

What We Heard Report

Draper Area Structure Plan and the Land Use Bylaw

September 26 – October 20, 2024



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OF WOOD BUFFALO

We humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis.



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EXECUTIVE SUMMARY

Planning and Development Services staff will present the draft Draper Area Structure Plan (ASP) and the draft Land Use Bylaw (LUB) to Council in the coming months.

Public engagement with Draper residents took place from Sept. 26 - Oct. 21, 2024. The key findings from the feedback on the following slides provide valuable insight into the community's preferences and will inform the final drafts.

Highlights from the engagement process include: 63 completed surveys (45 from Draper residents), door-to-door visits to all Draper homes that didn't complete a survey (38), open house with 14 attendees and 13 separate conversations with residents in person, by phone and email.



KEY FINDINGS/THEMES

The survey was divided into five sections, one for each of the five principles. These key themes are based on the feedback received in each section.



Principle 1: Maintain a residential community

- 84% of respondents agree to protect the Clearwater River and its tributaries
- 82% agree to upholding the objective of respecting the integrity of the natural environment.
- A majority of respondents express the value of country, rural living currently experienced in Draper.



Principle 2: Consider small scale and personal use agriculture

- 93% of Draper residents agree that personal agricultural should be allowed on lots less than four (4) hectares designated as Small Holdings.
- 84% of all survey and Draper respondents list agriculture, personal use as a compatible land use in Country Residential (CR) districts.



KEY FINDINGS/THEMES



Principle 3: Support community safety & firefighting efforts

- 100% of survey responses from Draper residents support investigating new measures to support firefighting such as access to water supply along the Clearwater River.
- Long answer responses show concern about Urban Expansion districts within Draper.



Principle 4: Limit development of parks, campgrounds, facilities and amenities

- More than 50% of all survey responses and 62% of Draper only responses said that it would be unsuitable to provide access to the Clearwater River.
- All long answer sections of the survey included responses expressing a preference to limit or not allow new development in Draper.



Principle 5: Prioritize water, sewer and utilities

- 83% of all survey respondents agree to providing infrastructure that meets municipal standards for rural areas.
- 91% of Draper only survey responses agree to working with franchise utilities to provide necessary services and related infrastructure.



ENGAGEMENT PARTICIPANTS

Who did we talk to?

- Urban and rural RMWB residents
- Draper residents
 - 51* households in Draper, with every residence made aware of the public engagement

*Planning and Development Services confirms there are a total of 84 lots in Draper that include 24 vacant lots and 9 municipal lots.



ENGAGEMENT IN NUMBERS

aware

Ways people saw communications and advertisements.

2	Email invitations to Draper community groups
38	Door-to-door visits to all properties without a complete survey
74	Recipients of project page follower emails (Two emails sent to 37 followers)
254	Unique visitors to the project page
472	PWB project page views
2,482	Recipients of Participate Wood Buffalo (PWB) Newsletter
9,536	Digital impressions



ENGAGEMENT IN NUMBERS

informed



Times people learned more about the project.

- 4 New project page followers (total of 40 followers)
- 14 Attendees of the Draper Open House
- 54 Opens of the project page follower emails
- 146 Project page visits that lasted at least 1 active minute
- 1,244 Opens of the PWB newsletter



ENGAGEMENT IN NUMBERS

engaged

Times people took action to provide feedback

- 1 Pulse inquiries
- 3 Phone call and email correspondence with individuals
- 9 In-person conversations (door-to-door)
- 14 In-person open house conversations
- 63 Completed surveys (45 Draper residents)

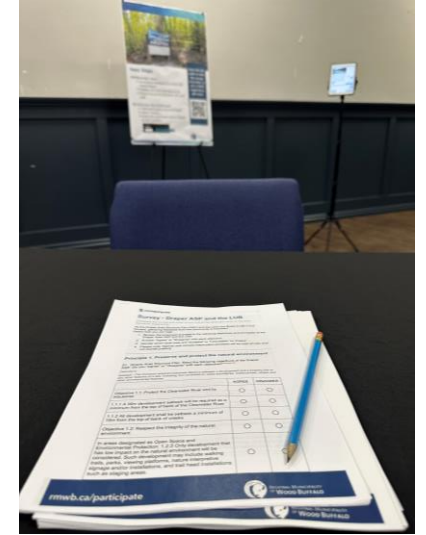


DRAPER OPEN HOUSE

An in-person open house (Thursday, Oct. 10 at the Royal Canadian Legion from 7-9 p.m.) gave residents an opportunity to ask questions and share feedback about the draft documents.

Planning and Development Services staff were able to have one-on-one conversations with the 14 residents who attended.

Hard copy surveys were also available to ensure all input was included.



DRAPER OPEN HOUSE

Feedback summary

Conversations with open house attendees included the following topics:

- Discussion about accessory building regulations
- Questions about current flood regulations and those that will be introduced into the draft Land Use Bylaw (LUB)
- A general desire to complete the Draper Area Structure Plan (ASP)
- A continued safety concern with the trail that has washed out
- Maintenance of trees and grass along the roadway for improved visibility (e.g., mowing ditches and trimming branches)
- Interest in an (Rural Water and Sewer Service (RWSS) update for the Draper community
- Request to notify residents when demolition begins on the voluntary buy-out properties to prepare for increased traffic
- Recurring issue of an exposed internet line on a property due to washouts
- Questions of what a fire pump or fire utilization of the Clearwater River would look like
- Questions about what land uses were removed from the Small Holdings district since the 1999 LUB and the impact on commercial development options
- Difficulty answering survey questions with only two response options (e.g., agree/disagree or suitable/unsuitable); would prefer more options
- Concern with the LUB description of the Small Holdings land use district that includes “residential”



NEXT STEPS

- Planning and Development Services will use the feedback received to finalize the draft Land Use Bylaw and Draper Area Structure Plan.
- The draft plans will be presented to Council for approval in the coming months.



+Follow the participate.rmwb.ca/draper project page for updates.

For more information about Council, including the meeting schedule and agendas, visit rmwb.ca/council.



Thank You

For more information on this report email participate@rmwb.ca.



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APPENDIX A – SURVEY RESPONSES

Total of 63 Responses
45 Draper only responses



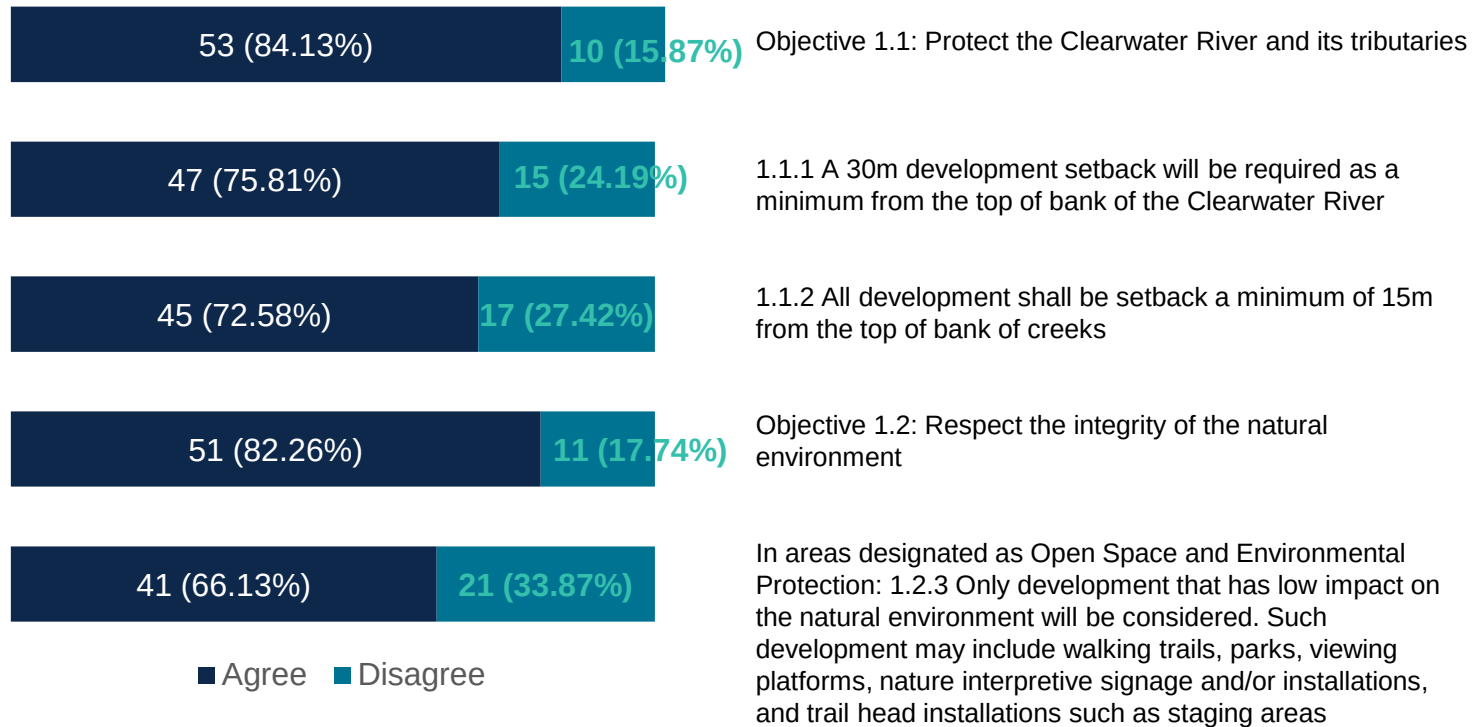
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Principle 1: Preserve and protect the natural environment

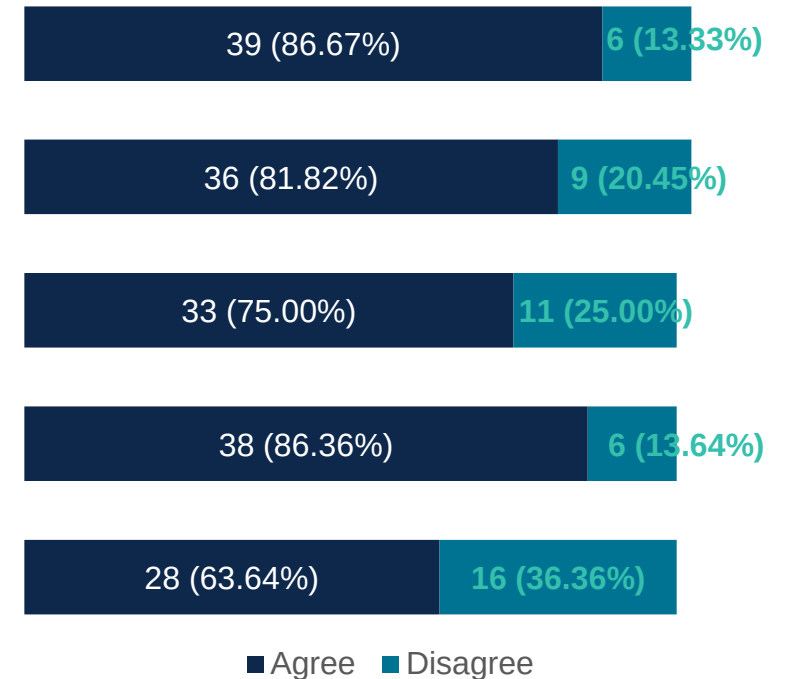
Q1 – Draper Area Structure Plan: Read the following objectives of the Draper ASP. Do you “agree” or “disagree” with the following objectives of the Draper ASP?

