



# Draper

## AREA STRUCTURE PLAN

# ACKNOWLEDGEMENTS

The *Draper Area Structure Plan ("Draper ASP")* was developed by the *Regional Municipality of Wood Buffalo ("the Municipality")* in conjunction with Draper residents and the Government of Alberta, one of the largest stakeholders of land in the area. As a guide for future land use in the Draper area, the plan interprets residents' desire for the future while promoting sustainable principles that balance economic, social, environmental, and cultural goals.

The Municipality extends sincere thanks to all participants and other stakeholders for kindly giving their time and sharing their views on making Draper a better place to live, work, and play.

## THE AREA STRUCTURE PLAN'S PURPOSE

The Draper ASP is a statutory document prepared in accordance with the *Municipal Government Act ("MGA")* and aims to:

- guide future development and protect natural amenities;
- establish policies that promote the orderly and sustainable development of the community;
- set out the future land use in a generalized land use concept plan; and
- integrate existing and future infrastructure requirements.

The Draper ASP repeals those portions of the *Highway 69/Clearwater Valley Area Structure Plan* (Bylaw No.99/058) pertaining to the Draper ASP area.

Although the plan is intended for the long term (up to 10 years), it will be reviewed periodically and updated, as needed, to ensure it remains relevant to existing conditions.

# TABLE OF CONTENTS

<b>ACKNOWLEDGEMENTS</b>	<b>1</b>
<b>THE AREA STRUCTURE PLAN'S PURPOSE</b>	<b>1</b>
<b>SETTING THE STAGE</b>	<b>3</b>
DRAPER COMMUNITY OVERVIEW	5
EXISTING CONDITIONS	9
PLANNING AND POLICY FRAMEWORK	18
DRAPER'S VISION	27
<b>ACHIEVING THE VISION</b>	<b>29</b>
GENERALIZED LAND USE CONCEPT PLAN	31
PRINCIPLE 1: Preserve and Protect the Natural Environment	33
PRINCIPLE 2: Support Appropriate Development	35
PRINCIPLE 3: Promote Community Safety	39
PRINCIPLE 4: Provide for Recreational, Social and Cultural Opportunities	41
PRINCIPLE 5: Provide for Accessible and Appropriate Infrastructure	43
<b>MAKING IT WORK</b>	<b>45</b>
IMPLEMENTATION	47
<b>REFERENCES</b>	<b>50</b>
<b>GLOSSARY OF TERMS</b>	<b>51</b>
<b>LIST OF MAPS</b>	
MAP 1: Regional Context	7
MAP 2: Draper Plan Area	8
MAP 3: Environmental Constraints	10
MAP 4: Existing Development Patterns	11
MAP 5: Land Ownership	12
MAP 6: Adjacent Statutory Plans	23
MAP 7: Land Use Concept	32



PART I

# SETTING THE STAGE





## DRAPER COMMUNITY OVERVIEW

The Draper community is located in the Regional Municipality of Wood Buffalo and lies approximately eight kilometers to the southeast of the Fort McMurray downtown area (see Map 1: Regional Context). Founded in 1922 and named after resident and oilsands pioneer Thomas Draper, the area was initially developed as an important transfer point between the region's river and rail systems. The 2018 Municipal Census shows that Draper is a small community, consisting of 57 houses and a population of 187 people. Housing is mainly composed of single detached homes, situated on large, treed, acreage-style lots, giving the area its rural character.

The most significant natural feature in the area is the Clearwater River, which defines the northern boundary of the community. In 1996, the Clearwater River was designated as a Canadian Heritage River, and it shares its status with other Canadian rivers that possess outstanding natural, cultural, and recreational values. Two creeks exist in the Draper ASP area, Saprae Creek and an unnamed creek (see Map 2: Draper Plan Area).

