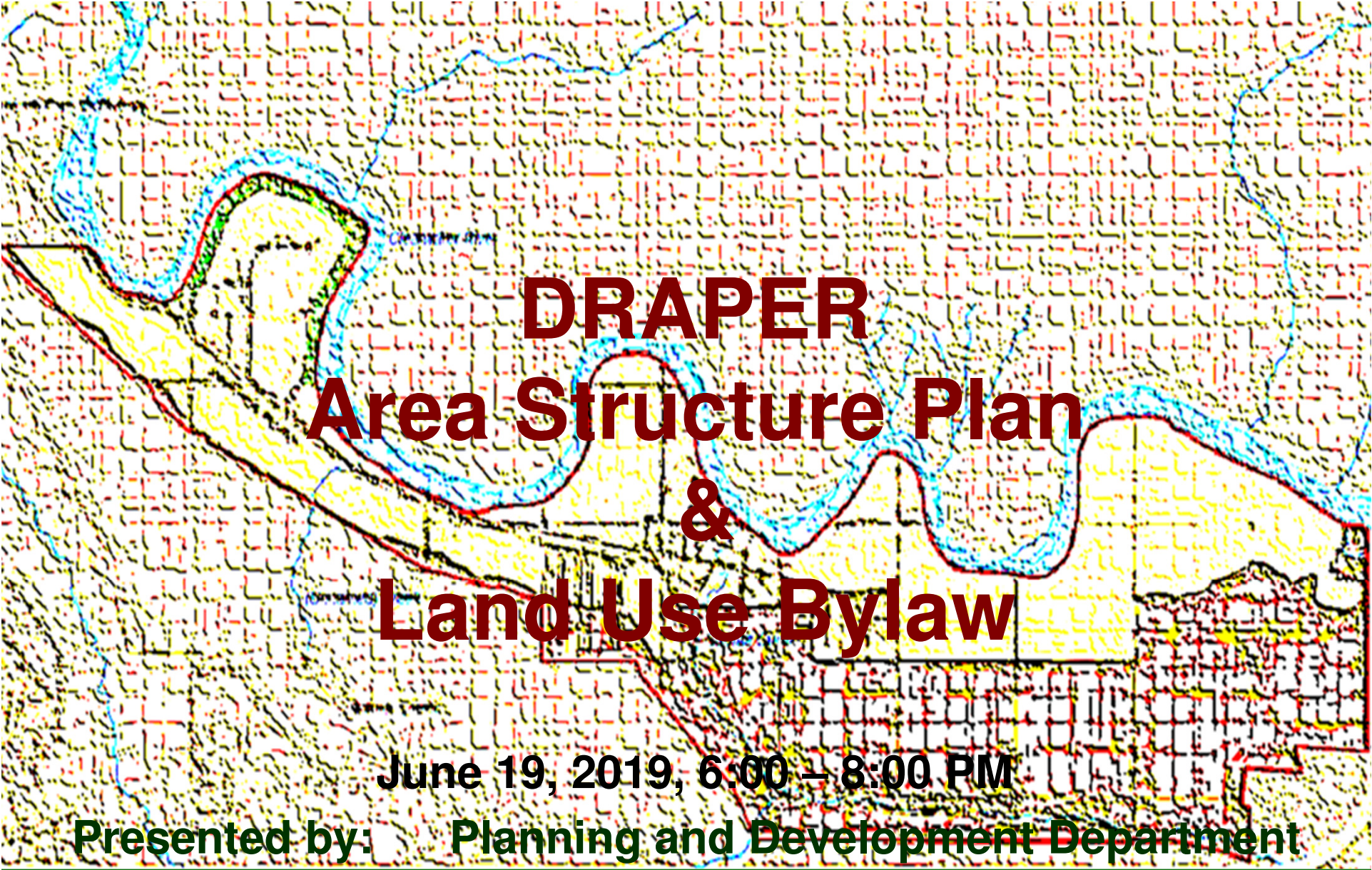




DRAPER **Area Structure Plan** **&** **Land Use Bylaw**

June 19, 2019, 6:00 – 8:00 PM

Presented by: Planning and Development Department

www.rmwb.ca



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

AGENDA

- Introduction from RMWB
- Presentation **- 6:00 to 6:30 PM**
 - Part 1 – Area Structure Plan
 - Part 2 – Land Use Bylaw
- Questions and Discussion **- 6:30 to 8:00 PM**