*Results presented with the actual number of respondents and as a percentage of the total respondents.

All survey responses



Draper only responses



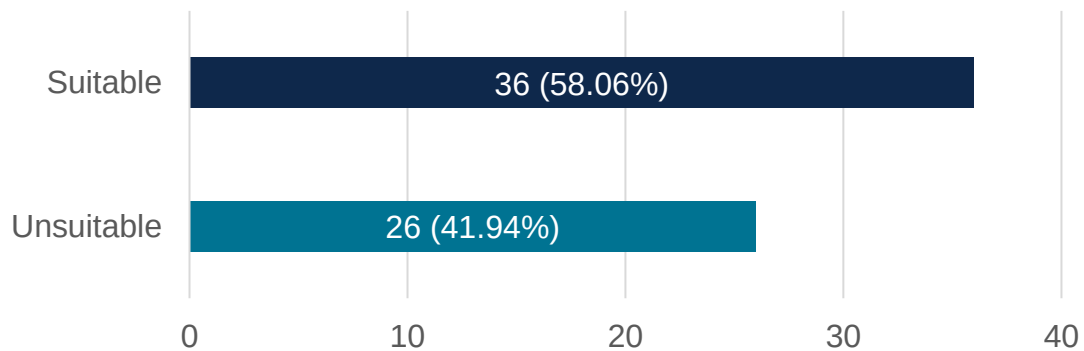
Principle 1: Preserve and protect the natural environment

Q2 – Land Use Bylaw: Are these objectives “suitable” or “unsuitable” land uses for the Draper community?

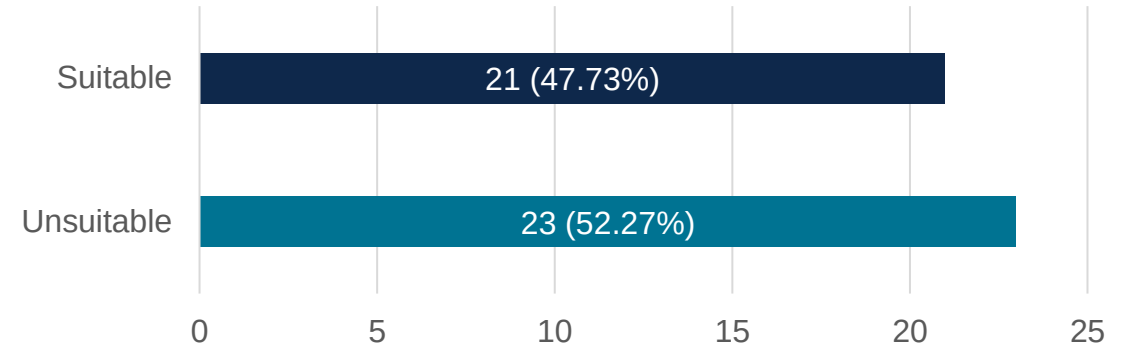
*Results presented with the actual number of respondents and as a percentage of the total respondents.

- Park, Natural – A park that does not generally include facilities or equipment for exercise or play. (Draft LUB pg. 25)
- Public Utility – A system or works used to provide the public a service for consumption, benefit, convenience or use (i.e., water or steam, sewage disposal, irrigation). (Draft LUB pg. 26)
- Park – Land or premises used for conservation, horticulture or public recreation, including but not limited to picnic areas, playgrounds, community gardens, pedestrian and bicycle paths, landscaped areas and may include ancillary buildings. (Draft LUB pg. 25)

All survey responses



Draper only responses



Principle 1: Preserve and protect the natural environment

Q3 – Do you have additional comments about the objectives in Principle 1 and corresponding land uses? **(Optional question - Total of 27 responses)**

All survey responses

- | | |
|---|---|
| <ul style="list-style-type: none">• These areas as habitat to nature, wildlife and semi dangerous for children and youth to be outdoors in spring and fall. With disturbing the natural environment and creating too many interactions with man and wild animals especially bears in this geographic location will cause a hazardous situation.• No. | <ul style="list-style-type: none">• Not at this time.• No.• No. |
|---|---|

Draper only responses (Total of 22 responses)

- | | |
|---|---|
| <ul style="list-style-type: none">• 1.1.2 should be 30m; 1.2.3 Keep Draper as residential with no development; Obj 1 is suitable; Obj 2 & 3 are unsuitable; I find it ironic that public utility would be offered to public as a service, but Draper residents have been high pressure H2O for hydrants.• Reinstate agriculture areas. Allow for small scale farming chickens, goats, etc. Help diversify the local area. Basically, allow something like Dunvegan and smaller operations to flourish - dog kennel, small scale cabin rentals• Water, Sewer, utilities need to be priority. | <ul style="list-style-type: none">• I believe we need more freedom to do what we want with the land we own. People don't buy properties to be told what they are allowed and not allowed to do on it. They buy properties because it's their hope to make their dreams come true.• We all lived there to live in the country. Stop trying to make it like the city and bring the "cit-iots" around. If we wanted town amenities, we would go to town to enjoy such things, keep our lands free.• Limit public facilities and things that increase traffic. Maintain quite residential only. |
|---|---|



Principle 1: Preserve and protect the natural environment

Q3 – Responses continued (Draper only)

- Quiet, residential. No public amenities.
- I do not want any form of public facilities being built in Draper. Only what is required and needed for the residents of Draper. Quite country style living!! The road is becoming increasingly dangerous for the residents with the amount of traffic on it.
- I do not want public parks beside a residence being used by non-residents.
- Public Utilities - only those necessary for services needed for residents of Draper are suitable other public utilities are unsuitable.

Parks are not suitable in Draper with the exception of a community gathering place for residents of Draper, should they wish to have one. The community gathering place for residents of Draper only should be restricted to that use and clearly state that it cannot be used for any commercial activities, purposes or enterprises.
- Trail heads, trails, interpretive signs etc. Do not have a place here. The proximity of the newly acquired lands of the RMWB to residential properties will increase the problems of trespassing, littering and illegal camping already impacting Draper. Open Area should be left status quo, and Environmental Zoning should be returned to nature with no, even small/light, development.
- Protect the environment but don't limit development. Draper needs services and land uses.
- Any available area along the Clearwater from the boat ramp to the end of Draper road should be landscaped and beautifully tied into naturally occurring areas.
- No public facilities. No parks, playgrounds, campgrounds, resorts, conference centres.
- The purpose of an ASP is to provide "direction for long-term land use and infrastructure planning for a defined area". Whether or not we believe the river should be protected is misleading and inappropriate for this survey on the Area Structure Plan. Further, part 2 of Principle 1 asked if we thought the objective of the LUB should be parks and public utilities in Draper. Although I wouldn't oppose those uses in Draper, I don't believe those uses should be the "objective".
- Hi, No campgrounds or meeting facilities.
- What do you mean by parks and suitable conveniences.
- No land uses that increase public in Draper. No parks, resorts, campgrounds, wedding centers.



Principle 1: Preserve and protect the natural environment

Q3 – Responses continued (Draper only)

- I definitely do not want any kind of park owned by non residents or residents being used by non residents anywhere near property owned by actual residents.
 - 30-metre setback for smaller bodies of water.
 - 30m setback for small bodies of water.
- Private property rights and the access and use of the river to and for local residents is important. I own property in Draper. Had a house flooded. Let us have development flexibility and fast track development approvals. Let us have flexible small businesses that are not overly intrusive with private sector investment encouraged to bring lots of different uses such as camping, recreation, community events and use of the river and environment.



Principle 2: Support appropriate development

Q4 – Draper Area Structure Plan: Read the following objectives of the Draper ASP. Do you “agree” or “disagree” with each objective of the Draper ASP?

*Results presented as a percentage of the total respondents with the actual number of respondents below.

	All survey responses		Draper only responses	
	Agree	Disagree	Agree	Disagree
Objective 2.1: Guide appropriate development in Draper	84.13% 53	15.87% 10	91.11% 41	8.89% 4
2.1.3 Development in areas at risk of flooding should make provisions for appropriate flood mitigation measures. (This applies to the entire plan area)	76.19% 48	23.81% 15	84.44% 38	15.56% 7
2.1.9 All new development will be required to be compatible with the rural character of the Draper ASP area and have minimal impact on the environment. (a) Development may be considered incompatible for reasons such as those listed unless appropriate mitigation measures are adopted, to the satisfaction of the Development Authority: (i) Continuous and excessive noise; (ii) Emission of fumes and odor; (iii) Emission of air and water pollution or other contaminants; (iv) Creation of dust; (v) Light pollution; and (vi) Inappropriate volume or type of traffic. (This applies to the entire plan area)	79.03% 49	20.97% 13	86.64% 39	11.36% 5
Objective 2.2: Maintain the existing development pattern	77.05% 47	22.95% 14	81.40% 35	18.60% 8



