



Water Valley / Winchell Lake Area Structure Plan Open House

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Mountain View
C O U N T Y

Process Update – Where are we?

Phase 1 – Background Research

Public Survey (January 20, 2009 to February 4, 2009)

Phase 2 – Plan Preparation

Public Workshop for the Development of Guiding Principles (March 7, 2009)

Public Open House to Review First Draft ASP (October 15, 2009)

Public Design Charrette (April 10, 2010)

Public Survey – Draft Land Use Concepts (May 17, 2010 to June 11, 2010)

Phase 3 – Plan Review

Review of New Draft ASP

Public Open House (we are here)

Review Meeting with Steering Committee

Phase 4 – Final Plan Preparation

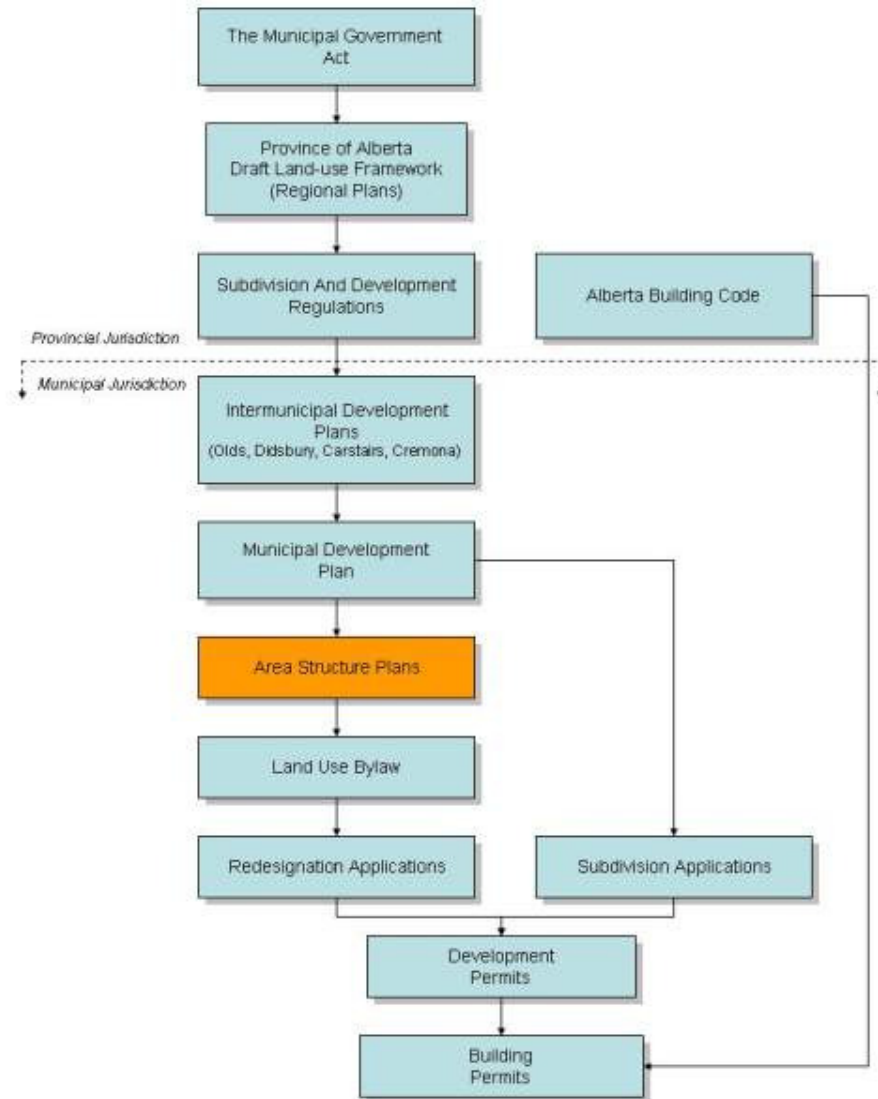
Preparation of Final Draft ASP

Circulate Draft Plan, Presentation to Council (First Reading), Public Notice, Public Hearing

Philosophy of an ASP

- Accommodate growth in appropriate areas (this is a growth area)
- Recognize existing diversity land uses (no intent to squeeze anyone out)
- Improve land use compatibility (strengthen application requirements, onus on applicant)
- Provide a clear understanding of where certain land uses are intended and where they are not
- Improve aesthetics, create pride and a sense of place
- Promote development that is sensitive to the historic western lifestyle of the area
- Protect the Environmentally Significant Areas

How does it fit into the big picture?