PURPOSE

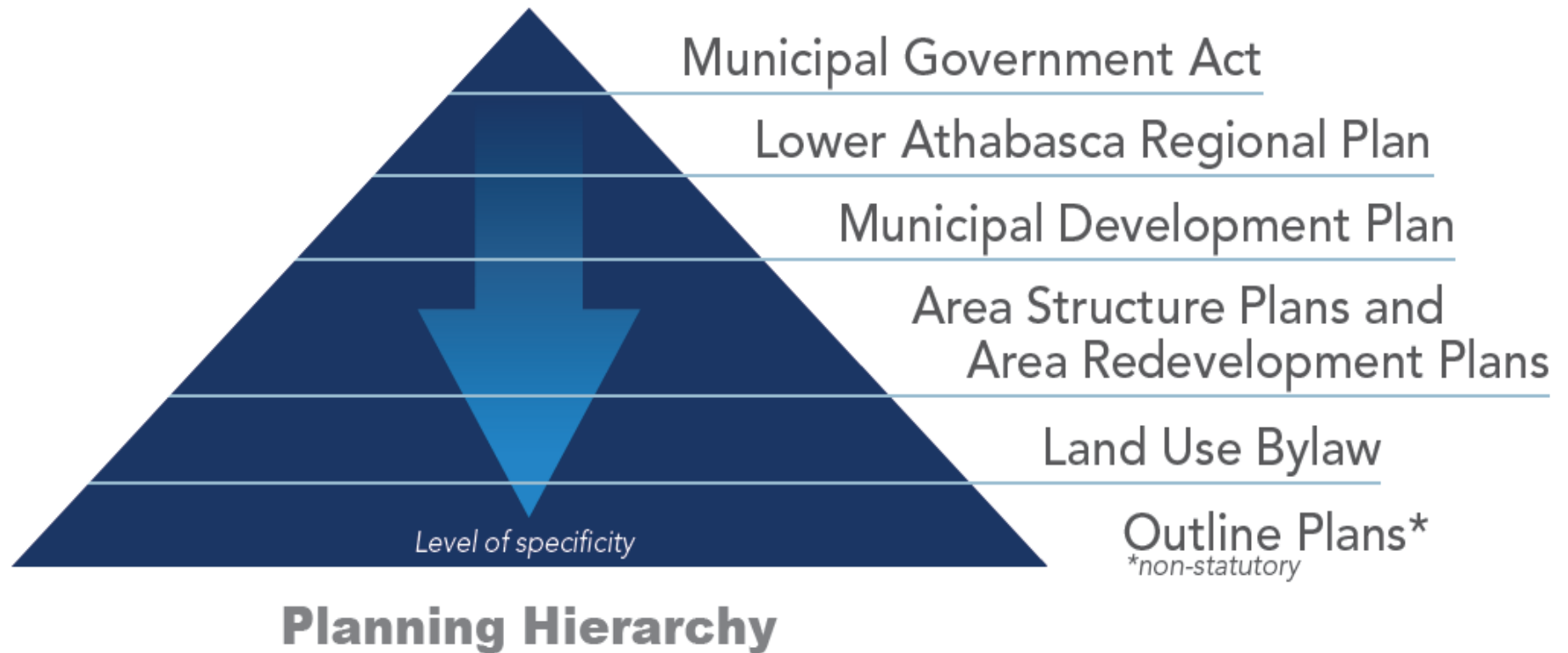
- Present survey results
- Provide information about policies that haven't achieved 100% consensus
- Present alternative policies for feedback and to achieve consensus
- Present survey results for preferred Land Uses in the Draper Community

OBJECTIVES

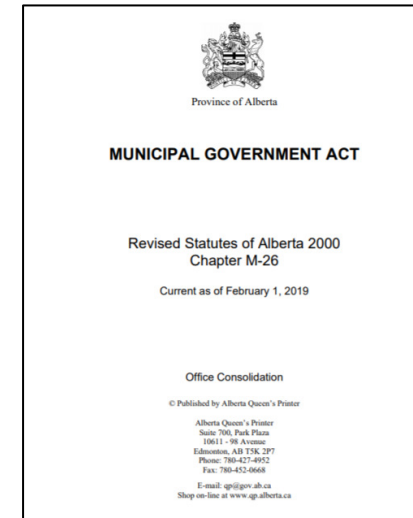
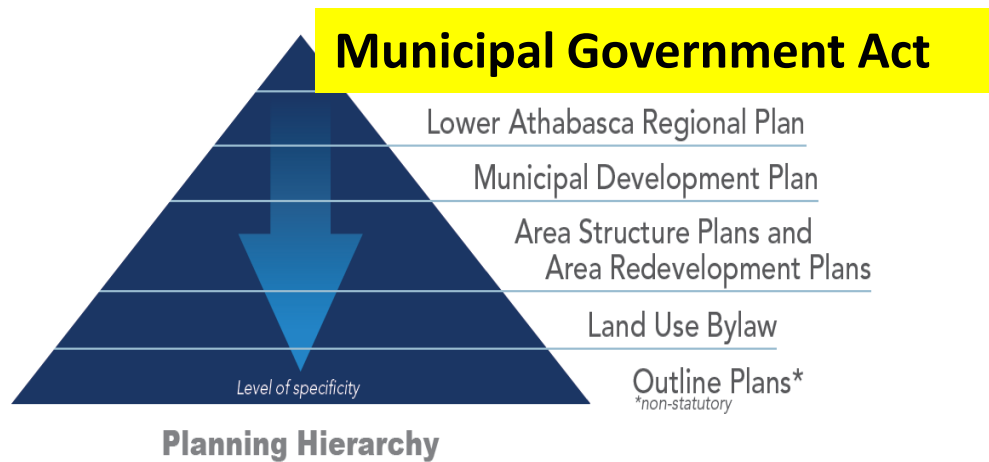
Expected Outcomes