Figure 1: Population by Rural Communities

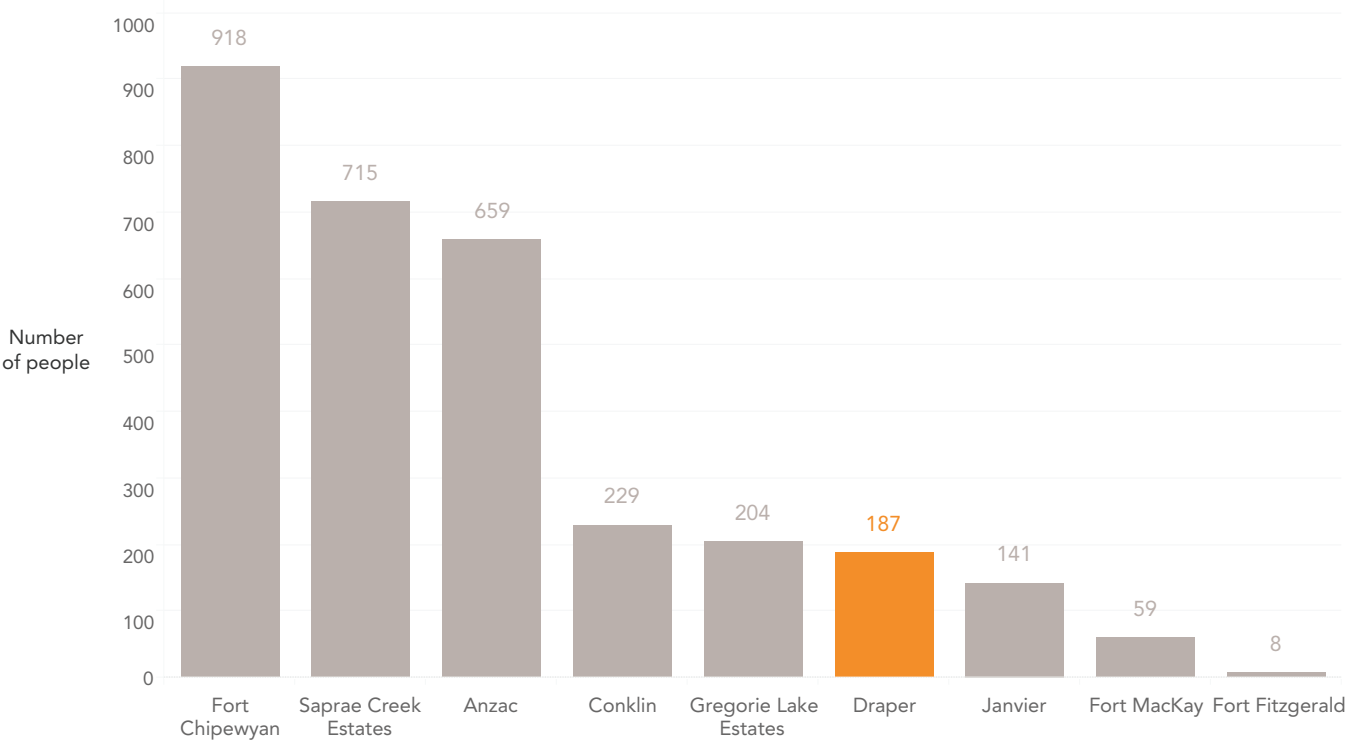