Why was this area chosen as a growth center?

1. Water and Sewer Issues

- There have been numerous failures and health concerns with the private stand alone systems in the Water Valley / Winchell Lake area. The appropriate time to address this issue is now in the development of the ASP
- The economics of providing for communal water and wastewater systems in existing and future subdivisions is another important consideration and factor in the potential scale of new subdivision development

Why was this area chosen as a growth center?

2. Residential and Recreational Pressures

- Developer pressures for more subdivisions in the area which in turn creates more water and sewer problems
- Developer driven recreational development of various types throughout the area

Why was this area chosen as a growth center?

3. Density Bonusing

- A density bonus is an incentive based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals and desires
- Density bonusing can be used as a tool to help rectify some of the water and sewer issues in this area

Why was this area chosen as a growth center?

4. Natural Resource Extraction (Gravel Pit Operations)

- Gravel pit operations are undesirable, however, they are necessary because they are needed for our roads and buildings
- Due to their necessity, extraction of sand and gravel deposits prior to subdivision and/ or development is encouraged
- There is an opportunity to provide more specific policies within the ASP to address the local and specific concerns and issues associated with gravel pits

Land Use Concept

How did we arrive here?

- On April 10, 2010, approximately 43 residents participated in a Public Design Charrette and six concept plans were created by the community
- On April 12, 2010 the Steering Committee began the task of reviewing all of the input provided at the Design Charrette and consolidating all of the plans into a single draft land use concept
- The goal in preparing this draft land use concept was to identify similarities in the six concept plans
- In locations and cases where there were conflicting land uses the Committee approached the situation by attempting to balance the community input and base its decisions on the most logical land use approach

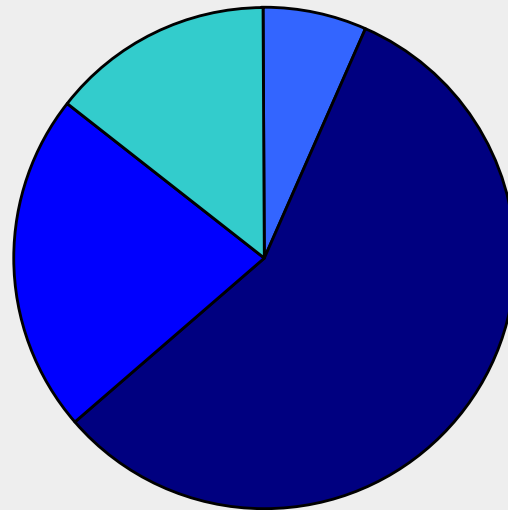
Land Use Concept

How did we arrive here?

- The Steering Committee circulated their first Land Use Concept map and survey to all landowners to solicit additional feedback
- The Steering Committee took these comments and survey results into consideration and refined the Land Use Concept map to what we see today