- Confirm ASP policies and achieve consensus on them
- Present potential Land Uses for various Districts in Draper

PLANNING PROCESS AND HIERARCHY OF PLANNING DOCUMENTS

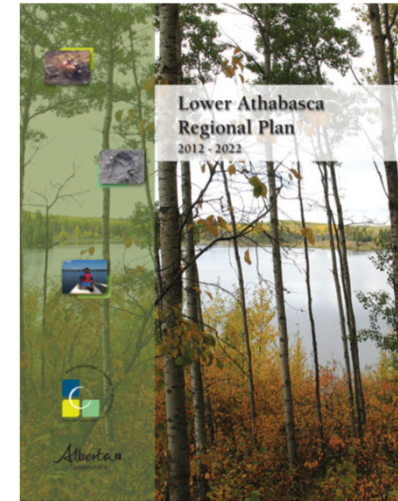
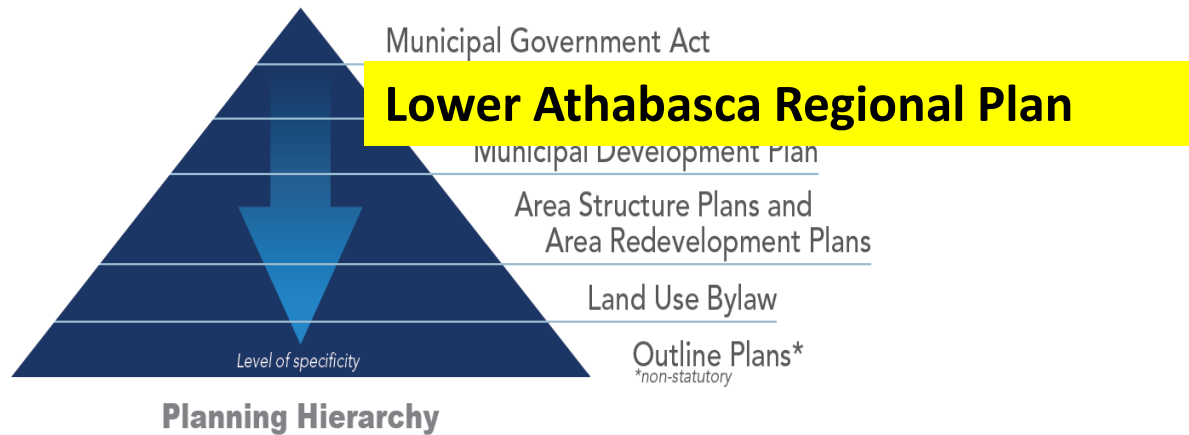


PLANNING PROCESS AND HIERARCHY OF PLANNING DOCUMENTS



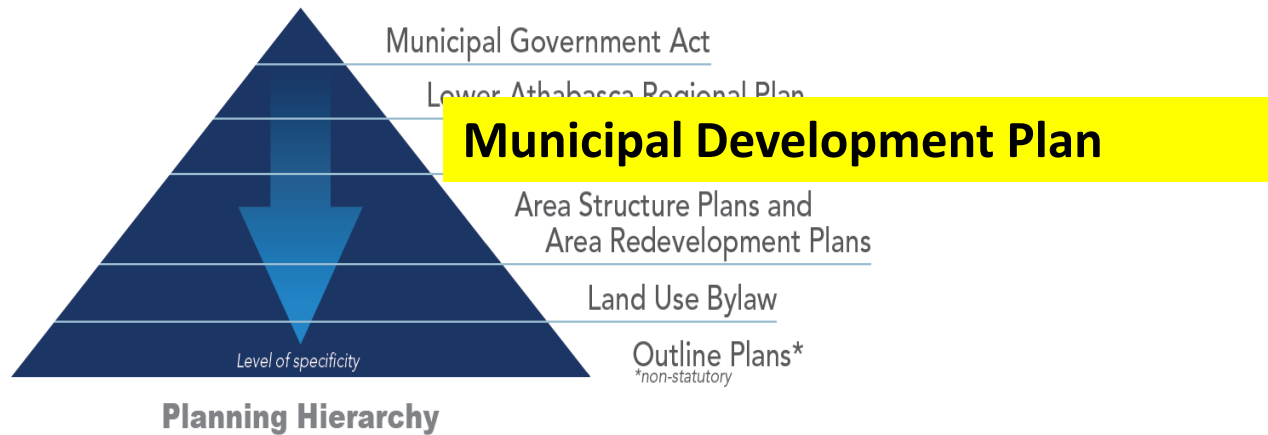
- The Act under which Municipalities in Alberta operate
- Enacted by the Government of Alberta