Principle 2: Support appropriate development

Q4 – Continued

	All survey responses		Draper only responses	
	Agree	Disagree	Agree	Disagree
Industrial uses are not permitted.	78.69% 48	21.31% 13	86.05% 37	13.95% 6
In areas designated as Country Residential (CR): 2.2.2: The primary use of land shall be in the form of a single dwelling unit on a large acreage lot.	74.19% 46	25.81% 16	84.09% 37	15.91% 7
In areas designated as Country Residential (CR): 2.2.3: A minimum lot size of one (1) hectare shall be required for all new subdivision applications.	76.19% 48	23.81% 15	82.22% 37	17.78% 8
In areas designated as Country Residential (CR): 2.2.4: Other compatible uses with low impact on residential development may be considered.	55.56% 35	44.44% 28	51.11% 23	48.89% 22
In areas designated as Small Holdings (SH): 2.2.5: The primary use of the land shall be in the form of large acreage lots and agricultural pursuits.	72.58% 45	27.42% 17	79.55% 35	20.45% 9
In areas designated as Small Holdings (SH): 2.2.6: All lots in new subdivision applications will be required to be a minimum of one (1) hectare in size.	69.35% 43	30.65% 19	81.82% 36	18.18% 8
In areas designated as Small Holdings (SH): 2.2.7: Small scale agriculture may be considered on lots equal to or greater than four (4) hectares.	70.97% 44	29.03% 18	65.91% 29	34.09% 15
In areas designated as Small Holdings (SH): 2.2.8: Agricultural pursuits for personal use will be allowed on lots less than four (4) hectares.	87.10% 54	12.90% 8	93.18% 41	6.82% 3
In areas designated as Small Holdings (SH): 2.2.9: Other compatible uses with low impact on residential development may be considered.	51.61% 32	48.39% 30	43.18% 19	56.82% 25

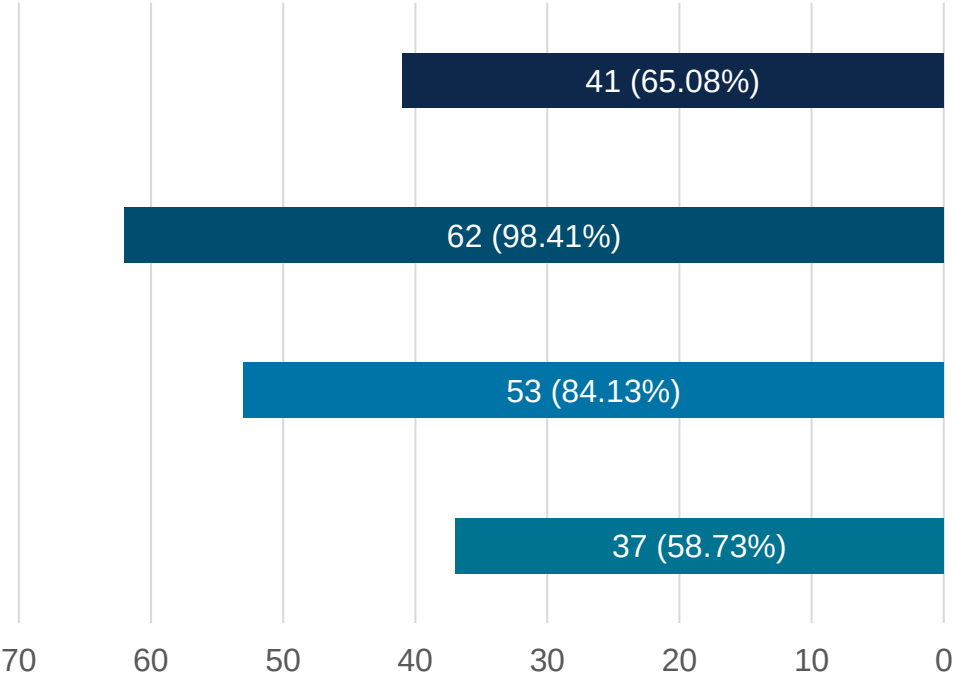


Principle 2: Support appropriate development

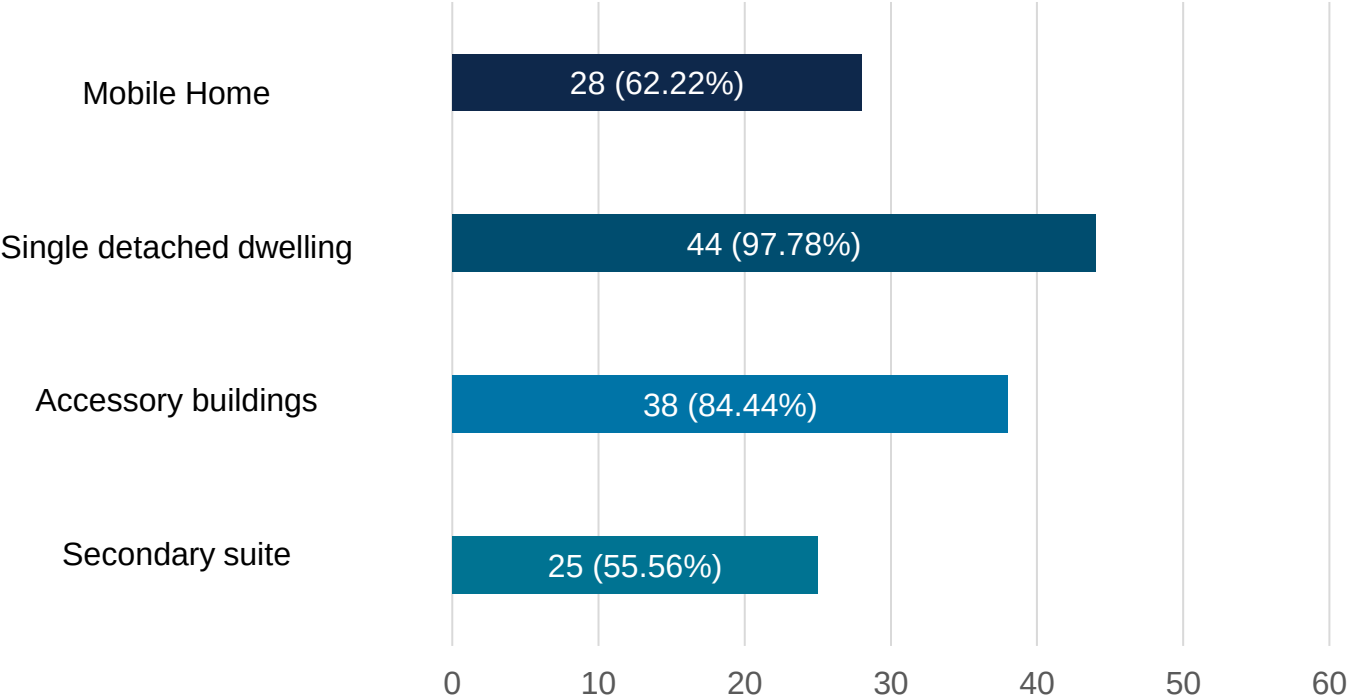
Q5 – What types of residential uses should be allowed on Country Residential (CR) lots? (Check all that apply)

*Results presented with the actual number of respondents and as a percentage of the total respondents.

All survey responses



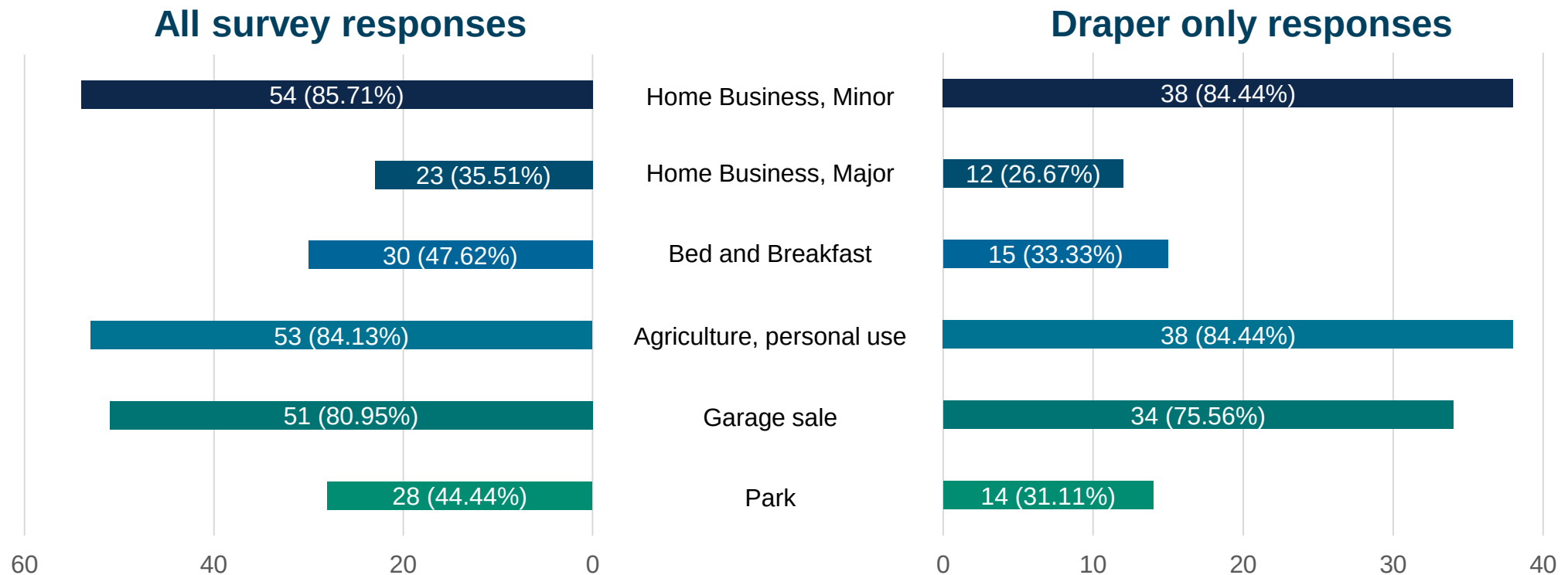
Draper only responses



Principle 2: Support appropriate development

Q6 – What other compatible land uses should be allowed in Country Residential (CR) districts?
(Check all that apply)

*Results presented with the actual number of respondents and as a percentage of the total respondents.