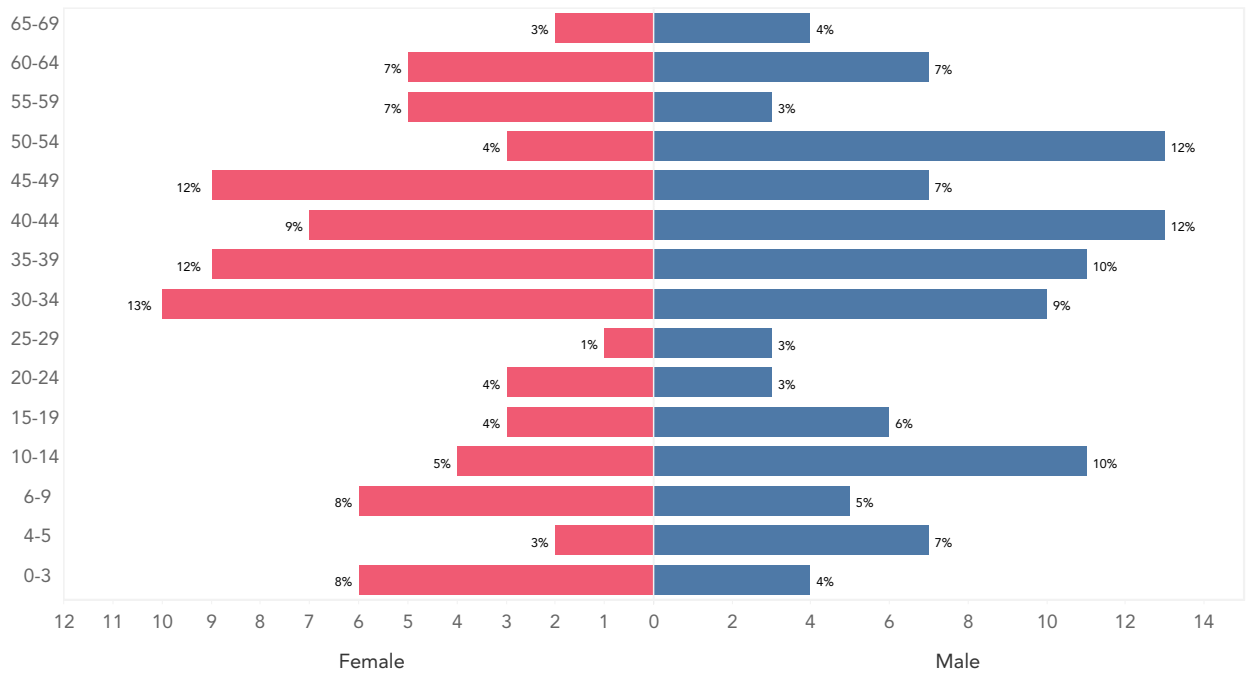