PLANNING PROCESS AND HIERARCHY OF PLANNING DOCUMENTS



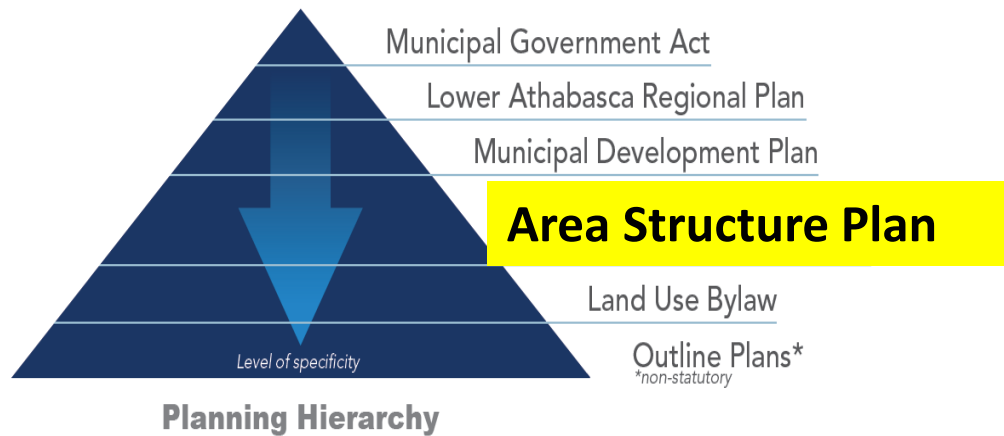
- Legally binding 10-year plan for the area covered by the RMWB, ID 349, Lac La Biche County and MD of Bonnyville.
- Identifies strategic directions that enhances Alberta Government's environmental management, addresses growth pressures, and supports economic development.

PLANNING PROCESS AND HIERARCHY OF PLANNING DOCUMENTS



- Municipal Development Plan is a long term planning document (20 years) that guides development in the region. It outlines a strategic path forward to manage growth.

PLANNING PROCESS AND HIERARCHY OF PLANNING DOCUMENTS



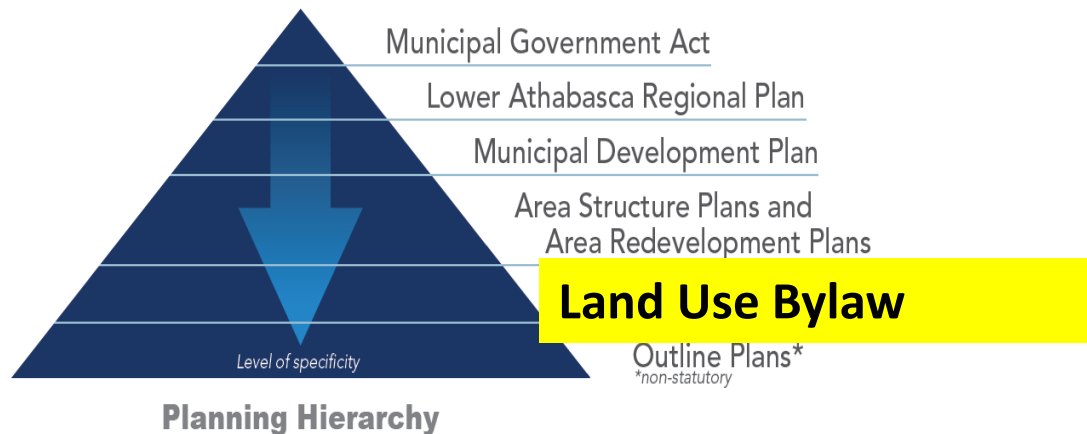
- Statutory plan, approved by the Council for a defined period of time e.g. 10 years
- Includes information related to history, naming, environment, socio economic conditions etc
- Defines Development Pattern and provides policies that guide the development in the area

PLANNING PROCESS AND HIERARCHY OF PLANNING DOCUMENTS

Area Structure Plan

- the land uses proposed for the area, either generally or with respect to specific parts of the area
- the density of population proposed for the area either generally or with respect to specific parts of the area
- the sequence of development proposed for the area,
- the general location of major transportation routes and public utilities.
- guides future subdivision and development in the area

PLANNING PROCESS AND HIERARCHY OF PLANNING DOCUMENTS



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Consolidated Version Of Land Use Bylaw

(being Bylaw No. 99/059 of the Regional Municipality of Wood Buffalo, as amended by Bylaw No. 17/014, consolidated and printed under the authority of the Chief Administrative Officer of the Regional Municipality of Wood Buffalo)

- Definitions for uses or defines uses e.g Home Business or Home Occupation
- Identifies various Land Use Districts such as Small Holdings or Country Residential
- Definitions for Land Use Districts

