

Hamlet of Mirror

Area Structure Plan Update

What We Heard Report
2026

Have a question about about the Hamlet of
Mirror ASP? Contact Planning Services!

www.lacombecounty.com

Email: planning@lacombecounty.com

Phone: 403-782-8389

Hamlet of Mirror Area Structure Plan

2026 Survey Results



Introduction

Lacombe County conducted this public engagement to gather the community's thoughts on the Hamlet of Mirror Area Structure Plan. The survey results will help Lacombe County review the Hamlet of Mirror Area Structure Plan to ensure it reflects current community needs, priorities, and opportunities for future growth.

A public meeting was held by Lacombe County at the Mirror Community Hall on March 10, 2026, with a total of 47 attendees.

The survey was a follow-up to the public meeting. The survey was provided on paper at the public meeting, and posted electronically on the County's website and social media (Facebook and Instagram). The online survey was live from March 10, 2026 (7:00 pm) through March 31, 2026 (11:59 pm), and was completed using the software tool Survey Monkey.

The survey consisted of five sections:

1. the respondent's relationship to the Hamlet,
2. the community's overarching vision for the future of the Hamlet of Mirror,
3. the current housing supply and future needs,
4. how businesses can be better supported, and
5. how current and future recreational and open spaces may be improved and enhanced.

The public meeting and survey were advertised to the public through the following methods:

- Newspaper advertisements in the Lacombe County News.
- Newspaper advertisements in The Chautauqua and Stettler Independent papers for two consecutive publications each.
- Advertisements were dropped in mail boxes through the Canada Post
- Social media posts (Instagram / Facebook).
- Lacombe County website.

A total of 41 survey responses were received.

The information contained in this booklet is intended to give an overview of survey results from all collection methods. Closed-ended responses were used to generate the graphs, and open-ended text responses are summarized for sentiment analysis, as well as outlined verbatim.

Disclaimer: The data is reported in aggregate form and no personal identifying information was tracked by the County. The responses remain completely anonymous.

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Snapshot of Survey Results

41
total
responses



feel that it is
very important
to keep the small-
hamlet feel while
allowing
commercial and
industrial growth

73%

of respondents would like to
see more Hamlet Commercial
Businesses in the Hamlet of
Mirror

TOP 3

issues or challenges facing housing
in the Hamlet of Mirror over the
next 10-years

1

Lack of housing
diversity

2

Inadequate supply
of housing

3

Cost of housing /
difficulty securing
financing to build

51%

noted that the Hamlet does not have
enough housing options for the
community and would like to see more
housing development

TOP 3

recreational and open space
amenities respondent's would like
to see more of

1

Natural areas

2

Walking trails

3

Playgrounds

38%

feel that the H-R1 and H-R2 districts are
no longer appropriate for the Hamlet's
needs and should be changed

Background Info Provided in Survey

Background Info Provided in Survey

This background information was provided in the survey as paragraph text.

Information on Existing Plan

The *Hamlet of Mirror Area Structure Plan* is the growth plan that guides future development within the Hamlet. The Plan identifies locations where certain types of development may occur and the expectations that would apply to new development.

Council originally adopted the Plan in 2007, after the dissolution of the Village of Mirror in 2004. The intent of the plan is to ensure that development in the Hamlet of Mirror is undertaken in an orderly and efficient manner which ensures the viability of the rural community. The Plan has since been updated several times. The most recent major update was in 2015, with a minor update occurring in 2018.

Plan Update

Lacombe County is updating the *Hamlet of Mirror Area Structure Plan*!

Since this Plan is one of the most important documents for the Hamlet, it is time to take a look at the policies in the Plan to ensure they continually reflect the vision of our community. The County will look at the Hamlet's current context and how the County's policies can be used as a tool to empower the Hamlet of Mirror and realize the community's vision.

In this Plan update, the County will be studying the following:

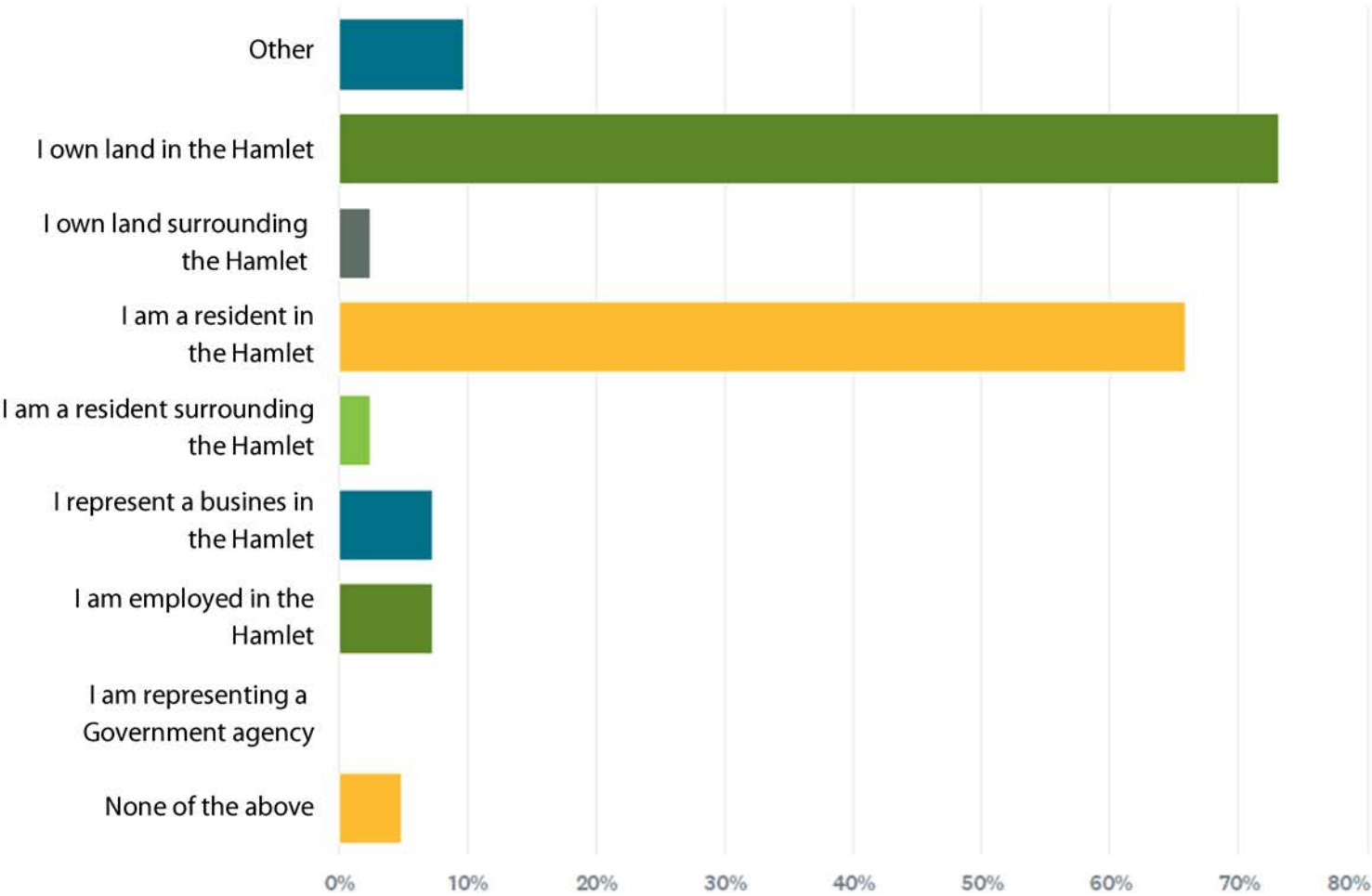
- **Policy.** The County's Land Use Bylaw districts that apply to the Hamlet of Mirror contain many policies that are remnants of the former village land use bylaw. We will seek the community's input and study the Hamlet's existing context to figure out how these policies can be improved.
- **Zoning.** The Hamlet of Mirror has various zoning inconsistencies, where residences are often located in industrial, commercial, or recreational zoned areas and vice versa. We will engage the community and study the Hamlet of Mirror's existing context to understand how this could be improved to better support the Hamlet's needs.
- **Infrastructure.** The County inherited the municipal water and wastewater infrastructure, which included unknowns regarding the infrastructure that lies beneath the ground. In 2025, the County completed a water and wastewater system. This information will be incorporated into the Plan when identifying areas where growth should be promoted.

Ultimately, the goal of the update is to make sure this Plan is crafted in a way that supports the Hamlet's growth as best as possible.

Detailed Survey Results

Detailed Survey Results

Question 1: What is your relationship to the Plan Area (the Hamlet of Mirror), as shown below?
(Select all that apply) (41 responses)



ANSWER CHOICES	PERCENTAGE	NUMBER
I own land within the Hamlet of Mirror	73.17%	30
I own land surrounding the Hamlet of Mirror	2.44%	1
I am a resident within the Hamlet of Mirror	65.85%	27
I am a resident surrounding the Hamlet of Mirror	2.44%	1
I represent a business within the Hamlet of Mirror	7.32%	3
I am employed in the Hamlet of Mirror	7.32%	3

Hamlet of Mirror Area Structure Plan

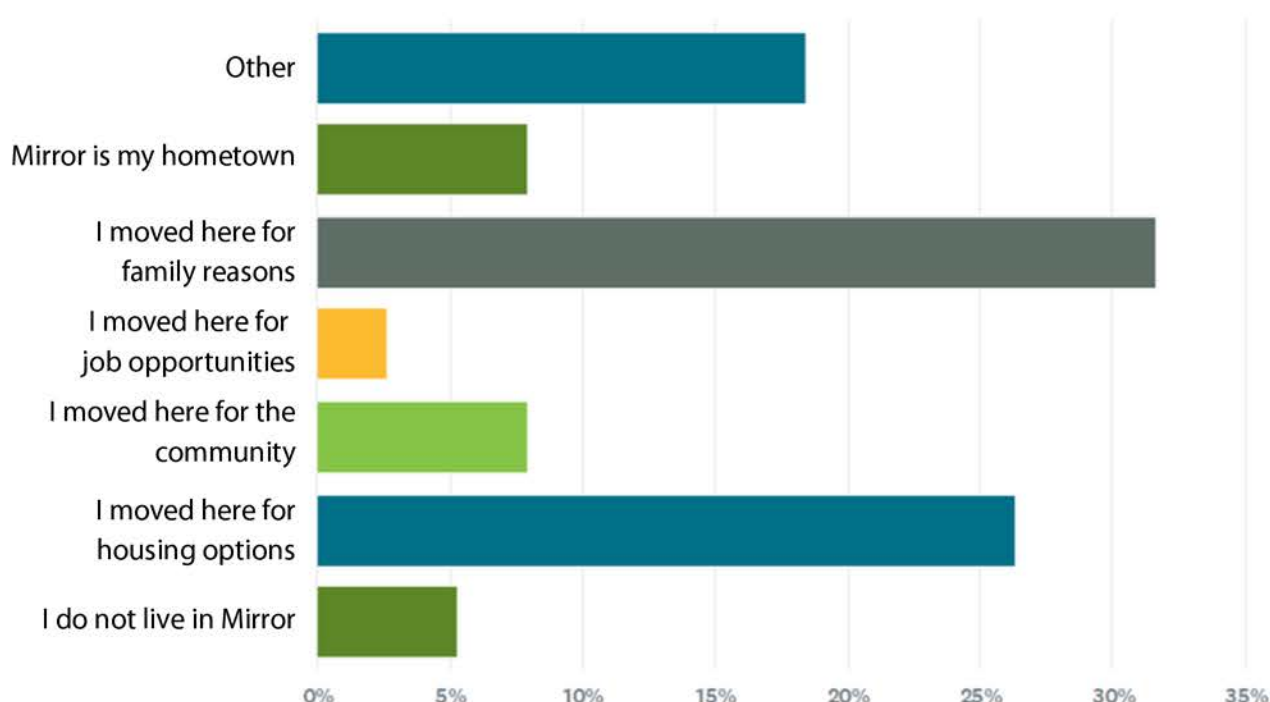
2026 Survey Results



I am representing a government agency	0%	0
None of the above	4.88%	2
Other (please specify)	9.76%	4

#	OTHER (PLEASE SPECIFY)
1	I am a resident of Lacombe County but spend half a month or more in Mirror
2	I was employed in Mirror and have retired recently. I still live in Mirror
3	I reside here often when family is away
4	I am an area landowner, but not adjoining.