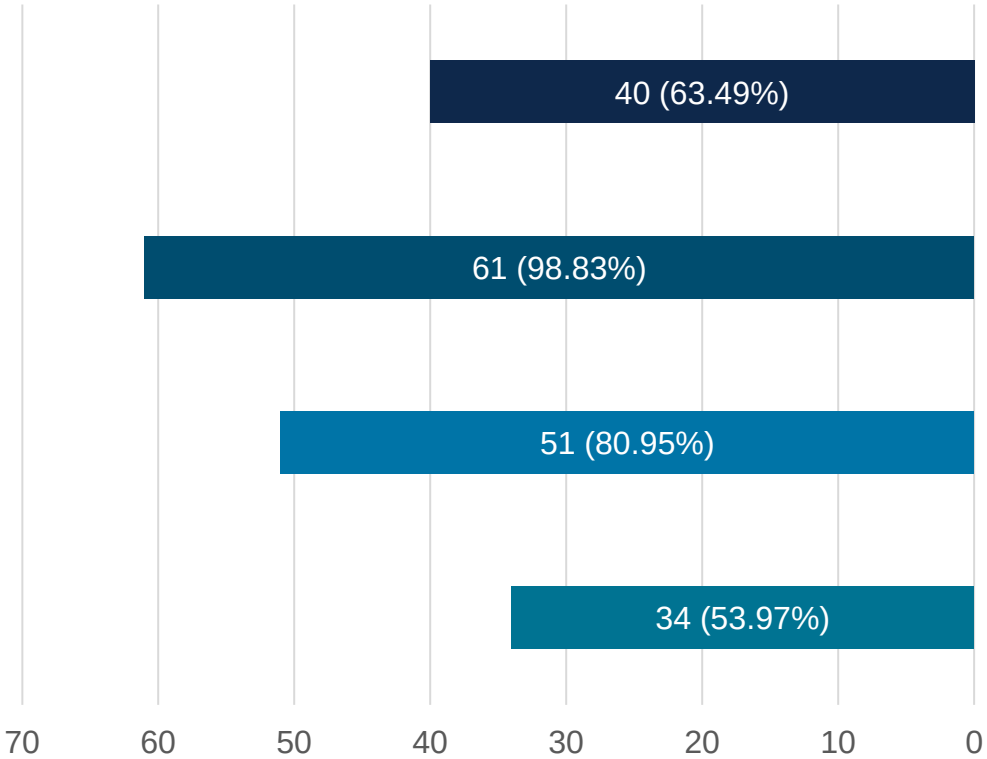


Principle 2: Support appropriate development

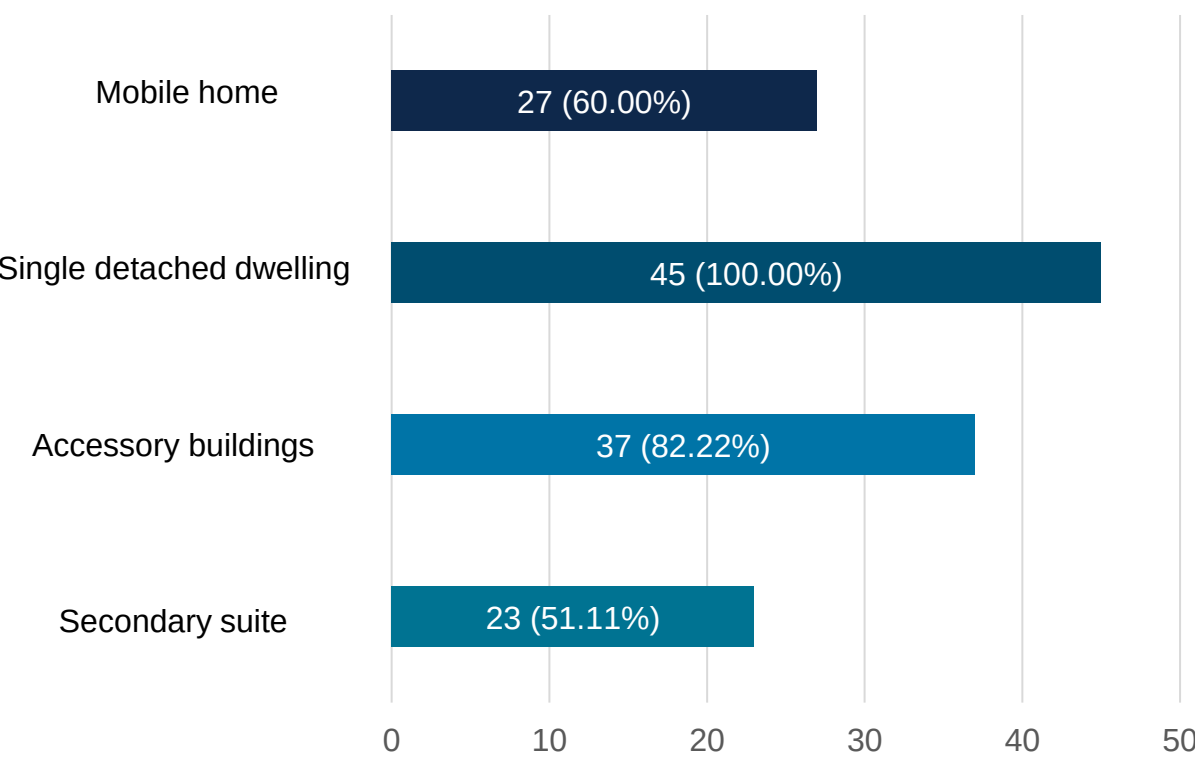
Q7 – What types of dwellings and buildings should be allowed on lots in a Small Holdings (SH) district? (Check all that apply)

*Results presented with the actual number of respondents and as a percentage of the total respondents.

All survey responses



Draper only responses

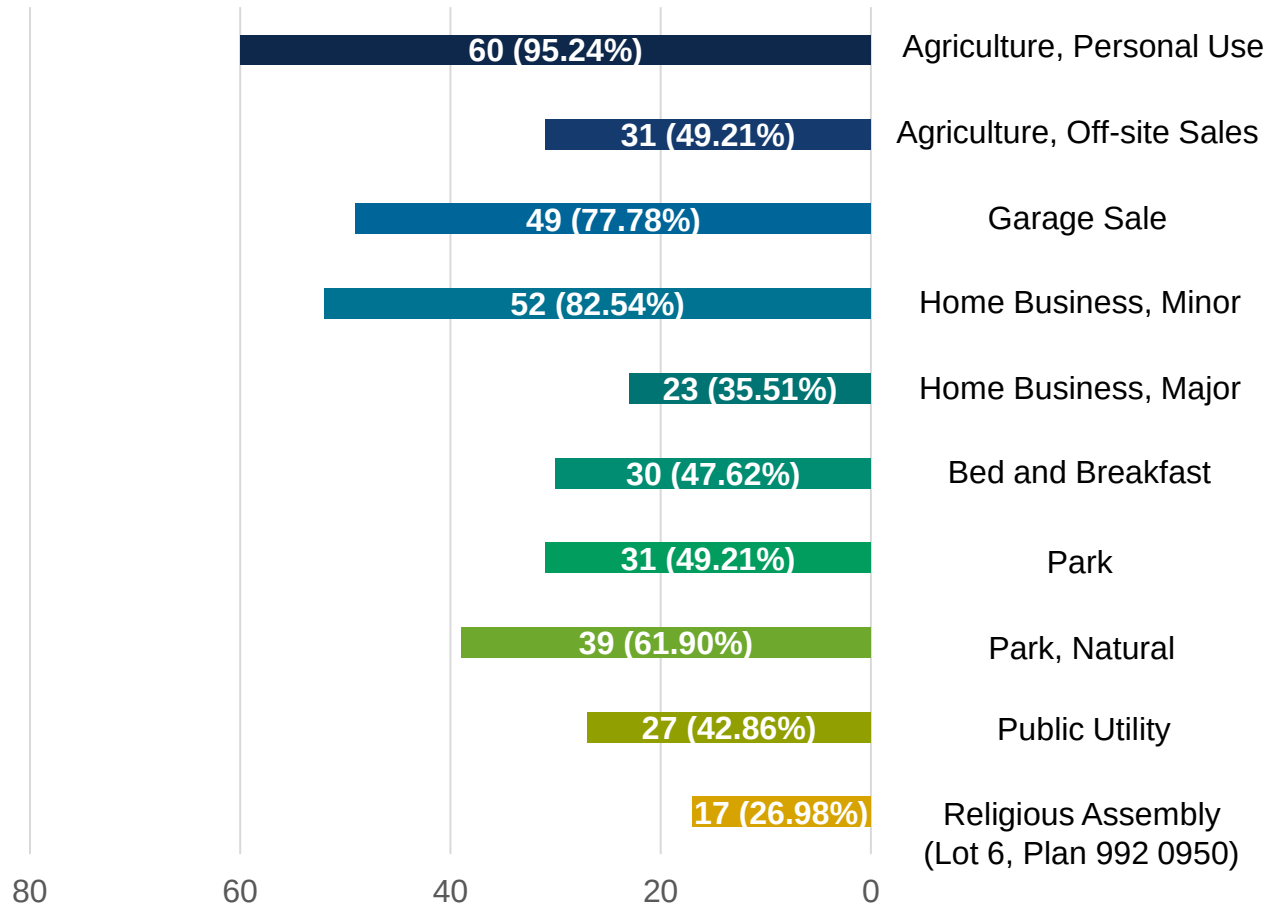


Principle 2: Support appropriate development

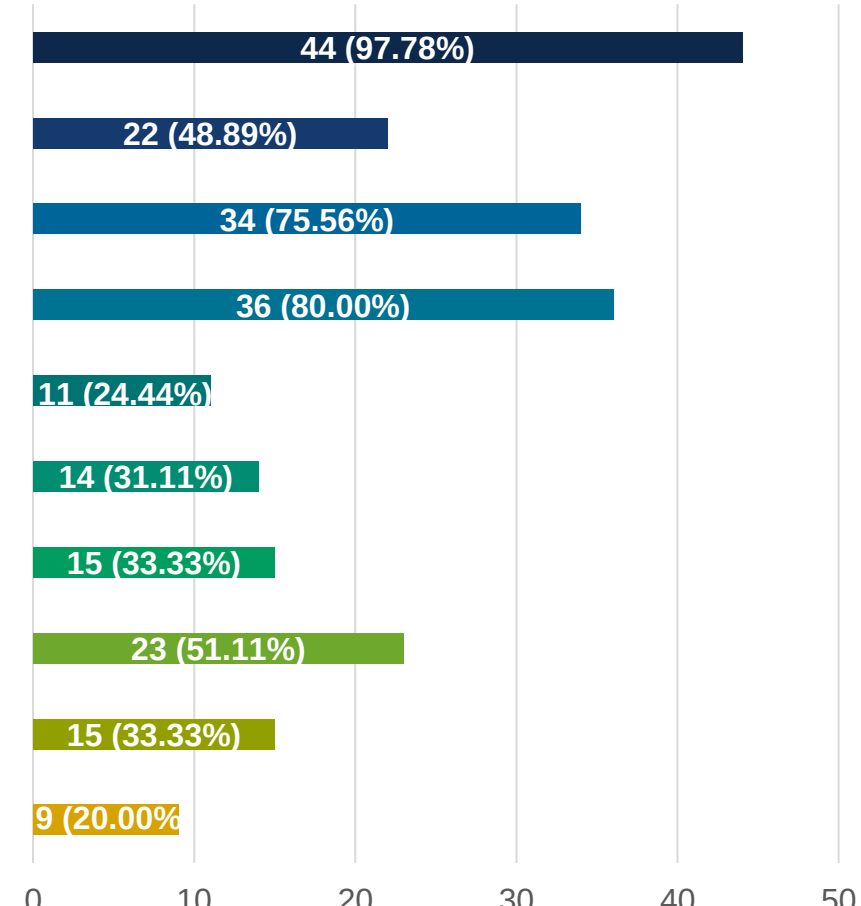
Q8 – What other compatible land uses should be allowed in Small Holdings (SH) districts? (Check all that apply)

*Results presented with the actual number of respondents and as a percentage of the total respondents.