Figure 2: Draper Age Pyramid



## Regional Influences

The Municipality is located within the Athabasca Oil Sands Area, the largest of three major oil sands deposits in Alberta. The other two deposits are in the Cold Lake and Peace River areas. The mining and extraction of crude bitumen is the region's primary driver for growth and a major employer within the Municipality. The oil sands industry generates employment opportunities that attract workers from within Canada and across the world. Oil producers continue to face challenges with market access, investor confidence and capital investment which is affecting growth in the industry. Despite these issues over the next two decades production is expected to continue to rise, albeit at a slower pace, and with moderate growth in the region.

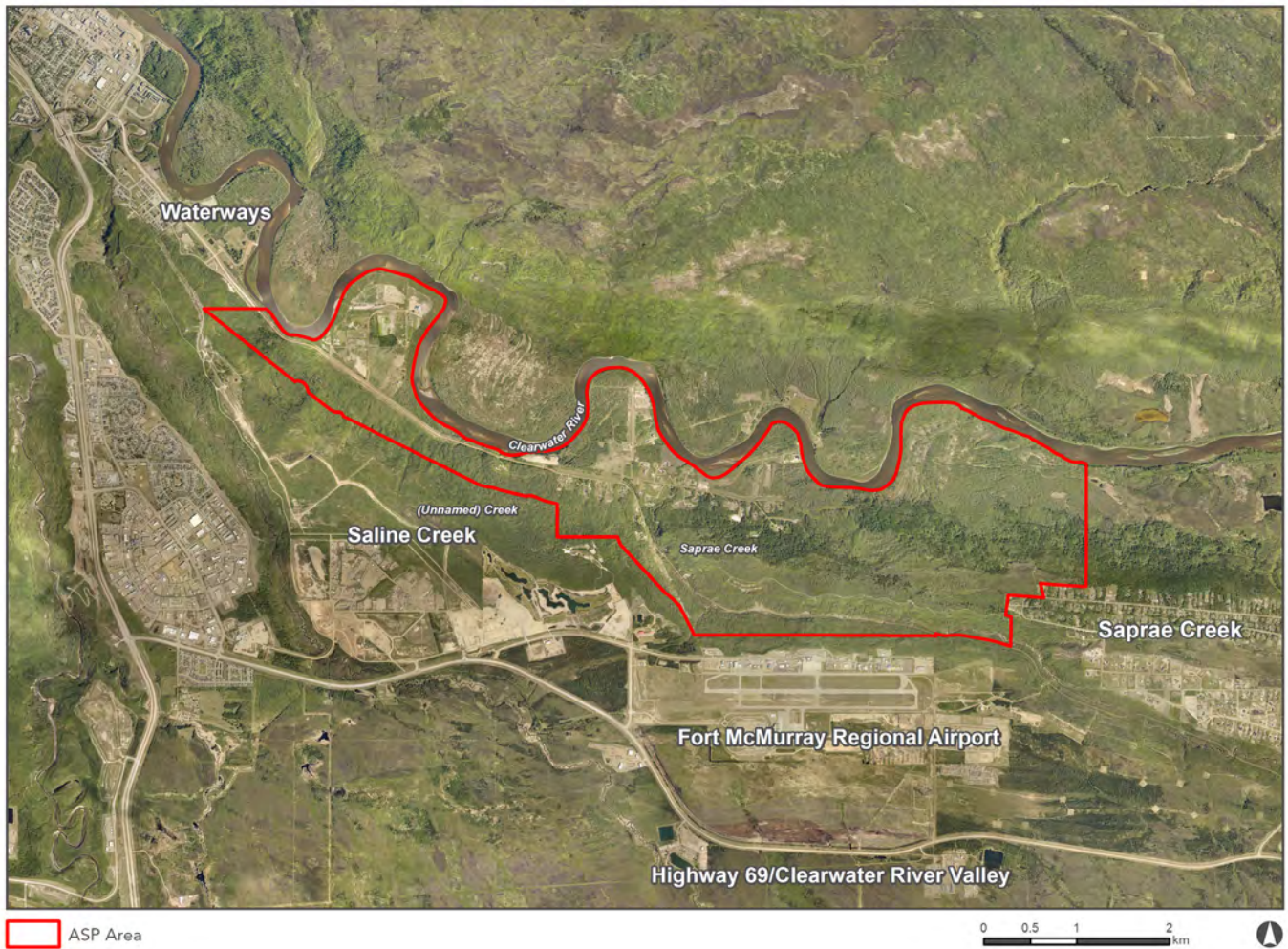
While there are no oil sands operations immediately adjacent to Draper, and while the region's economic growth has slowed there is some demand for development in Fort McMurray and the surrounding areas. The 2011 *Municipal Development Plan ("MDP")* identified Fort McMurray as a Priority Growth Area with growth directed to both Established and New Neighborhoods including the downtown area and Saline Creek Plateau, both adjacent to Draper.

Because of Draper's proximity to Fort McMurray and its attractive setting in the Clearwater River Valley, there is desire to develop the area. Along with Saprae Creek, Draper presents one of the few opportunities close to the city for large acreage lot developments and a rural lifestyle. Even though demand may exist for large acreage lots, the amount of land available for development in Draper limits the opportunities for growth of the community.

## Map 1: Regional Context



## Map 2: Draper Plan Area



### The Draper ASP Area

The Draper ASP area encompasses approximately 1,318 hectares (3,257 acres) of land. The plan area is bordered by the Clearwater River to the north, the Hamlet of Sapræ Creek to the southeast, Fort McMurray International Airport and the Saline Creek Plateau to the south, and the community of Waterways to the northwest (see Map 2: Draper Plan Area).