Question 2: If you live in the Hamlet of Mirror, why do you live here? (optional) (38 responses)



ANSWER CHOICES	PERCENTAGE	NUMBER
Mirror is my hometown - I am originally from Mirror	7.89%	3
I moved here - for family reasons	31.58%	12
I moved here - for job opportunities	2.63%	1
I moved here - because I like the community	7.89%	3

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Hamlet of Mirror Area Structure Plan

2026 Survey Results

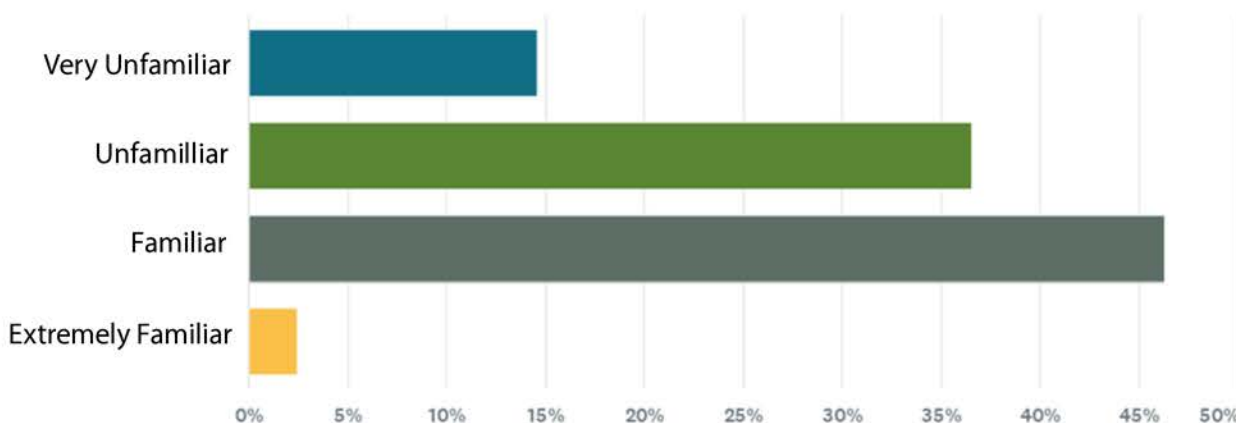


I moved here - for housing options	26.32%	10
I do not live in Mirror	5.26%	2
Other (please specify)	18.42%	7

#	OTHER (PLEASE SPECIFY)
1	own 3 lots -planning to develop
2	Work in Alix we chose Mirror for cheaper taxes before the separatists took over.
3	Working Alix chose Mirror for cheaper taxes before separatists took over.
4	Work in Alix cheaper taxes
5	I have had family here since 1975 and moved here because I love this community.
6	I moved here from Calgary after my husband died, seeking peace and quiet and a new life.
7	I don't live in Mirror

Question 3: How familiar are you with the current Hamlet of Mirror Area Structure Plan?

(41 responses)



ANSWER CHOICES	PERCENTAGE	NUMBER
Very unfamiliar – I did not know the Plan existed	14.63%	6
Unfamiliar – I have heard of the Plan but I am not familiar with its purpose	36.59%	15
Familiar – I am aware of the Plan and have a broad understanding of its purpose	46.34%	19
Extremely familiar – I am aware of the Plan and have an in-depth understanding of its purpose	2.44%	1

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Question 4: What do you love the most about the Hamlet of Mirror? (35 Answered, 6 Skipped)

Summary

The survey responses indicate that residents of the Hamlet of Mirror highly value the community for its quiet, rural lifestyle, and affordability, while still maintaining access to amenities and larger centres.

Here's a summary of the responses for this question, based on the 35 verbatim responses:

- Many responses emphasize the importance of peace and quiet, with residents valuing the lack of traffic, low noise levels, and overall slower pace of life.
- There is a strong appreciation for the small-town and rural atmosphere, with respondents describing Mirror as having a quaint, relaxed, and close-knit community feel.
- Affordability is a key factor, with many respondents highlighting lower housing costs, property taxes, and overall cost of living as major reasons they chose to live in Mirror.
- Several responses highlight the value of larger properties and personal space, allowing for gardening, outdoor activities, and a greater sense of privacy and freedom.
- The natural environment is frequently mentioned, including wildlife, birds, trees, agricultural surroundings, and scenic landscapes.
- Some respondents mentioned Mirror's proximity and connectivity to larger centres, noting convenient access to nearby communities, highways, and employment opportunities.
- A few responses also mention specific local features or services, such as schools, municipal services, and unique aspects of rural living that contribute to overall satisfaction.

Hamlet of Mirror Area Structure Plan

2026 Survey Results



Verbatim Responses

#	RESPONSES
1	The freedom
2	small town feel, quiet, close to amenities, wild life/song birds, rolling hills, close to a lake
3	Quiet, small town country feel but with several useful amenities. Proximity to slightly larger centres is good too.
4	Affordable housing. Excellent level of service from the County.
5	1. The peace and quiet 2. Lack of urban congestion and traffic 3. A tree-filled natural environment, close to farms and agriculture 4. The sound of the trains (but they don't wake me up at night!) 5. The friendly (for the most part) and helpful residents
6	I enjoy the birds , gardening and having a large yard .
7	I have a large yard I enjoy the birds and gardening. Because of the separatists we keep to ourselves.
8	Having a big yard and enjoying the birds and gardening.
9	We moved here for the quiet and the housing prices and tax prices were a big part of it
10	it lives
11	The quaint, quietness of rurality while having easy access to Urban centres. When I was working in sales, I had easy access to highways in any direction and also to two international airports.
12	Lower property taxes compared to large towns or cities. Less traffic, nice friendly people. Quietness. Freedom feeling.
13	The Christian School
14	Country residential feel with decent proximity to Stettler, Bashaw, Lacombe, and Red Deer
15	Population size and proximity to larger communities.
16	Housing and property affordability and is central to communities with amenities and paved highway, quiet.
17	Low house taxes
18	Cost of property taxes
19	It's quiet and a short commute to my job.
20	The quiet community.
21	The small community atmosphere and how quiet it is
22	small, quiet town with nice prices on houses and property.
23	The slower pace of life and the nature in the area.
24	The space, the quieter pace (recreational snowmobiles and motor cycles excluded!), and the fact that as I age it is more affordable than city living.

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25	relaxed, quite, crime free.
26	The quietness and community
27	Cost of living.
28	Small and friendly.
29	Small town where we used to feel safe for our children to grow up.
30	For the most part, its a quiet town with community minded people.
31	Still some historyand cool old building left
32	Low taxes, Quiet community
33	It's close to Buffalo Lake.
34	My house specifically, and the closeness to my family. I like the secludedness and proximity to many lakes. The mechanic shop is pretty great too, and the two restaurants have good food.
35	Small quiet town, and low taxes

Question 5: Which parts of the Hamlet's identity, history, community, or context are most important to you? (32 Answered, 9 Skipped)

Summary

The survey responses indicate that residents place strong importance on Mirror's history, small-town identity, and sense of community, while also recognizing the need to maintain and strengthen these elements into the future.

Here's a summary of the responses for this question, based on the 32 verbatim responses:

- Many responses highlight the importance of Mirror's history and heritage. Respondent's expressed interest in preserving historical buildings, stories, and landmarks.
- Several responses emphasize the importance of community events and gathering places, such as the parade, museum, church, and library, which contribute to social connection and local culture.
- There is a strong appreciation for community identity and pride, with respondents valuing the sense of community, shared history, and long-standing personal or family connections to the Hamlet.
- The small-town, quiet, and rural character is a key component of Mirror's identity for many respondents.
- Some responses expressed interest in revitalization of Main Street and future growth.

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2026 Survey Results



Verbatim Responses

#	RESPONSES
1	The freedom
2	Grandparents lived there, mother born there, Daily Mirror is a UK newspaper that Mirror is named after. Early 1900 brochures were distributed in UK, advertising land for sale in Mirror. Steam engines helped grow Mirror with need for water.
3	Quiet, for the most part the homes are on large lots -not squeezed together
4	Employment
5	I find the history of mirror fascinating, so interesting how mirror features in major events, such as the Titanic and military support during the world wars. I also think that Mirror's identity as a railroad town should not be overlooked.
6	We've enjoyed the parade and the museum.
7	We've enjoyed the parade and the museum.
8	Because of the separatists We keep to ourselves. We have enjoyed the parade and museum
9	Mirror was founded as a hard working, self supporting, agricultural based community. There was a strong feeling of pride and caring in the community. It still is for the most part, but now there is an abnormally high percentage of unemployed or unemployable residents.
10	Mirror has great history. Restoring the history rebuilding Mian Street, opening new businesses, more opportunity for the public and youth living in Mirror.
11	The commercial area downtown.
12	Small-town feel, close to family, location
13	For the most part the sense of community is most important
14	Railroad, quiet, slowly pace, nature.
15	Small town feel, quiet and community minded
16	Community events and knowing many people are important
17	The historical church.
18	History and tradition along with sense of commitment from community
19	nice quiet small town.
20	Being aware of the history of Mirror and area, but not "living in the past".
21	The local post office (no roadside boxes to deal with in bad weather); the museum; the lending library. And I have good neighbours, friendly, and helpful.
22	relaxed independent free feel of community.
23	The church and library, museum.
24	Been here my whole life; every part of Mirror has a story or a memory for me.

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25	The buildings.
26	Community safety.
27	Preserving historical buildings (whats left of them). Growing the community like it was intended to in the past.
28	Keep the history and attract new buisness
29	always been interest in the history of the community
30	CN Rail is very important to me.
31	I like that main street looks like it was abandoned in 1885.
32	Community

Question 6: In your own words, what is your vision for the future of the Hamlet of Mirror?

(34 Answered, 7 Skipped)

Summary

The survey responses indicate that respondents' vision for the future of the Hamlet of Mirror centres on community improvement, modest growth, and maintaining the small-town character, while addressing current challenges related to property conditions, services, and safety.

Here's a summary of the responses for this question, based on the 34 verbatim responses:

- Many responses emphasize the need to improve the appearance and condition of the hamlet, including cleaning up derelict or unkempt properties and addressing unsightly areas.
- Several responses highlight the importance of maintaining Mirror's small-town character, including its quiet, relaxed atmosphere, low density, affordability, and rural charm. Growth is generally supported as long as it is balanced and does not negatively impact these qualities.
- There is interest in modest growth and economic development, including attracting new businesses, revitalizing Main Street, increasing employment opportunities, and drawing more residents to the Hamlet.
- Some respondents identified a need for greater housing diversity and availability, including more options such as senior-friendly housing, new residential development, and the removal or replacement of deteriorating structures.
- Infrastructure improvements were noted as being important for the future, including transportation and servicing upgrades, such as improved roads, wastewater servicing, and enhanced internet connectivity.
- Several respondents expressed a desire for a safe, family-friendly community with lower crime.
- There is interest in enhancing amenities, such as parks, green space, community gardens, and recreational opportunities.

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- Environmental stewardship was also identified as important, with residents noting the need to protect natural areas, manage industrial impacts, and maintain air quality and green space.
- Some responses raised concerns over the future ability to sell their homes due to current conditions in the Hamlet.

Verbatim Responses

#	RESPONSES
1	An overpass on hwy50 and lake access to mirror bay
2	To encourage young families and others to settle there to strengthen growth. To promote and reinforce neighborliness, volunteerism, participation and inclusion.
3	I'd like to see the properties that are run down or in disrepair have some assistance with repairs/replacement, pets wouldn't roam free for their own health and safety, there would be more suitable housing for seniors who may not be able to stay in their own homes- maybe one level townhomes, or single family with no stairs, and maybe a bridge over the tracks for vehicles so ambulances and cars can get by without being stuck for more 45 minutes (that's not an exaggeration)
4	Improve job opportunities. Attract more services to the hamlet. Improve property valuations and appearances.
5	A safe, low crime community, family friendly, lots of green space and natural environment. Any industrial development monitored for lack of emissions (noise, odours, toxic fumes) pleasant appearance (? landscaping) Excessive development avoided.
6	We are concerned about selling our home in the future due to the radical people the Whistle Stop has attracted.
7	I don't know what can be done to eliminate the radical element. I'm concerned about selling our home in the future because of this element
8	We are concerned that we won't be able to sell our home due mostly to the Whistle Stop encouraging radical people .Maybe they will buy our home
9	We need to CLEAN up the unsightly areas, define where mobile homes can be in a specific area, not mixed into housing, identifying where industrial companies can be away from housing and not have RV 's being lived in on properties. (2 which are currently on 47th street and another on the NW part of town Don't pick and choose who has to follow the rules and who does not.
10	making it a bedroom community
11	I would like to see a resurgence of community self image, and real effort done to clean up properties in the hamlet.
12	Strong downtown (Main Street) More industrial businesses, commercial, opportunity for employment. Bylaws withheld, cleaner properties, better roads, youth opportunities.
13	Complete Sewers and lift stations as required to Expand and service existing homes
14	Businesses open when people who work elsewhere can access, more accessible/senior housing as that will favour the current demographics, upgraded/newer homes - decrepit homes removed