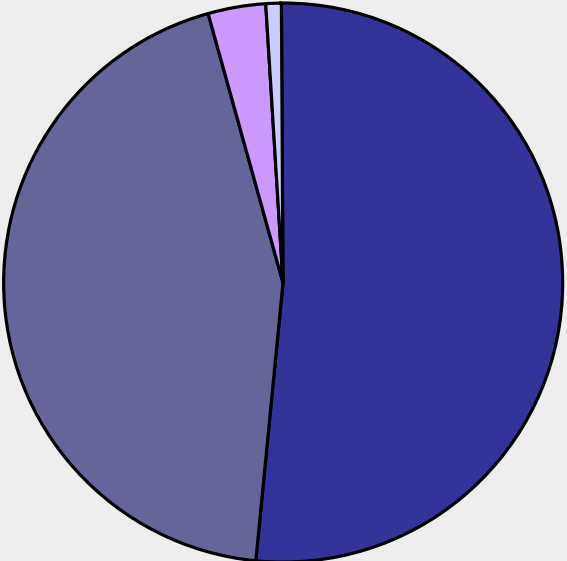
Survey Results

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



- Strongly Agree 6.8%
- Agree 56.8%
- Disagree 22%
- Strongly Disagree 14.4%

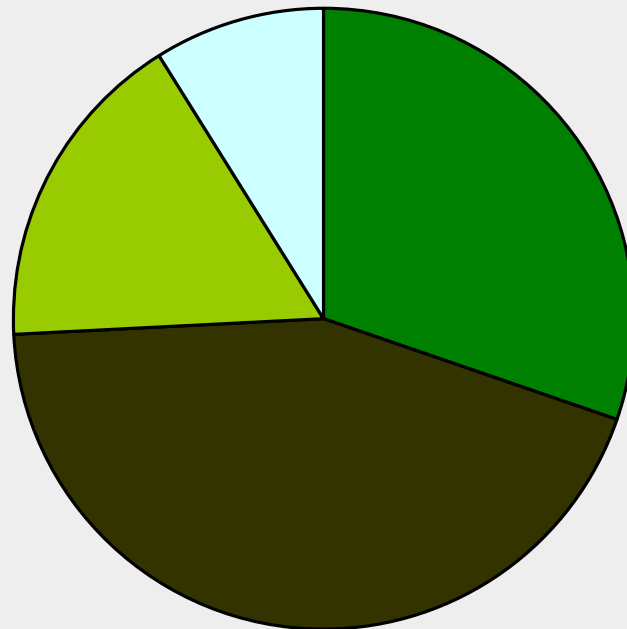
Although I may or may not be familiar with the concerns raised to date regarding groundwater contamination in the area, I acknowledge that this is an issue that should be addressed



- Strongly Agree 51.4%
- Agree 44.3%
- Disagree 3.6%
- Strongly Disagree 0.7%

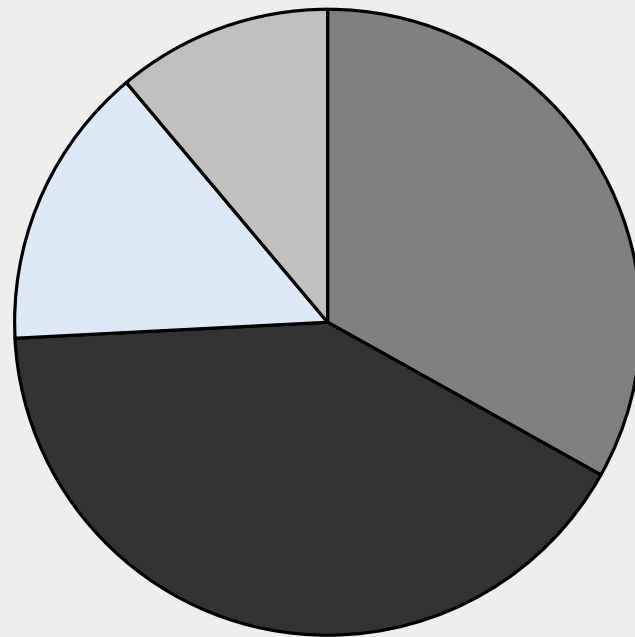


Please rate your level of agreement with the idea of installing communal / piped WATER distribution system in the area as a mechanism to resolve groundwater concerns.