All survey responses



Draper only responses



Principle 2: Support appropriate development

Q9 – Land Use Bylaw: Are these objectives “suitable” or “unsuitable” land uses for the Draper Community?

*Results presented as a percentage of the total respondents with the actual number of respondents below.

	All survey responses		Draper only responses	
	Suitable	Unsuitable	Suitable	Unsuitable
Objective 2.1: Guide appropriate development in Draper	85.71% 54	14.29% 9	91.11% 41	8.89% 4
2.1.3 Development in areas at risk of flooding should make provisions for appropriate flood mitigation measures. (This applies to the entire plan area)	79.37% 50	20.63% 13	86.67% 39	13.33% 6
2.1.9 All new development will be required to be compatible with the rural character of the Draper ASP area and have minimal impact on the environment. (a) Development may be considered incompatible for reasons such as those listed unless appropriate mitigation measures are adopted, to the satisfaction of the Development Authority: (i) Continuous and excessive noise; (ii) Emission of fumes and odor; (iii) Emission of air and water pollution or other contaminants; (iv) Creation of dust; (v) Light pollution; and (vi) Inappropriate volume or type of traffic. (This applies to the entire plan area)	82.54% 52	17.46% 11	91.11% 41	8.89% 4
Objective 2.2: Maintain the existing development pattern	82.26% 51	17.74% 11	84.09% 37	15.91% 7



Principle 2: Support appropriate development

Q9 – Continued

	All survey responses		Draper only responses	
	Suitable	Unsuitable	Suitable	Unsuitable
Industrial uses are not permitted.	78.69% 48	21.31% 13	88.37% 38	11.63% 5
In areas designated as Country Residential (CR): 2.2.2: The primary use of land shall be in the form of a single dwelling unit on a large acreage lot.	77.78% 49	22.22% 14	86.67% 39	13.33% 6
In areas designated as Country Residential (CR): 2.2.3: A minimum lot size of one (1) hectare shall be required for all new subdivision applications.	74.60% 47	25.40% 16	84.44% 38	15.56% 7
In areas designated as Country Residential (CR): 2.2.4: Other compatible uses with low impact on residential development may be considered.	55.56% 35	44.44% 28	60.00% 27	40.00% 18
In areas designated as Small Holdings (SH): 2.2.5: The primary use of the land shall be in the form of large acreage lots and agricultural pursuits.	70.97% 44	29.03% 18	77.27% 34	22.73% 10
In areas designated as Small Holdings (SH): 2.2.6: All lots in new subdivision applications will be required to be a minimum of one (1) hectare in size.	72.58% 45	27.42% 17	79.55% 35	20.45% 9
In areas designated as Small Holdings (SH): 2.2.7: Small scale agriculture may be considered on lots equal to or greater than four (4) hectares.	68.33% 41	31.67% 19	64.29% 27	35.71% 15
In areas designated as Small Holdings (SH): 2.2.8: Agricultural pursuits for personal use will be allowed on lots less than four (4) hectares.	81.97% 50	18.03% 11	86.05% 37	13.95% 6
In areas designated as Small Holdings (SH): 2.2.9: Other compatible uses with low impact on residential development may be considered.	51.61% 32	48.39% 30	45.45% 20	54.55% 24



Principle 2: Support appropriate development

Q10 – Do you have any other comments on the objectives of Principle 2 and the corresponding land uses? **(Optional question - Total of 27 responses)**

All survey responses

- Agreed only with allowing small-scale agriculture and maximizing the variety of land uses in Country Residential and Small Holdings Districts; disagreed with all other aspects.
- No.
- No.
- No.
- No agricultural pursuits should be implemented in this area, no new buildings should be added, homes should be less than half acre otherwise it takes away natural beauty of the land, dwellings should be far apart like Saprae Creek and should look natural. New residential housing if approved should be far apart otherwise it will look ugly like Timberlea homes where they all look the same as a campground and homes are like pigeons' nest.
- Not at this time.

Draper only responses (Total of 21 responses)

- Objective 2.2 - What is the existing development pattern?
- 2.1.9 proposed; 2.2.5, 7 and 8 do not include Aquaculture/livestock; Absolutely no Minor Home Business or Bed and Breakfast; No to Park; In theory, I agree, but the compliance and lack of enforcement by bylaw makes it hard to support having a small business on their property; I do not support home business in Draper until compliance and enforcement work with LUB.
- Small holdings should be residential only.
- 2.1.3 Flooding: The supply and installation of flood measures should not exceed the protections of downtown Fort McMurray. Example, residents of Draper should not need to raise their main floor elevation higher than the lowest permanent flood protection measure employed for downtown.



Principle 2: Support appropriate development

Q10 – Responses continued (Draper only)

- All development shall be allowed 1 hectare to allow small business to be price effective.
- No commercial development.
- No commercial development.
- For small holding only residential and agricultural for personal use.
- Residential should only be allowed for CR and SH with allowance for agriculture for personal use only. No event centres, no parks no campgrounds.
- Most of the small holdings lots are vacant, either by ownership of the RMWB or open land. The majority of physical residents are country residential, could the entire area not be changed to reflect this rather than having Draper divided into the 2 classifications?
- Anyone who owns property should be free to use it as they wish!
- Yes, allow more forms of development. Your being far too restrictive with people's private property.
- No campgrounds.
- No campgrounds or meeting facilities.
- So long as the agricultural remains small scale and subject to the non-interference to the residential character.
- Only agriculture for personal use in CR and SH. Other compatible uses is very broad, preference to limit to residential and agriculture for personal use only.
- For small holding only small-scale agriculture should be considered along with a single dwelling. Parks, resorts, conference centres and campgrounds are not suitable.
- Allow small scale agricultural business on lots greater than 2 hectares. Allow for green houses in industrial size e.g., flowers, etc.



Principle 2: Support appropriate development

Q10 – Responses continued (Draper only)

- We were not asked about other permitted and discretionary uses for SH currently listed in the LUB. (9 Permitted and 16 discretionary). The proposed LUB only has 8 permitted and 4 discretionary. Why are residents not asked for feedback on all of them?

The survey also asked if we agreed that in areas designated as CR or SH that "other compatible uses with low impact on residential development may be considered". I responded NO because the term "low impact" is not defined and highly subjective.

I also said NO to whether I agreed that "Industrial uses should not be permitted" because the term "industrial" is much too broad.

Finally, in terms of the requirement for flood mitigation if developing in a flood zone, I believe a much better option would be to introduce a caveat that any new owner must sign a save harmless agreement with the city, and subsequently choose what level of mitigation is appropriate for their own development.

- Light commercial should be allowed. Not industrial.
- In questions regarding small holding, a residential dwelling should only be considered along with agriculture for personal use only. No commercial or public facilities. No parks, no resorts or conference centres as it DOES impact the quite residential nature of Draper.