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15	I'd like to see some areas of the community cleaned up by enforcing land use bylaws. Maybe some sponsored community projects like communities in bloom.
16	To maintain small community charm in balance with nature and affordability.
17	Quiet, community events, continued low taxes
18	To retain Mirror as a small community with modern amenities.
19	My vision for Mirror is to enhance the overall appearance of the community by cleaning up and beautifying public spaces. I would love to see the creation of a community garden where residents can grow food and connect with one another. Adding a splash park would provide a fun and safe place for children and families to gather during the summer months. Improving air quality and promoting a cleaner environment would also be a priority. Finally, establishing a neighborhood watch program could help strengthen community connections and support a safer, more welcoming place for everyone to live
20	A clean garbage free safe community with resources for all family's to have access to within Mirror and not have to go to others communities as not all person drive. New businesses in town that the people of Mirror that people want or need.
21	would be nice to see more paved roads as it is very dusty as well as better options for internet a fiber roll out would be amazing.
22	To see the conditions achieved to see families raise their children and thrive and work locally.
23	I confess I would like to see fewer derelict, unkempt properties. We've had tragic fires in the last decade, some related to home-kitchen drug making etc. And some dwellers revel in collecting garbage and junk around their properties. I envision greater protection of the natural environment -- no needless tree cutting, for example, unless trees are diseased or a danger to a home or power lines. A couple of years ago a wide swath of relatively healthy trees and shrubs were bull-dozed along 54 avenue on the north end, including wiping out Alberta wild rose bushes, which I believe is illegal, simply so large vehicles (farm equipment) could pass on the road. I've never seen evidence that any such equipment uses that road in that way. I appreciate no spraying of the green spaces, so pollinators have wild flowers (mainly dandelions) to feed on. While business development would be appreciated -- we have several vacancies on main street -- I would want to see new endeavours be environmentally responsible re: air quality, waste management and noise pollution.
24	avoid "high density" housing, this only attracts the negative elements. i want a quite place to enjoy my retirement.
25	Open more to recreational land use opportunities. Tiny homesteads
26	Change is uncomfortable but necessary.
27	Some growth, businesses.
28	Safe - more police presence. Lack of clean properties needs to change. Sidewalk care campers parking 365 days a year.
29	More people being able to build new homes and having more businesses.
30	Safe place for raising families
31	I would love to see the hamlet grow, with housing and businesses

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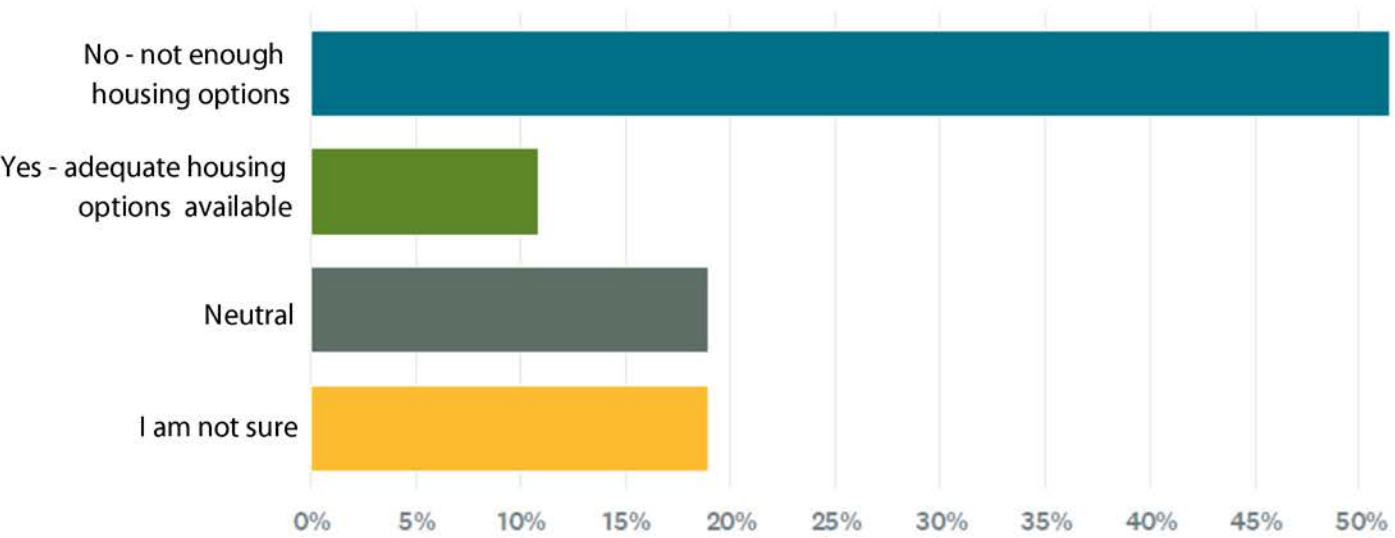
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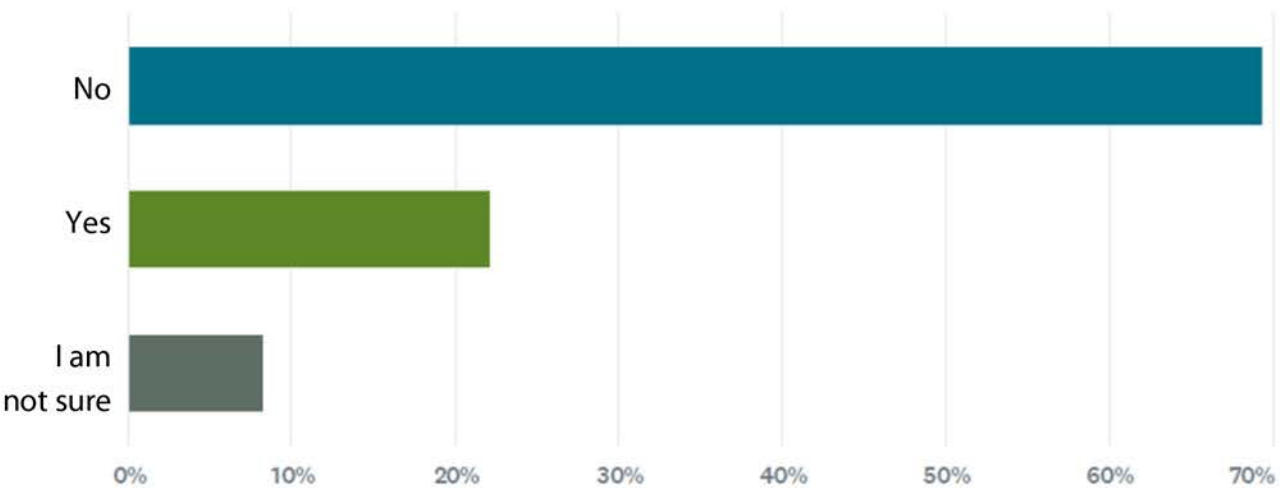
32	Mirror needs to be free of unsightliness.
33	keep the old timey look and feel and to not be grimey and cracked out.
34	More business, something to draw people to the town

Question 7: In your opinion, does the Hamlet of Mirror have adequate housing options to support the community? (37 Answered, 4 Skipped)



ANSWER CHOICES	PERCENTAGE	NUMBER
No - The Hamlet of Mirror does not have enough housing options for the community and needs more housing development	51.35%	19
Yes - The Hamlet of Mirror has adequate housing options for the community and does not need more housing development	10.81%	4
Neutral	18.92%	7
I am not sure	18.92%	7

Question 8: Have you personally experienced issues finding adequate housing for yourself or your family in the Hamlet of Mirror in the past 10 years? (36 Answered, 5 Skipped)



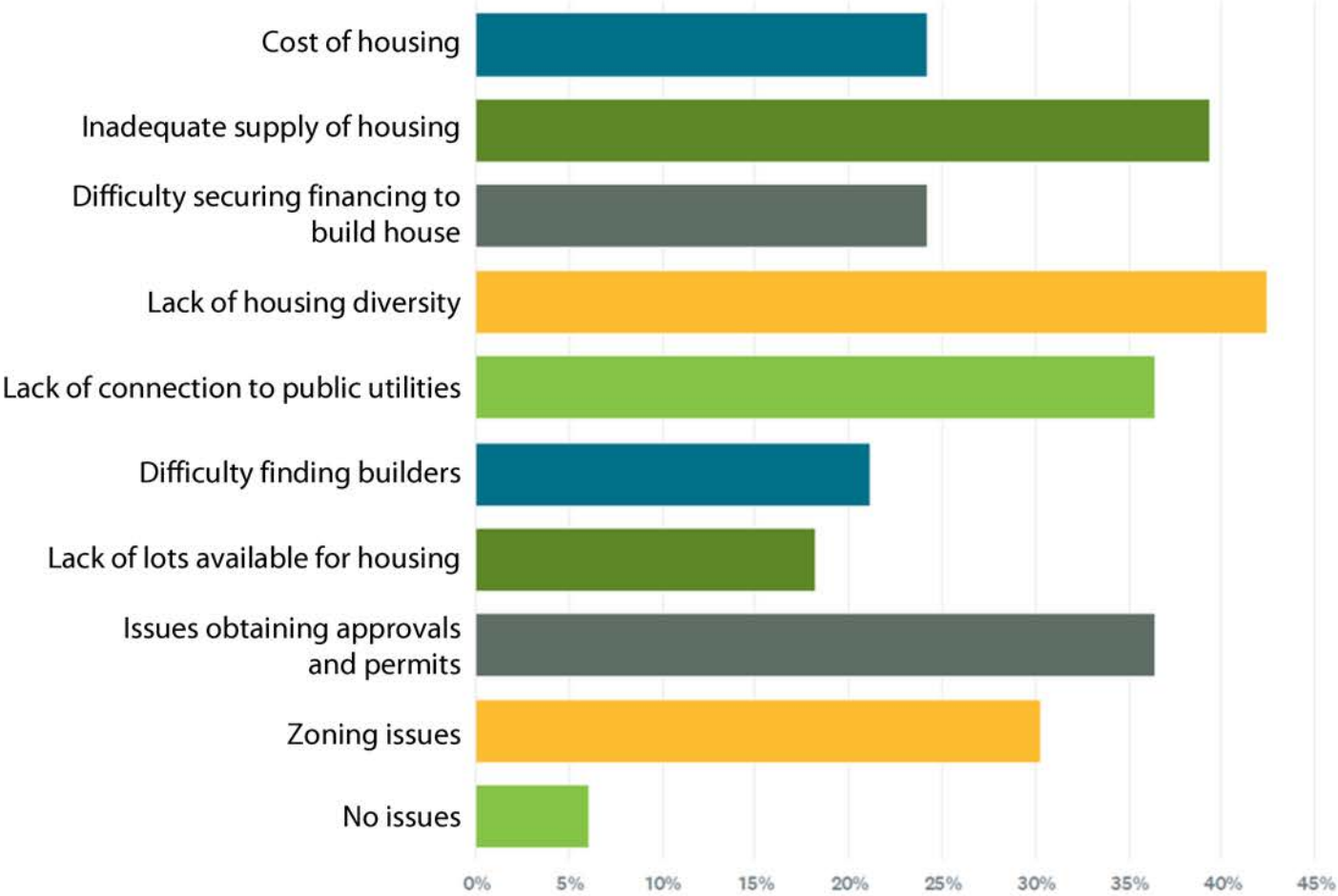
ANSWER CHOICES	PERCENTAGE	NUMBER
No - I have not experienced any issues finding adequate housing in the Hamlet in the past 10 years	69.44%	25
Yes - I have experienced issues finding adequate housing in the Hamlet in the past 10 years	22.22%	8
I am not sure	8.33%	3

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Question 9: In your opinion, what is the major issue or challenge facing housing development in the Hamlet of Mirror over the next 10 years? (select all that apply) (33 Answered, 8 Skipped)



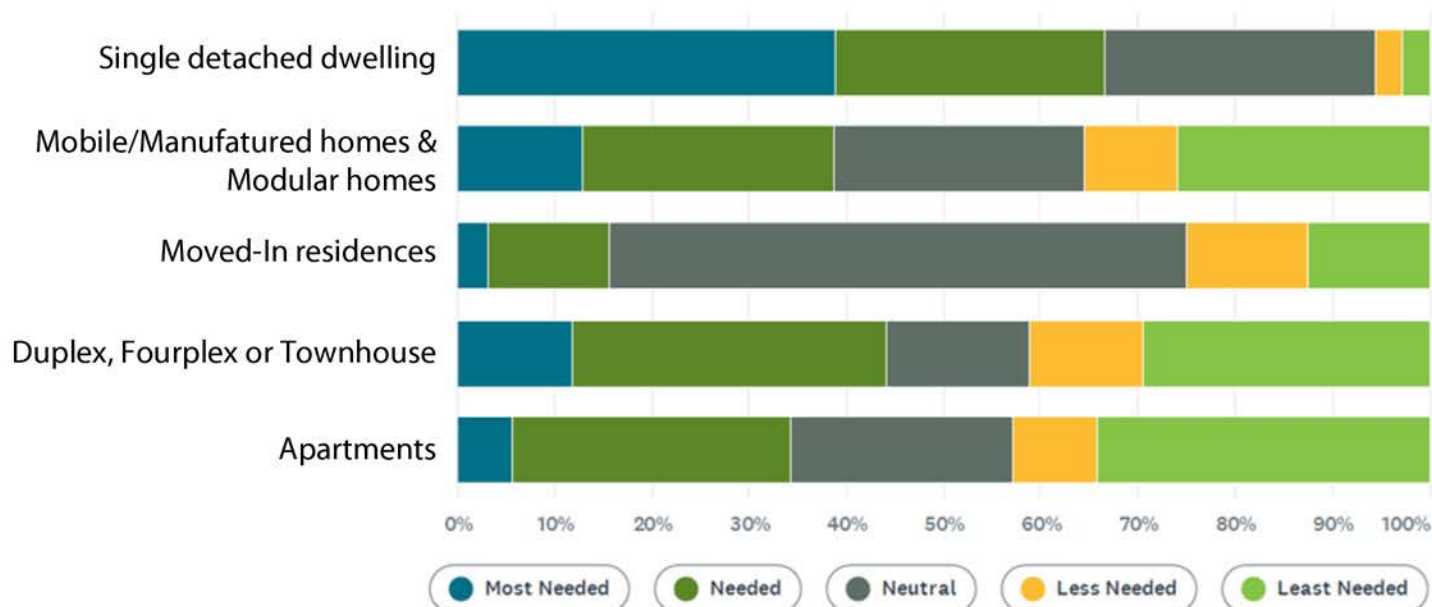
ANSWER CHOICES	PERCENTAGE	NUMBER
Cost of housing	24.24%	8
Inadequate supply of housing	39.39%	13
Difficulty securing financing to build housing	24.24%	8
Lack of housing diversity	42.42%	14
Lack of connection to public utilities	36.36%	12
Difficulty finding contractors / builders	21.21%	7
Lack of lots available for housing	18.18%	6
Issues obtaining approvals and permits	36.36%	12
Zoning issues	30.30%	10
There are no issues/challenges facing housing development in Mirror	6.06%	2