# EXISTING CONDITIONS

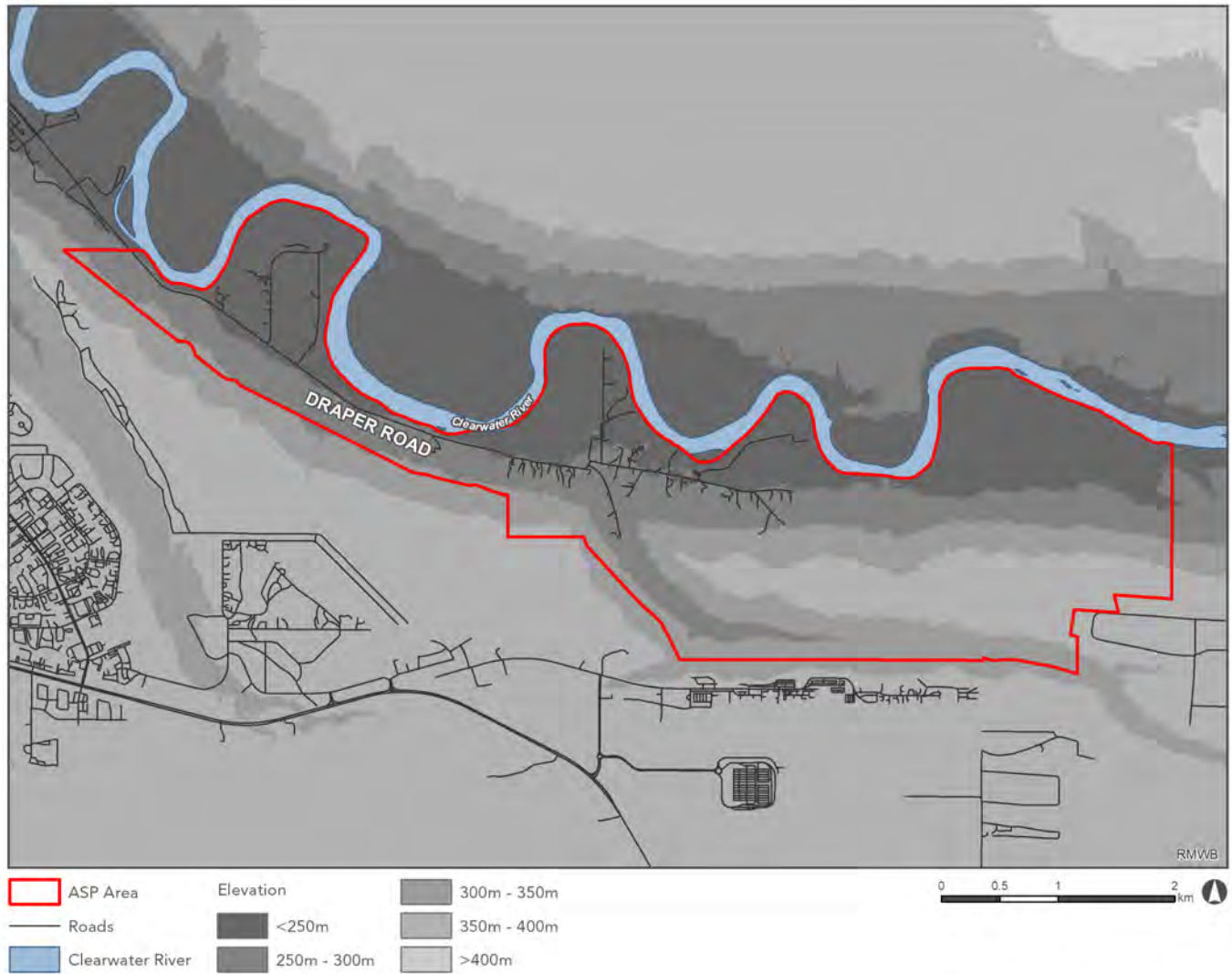
## Natural Environment

The Clearwater River and its valley are the defining features of the Draper area. The Clearwater River's designation as a Canadian Heritage River was confirmed in 2004 with the completion of the *Clearwater-Christina Rivers Management Plan*. The designation gave recognition to the river's wilderness character, and its natural heritage, human heritage and recreational values. Within the Draper ASP area, the Clearwater River Valley consists of low-lying lands in the meanders created by the river and steep slopes rising up to the Saline Creek Plateau. Most of the undeveloped land is covered by mature deciduous forests. The pattern of development in Draper has been influenced by these features.

