plain
- No permanent RV parks
- Recreational development near Winchell Lake
- Landscaping standards i.e. maintain natural vegetation as much as possible
- Existing SE of Anderson’s, WV campground
- SW/ 27 provincial lands going to county??? Playing fields??

Environmentally Significant Areas

- Little Red Deer Valley – no consensus on buffer
- Winchell Lake
- Some group members would like more ESA

Natural Resource Extraction

- Golf Course road avoids Water Valley and more economical for haulers to use as a gravel haul road
- Reclaimed pits – used for grazing/ recreational