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Question 10: There are a variety of housing types that could be considered in the Hamlet of Mirror. The table below lists major types of housing. What kind of housing do you think the Hamlet of Mirror needs the most? Please note, these questions are referring to future new construction only. No policy changes will affect existing residences in the Hamlet of Mirror.
(36 Answered, 5 Skipped)



ANSWER CHOICES	MOST NEEDED	NEEDED	NEUTRAL	LESS NEEDED	LEAST NEEDED	TOTAL
Single Detached Dwelling(Refers to a typical 'house' which is constructed on site)	38.89% (14)	27.78% (10)	27.78% (10)	2.78% (1)	2.78% (1)	36
Mobile / Manufactured Homes & Modular Homes (Refers to a pre-fabricated dwelling that is moved to the site)	12.90% (4)	25.81% (8)	25.81% (8)	9.68% (3)	25.81% (8)	31
Moved-In Residences (Refers to a house that was built on a different parcel and has been moved to a new location. This does not include mobile or manufactured homes)	3.13% (1)	12.50% (4)	59.38% (19)	12.50% (4)	12.50% (4)	32
Duplexes, Fourplexes, or Townhouses (Refers to buildings with 2+ dwelling units that are located side-by-side and have a common wall)	11.76% (4)	32.35% (11)	14.71% (5)	11.76% (4)	29.41% (10)	34
Apartments (Refers to a residential building consisting of three or more dwellings units where each unit does not have a separate entrance)	5.71% (2)	28.57% (10)	22.86% (8)	8.57% (3)	34.29% (12)	35

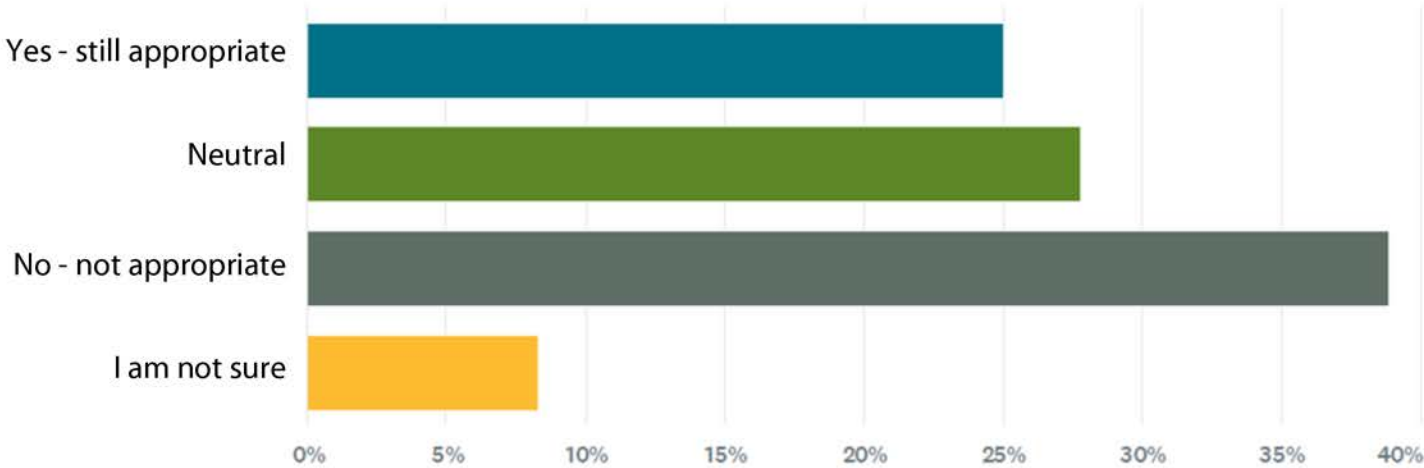
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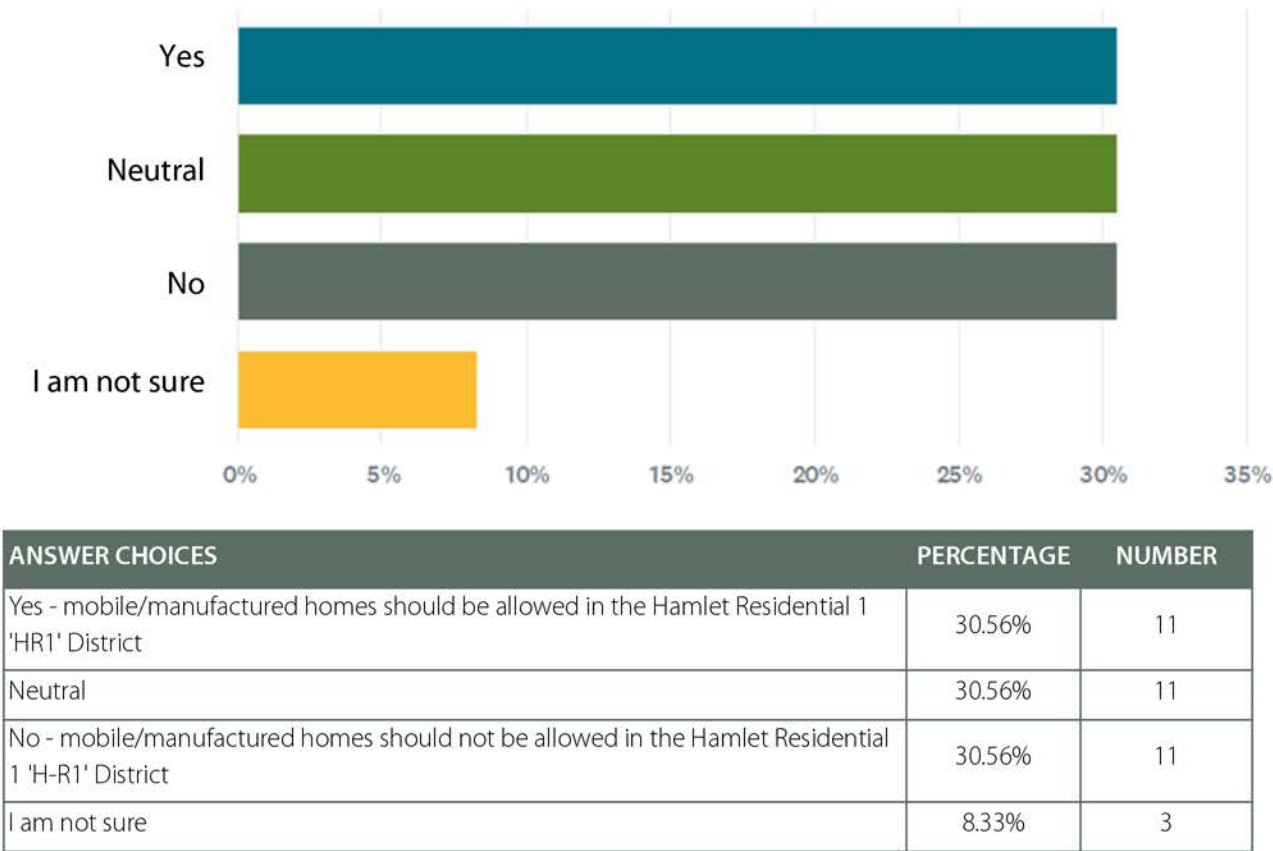
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Question 11: The County’s Land Use Bylaw has two main areas for different types of housing in the Hamlet. These areas come from the former Village of Mirror’s planning regulations. Hamlet Residential 1 ‘H-R1’ District – This area is mainly for single detached homes, with some other housing types mixed in. Homes in this area are connected to municipal water and wastewater services. Hamlet Residential 2 ‘H-R2’ District – This area is for mobile or manufactured homes on individual lots. These homes are also connected to municipal water and wastewater services. Do you think these two districts, one exclusively for single detached houses and another exclusively for mobile/modular homes, accurately reflect the the future needs of housing development in the Hamlet of Mirror? (36 Answered, 5 Skipped)



ANSWER CHOICES	PERCENTAGE	NUMBER
Yes – These districts are still appropriate for the Hamlet's future needs and should remain as they are	25.00%	9
Neutral	27.78%	10
No – These districts are no longer appropriate for the Hamlet's future needs and should be changed	38.89%	14
I am not sure	8.33%	3

Question 12: Do you think mobile/manufactured homes should be allowed in the Hamlet Residential 1 'H-R1' District? (36 Answered, 5 Skipped)



Question 13: Please explain your response to Question 11 & 12 (optional) In your response, please feel free to include references to specific locations in the Hamlet indicating the street and avenue. (28 Answered, 13 Skipped)

Summary

The survey responses indicate that respondent’s hold mixed opinions on housing types, particularly mobile and manufactured homes, while emphasizing the importance of property maintenance, community appearance, and housing affordability.

Here’s a summary of the responses for this question, based on the 28 verbatim responses:

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- Many responses emphasize the importance of property maintenance and appearance, with respondents noting that both mobile homes and site-built homes can contribute positively or negatively depending on how well they are maintained. Poorly kept properties were widely identified as a concern.
- There are divided opinions on mobile and manufactured homes. Some respondents support allowing them more broadly, while others prefer restrictions, due to concerns over long-term deterioration and appearance.
- Several responses suggest a need for clear regulations and standards, such as foundation requirements, spacing between units, and appearance guidelines.
- A number of respondents support separating housing types into distinct districts, while others feel mixed housing types are acceptable or already occurring.
- Affordability and housing choice were recurring themes, with some respondents noting that mobile/manufactured homes can provide more attainable options, particularly given rising housing costs.
- Some responses highlight a preference for higher-quality or permanent housing forms with foundations, as a way to maintain community character and support long-term investment.

Verbatim Responses

#	RESPONSES
1	I don't think we need more mobile homes and would prefer more homes built on permanent foundations
2	12. cities use premanufactured home (built inside a plant) on new dev. lots. These should be allow in HR-1, advantage is the homes are shipped on trailers and installed on site. faster as weather is not an issue, less time is needed - quicker move in.
3	Mobile homes are a relatively inexpensive housing option but need to have lots to put them on and then maintenance needs to be completed on them...a minimum age should be imposed on buildings being brought into the community and lot spacing maintained...not in a cluster like in some others communities around
4	New manufactured homes on basements are a good option.
5	As long as mobile/manufactured houses meet acceptable standards of appearance. I see no reason why they should not be allowed in the H-R1 areas. Newer models of manufactured homes have been improved in so many ways, they would not appears 'out of place'.
6	I think what matters is trying to get people to look after the appearance of their residence whether a trailer or not. I saw a death caused by vigilante justice when bylaws weren't enforced. I think the residences that look like junk yards would keep people from moving to Mirror also.
7	I think a bigger issue is people's yards and homes. It doesn't matter if it's a trailer or a house it can be well kept. I saw a death caused by vigilante justice when bylaws were not enforced. There are residences that look like junk yards.
8	I feel new people wanting single family homes do not want a mix of trailers in the mix as they deteriorate faster and become unsightly therefore a mobile home area should be specified.