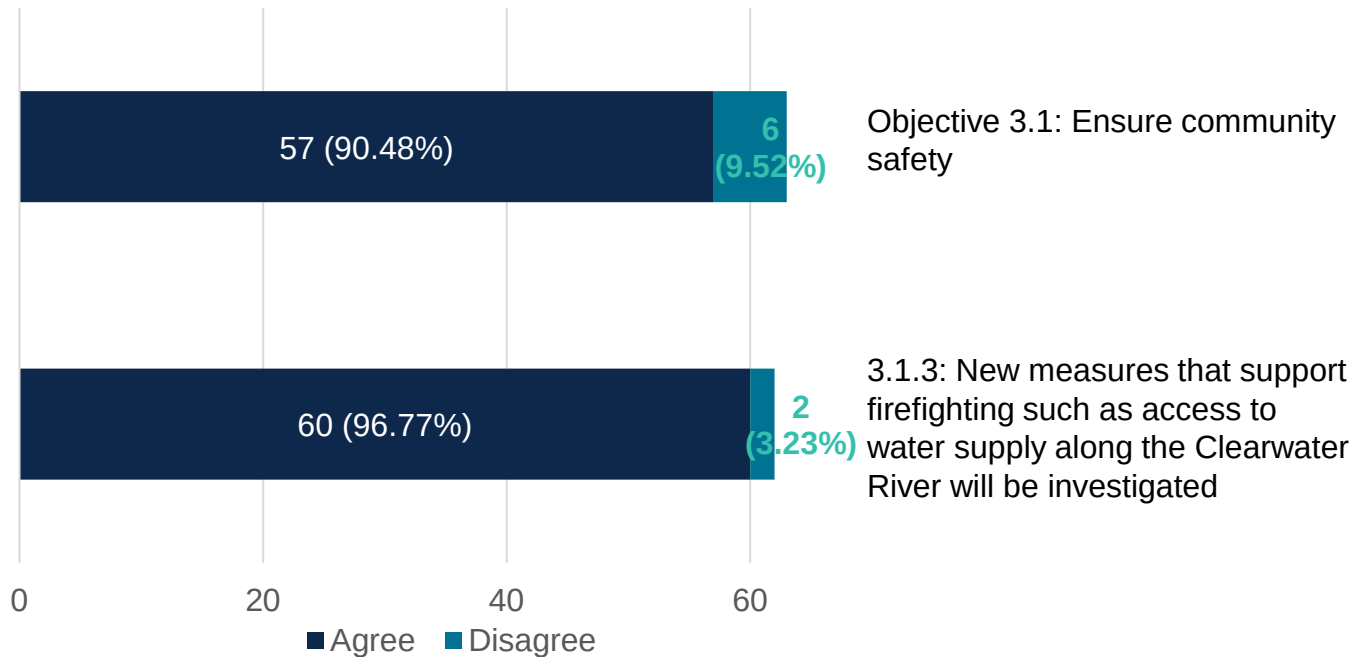


Principle 3: Promote community safety

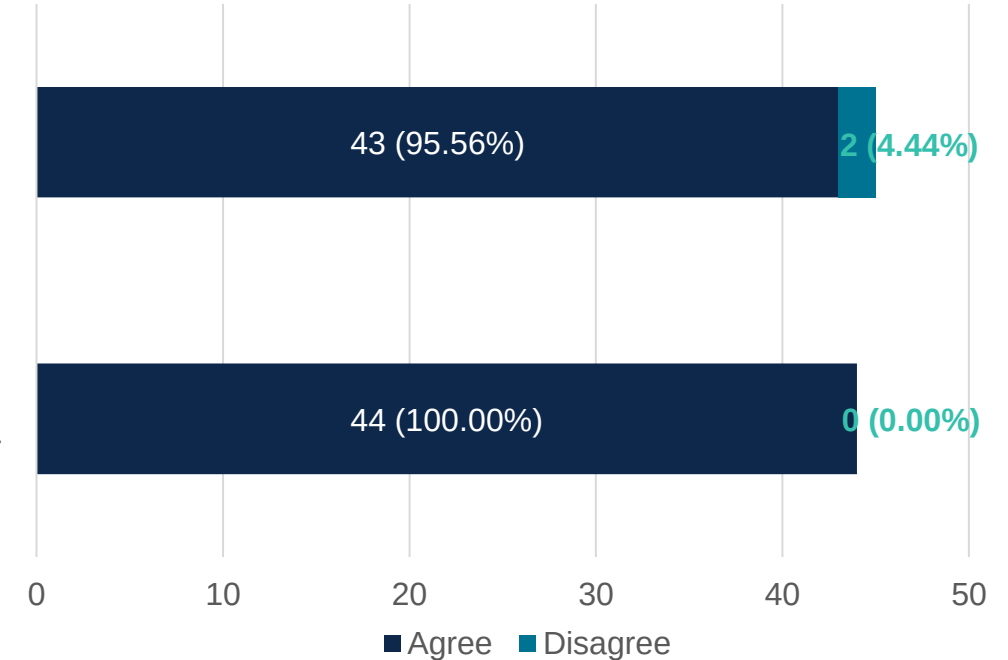
Q11 – Draper Area Structure Plan: Read the following objectives of the Draper ASP. Do you “agree” or “disagree” with these objectives of the Draper ASP?

*Results presented with the actual number of respondents and as a percentage of the total respondents.

All survey responses



Draper only responses

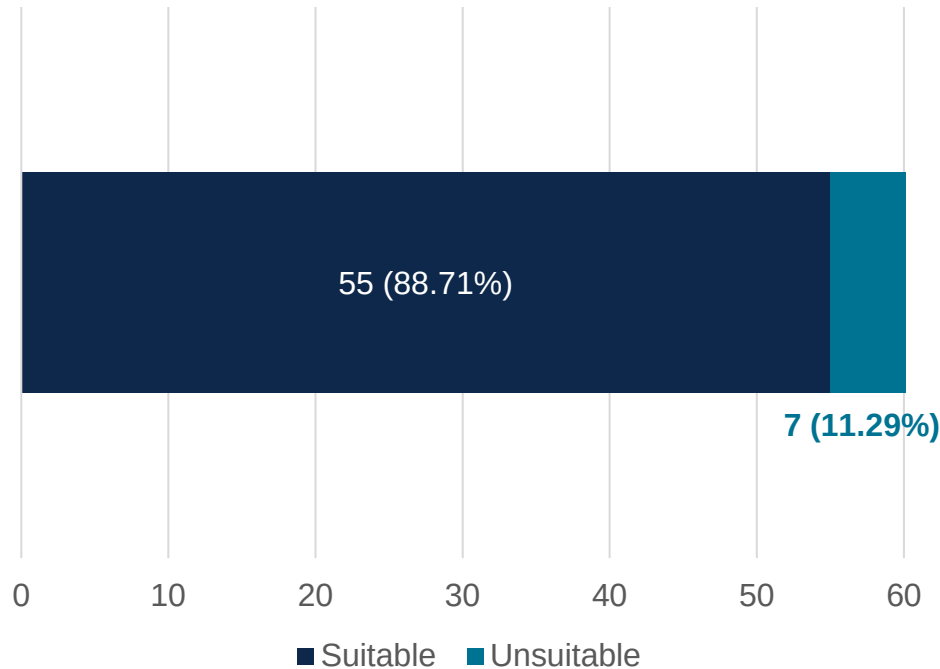


Principle 3: Promote community safety

Q12 – Land Use Bylaw: Are these objectives “suitable” or “unsuitable” land uses?

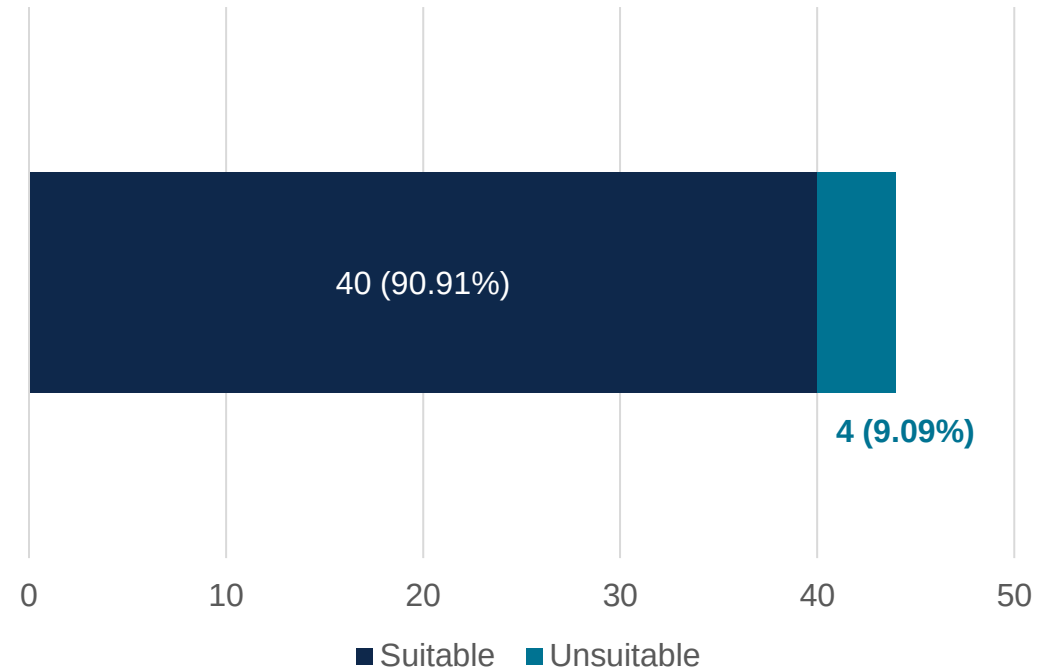
*Results presented with the actual number of respondents and as a percentage of the total respondents.

All survey responses



3.1.3: New measures that support firefighting such as access to water supply along the Clearwater River will be investigated

Draper only responses



Principle 3: Promote community safety

Q13 – Do you have any other comments on the objectives of Principle 3? (Optional question - Total of 21 responses)

All survey responses

- | | |
|---|---|
| <ul style="list-style-type: none">• Due to global warming and living in oilsands community Municipality should take all necessary measures to protect the land and the environment and access to water and nature should be the fore front of our concerns.• No.• Not at this time. | <ul style="list-style-type: none">• I oppose all aspects of the proposal except the new measures to strengthen firefighting efforts, which I fully support.• No.• No. |
|---|---|

Draper only responses (Total of 15 responses)

- | | |
|---|---|
| <ul style="list-style-type: none">• Would require more information before deciding.• Water, sewer, utilities need to be priority.• UE should not be considered.• No development on slopes. No developments that will increase traffic load in any way. | <ul style="list-style-type: none">• Alternative egress should be explored as well for fire/flood evacuations.• RMWB promised to provide water to Draper residents as part of amalgamation and this should not restrict development in any way. There are deep well options easily available and used in many jurisdictions.• Limit development and clear cutting on hills. Deny any development that increases traffic on the road. |
|---|---|



Principle 3: Promote community safety

Q13 – Responses continued (Draper only)

- UE should not be proposed in Draper.
- Give people the right to do what they want with what they own!
- No resident should be allowed to grade on slopes and clear cut and immediate action should be taken against anyone who does.
- I do not support an objective of "Ensuring Community Safety" because it has the possibility of becoming over-reaching. An objective of "Supporting Community Safety" would be more appropriate.

In terms of "new measures that support firefighting such as access to water supply along the Clearwater River", in general I support the investigation of options, but I replied no for the "Urban Expansion area" (defined in a previous survey questions as Open Space) because I would need more information on this to be able to respond accurately.

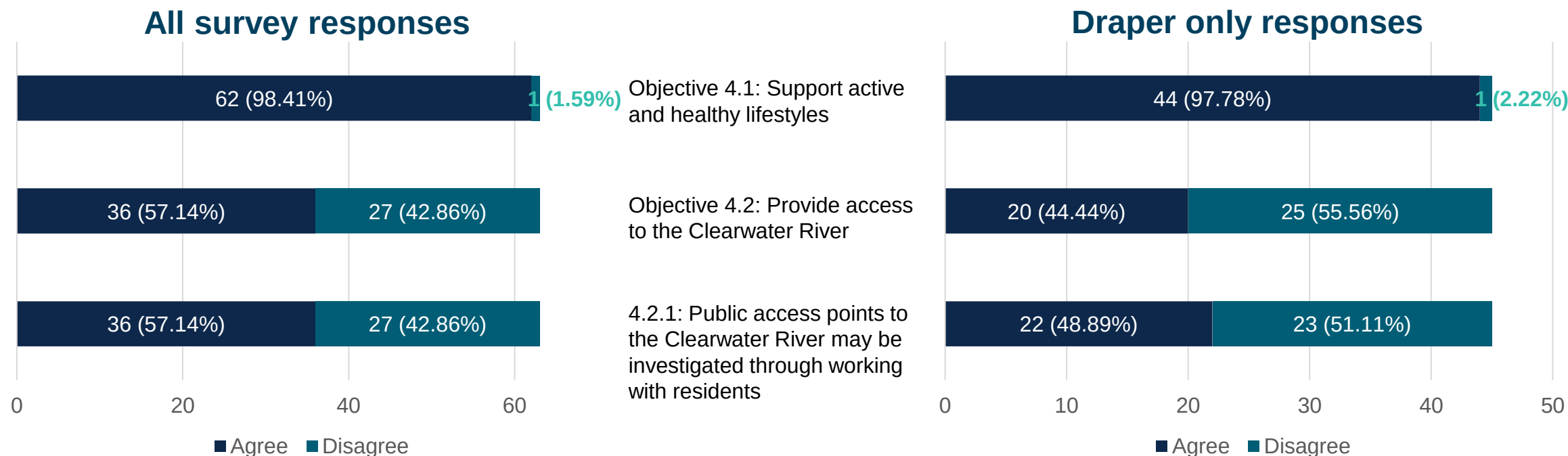
- No campgrounds or meeting facilities.
- Limit uses and developments that increase traffic load in any way. Limit development of slopes to ensure slope stability is maintained.
- Road safety is becoming an increasing concern for residents. Slope stability is becoming a concern with the owner of the lot at the end of the road continuing to remove material and grade the hill.
- Fixed piped water would help firefighting.