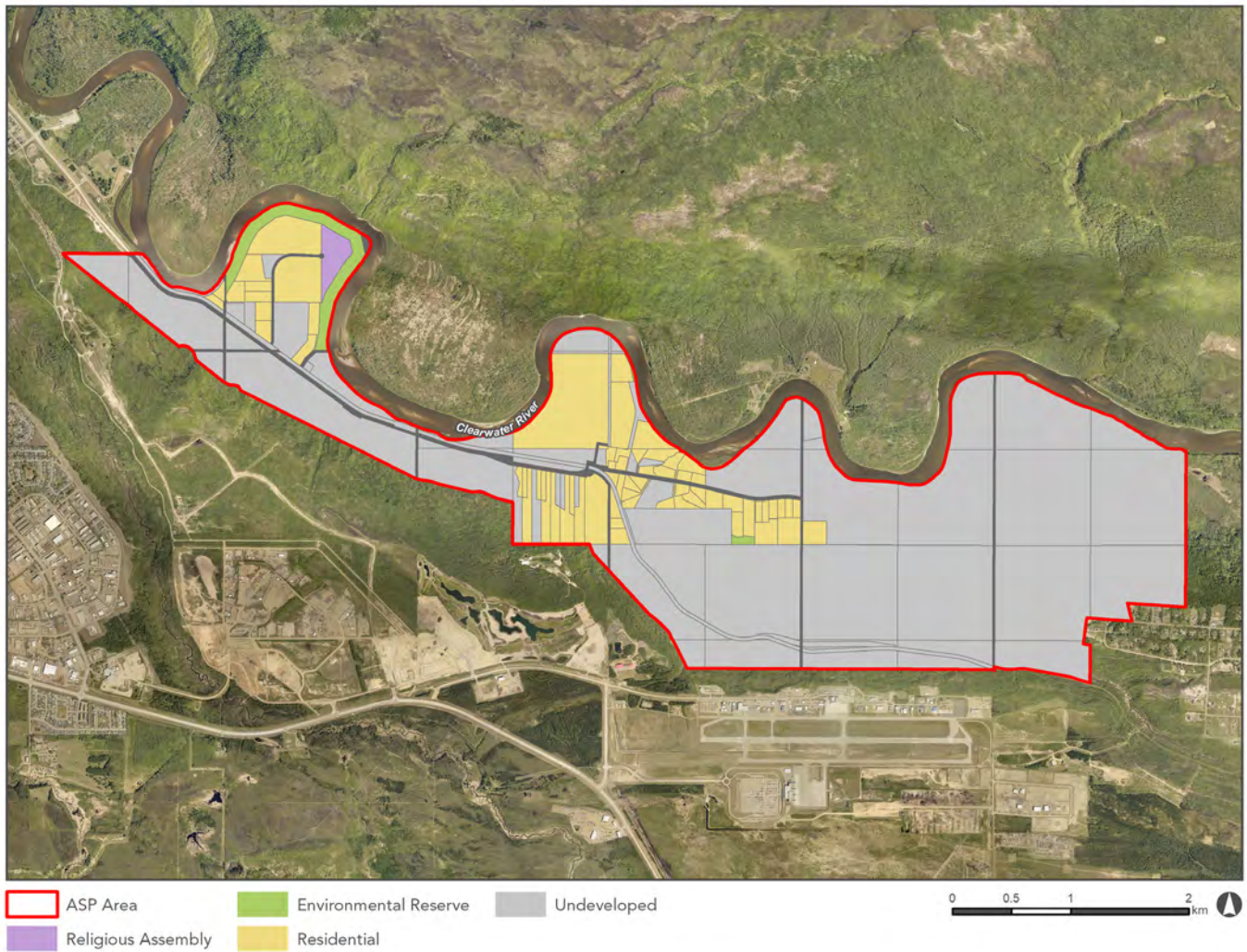
Land between the Clearwater River and Draper Road generally lies below the 250-meter contour (see Map 3: Environmental Constraints). The Municipality recognizes that land lying below this level is within a floodplain. However, land has been raised in some areas to mitigate flood risk and enable residential development where appropriate. The *Land Use Bylaw 99/059 ("LUB")* has been amended to allow residential development under development restrictions. The shoreline vegetation along the Clearwater River is largely intact and serves a number of purposes, including acting as a buffer between the river and residential uses; protecting the river bank from erosion; and providing a habitat for wildlife.

South of Draper Road, the valley slopes upward towards the flat upland area of the Saline Creek plateau. Development is concentrated on the lower, more gentle slopes of the river valley (see Map 4: Existing Development Patterns). Saprae Creek and several other smaller unnamed creeks flow down the valley slopes. The steeper upper slopes are covered by mature deciduous forests of aspen, black spruce, larch and birch. This forest cover not only accommodates wildlife, but also protects the hillside from instability.