PLANNING PROCESS AND HIERARCHY OF PLANNING DOCUMENTS

Land Use Bylaw

- Uses that will, can or may be allowed in a Land Use District
- Lot sizes e.g. 2 acre or 4 acre
- Number and types of dwelling units on a lot e.g. secondary suite
- Housing types e.g. Single Family home or a manufactured home
- Site regulations, e.g. setbacks, elevation or height, ground coverage
- Requirements for parking and landscaping
- Special requirements such as disabled parking stalls

ASP VS LAND USE BYLAW

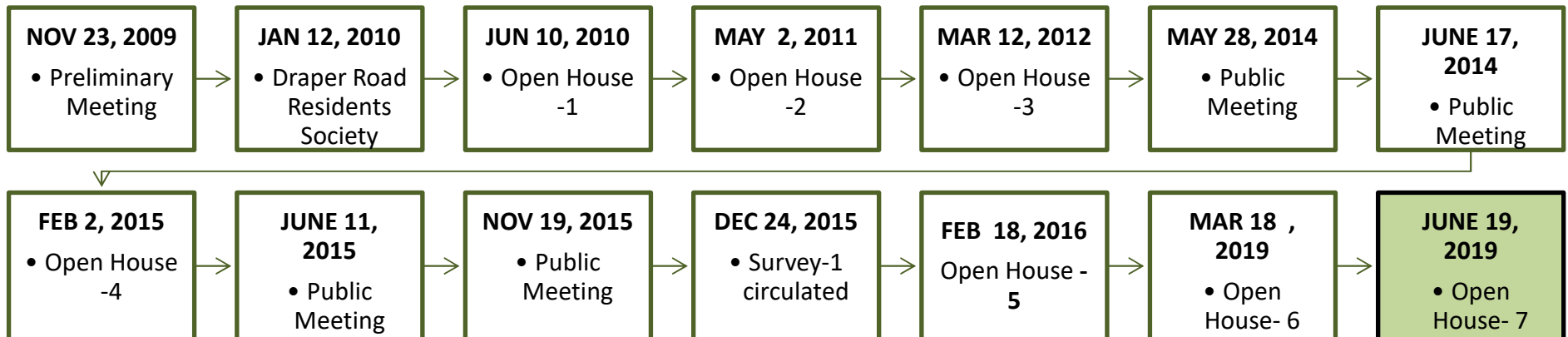
AREA STRUCTURE PLAN	LAND USE BYLAW
Long term vision for development	Regulations for Development
General Land Uses	Specific Land Use districts such as SH, CR, EP etc
Policy Direction	Uses
Phasing information for overall area	Site specific regulations
Development concepts	Regulations for implementation of development concepts under ASP
Has an expiry date written in the document	Never expires

PART 1

Area Structure Plan



PROCESS HIGHLIGHTS



- In April 2016, a draft of the Draper ASP was prepared after a series of public engagements
- Three years has passed since then, therefore there was a need to re-confirm if policies still align with community's priorities

CONTENTS OF THE DRAPER ASP

- Overview of the community
- Existing Conditions
- Planning and Policy Framework
- Vision of the Community
- Land uses zones in the area
- Development Principles
- Implementation
- References