Principle 4: Provide for recreational, social and cultural opportunities

Q14 – Draper Area Structure Plan: Read the following objectives of the Draper ASP. Do you “agree” or “disagree” with these objectives of the Draper ASP?

*Results presented with the actual number of respondents and as a percentage of the total respondents.

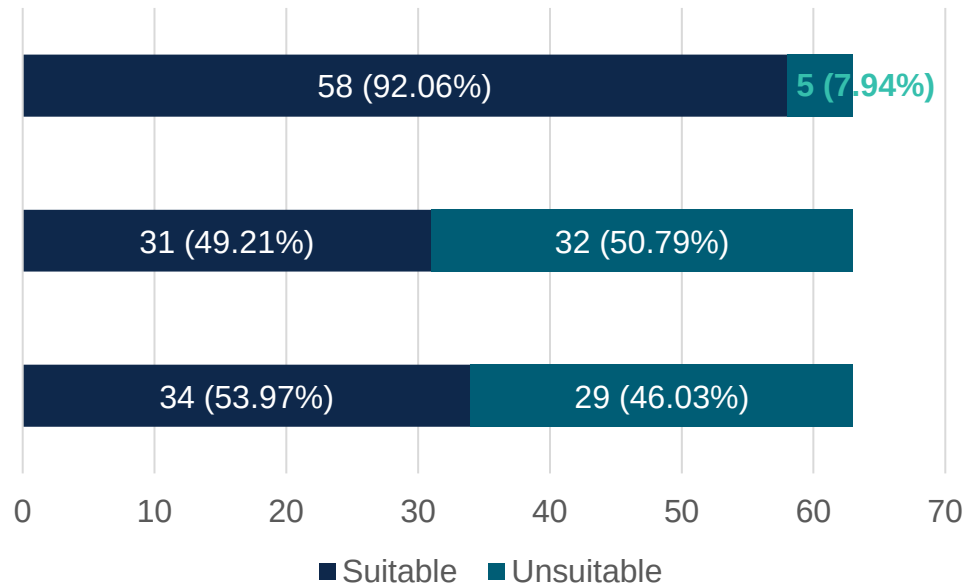


Principle 4: Provide for recreational, social and cultural opportunities

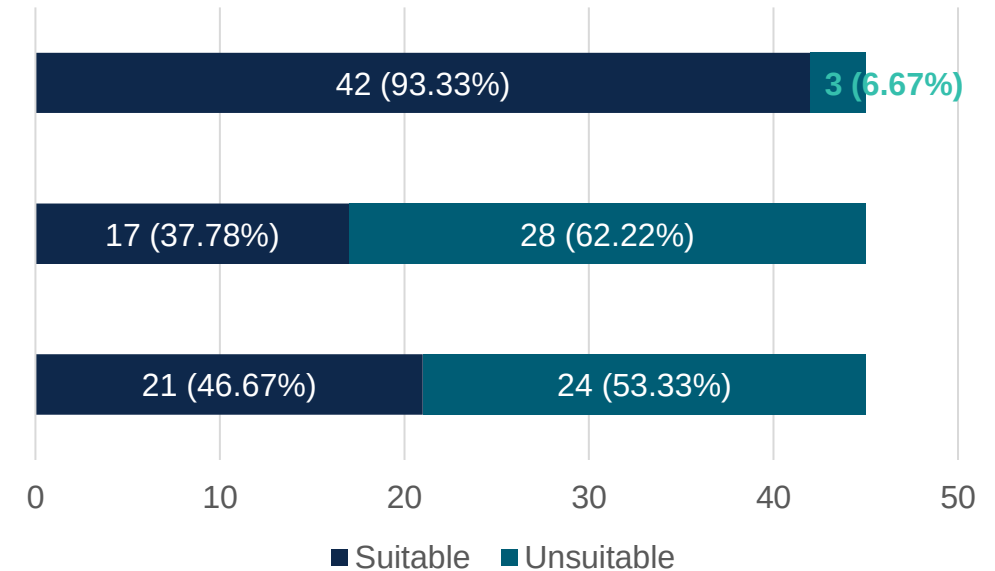
Q15 – Land Use Bylaw: Are these objectives “suitable” or “unsuitable” land uses?

*Results presented with the actual number of respondents and as a percentage of the total respondents.

All survey responses



Draper only responses

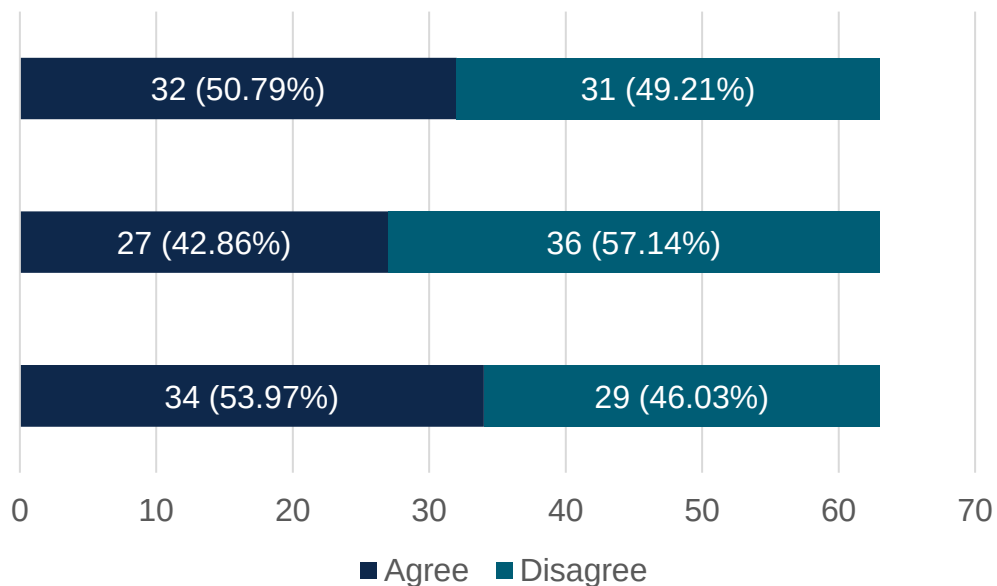


Principle 4: Provide for recreational, social and cultural opportunities

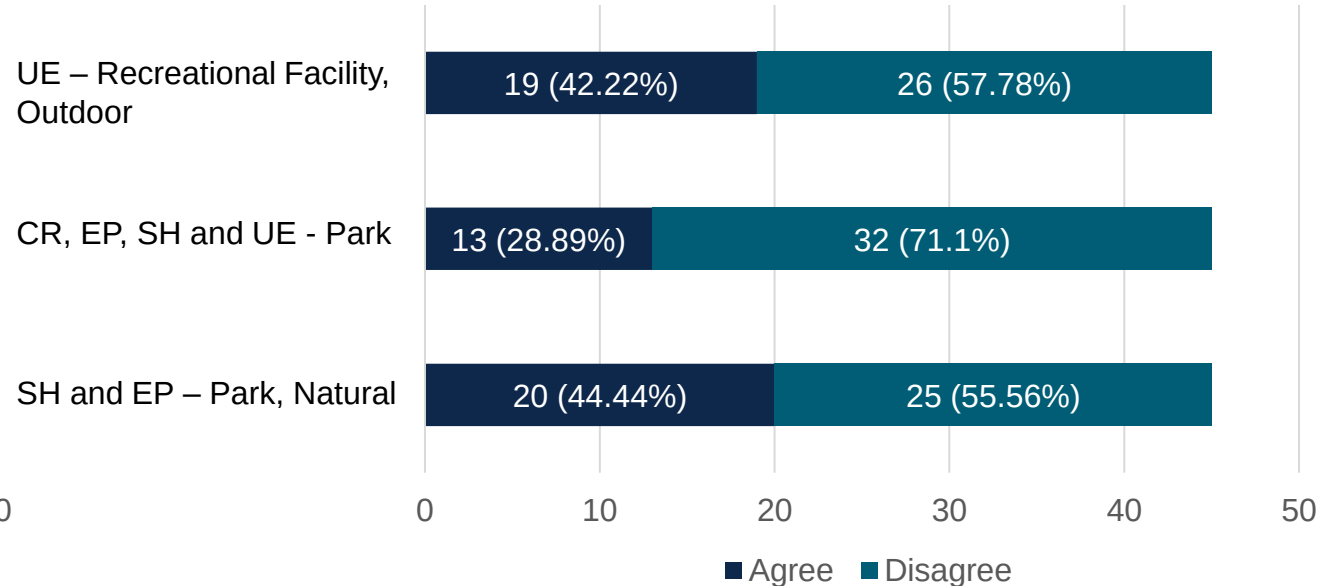
Q16 – Do you “agree” or “disagree” with the following land districts and the types of developments allowed for each?

*Results presented with the actual number of respondents and as a percentage of the total respondents.