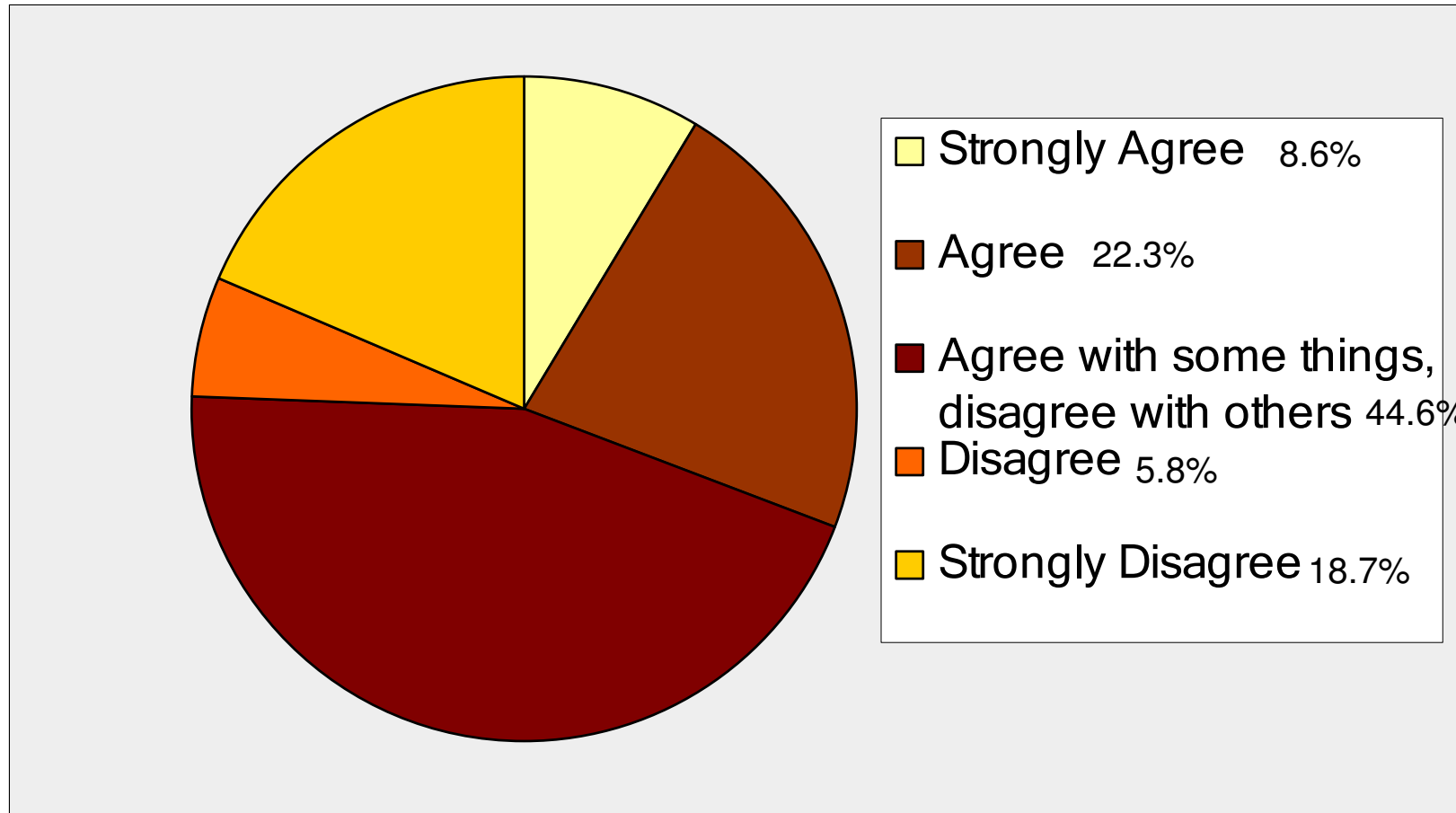
- Strongly Agree 30.4%
- Agree 43.7%
- Disagree 17%
- Strongly Disagree 8.9%

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.

