



Mountain View
C O U N T Y

WORKSHOP SUMMARY

COMMUNITY WORKSHOP FOR THE
CREATION OF GUIDING PRINCIPLES
MARCH 7, 2009

WATER VALLEY / WINCHELL LAKE AREA STRUCTURE PLAN

COMMUNITY WORKSHOP SUMMARY

INTRODUCTION

The Water Valley / Winchell Lake Area Structure Plan is intended to guide future development of this area. In this project a series of community consultation opportunities will focus on developing the community's vision for the Water Valley / Winchell Lake area, with an eye on how upcoming development can contribute to that vision. The project will consist of opportunities for community input which will engage the community as a means of generating a common vision for the area. The workshops are intended to elicit from the community recommended elements that can contribute to the focus area's identity.

MEETING FORMAT AND CONTENT

On Saturday, March 7, 2009, approximately 66 community members convened for the first of the project's community workshops. The purpose of this workshop was to discuss the community vision for the area and discuss preliminary design strategies to achieve the community vision. The workshop was held from 12 p.m. to 5 p.m. at the Water Valley Community Association.

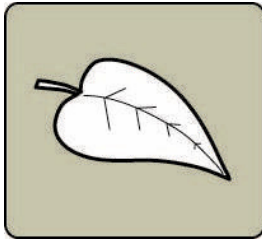
Chair Doug Collister welcomed community members. The consulting team, Sandalack + Associates, followed up with a project introduction and provided an overview of the agenda, project and planning process, and introduced the project team.

Sandalack + Associates provided an overall review of work that the Steering Committee had completed to date. Stefan Tremblay, planner with Mountain View County, gave a presentation on what an Area Structure Plan is, how it fits in with other legislation and gave information on why Council directed administration to prepare an Area Structure Plan for this area. Sandalack + Associates provided a physical model of the Water Valley 4-way stop for participants to view.

The workshop culminated in interactive, small group decisions, facilitated by Sandalack + Associates and Mountain View County Planning staff, in which community members identified and created the Guiding Principles which serve as a foundation for this Area Structure Plan. The small groups then reported back to the larger group, sharing the main ideas and building further on the community vision.

COMMUNITY WORKSHOP SUMMARY

Community participants offered many creative and thoughtful ideas for improving the future of their community. These ideas formed the Guiding Principles. Below are the Guiding Principles that were developed by the community for the Water Valley / Winchell Lake area. The principles stress the importance of the character, quality of life, and environment of Water Valley / Winchell Lake.



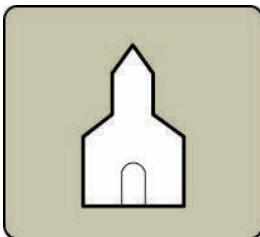
1. Ensure preservation of the natural environment to minimize the impact on land, water/ wetlands, wildlife and vegetation.

- Restrict or prohibit development in environmentally sensitive areas
- Cluster development and arrange land uses to avoid fragmenting habitat
- Respect known wildlife corridors
- Refer to Alberta BearSmart guidelines for residential, agricultural and recreational activities
- Refer to FireSmart guidelines



2. Recognize that agriculture is the primary activity in the Water Valley / Winchell Lake area, and that the area is rich in natural resources; other land uses and development must respect and be compatible with agriculture and natural resource extraction industries.

- Agriculture and resource extraction are important industries that pre-exist residential development, and normally take precedence
- The WV/WL lake are falls within the Forest Protection Area, and land uses and activities are therefore affected
- Gravel resources, if present, should be extracted prior to any development
- MVC – consider adopting a version of the Code of the West (see handout from MD of Willow Creek)



3. Preserve and promote rural land uses, heritage and lifestyle.

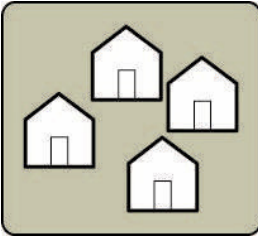
- Determine the locations of various land uses so that they do not conflict with agriculture or natural resource extraction, and so that they do not compromise the environmental integrity of the area
- Develop design guidelines for site planning, architecture and landscape that reflect the history, character and identity of WV/ WL
- Employ 'dark sky' guidelines
- Identify heritage resources and cultural landscapes and develop a plan to protect and promote them



4. Support the Water Valley hub (4 way stop) as the community center for the WV/WL area.

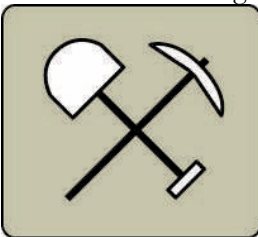
- Concentrate the highest residential densities around the Water Valley hub (4 way stop)
- Promote and encourage neighbourhood commercial businesses within the Water Valley hub
- Promote and encourage local businesses to thrive as a

way of providing jobs and strengthening the unique character of the area



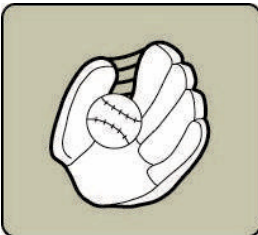
5. Ensure that, within the framework of the MDP, residential developments of various densities are accommodated in appropriate areas, while minimizing their visual, functional and environmental impact

- concentrate highest densities around the Water Valley hub
- all development must consider vegetation, wildlife habitat, views and access issues
- refer to the Best Practices section of the ASP Appendix for examples of conservation subdivision appropriate to WV/ WL
- adhere to MVC MDP standards and permitting processes for water and sewer servicing



6. Recognize the economic and employment importance of local (commercial and industrial) businesses

- promote and encourage neighbourhood commercial businesses, in a way that maintains the western rural character and identity



7. Provide a range of recreation and open space opportunities appropriate to the needs of the population and that effectively utilize the resources of the area

- a Recreation Needs Assessment should be conducted to evaluate the population and recreation requirements
- proposals for recreation property developments should be directed to appropriate locations
- guidelines to be developed for these kinds of developments