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9	placing homes of certain types in certain area are a thing of the past. manufactured homes are equal if not superior to stick built
10	Mobile/manufactured homes should only be allowed in H-R-1 Residential if they have a basement foundation.
11	I believe modular should be allowed in 'H-R1' District and mobile should be separate in 'H-R2' District.
12	Creating mobile home situations in Mirror do not represent the needs of those seeking secure investments and reflect the needs of those not willing to invest in the community in a permanent way.
13	Multi-family homes should be allowed to provide more affordable living options, homes that are senior/accessibility focused could also be multi-family and therefore potentially also more affordable. As with single family homes, mobiles can deteriorate but due to building materials in older mobile homes, there is usually an increased catastrophic end if fire breaks out so if allowed in r1 areas the spacing between homes needs to be maintained and not crowded like in some other larger community mobile parks or zoned areas...need to make the area look appealing and safe for people visiting the area and for people walking around the area
14	I'm not educated as to what infrastructure is require for single family housing therefore cannot give an informed opinion
15	I think the existing balance is there. I am unsure in r1 would depend on whether it fits in with new developed structures. If it was a stick built rtm then would blind in and those mirror online built cost improvement.
16	In my opinion, trailers are not necessary in a hamlet the size of Mirror. Introducing them could change the unique character and atmosphere of the community. Mirror has always had the charm of a small, quiet, and cozy town, and many residents value that welcoming rural feel. Development should be thoughtful and preserve the qualities that make Mirror special, ensuring that any changes continue to reflect the community's identity and maintain the pleasant environment that residents appreciate.
17	I feel there needs to be a larger dedicated area for mobile homes that will not impinge on a group of single dwelling homes. The cost of living is outrages and I feel a purchase a home that may be a manufactured home is much needed to deter homelessness
18	Modern modular homes are every bit as desirable as stick built homes. Use regulations to ensure compliance.
19	I actually live in what is technically a mobile home -- built in 1976 and moved here in 1979 or so. I purchased it in 2008. It has a peaked roof -- not typical of mobile homes -- but no basement. It also has a single detached garage. While it is showing its age, I've maintained it as best I can and put a new roof on both house & garage in 2023. My near neighbour also has a mobile home (flat roof) and maintains it impeccably. I believe the issue isn't so much the type of home, as the care with which owners AND tenants (if rented) keep them. In todays environment, with inflation, job challenges and financing costs, full on city-like houses would be expensive for new home owners; modular and/or mobile home properties -- or even 'tiny homes' -- would likely be a better option.
20	mobile homes are built to an RV standard not residential, as such the fire risk is very high with a short service life. when older mobile homes age out, burn or are in need of replacement, they should then be removed from the 1H-R1 area to a H-R2 park. This would limit the "grandfathered in" clause in the zoning. Mobile homes age into "trailer trash" territory, down grading the area.

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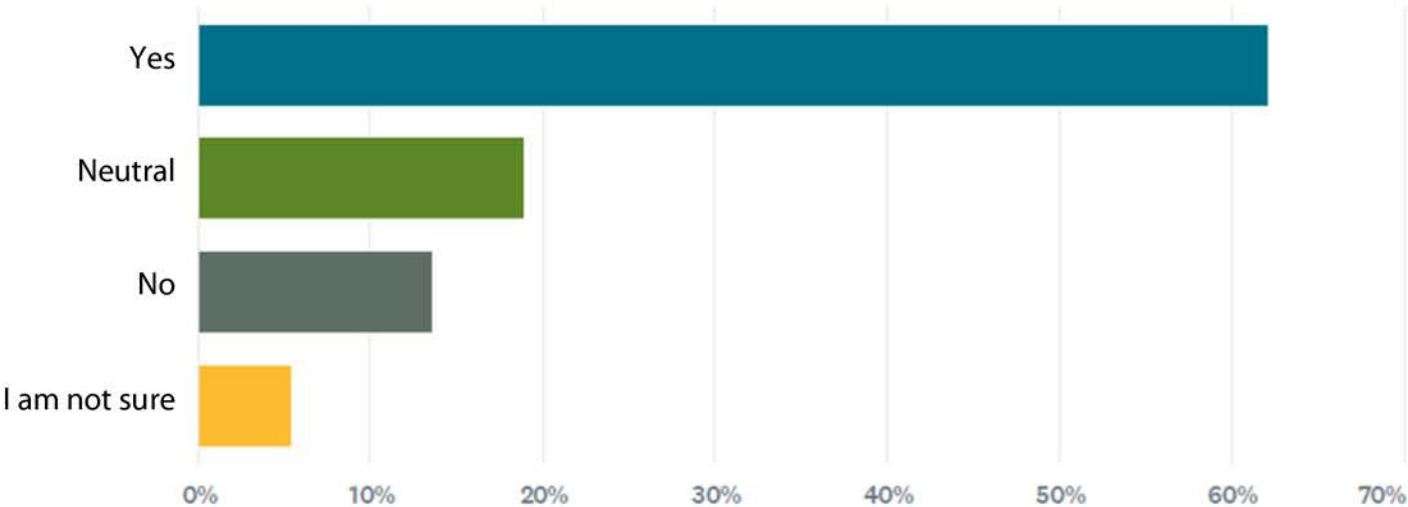
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21	More allowances for tiny homes
22	As long it is maintained and kept up, a home is a home.
23	My land is commercial. I have 5 lots.
24	We have enough trashy properties here in town.
25	Mobile homes over long term tend to be problem areas .
26	We should allow all types of dwellings everywhere!
27	The "zoning" is too small scale to be relevant. Theres like one or two mobiles in a few of those zones, and its so mixed in with empty lots and regular houses the entire town looks like a whole mix. There is no distinction between "trailer park" or "nice areas"
28	As long as the mobile is 10 years or newer

Question 14: The current Hamlet of Mirror Area Structure Plan shows a possible third area for future housing. This area would be the Hamlet Residential 3 ‘H-R3’ District. It’s meant for country-style homes on bigger acreage lots. Homes here would use shared or municipal water and sewer. The goal is to keep the rural feel of the hamlet. The map below shows where this future housing area could be located. Please note: This is not the current zoning. It only shows a possible future use for the land. Do you think this location is appropriate for future acreage style residential development? (37 Answered, 4 Skipped)



ANSWER CHOICES	PERCENTAGE	NUMBER
Yes – This is an appropriate location for future acreage style residential development	62.16%	23
Neutral	18.92%	7
No – This is not an appropriate location for future acreage style residential development	13.51%	5
I am not sure	5.41%	2

Question 15: Please explain your response to Question 14. If you answered no to Question 14, is there another future land use you would like to see in this area? (19 Answered, 22 Skipped)

Summary

The survey responses indicate that the community has mixed perspectives on future land use in this area, with an overall emphasis on balancing development opportunities with community character, environmental considerations, and long-term growth needs.

Here's a summary of the responses for this question, based on the 19 verbatim responses:

- Several respondents are in favour of acreage-style residential development, noting that larger lots align with Mirror's rural character and may help attract new residents seeking a country lifestyle.
- Conversely, some respondents feel that the land should be used for parks, open space, or agricultural land, emphasizing the importance of preserving trees, wildlife habitat, and opportunities for recreation.
- A few respondents raised concerns about compatibility with surrounding uses, including proximity to industrial areas and the potential for increased traffic impacts on nearby residents.
- A number of responses reinforce the importance of maintaining Mirror's rural, spacious character, with preferences for lower density and large lot size.
- One expressed interest in diversifying housing options, particularly through multi-family or apartment-style housing here to support younger residents and those wishing to remain in the community.

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Verbatim Responses

#	RESPONSES
1	I answered yes to the question but I would like to see at least two more parks added to the area preferably in the two low spots that currently have trees growing on them in the north end of mirror
2	limited number of large lots is OK. Using this amount of land would restrict further development of single family homes in that area. This area has a benefit of not being close to train tracks (noise and smell).
3	It is usable area but there may be unwanted increased traffic passed the houses currently there
4	We have the space and this type of housing could attract high income owners.
5	I feel we need more apartment style or multi family style homes so kids leaving home can still remain in the area with family around
6	new county yards maybe
7	I would like to be able to purchase lots with out dwelling beside already owned property with house to enlarge lot size along with already existing dwelling.
8	The further away from the train the better for higher priced land sales is best
9	If done tasteful the residence could be highly visible from and hyway creating an pleasant inviting feel for the hamlet.
10	If that makes the lot more desirable for purchase I don't see a problem with this
11	Our hamlet is a small private quiet proud affordable place to live and I feel "country style" homes in not a vision I see as it would not be conductive to our sense of our community and what it means to live here
12	Those 2 area are next to industrial zoned areas. They will not co-exist well.
13	I hesitate to flat out say 'no', but to have that space occupied by oversized homes/outbuildings would mean decimation of the current treed areas, and natural lands, displacement of wildlife, and who knows what impact on the existing farmland in/near those areas.
14	add access to count water/sewer instead of septic fields
15	I have 5 lots.
16	I'm in favor of the option for question 14. But would like to add that moving to Mirror is because people want the country feel. Making bigger lot sizes might be more enticing to newcomers looking to build or purchase just one lot. Some lots are quite small. Unless you are buying multiple which you then have to go through steps to consolidate lots. Some people might be put off by this.
17	The ability to grow your own food is becoming inportant to some people
18	I believe these lands should be protected for agriculture.
19	Theres already some nice acreage properties right on the edge of town, and some that are very close to being acreage lots within town. I like that the entire town has all the houses spread out and people who are moving this far away from any city are moving here because they dont want neighbours.

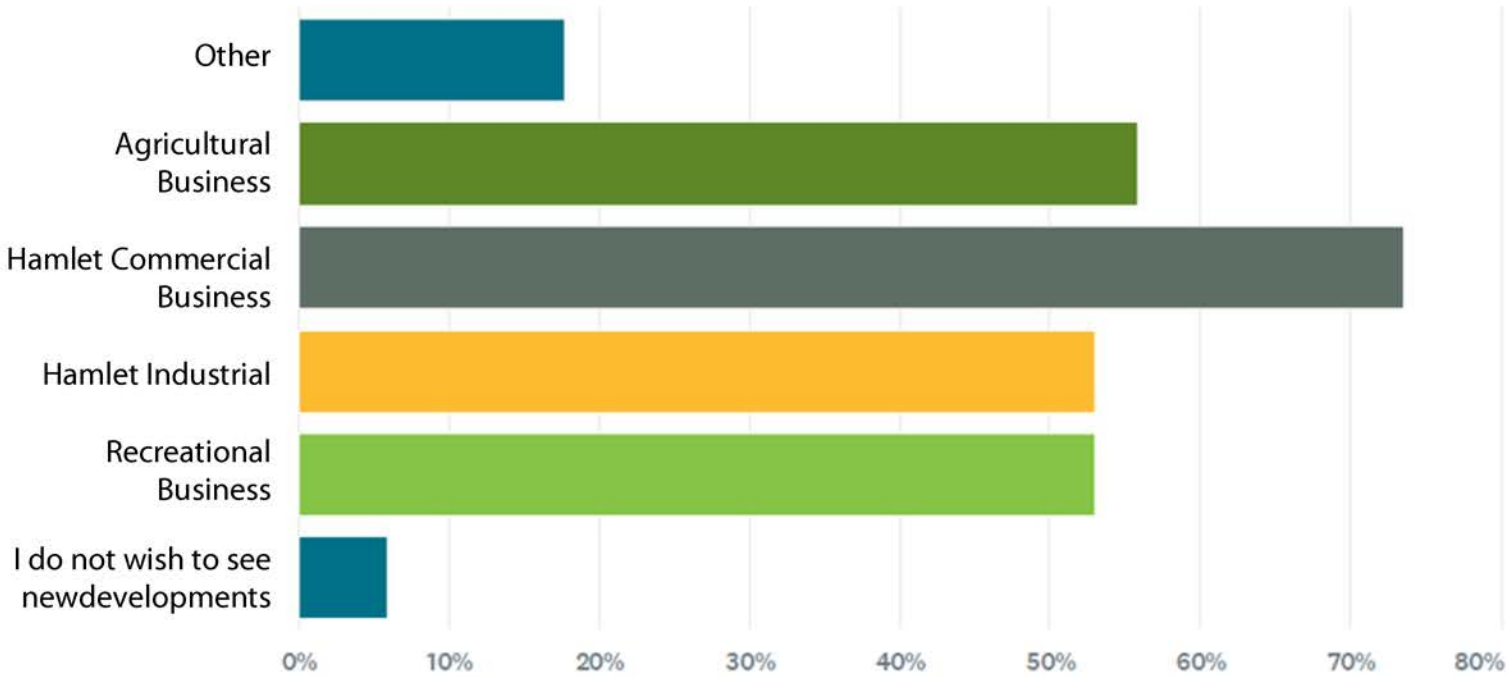
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Question 16: Lacombe County’s Economic Development Strategy – Success Grows Here! is aimed at attracting smart investment to Lacombe County. What types of businesses would you like to see more of in the Hamlet? (select all that apply) (34 Answered, 7 Skipped)



ANSWER CHOICES	PERCENTAGE	NUMBER
Other (please specify)	17.65%	6
Agricultural Business (e.g. agri-commercial, agri-industrial, etc.)	55.88%	19
Hamlet Commercial Business (e.g. retail stores, offices, gas station, restaurants, health clinics, etc.)	73.53%	25
Hamlet Industrial (e.g. automotive service station, gas station, heavy equipment sales, manufacturing services, etc.)	52.94%	18
Recreational Business (e.g. campgrounds, golf courses, sports facilities, etc.)	52.94%	18
I do not wish to see new hamlet commercial/industrial developments in the Hamlet	5.88%	2

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#	OTHER (PLEASE SPECIFY)
1	Green house, cheese factory
2	tourism-B&B-
3	Maybe a multipurpose building that could house several different businesses or community services
4	I'm sure all taxpaying businesses would be welcome. I would hope nothing would be approved that would hurt the health of locals
5	The existing industrial on 54 street does not work with no Separation or barrier. There needs to be an assessment of risks such as fire, contaminantes depending on business. Older industrial should be more direct control limitations when no seaparation from existing residential.
6	I am sick of businesses in Mirror being unsightly

Question 17: What would help support local businesses or attract new ones to Mirror?