All survey responses



Draper only responses



Definitions:

- EP = Environmental Preservation District
- CR = Country Residential District
- SH = Small Holdings District
- UE = Urban Expansion District



Principle 4: Provide for recreational, social and cultural opportunities

Q17 – Do you have any other comments on the objectives of Principle 4? **(Optional question - Total of 23 responses)**

All survey responses

- | | |
|---|---|
| <ul style="list-style-type: none">• Not a good idea to have recreation so close to water due to dangers of life with young children, youth and homeless population. Just leave nature alone. We have MacDonald Island as recreational facility one of a kind.• Not at this time. | <ul style="list-style-type: none">• No.• No.• No. |
|---|---|

Draper only responses (Total of 18 responses)

- | | |
|---|---|
| <ul style="list-style-type: none">• No development.• Small Holdings should allow a small amount of campsites to accommodate family camping.• Limit public access and facilities.• Limit public access to Draper.• Don't restrict people's rights to use property. | <ul style="list-style-type: none">• Water, sewer, utilities need to be priority.• Allow people to build and make what they want on their own properties!• Very unclear on objectives. Needs more clarity.• No campgrounds or meeting facilities.• No campgrounds. |
|---|---|



Principle 4: Provide for recreational, social and cultural opportunities

Q17 – Responses continued (Draper only)

- Although I believe supporting active and healthy lifestyles is a good thing and would like to see more access to the Clearwater River, I find it an overreaching objective for a Land Use Bylaw.

In regard to land districts and types of development allowed, the question was unclear and more information would be required to be able to answer this question accurately.

- Limit public access to Draper. Do amenities for residents only. Draper is a residential neighborhood.
- Parks should not be allowed on country residential.
- No public access to Draper. Leave as CR.

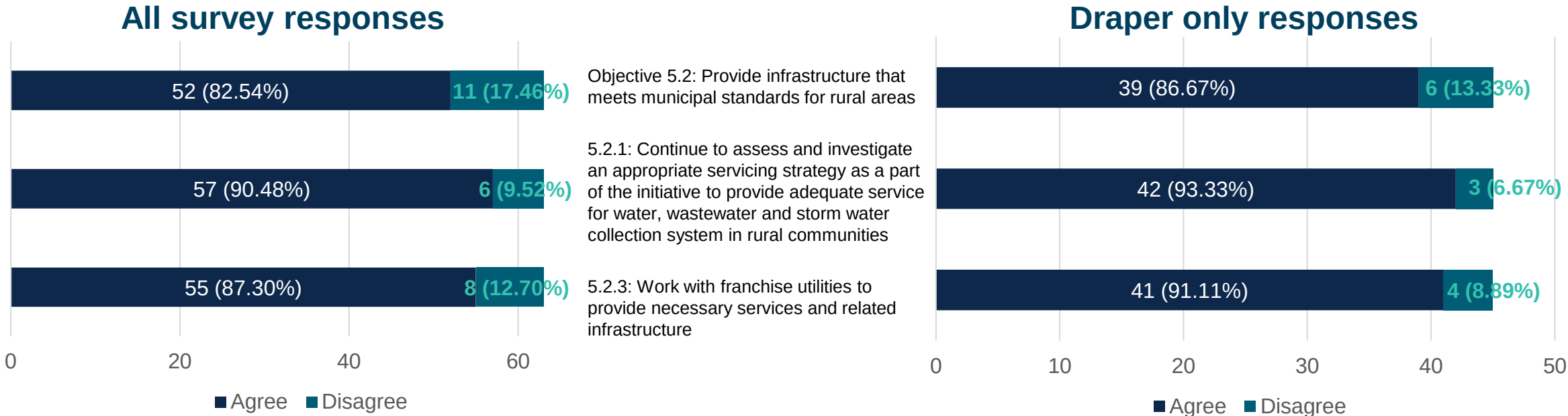
- Due to the RMWB owning no significant portion of the CWR bank in Draper public access would be not ideal to implement. Most driveways are shared in practice but are actually divided so that each property has access to Draper Road. It would be unfair to residents on these driveways to pay for and maintain the road used by the public.
- No public access, leave CR.
- No facilities to increase public in Draper. Facilities for residents only.
- We live in the country our yards are our parks. Bringing more tourists down to our area only brings more problems, thefts, traffic and loss of safety and security.



Principle 5: Provide accessible and appropriate infrastructure that meets municipal standards for rural areas

Q18 – Draper Area Structure Plan: Read the following objectives of the Draper ASP. Do you “agree” or “disagree” with these objectives of the Draper ASP?

*Results presented with the actual number of respondents and as a percentage of the total respondents.

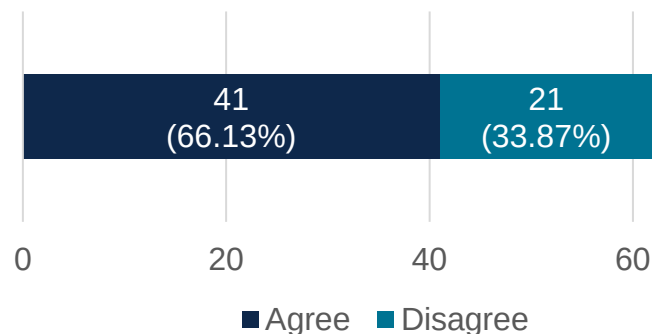


Principle 5: Provide accessible and appropriate infrastructure that meets municipal standards for rural areas

Q19 – Land Use Bylaw: Do you “agree” or “disagree” with the following land uses and the types of developments allowed for each?

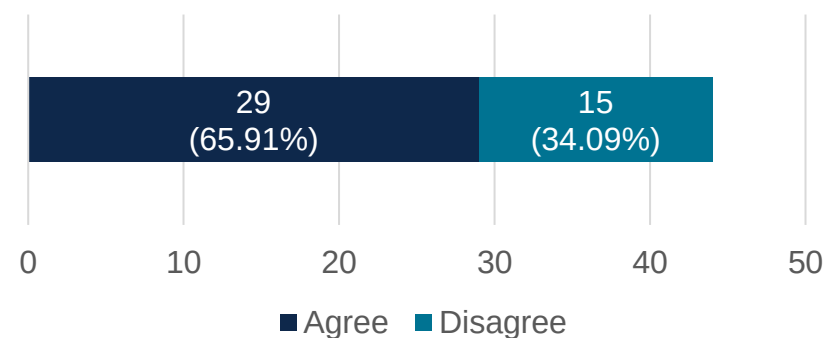
*Results presented with the actual number of respondents and as a percentage of the total respondents.

All survey responses



CR, EP, SH and UE – Public Utility

Draper only responses



Definitions:

- CR = Country Residential District
- EP = Environmental Preservation District
- SH = Small Holdings District
- UE = Urban Expansion District
- Public Utility – A system or works used to provide the public a service for consumption, benefit, convenience or use (i.e., water or steam, sewage disposal, irrigation). (Draft LUB pg. 26)



Principle 5: Provide accessible and appropriate infrastructure that meets municipal standards for rural areas

Q20 – Do you have any other comments on the objectives of Principle 5 and the corresponding land uses? **(Optional question - Total of 18 responses)**

All survey responses

- | | |
|--|---|
| <ul style="list-style-type: none">• If we want to leave a natural look then why are we adding new buildings and structure?• No.• No. | <ul style="list-style-type: none">• No.• N/A |
|--|---|

Draper only responses (Total of 13 responses)

- | | |
|--|---|
| <ul style="list-style-type: none">• 5.2.1 Must include high pressure H2O for hydrants; Do not allow UE-Public Utility.• Is Draper still listed to get water and sewer hooked up to the city?• Small holdings - The storage of utility trailer should not be limited to just a few. | <ul style="list-style-type: none">• Water, sewer, utilities need to be priority.• Lots should be able to be subdivided into nothing less than an acre.• Let people have more flexibility like other rural areas in Alberta. |
|--|---|



Principle 5: Provide accessible and appropriate infrastructure that meets municipal standards for rural areas

Q20 – Responses continued (Draper only)

- When the RMWB amalgamated Draper into part of the City of Fort McMurray, an agreement was signed obliging the RMWB to provide municipal water, sewer and natural gas infrastructure for the community of Draper. This was never done and the RMWB is currently in breach of this contract. So municipal infrastructure into Draper - above and beyond "municipal standards for rural areas" should indeed be an objective.

The question "Do you agree or disagree with the following land districts and types of development allowed for each? (Public Utility allowed for each land district)" is a confusing and poorly written question. What does it mean to "agree or disagree" with a land district? Are you asking whether we believe those land districts should exist? Or if they are named appropriately? Or if their permitted uses are correct? The second part of the question about public utility needs to be a second question altogether. Because one may agree with the first part of the questions but not the second part. And are you asking whether Public Utility should be a permitted use or discretionary use?

- Draper needs natural gas.
- Draper to stay as country residential. Do not need utilities for UE.
- No campground.
- So many unclear objectives. Needs more clarity before any decisions are made.
- Draper stay as CR.
- No campgrounds or meeting facilities.



Principle 5: Provide accessible and appropriate infrastructure that meets municipal standards for rural areas

Q21 – Do you “agree” or “disagree” with the following additional land uses not directly related to the draft Draper ASP?

*Results presented as a percentage of the total respondents with the actual number of respondents below.

	All survey responses		Draper only responses	
	Agree	Disagree	Agree	Disagree
Urban Expansion District (UE)	57.14%	42.86%	51.11%	48.89%
• Accessory Building	36	27	23	22
• Agriculture, Extensive	41.27%	58.73%	33.33%	66.67%
	26	37	15	30
• Agriculture, Small Scale	55.56%	44.44%	44.44%	55.56%
	35	28	20	25
• Airport	16.13%	83.87%	9.09%	90.91%
	10	52	4	40
• Animal Care Services, Minor	47.62%	52.38%	37.78%	62.22%
	30	33	17	28
• Intensive Livestock Operation	22.95%	77.05%	16.28%	83.72%
	14	47	7	36



Principle 5: Provide accessible and appropriate infrastructure that meets municipal standards for rural areas

Q21 – Continued

	All survey responses		Draper only responses	
	Agree	Disagree	Agree	Disagree
Urban Expansion District (UE)	50.79%	49.21%	44.44%	55.56%
• Mobile Home	32	31	20	25
• Security Suite	44.44%	55.56%	33.33%	66.67%
	28	35	15	30
• Single Detached Dwelling	82.54%	17.46%	80.00%	20.00%
	52	11	36	9
• Special Event	39.68%	60.32%	22.22%	77.78%
	25	38	10	35
• Storage Facility, Outdoor	34.92%	65.08%	24.44%	75.56%
	22	41	11	34
Environmental Preservation District (EP)	58.73%	41.27%	53.33%	46.67%
• Accessory Building	37	26	24	21