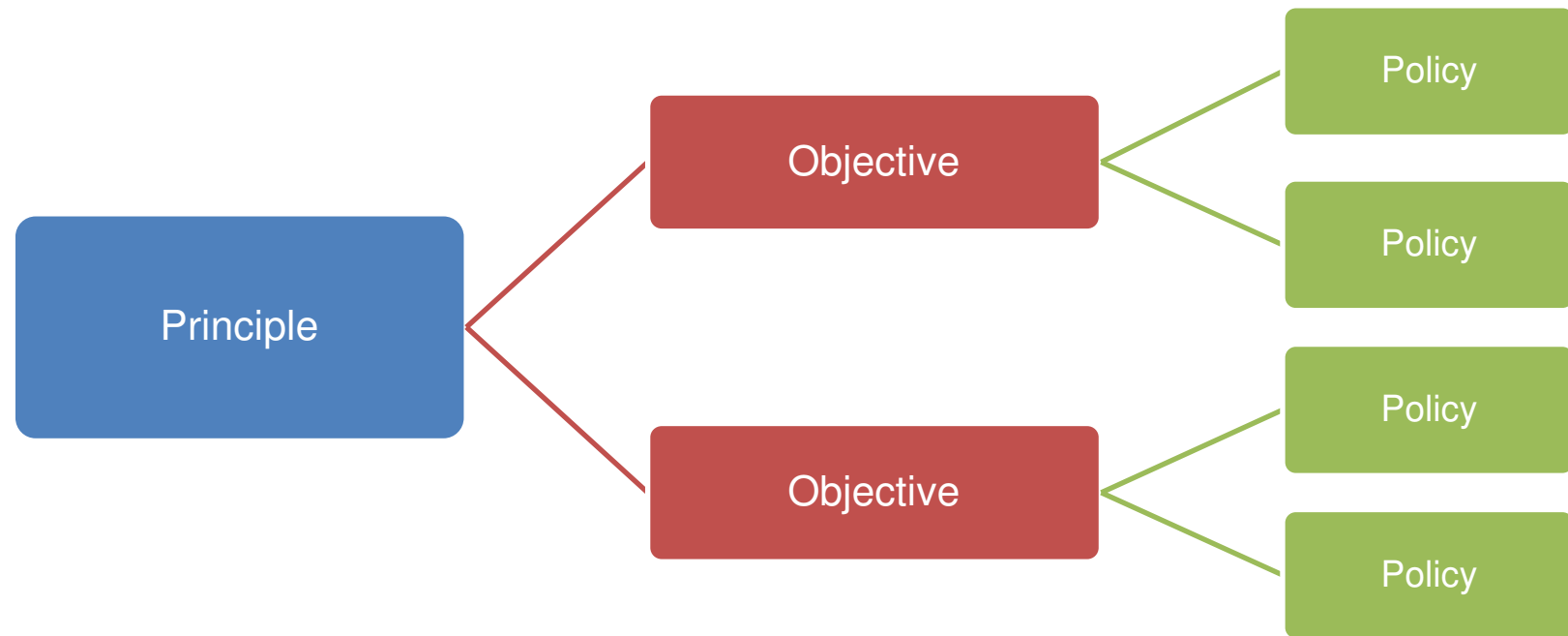
CONTENTS OF THE DRAPER ASP

- Overview of the community
- Existing Conditions
- Planning and Policy Framework
- Vision of the Community
- Land uses zones in the area
- Development Principles
- Implementation
- References

 Factual information
 Working information

**ASP usually comprises of background studies, general information on housing, land use concept, environment, recreation, transportation and servicing

STRUCTURE OF THE ASP



PRINCIPLES

- **Preserve and protect the natural environment**
- **Support Appropriate Development**
- **Promote Community Safety**
- **Provide for recreational, social and cultural opportunities**
- **Provide Accessible and appropriate infrastructure**



THE LAST ENGAGEMENT...

- Policies and corresponding land uses that may be contemplated within those policies were presented to the community and community was requested to provide their opinion on the policies and land uses through a survey on March 18, 2019.
- Invitations for taking the survey and providing feedback were delivered door-to-door.
- 24 responses were received including surveys and letters

SINCE THE LAST ENGAGEMENT...

- Response rates and approval rates were analyzed
- Summary of survey results will be presented and approval of the policy is based on approval rate
- Issues and concerns will be addressed by ensuring policies reside in the ASP and uses and regulations are addressed under the Land Use Bylaw

ASP POLICIES

Principle 1: Preserve and Protect the Natural Environment

	Objective / Policy	Approval Rate	Proposal
1.1	Protect the Clearwater River and its tributaries	100 %	Accepted
1.2	Respect the natural environment	100 %	Accepted
	1.2.3 Only development that has low impact on the natural environment will be considered. Such development may include walking trails, parks, viewing platforms, nature interpretive signage and/or installations, and trail head installations such as staging areas. ¹	65 %	Accepted; Parking and parking structures to be addressed in LUB

¹Objection to uses, i.e., parking and parking structures, not policy

ASP POLICIES

Principle 2: Support Appropriate Development

	Objective / Policy	Approval Rate	Proposal
2.1	Guide appropriate development in Draper	100 %	Accepted
	2.1.9 All new development will be required to be compatible with the rural character of the ASP area and have minimal impact on the environment. Development may be considered incompatible for reasons such as those listed below unless appropriate mitigation measures are adopted, to the satisfaction of the Development Authority	100 %	Accepted
2.2	Maintain the existing development pattern	100%	Accepted
	2.2.1 Industrial uses will not be allowed	96%	Accepted

ASP POLICIES

Principle 2: Support Appropriate Development

Objective / Policy	Approval Rate	Proposal
In areas designated as Country Residential:		
2.2.2 The primary use of the land shall be in the form a single dwelling unit on a large acreage lot	100%	Accepted
2.2.4. a. A max. of one (1) dwelling unit shall be considered on each lot	70%	Remove policy*
2.2.4 b. An additional dwelling unit may be considered on a lot size equal to or greater than two (2) hectares.	78%	Remove policy*

Action

*To be addressed in LUB

ASP POLICIES

Principle 2: Support Appropriate Development

Objective / Policy	Approval Rate	Proposal
In areas designated as Country Residential:		
2.2.5 Other compatible uses that may be considered include: i) Home-based businesses; ii) Bed and breakfast establishments; and iii) Small scale agriculture pursuits. ¹	100%	Other compatible uses with low impact on residential development may be considered*