(22 Answered, 19 Skipped)

Summary

The survey responses indicate that the community sees local business development as being closely tied to infrastructure, community appearance, and population growth.

Here's a summary of the responses for this question, based on the 22 verbatim responses:

- Many responses emphasize the need to improve the overall appearance of the Hamlet, including cleaning up unsightly or neglected properties, enforcing bylaws, and replacing deteriorating buildings to create a more inviting environment for businesses and visitors.
- Infrastructure improvements were frequently identified as critical, including better transportation access (such as a rail overpass and highway improvements), upgraded roads, and improved internet connectivity.
- Safety and quality of life factors were also noted, with respondents identifying the importance of reducing crime and ensuring a well-maintained and safe environment for businesses and customers.
- A few responses suggested opportunities for diversifying commercial activity, including light industrial uses near the rail line, tourism-related amenities, and more local services or entertainment options.
- A few respondent's suggested low taxes or other incentive programs.
- There was a suggestion to enhance Mirror's identity and appeal by promoting unique local attributes, such as wildlife, arts, or recreation, to attract visitors and create a stronger sense of place.

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Verbatim Responses

#	RESPONSES
1	An overpass for the train and a better bridge on hwy50 To reduce the amount of people that pass by mirror and increase traffic going through mirror Plus it would help logistics for businesses moving things to the west rather than having them go all the way around to Alix Plus i would like to see a reasonably sized electric car charging station close to are new lake access so that we might get people north and south using electric cars to stop here
2	I believe Mirror could use (word/phrase) that would describe it's attributes in an inviting creative way. ie. Calgary is known as the Stampede City. Edmonton is know as the Festival City. For me, it is wildlife/birds - 145 bird species in the area. Also to build and support an Artistic Community
3	More modern buildings that could be used - there are several business buildings currently that could/should be removed/replaced
4	An increase in the Mirror population. Particularly those who are employed.
5	Cleaning up the town, and bringing in housing for employees.
6	better infrastructure
7	The local and area residents need to better support local businesses. By the same token local businesses need to work hard at earning the local residents support.
8	Enforcing bylaws, clean up existing 'junk' properties more accessible amenities to the public.
9	The County of Lacombe can be more transparent and approachable with future uses of County owned land in the Hamlet of Mirror rather than keeping the land and not selling it or giving reasons why the land can not be or will not be sold. This is not progressive and can not have a positive influence to the confidence of investors.
10	Clean up unsitely properties in residential and industrial. Stricter bylaw compliance in this área and update bylaw. The small community feel works if it not left to look like a dumping area. Structured land use development should not include back 40 dumping areas in a small urban setting. The idea of a community with large residential lots is appealing and balance with outdoor recreation balance in the hamlet.
11	Continued low residential taxes
12	A clean tidy community. That's a great question
13	Cleaning the look of the town up.
14	More paved roads cut back on dust, Fiber internet is a must.
15	Create the environment so that new business feels like Mirror is not so removed from larger population bases. Also, improve access to Mirror on highway 50 by encouraging CN rail to build an overpass over the railroad tracks. Don't be afraid of them!
16	I confess I have no idea. Probably assurances that theft is under control, that the environment is safe re: fire etc., and that there are either existing buildings in good enough shape or appropriate spaces for new structures, in compliance with any nearby long-existing residential areas. Traffic and noise control would be important too.

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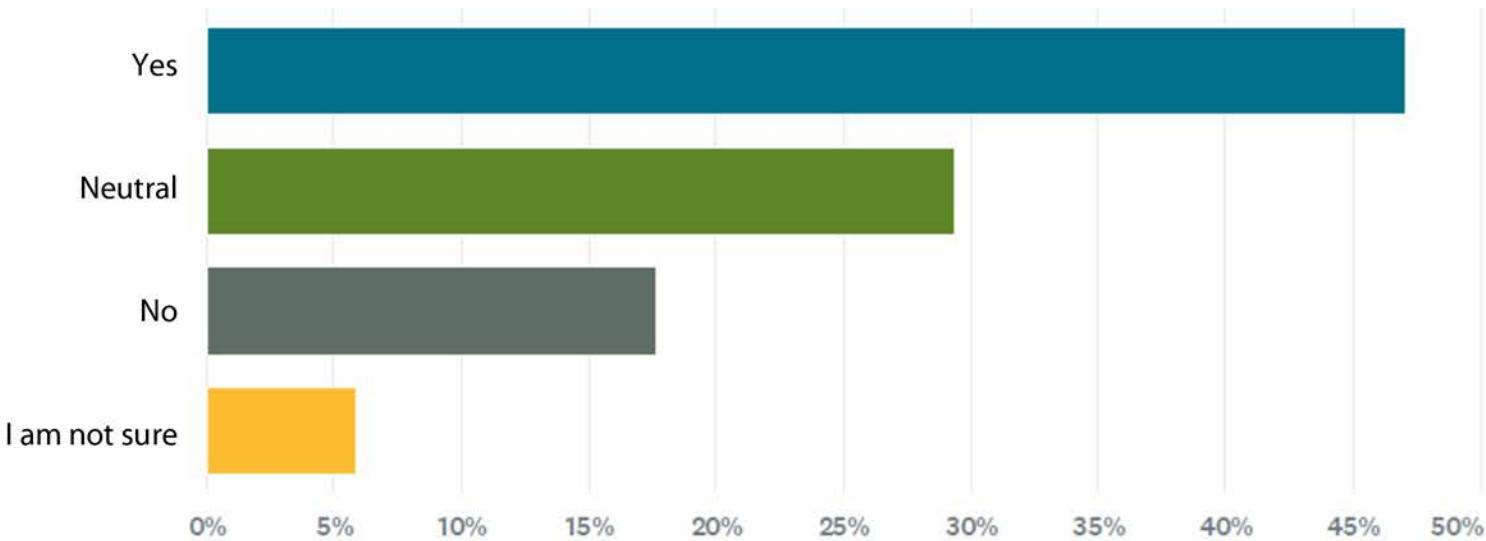
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17	light manufacturing beside the rail line would shield the adjacent residents from rail related noise.
18	Incentives
19	More entertainment to do after work .
20	low taxes
21	We should not support businesses, because they are unsightly.
22	An average income consistent with provincial average and properties and infrastructure that reflect care instead of being forgotten and abandoned and trashy looking.

Question 18: The Plan identifies two different business areas in Mirror, a district intended for hamlet commercial uses (Hamlet Commercial ‘C-H’ District) and a district intended for hamlet industrial uses (Hamlet Industrial ‘I-H’ District). Hamlet Commercial ‘C-H’ District - intended for shops, personal services, and small businesses that fit the Hamlet’s size and style. Hamlet Industrial ‘I-H’ District - intended for light industrial businesses like equipment service/repair, sales, and light manufacturing, that fit the Hamlet’s size and style. Heavy industrial uses are not allowed. The map below shows the current and future locations of these areas. Do you think these areas are appropriate for hamlet commercial or hamlet industrial development?

(34 Answered, 7 Skipped)



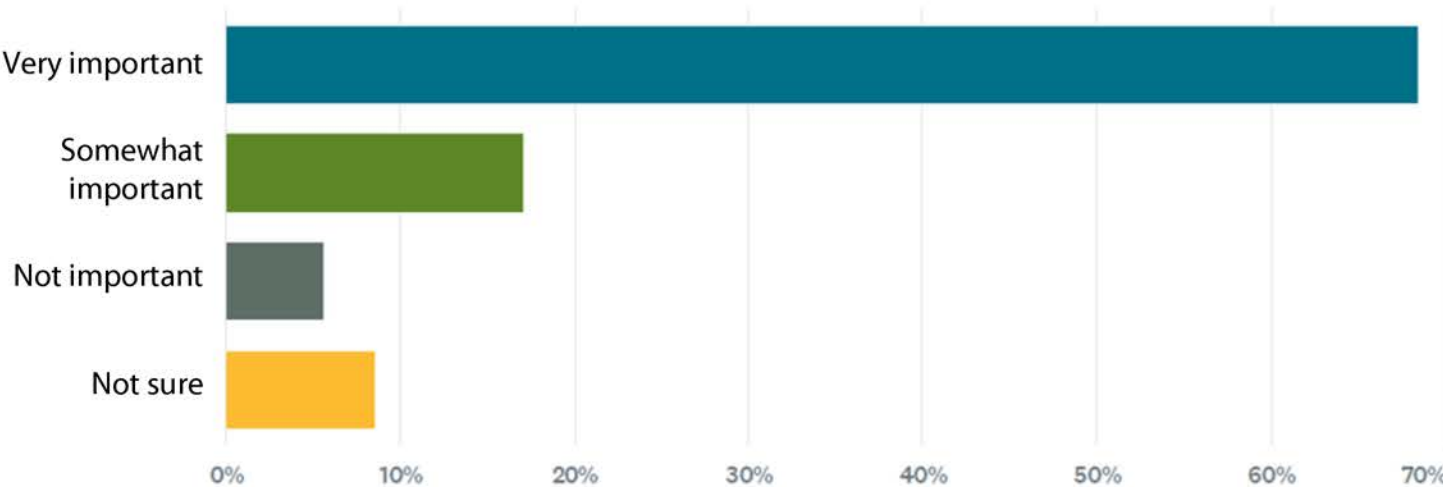
Hamlet of Mirror Area Structure Plan

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ANSWER CHOICES	PERCENTAGE	NUMBER
Yes – These areas are appropriate for commercial and industrial development	47.06%	16
Neutral	29.41%	10
No – These areas are not appropriate for commercial and industrial development	17.65%	6
I am not sure	5.88%	2

Question 19: How important is it to keep the small-hamlet feel while allowing commercial and industrial growth? (35 Answered, 6 Skipped)



ANSWER CHOICES	PERCENTAGE	NUMBER
Very important	68.57%	24
Somewhat important	17.14%	6
Not important	5.71%	2
Not sure	8.57%	3

Question 20: Please share your thoughts on hamlet industrial and hamlet commercial development in the Hamlet. (optional) In your response, please consider location and development standards that should apply. (13 Answered, 28 Skipped)

Summary

The survey responses reflect a range of perspectives on industrial and commercial development in the Hamlet of Mirror, highlighting differing priorities around growth, community character, and environmental considerations.

Here’s a summary of the responses for this question, based on the 13 verbatim responses:

- Some respondents are in favour of commercial and industrial development, particularly where it supports local jobs, services, and economic growth. This includes interest in mixed-use development, small-scale commercial services, and light industrial uses that take advantage of highway and rail access.
- Some respondents feel this type of development does not match the scale or character of Mirror, expressing concern that large or highly commercialized businesses would detract from the Hamlet’s small-town, rural identity, and quiet atmosphere.
- Environmental and livability concerns were also raised, including the need to protect natural areas, maintain separation from residential uses, and limit impacts such as noise, traffic, pollution, and unsightly development.

Verbatim Responses

#	RESPONSES
1	I think that we should be looking at mixed commercial more than strictly commercial to help keep the small town feel like second story living quarters and if the county wants to allow for apartment buildings the apartments should be built in the commercial areas with store fronts professional space or restaurants
2	Industrial and commercial growth is certainly connected with residential development but not at the cost of peace and quiet, and environmental health.
3	If planning acreage type lots next to commercial lots there may need to be some control or restrictions as to what type of commercial development would be allowed next to residential
4	Jobs are needed and necessary.
5	The areas indicated on the map seem to be quite large in proportion to the size of the hamlet. I would hate to have places like McDonalds or Tim Hortons etc. set up shop in Mirror.

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6	We need more services for people so they can stay in the hamlet to get supplies, small clothing store, help with the current grocery store (put the shopping cart symbol on the road blue sign) markers on the extension road coming off highway 21 to show where community campground is. Ps clean up the unsightly mess at the highway service station so people don't get the wrong impression of Mirror
7	Existing industrial areas are lacking basic Separation from residential, and inappropriate use when adjacent to close to residential. Existing industrial is unsightly and looks more like mixed storage that combines unstructured rv storage, scrap vehicles, car parts, skidoos, bike, tires, lawnmowers etc. All along 54 street. Unsightly development will not be beneficial to growth if not update and enforced.
8	Again, particularly that stretch abutting 54 Avenue and Hwy 21 -- there is a farm across 54th Avenue, and horses and other animals have been grazing on that farm's land. The land is open grass and has a significant patch of trees that is home to wildlife. That is a) good for the environment -- trees are a major source of carbon capture; and b) healthy for the humans living here -- enjoying the walking paths nearby, the fresh air and the natural world. The more pavement and cement brought into a place, the more the environment suffers, and the humans ultimately do too, unable to enjoy rural living and its benefits. Life is sustained by nature, not solely by human industrial money-making machines run by corporations that live nowhere nearby.
9	light industrial manufacturing/processing should be year round full time work not seasonal
10	There is two houses on my street and on commercial street. Would like to see it changed. 53 Street north of Highway 50.
11	Being on hwy 21 makes it easy for shipping.
12	We should just abolish the commercial and industrial districts we don't need them.
13	again, people arent moving here to be stuck beside industrial sounds and traffic and pollution and ugly concrete sights. They want nature and peace and quiet and wildlife.