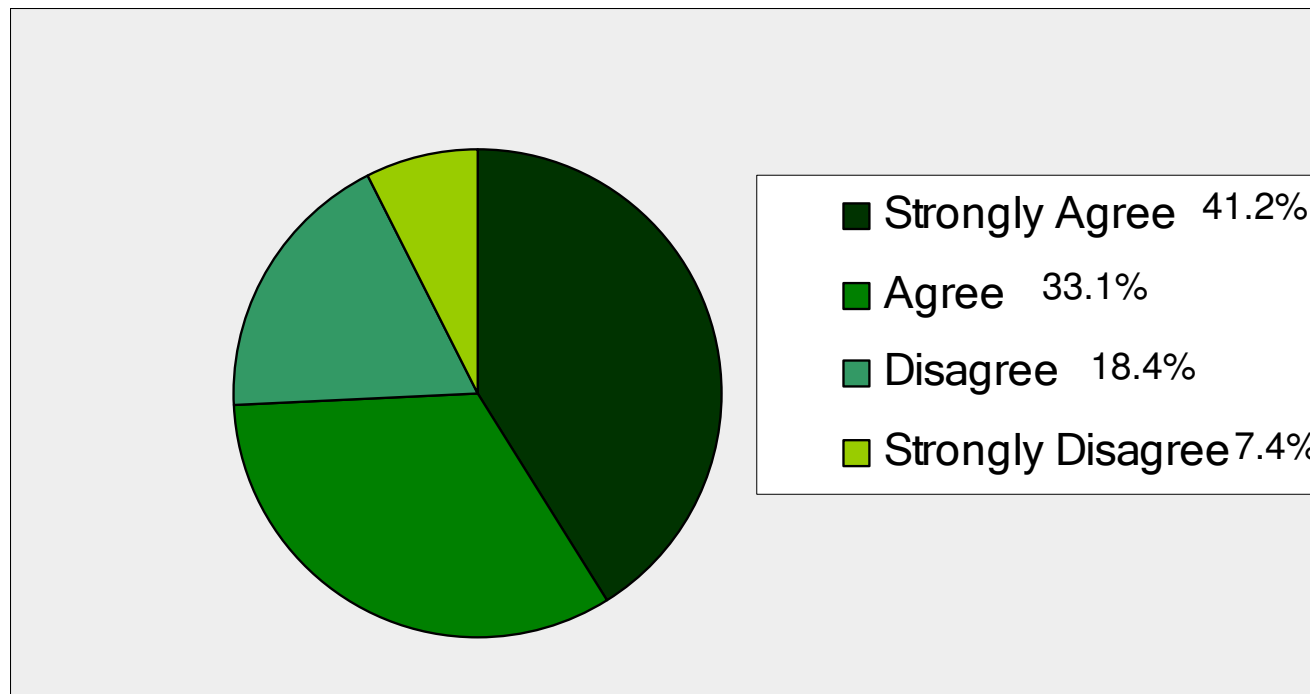


- Strongly Agree 33.1%
- Agree 41.2%
- Disagree 14.7%
- Strongly Disagree 11%

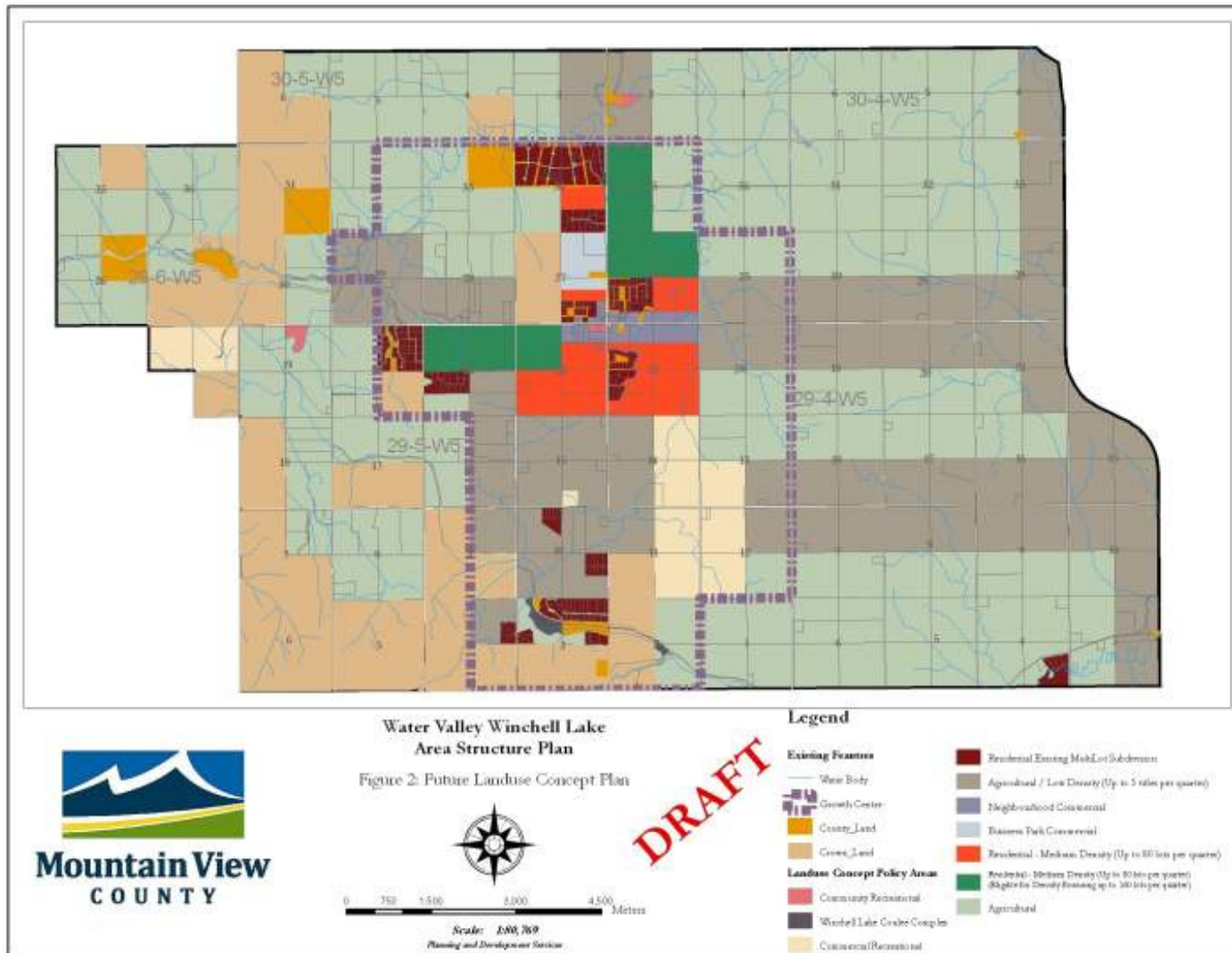
Using the Draft Concept Land Use Map as a resource, please respond to the following statement: “I am generally supportive of how the residential designations and density limits have been applied to the ASP.”