Comments

¹ Objection to uses not policy. Recommend removal/rephrase to reduce impact of commercial component of these uses

Action

*Scale of uses to be addressed in LUB

ASP POLICIES

Principle 2: Support Appropriate Development

Objective / Policy	Approval Rate	Proposal
In areas designated as Small Holdings:		
2.2.6 The primary use of the land shall be large-lot residential acreages and agricultural pursuits	100 %	Accepted
2.2.8 a. A max. of one (1) dwelling unit shall be considered on each lot	74%	Remove policy*
2.2.8 b. An additional dwelling unit may be considered on a lot size equal to or greater than two (2) hectares.	87%	Remove policy*

Action

*To be addressed in LUB

ASP POLICIES

Principle 2: Support Appropriate Development

Objective / Policy		Approval	Proposal
In areas designated as Small Holdings:			
2.2.9	Intensive agriculture may be considered on lots equal to or greater than four (4) hectares. ¹	74%	Small scale agriculture may be considered on lots equal to or greater than four (4) ha.*
2.2.10	Small scale agricultural pursuits will be allowed on lots less than four (4) hectares. ²	61%	Agricultural pursuits for personal use will be allowed on lots less than four (4) ha.*
<i>Comments</i>			

¹ Limit commercial activity, remove kennels as use, redefine agriculture to reduce impact

² Limited animals and crops for personal use

Action

*To be addressed in LUB

ASP POLICIES

Principle 2: Support Appropriate Development

Objective / Policy	Approval	Proposal
In areas designated as Small Holdings:		
2.2.11 Other compatible uses that may be considered include: i) Home-based businesses; ii) Bed and breakfast establishments; and iii) Small scale agriculture pursuits. ¹	91%	Other compatible uses with low impact on residential development may be considered

Comments

¹Objection to uses, not policy

ASP POLICIES

Principle 3: Promote Community Safety

	Objective / Policy	Approval Rate	Proposal
3.1	Ensure community safety	100 %	Accepted
	3.1.3 New measures that support firefighting such as access to water supply along the Clearwater River will be investigated	100%	Accepted

ASP POLICIES

Principle 4: Support active and healthy lifestyles

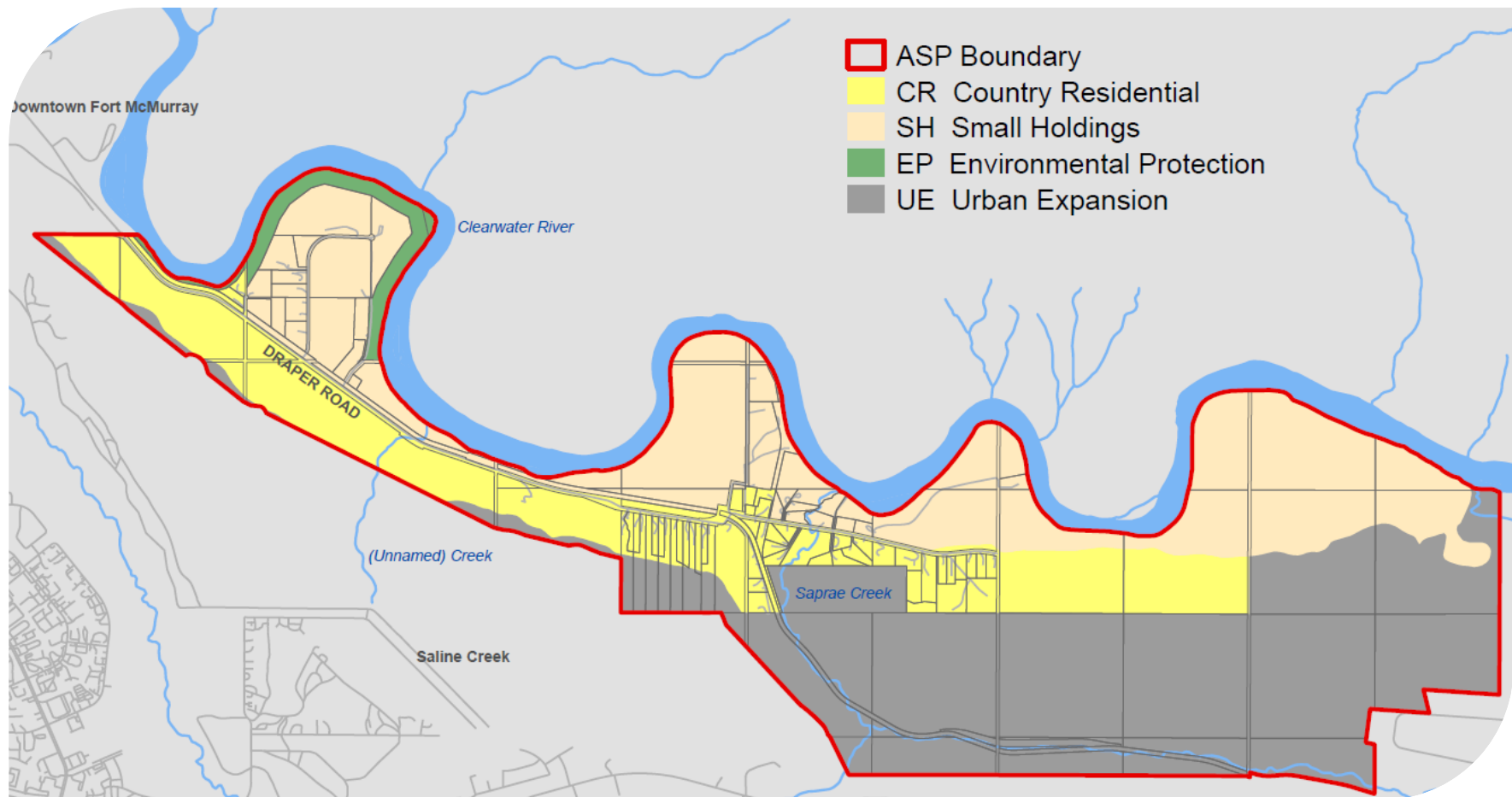
Objective / Policy		Approval	Proposal
4.1	Support active and healthy lifestyles	100%	Accepted
	4.1.2 The provision of a multi-use community area for the purposes of recreational activities and for use as a gathering space shall be explored...	70%	The provision of a multi-use community area for the purposes of recreational activities and for use as a gathering space may be explored through working with residents.
4.2	Provide Access to the Clearwater River	96%	Accepted
	4.2.1 Potential public access points to the Clearwater river will be investigated through working with residents, relevant government departments and other stakeholders. Access will be for public use...	65%	Public access points to the Clearwater river may be investigated through working with residents.
4.3	Promote local culture and heritage	87%	Accepted