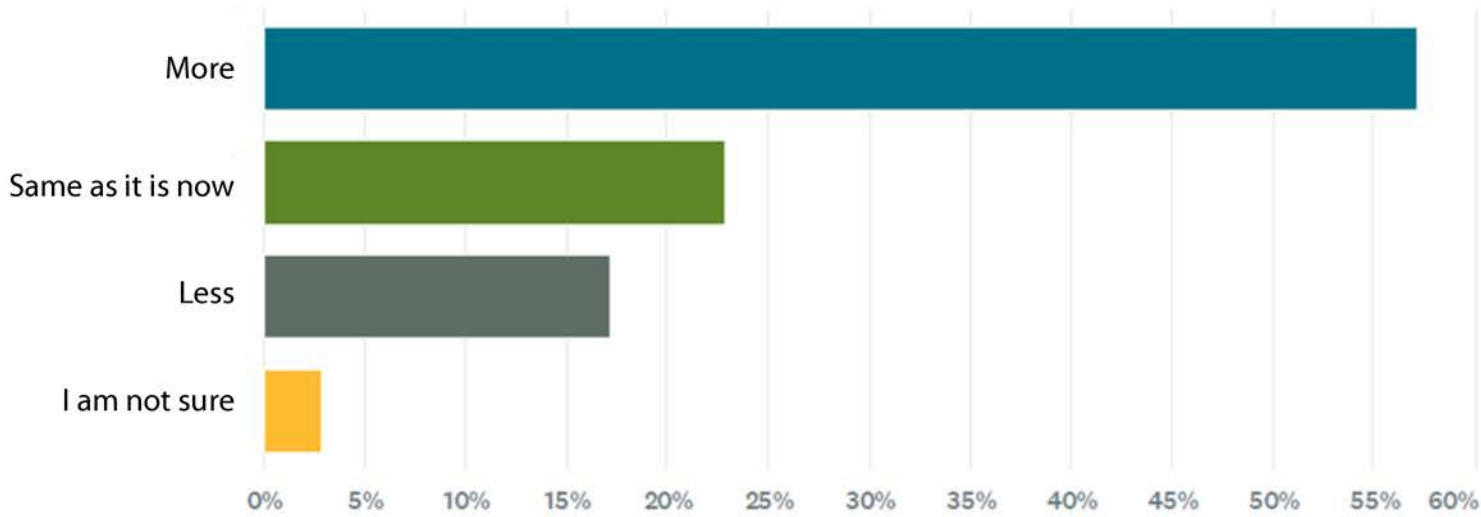
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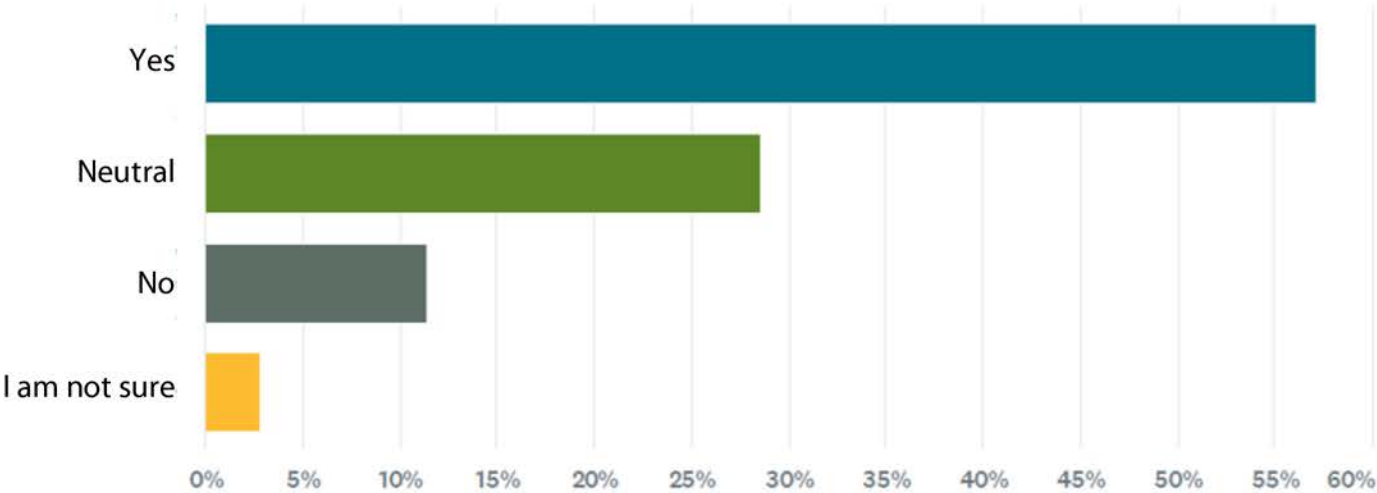
Question 21: Would you like to see more or less recreational development and open spaces in Mirror? (35 Answered, 6 Skipped)



ANSWER CHOICES	PERCENTAGE	NUMBER
More - the Hamlet of Mirror needs more recreational and open spaces to attract new residents and support the existing community	57.14%	20
Same as it is now – The existing amount of recreational and open spaces is adequate for the Hamlet of Mirror	22.86%	8
Less – the Hamlet of Mirror has too much recreational and open spaces and more is not required	17.14%	6
I am not sure	2.86%	1

Question 22: The Plan identifies lands for hamlet recreation uses. Hamlet recreation can include uses like natural areas, sports fields, open space, or other areas intended for passive or active recreation. The map below shows the current and future locations of these areas. Do you think these locations are appropriate for future hamlet recreational development?

(35 Answered, 6 Skipped)



ANSWER CHOICES	PERCENTAGE	NUMBER
Yes – These locations are appropriate for future hamlet recreational development	57.14%	20
Neutral	28.57%	10
No – These locations are not appropriate for future hamlet recreational development	11.43%	4
I am not sure	2.86%	1

Question 23: Please explain your response to Question 22 (optional)In your response, please feel free to include references to specific locations in the Hamlet indicating the street and avenue.

(17 Answered, 24 Skipped)

Summary

The survey responses reflect a range of perspectives on recreational development opportunities in the Hamlet of Mirror, highlighting differing priorities around preserving the existing infrastructure and natural areas, and creating new recreational spaces.

Here’s a summary of the responses for this question, based on the 17 verbatim responses:

- Many responses support enhancing recreational opportunities, including additional trails, parks, and amenities for children and youth. Respondents expressed interest in features such as paved walking paths, bike trails, and community-oriented spaces like gardens.
- There is a strong emphasis on improving existing recreational assets, including better maintenance, signage, accessibility, and increased use of current facilities such as the campground, ball diamonds, trails, and school playground.
- Several responses highlight the need for better planning and distribution of recreational areas, including concerns about concentrating uses in one area, balancing recreation with other land uses, and ensuring locations are practical and accessible.
- Some respondents noted the importance of protecting natural areas and trees, with interest in maintaining green space, supporting wildlife, and preserving the environmental benefits of existing landscapes.
- A few responses suggest that current recreation opportunities may already be sufficient for the Hamlet’s size, while others feel additional amenities would still be welcomed, particularly as the community grows.
- Some concerns were raised regarding underuse or inappropriate use of existing facilities, indicating a need for improved management or programming of recreational spaces.

Verbatim Responses

#	RESPONSES
1	The area close to the tracks is good place for recreation and would lesson the noise for the residential areas.
2	You can't have all the new ideas placed on top of each other (mobiles, acreage-style lots, commercial, and green spaces) need to determine what could go where and still meet needs of the community
3	There is virtually no recreation area located north of the highway? I think it would be difficult to find an appropriate recreation that could straddle the railway tracks south of highway 50.
4	I appreciate the trail that was built in Mirror but there needs to be paved paths where you're supposed to be walking on the highway! I like that there's lots of trees in Mirror and would hope there's an effort to keep them.
5	This is more a bedroom community so people have to go out to work. We do need things for young children to do during time away from school.
6	Developing better options for recreational, bike trails, horse trails, youthful recreation.
7	There seems to be plenty of areas for the size of the Hamlet
8	Any future recreational development will be accepted with open arms

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9	I believe the county should consider exploring the idea of establishing a community garden. A shared garden space could bring residents together, encourage healthy living, and provide opportunities for people of all ages to learn about growing their own food. It could also help beautify the area, promote sustainability, and strengthen our sense of community. With proper planning and community involvement, a garden like this could become a positive and welcoming space for neighbors to connect, volunteer, and work toward a common goal.
10	These areas are mostly attached to each other. 1 area in the south and 1 area in the north makes more sense for usage.
11	There is a dog park next to the school, which is moderately used. The school's playground could be better used if there were some arrangement made with the school for that. The campground is moderately used, as are the ball diamonds. The skating rink and skate park etc. near the community hall have more use in season. If there were more young families able to enjoy these existing areas, and if there were people willing and able to maintain them (perhaps with help from the County beyond mowing the grass) then they would likely be even better used.
12	better signage and development of trails/locations would help to increase use.
13	Allow more uses of the recreational zoning.
14	Campground is currently only used for mirror days and only ever attracts parties and drinking by underage groups
15	Mirror is family orientated, activities and areas are important.
16	I want the trees at the north to be turned into a bird sanctuary as I saw an eagle there once.
17	who is doing outdoor recreation along the train tracks???

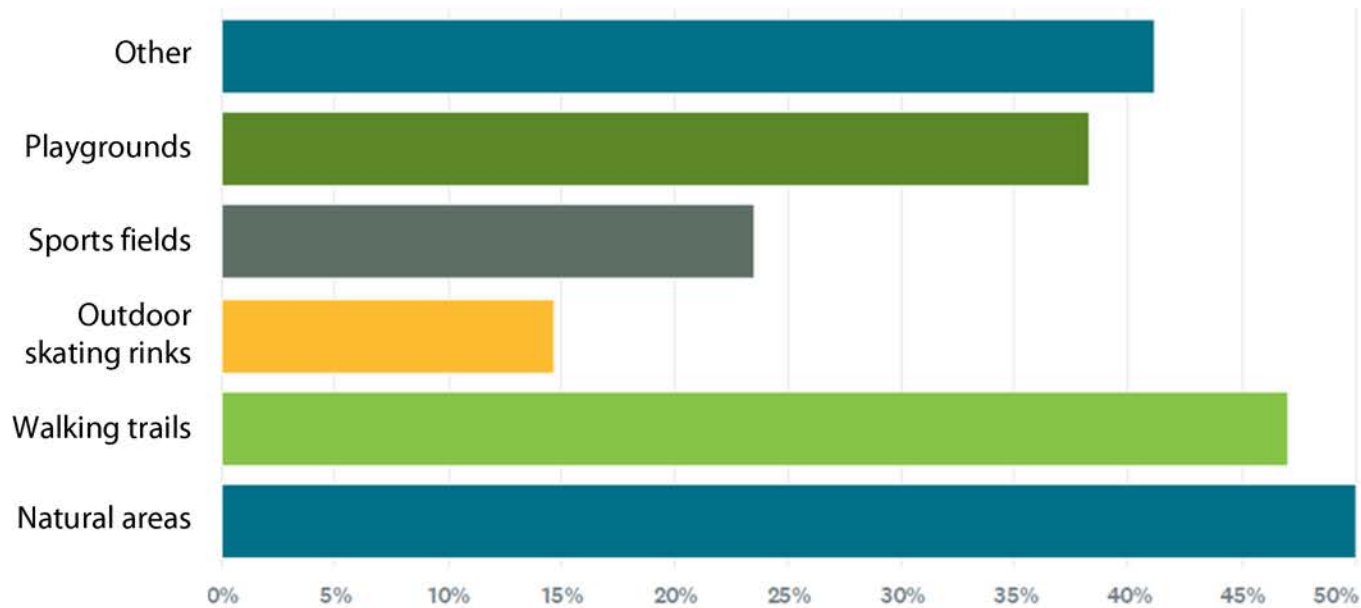
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Question 24: What type of recreational and open space amenities would you like to see more of in the Hamlet of Mirror? (34 Answered, 7 Skipped)



ANSWER CHOICES	PERCENTAGE	NUMBER
Other (please specify)	41.18%	14
Playgrounds	38.24%	13
Sports fields	23.53%	8
Outdoor skating rinks	14.71%	5
Walking trails	47.06%	16
Natural areas	50.00%	17

#	OTHER (PLEASE SPECIFY)
1	Beer garden with smoking area. Possibly a shooting range. Lawn bowling/bocci ball
2	a community garden area
3	Closed in dog area for free roaming
4	Things for young under 18 students to do
5	None
6	bike, horse, ATV trails, youth opportunities

7	I'd like to see more amenities and to the fish pond area. Like picnic tables, playground equipment, shelters,
8	Sliding hill
9	Indoor sports facility
10	Swimming pool- there are no pools in the surrounding areas, this would be a beneficial thing to draw in young families
11	Swim pool
12	Splash park, community garden
13	A new and more "right sized" Community Hall. A new building could replace several existing halls and possibly support a privately operated cafe.
14	Very poor communication with landowners when initiating recreation areas

Question 25: What existing public spaces in the Hamlet of Mirror are important to you? (optional) (19 Answered, 22 Skipped)

Summary

The survey responses indicate that residents value a range of public spaces that support recreation, community gathering, and outdoor enjoyment, with particular emphasis on multi-use and well-maintained amenities.