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.



Land Use Concept



Agriculture

Key Purpose

- Allowing existing agricultural operations to continue without disruption
- Recognize presence of existing agricultural operations
- Ensure that agricultural uses are protected in through long-range planning and buffering

Medium Density Rural Residential / Medium Density Rural Residential (with Bonusing)

Key Purpose

- Medium Density areas (6-80 lots / quarter) and Medium Density with bonusing (81-160 lots / quarter)
- Provide opportunities for seniors housing facilities
- There have been examples of septic failure resulting in groundwater contamination in the Water Valley / Winchell Lake area.

Medium Density Rural Residential / Medium Density Rural Residential (with Bonusing)

Key Purpose

- Increased densities would afford the opportunity for communal servicing as a solution. Without adding additional population to contribute to a communal system it would not be economically feasible for the existing residents of the area to pay for a communal system.
- Density bonusing:
 - Up to 160 lots/ quarter section may be permitted (as determined by Council) if certain criteria are met:
 - Oversizing of communal wastewater systems to service existing neighbouring development
 - Provision of open space in excess of 10%
 - Conservation design, sustainable development principles
 - Contribution to public recreational facilities; municipal infrastructure, etc.

Neighbourhood Commercial

Key Purpose

- Concentrate development around 4 way stop – Highway 579 and Range Road 52
- Create a visually appealing corridor
- Provide local economic development opportunities

Business Park Commercial

Key Purpose

- Provide adequate buffers between light industrial and adjacent land uses; ensure screening requirements are put in place for outdoor storage
- A concept plan will be required for all new business parks (evaluation criteria includes visual appearance, integration, compatibility, buffering, access points, etc.)

Community Recreation

Key Purpose

- Provide for a linked trail network to provide for pedestrian transportation
- Prepare a detailed parks and open space plan for the area

Commercial Recreation

Key Purpose

- Definition – more intensive “recreational” uses such as resort type development, RV parks and campgrounds
- Location – situated around the Water Valley Golf Course
- Commercial recreational development may occur in a variety of ownership types (fee simple, bareland condominium and tourist campground)

Environment

Key Purpose

- Protection of the natural environment and environmentally significant lands is important in order to conserve:
 - the ecological integrity of the plan area,
 - protect water quality and natural hydrology,
 - minimize habitat disturbance, and
 - protect and enhance the environmental qualities that make the area desirable as a place to live and visit

Natural Resource Extraction

Key Purpose

- Considered an interim use—not an ultimate long-term land use
- Plan recognizes importance of gravel to the County and economy
- Extraction encouraged prior to subdivision and development
- Appropriate and timely reclamation will be required
- County will exercise all of its rights in determining the conditions of any development approvals to minimize impacts
- Proponents shall be required to demonstrate the intended reclamation plan through the development permitting process

Next Steps in the Process

- Submit your comments on the new Draft ASP (by November 10, 2010)
- The Steering Committee will meet to go through your comments and make revisions to the Plan accordingly
- Should the Steering Committee feel the document meets the objectives of the majority of residents, they will proceed to take it forward to Council for approval
- If the document does not meet the needs of the majority of residents, the Steering Committee will take forward a recommended action on how to proceed to Council

Session #1

3:00 – 3:20 p.m.	Presentation
3:20 – 3:40 p.m.	Table Discussion #1
3:40 – 4:00 p.m.	Table Discussion #2
4:00 – 4:20 p.m.	Table Discussion #3
4:30 – 5:00 p.m.	Summary of Breakout Sessions

Session #2

7:00 – 7:20 p.m.	Presentation
7:20 – 7:40 p.m.	Table Discussion #1
7:40 – 8:00 p.m.	Table Discussion #2
8:00 – 8:20 p.m.	Table Discussion #3
8:30 – 9:00 p.m.	Summary of Breakout Sessions



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