PART 2

Land Use Bylaw



DRAPER PLAN AREA



LAND USES

Land Use	Approval Rate
In areas designated as Country Residential :	
Accessory Building	82%
Manufactured Home	76%
Single Detached Dwelling	88%
Additional Dwelling Unit, lots > 2 ha	81%
Home Occupation	26%
Home Business	57%
Bed and Breakfast	57%
Child Care Facility	37%
Basement Suite/Secondary Suite	84%
Intensive Agriculture	15%
Boarding House	5%

LAND USES

Land Use	Approval Rate
In areas designated as Small Holdings	
Accessory Building	100%
Manufactured Home	95%
Single Detached Dwelling	100%
Additional Dwelling Unit, lots > 2 ha	79%
Basement Suite/Secondary Suite	74%
Home Occupation	95%
Home Business	71%
Intensive Agriculture	19%
Market Garden, lots > 4 ha	65%
Market Garden, lots < 4 ha	40%
Kennel	15%
Bed and Breakfast	48%
Country Inn	0%
Guest Ranch	14%
Campground	5%
Campsite	11%

LAND USES

Land Use	District	Approval Rate
Park	EP, UE	55%
Parking Lot	EP, UE	31%
Public Use/Utility	CR, EP, SH, UE	75%
Campground	SH	11%
Community Service Facility	CR, SH	42%
Outdoor Recreation Facility	EP, SH, UE	47%
Recreational Vehicle Park	SH	11%
Storage Facility	UE	0%
Additional Uses:		
Extensive Agriculture	UE	16%
Automotive Wrecker	UE	0%
Natural Resource Extraction and Processing	UE	0%
Temporary Building/Structure	SH	22%
Security Suite	UE	6%

WHAT WE'VE HEARD

- Concerns over scale of development, particularly commercial/retail activities, and disturbance to adjacent residences
- Concern over loss of “country lifestyle”
- Support of agriculture involving cultivation of crops
- Opposition **and** support regarding the keeping of farm animals
- The desire to park industrial equipment and rent out small plots of land for gardening
- Interest in infrastructure upgrades

NEXT STEPS.....

Area Structure Plan

- Collecting feedback for today's session on ASP Policies – Policies are available on Boards
- Achieve consensus on all policies
- Make necessary changes to document
- Present ASP to Council for consideration

Land Use Bylaw

- Draft Uses are presented
- Collecting feedback on those
- After the ASP, providing policy direction, is approved by Council, come back with detailed definitions and uses for Land Use Bylaw

CONSIDER.....

Area Structure Plan

- Provides policy direction for implementing development strategies through LUB
- Does not deal with specific land uses or regulations
- Provides overall development concept
- Will be monitored and can be changed with time
- All policies are available on the boards

CONSIDER.....

Land Use Bylaw

- Contains specific uses that will, can or may be allowed with definitions
- Contains specific site regulations
- Defines lot sizes
- Defines number and types of dwelling units on each lot
- Will be consulted on once the policies in the ASP are approved
- Regulations can be changed through an LUB amendment

THANK YOU

**For providing feedback and any
questions please see a Planner next to
the Boards**