Here's a summary of the responses for this question, based on the 19 verbatim responses:

- Many responses highlight the importance of recreational spaces, including the walking trails, skating rink, ball diamonds, playground, and skate park. These amenities are widely used and valued for both active recreation and general enjoyment.
- Several respondents identified the campground and associated facilities as important community assets, though some noted opportunities to improve visibility and usage through better signage and enhancements.
- Community gathering spaces, such as the community hall, community centre, and library, were also noted as important, with some interest in upgrades or modernization to encourage greater use.
- Some responses emphasize the value of natural and passive spaces, including treed areas and trails, particularly for walking, relaxation, and connecting with nature.
- A few respondents highlighted the importance of multi-use and seasonal flexibility, suggesting that spaces such as the skating rink or walking trails could be better utilized year-round.

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Verbatim Responses

#	RESPONSES
1	The hall
2	community center, library,
3	The walking trails and ice rink (could be used in summer as doggie area if boards are up
4	The walking trail is most important to me.
5	The campground if we get proper signage for it, the skating rink and we need to make use of the space in summer, like basketball ball or tennis
6	Ball park, ice rink, skate park, playground, walking trail
7	Ball fields and campgrounds. More signage at the roads would be good
8	The skating rink and campground. The playground is great too
9	All
10	Skating rink, park.
11	The ball diamonds along with the adjoining campgrounds.
12	The walking trails -- though improvement of access especially in winter would be helpful. The treed and natural areas -- especially with thoughtfully-placed benches for resting on a walk, and simply enjoying the view. And perhaps designated snow-mobile areas so that these noisemakers -- currently used solely for entertainment -- don't ruin a lovely winter walk with their fumes and noise.
13	Campground
14	Yes.
15	Park.
16	Campground + ball diamonds
17	Community hall modernization improvements. The dated look keeps people from using the facility for people on the outside.
18	The Whistle Stop Cafe is part of my identity.
19	outdoor rink is nice, and walking trails are important to me.

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Question 26: Do you have any other comments on recreation and open space in the Hamlet of Mirror? (optional) (11 Answered, 30 Skipped)

Summary

The survey responses indicate that recreation and open space are valued, while also identifying opportunities for enhancements, maintenance, and improved management.

Here’s a summary of the responses for this question, based on the 11 verbatim responses:

- Several respondents identified opportunities to improve and upgrade existing amenities, including playgrounds, outdoor rink, campground facilities, Mirror reservoir, and adding features like basketball hoops, BBQs, a community garden, and improved signage.
- The importance of maintaining natural areas, including trees, vegetation, and walking trails was also emphasized.
- A few respondents raised concerns about safety, misuse, and conflicts in recreational areas, including impacts on adjacent private properties and the need for better management and enforcement.

Verbatim Responses

#	RESPONSES
1	public spaces encourage a sense of belonging and community. Also they promote mental and physical health and having fun!
2	Some of these examples are adequate in number, but could be enhanced to improve their value eg. upgrade playgrounds- they are kind of boring, and I'm not sure if the are by the school would even pass safety codes. The addition of a couple basketball hoops (? at skating rink), a horseshoe pit, BBQ's, signs that would identify locations of historical interest in Town, Is the campground included on the map?
3	Need to focus more attention on Mirror reservoir, needs to be cleaned up, day use areas, access to water, fish stocked more often etc.
4	Maintain natural public use spaces with natural vegetation for walking, berry picking, etc.
5	A need to upgrade the outdoor rink and building is desperately needed! Power to the campground would be a huge asset to enable more usage as it's been requested a lot
6	I believe the county should consider exploring the idea of establishing a community garden. A shared garden space could bring residents together, encourage healthy living, and provide opportunities for people of all ages to learn about growing their own food. It could also help beautify the area, promote sustainability, and strengthen our sense of community. With proper planning and community involvement, a garden like this could become a positive and welcoming space for neighbors to connect, volunteer, and work toward a common goal.

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7	Basic lawn/environmental services.
8	The park has been used for crack sites from the old church. The rink and campground is just party center.
9	The County's wisdom, developed walking paths within the village. We own property in HR3 south on 46 Street - we were as landowners never advised of walking paths which borders our land. Now we have people walking along side and on our property. In winter, we have snow mobiles, in summer, we have quads, dirt bikes on the walking path and I've even caught people riding those vehicles and walking through our property! When I call the County, calls are never returned.
10	Nope.
11	i dont think train tracks are valid recreational areas. i enjoy the spaces we currently have.

Question 27: Is there anything else you would like the County to consider for the Hamlet of Mirror Area Structure Plan update? (optional) (20 Answered, 21 Skipped)

Summary

Here's a summary of the responses for this question, based on the 20 verbatim responses:

- Many responses emphasize the need to address existing community issues, including unsightly or derelict properties, abandoned vehicles, free-roaming animals, and specific problem locations.
- Infrastructure and servicing improvements were commonly identified, including expanded water and wastewater services, road paving, sidewalks, snow removal, and improved internet connectivity.
- A number of responses suggested enhancing amenities and community resources, including signage, a community bulletin board, downtown improvements, and potential additions such as a community garden.
- Some respondents expressed concern about overdevelopment, emphasizing the need to protect Mirror's small-town character.
- There is interest in improving communication and engagement with the County, including more frequent public meetings and clearer communication.
- Several responses highlight the importance of supporting growth in a managed way, including enabling residential development on existing lots, more flexible land use and permitting processes, rezoning opportunities, and making vacant lots more accessible for purchase.

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Verbatim Responses

#	RESPONSES
1	Our 3 lots are just outside the current water and water waste systems. We want to work with the county to make an arrangement to that would support us to develop a residence(s) on the properties. We look forward to sharing this plan with you. Positive community signage and a bulletin board would be beneficial. Develop and distribute a list of useful resources agencies with contact numbers and names
2	It is difficult to encourage population growth when there are current community issues that need to be addressed to make the community more appealing - issues include increased train traffic causing interruptions to travel and noise, unsightly yards, free roaming pets (both cats and dogs); inconsistent, non-existent, or unclear bylaws regarding those yards and animals
3	Please, please do not permit developers to ruin our community like Canmore has been ruined. I know we need a viable tax base, but once our community is over developed there will be no going back. Could there be input from residents through the process (eg. town hall meetings).
4	Clean up the drug houses, the one by the ball diamonds, the one in 48th street, the old church in Downtown and the one behind in the trailer behind Gracie D's
5	a very large casino
6	Not necessarily for the Structure Plan. Lacombe County needs to do a better job of local communication. The March 10th meeting was great because there was varying levels of representation from Lacombe County. Residents were able to ask questions and talk to representatives personally. This should be done at least once annually. (22 yrs without anything being presented on water infrastructure is a bit long)
7	more sidewalks, better snow removal and street cleaning. More downtown amenities.
8	Sewer construction on existing roads for properties that are currently on septic.
9	New revamp of unsightly properties with stricter enforcement options like clean up order transferred to tax roll. Unsightly is unattractive in residential and should be the same for existing industrial. No more outdoor open storage unless it is tidy and sitely structured. Abandon vehicles should also be cleaned up.
10	believe the county should consider exploring the idea of establishing a community garden. A shared garden space could bring residents together, encourage healthy living, and provide opportunities for people of all ages to learn about growing their own food. It could also help beautify the area, promote sustainability, and strengthen our sense of community. With proper planning and community involvement, a garden like this could become a positive and welcoming space for neighbors to connect, volunteer, and work toward a common goal.
11	Would very much like the roads to be paved down 49 street it is a newer area but is very dusty also Fiber internet coming into Mirror would be a huge bonus as current options are expensive and slow.
12	The process of public engagement seems good, but for your next public meeting in the fall please have a competent chairperson. The March meeting was allowed to get out of hand.
13	County should be more open minded to all ideas for land use when approving permits. Additionally allow g more time for building timeline. 2 years like it use to be

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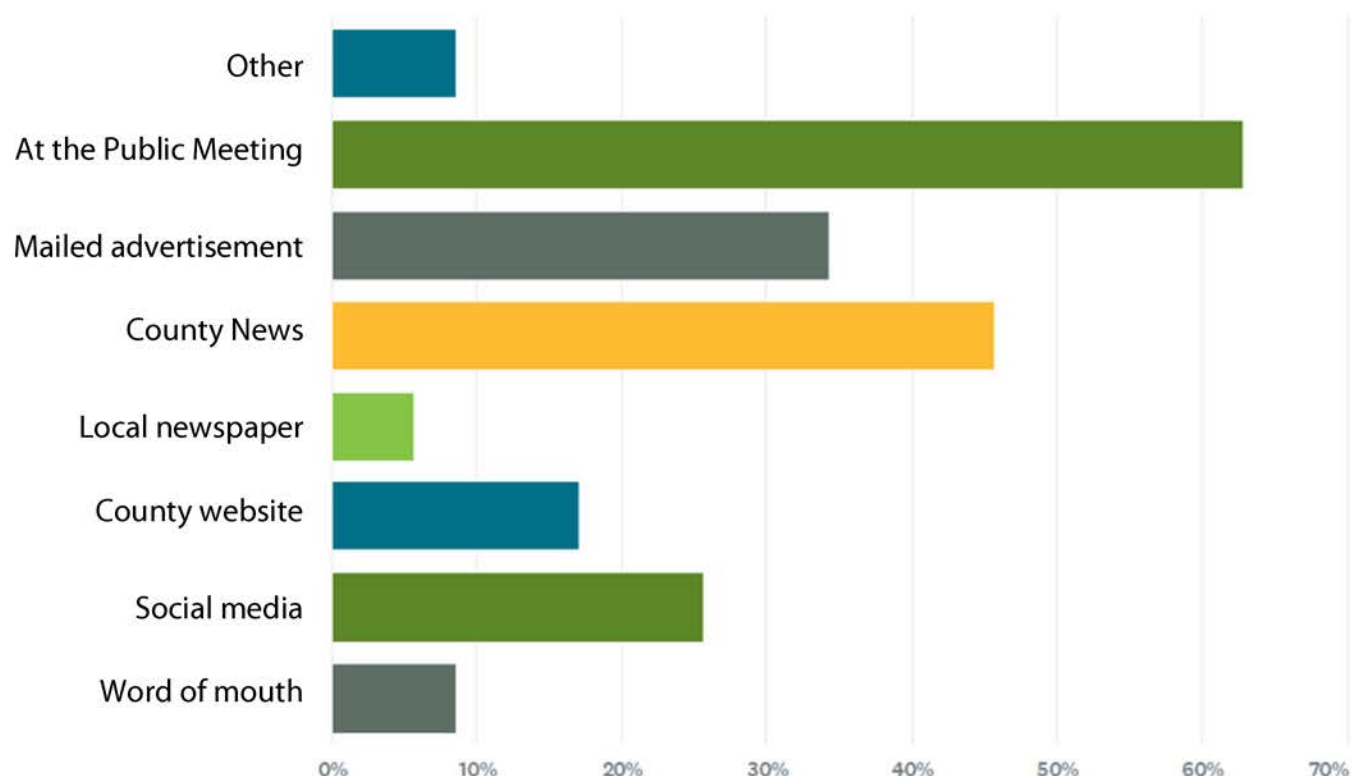
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14	Minimum standards for all members
15	I am hoping my lots can be rezoned to residential from commercial.
16	Cleaning unsightly property.
17	Fibre optic internet + phone service.
18	Some vacant lots being available for purchase for current Mirror Residents. Tried inquiring about purchasing a lot next to our property which can't even be built on, and the county said regardless the rule to build within two years would still apply. The county should be more flexible with rules pertaining to certain lots.
19	You guys over at the office out west invaded us and took over our beautiful village and we are so sad because you did that man no good.
20	I think this plan is actively avoiding topics that community members are actually concerned with. It comes across as dismissive of problems residents are currently dealing with, and seems like a way to justify future tax increases without actually doing anything to improve the community or the quality of life experienced here, and i think allowing the actual issues that are and have been brought to attention completely undermines the goals of the ASP.

Question 28: How did you hear about this survey?(Select all that apply) (36 Answered, 5 Skipped)



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ANSWER CHOICES	PERCENTAGE	NUMBER
At the Public Meeting on March 10 at the Mirror Community Hall	62.86%	22
Mailed advertisement	34.29%	12
County News	45.71%	16
Local newspaper (The Chautauqua or Stettler Independent)	5.71%	2
County website	17.14%	6
Social media (Facebook or Instagram)	25.71%	9
Word of mouth	8.57%	3
Other (please specify)	8.57%	3

#	OTHER (PLEASE SPECIFY)
1	Sunny 94
2	Central Alberta news
3	I went to the public meeting and some County guy with a moustache kept saying to fill out the survey.

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