## Map 3: Environmental Constraints

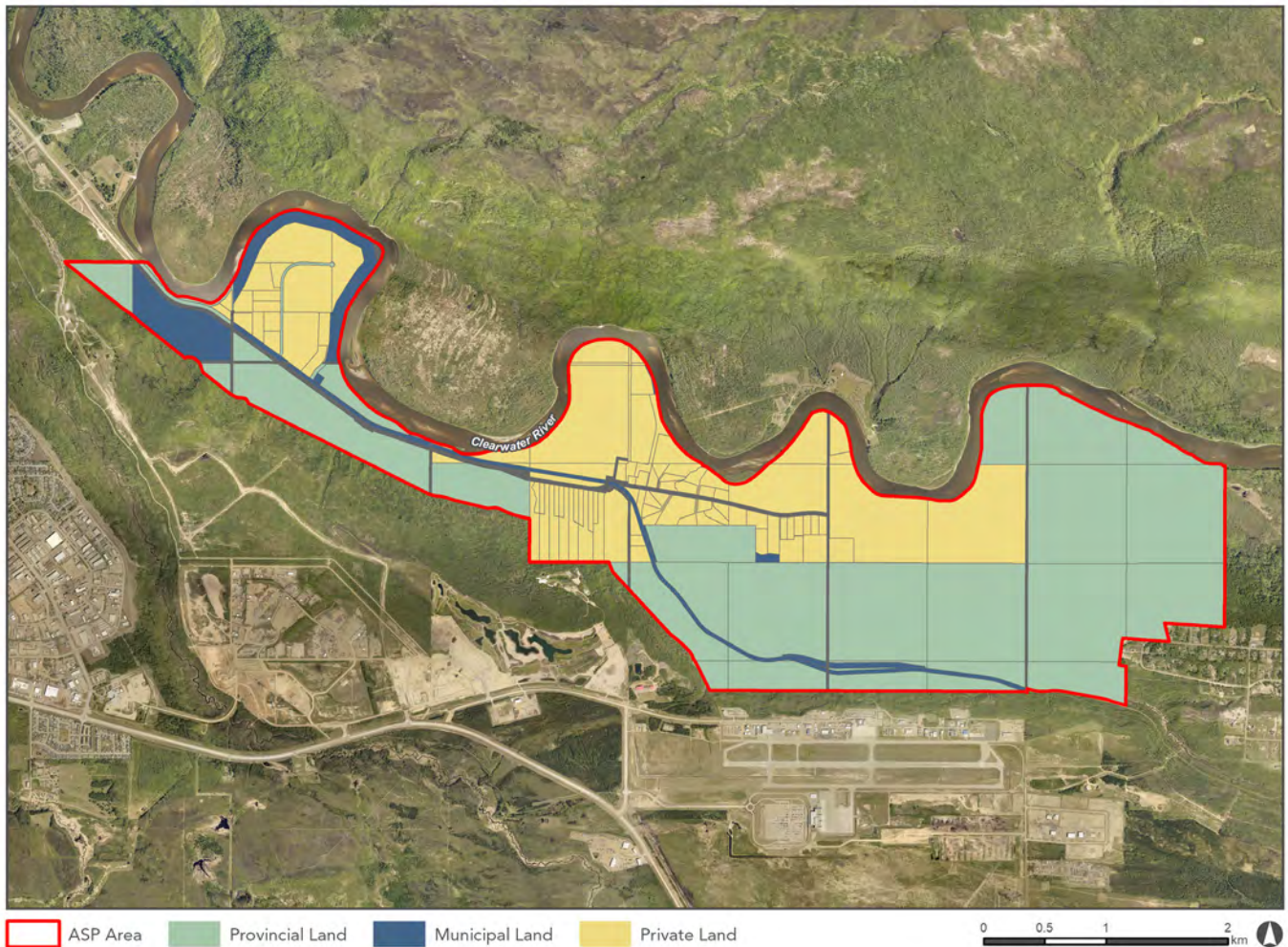


## Map 4: Existing Development Patterns



The majority of land in Draper is undeveloped. The existing development is characterized by linear residential development on large acreages within forested areas. Agricultural uses have been a historical activity in the community with market gardening alongside a tree and sod farm. Currently there are bee-keeping operations in the community.

## Map 5: Land Ownership



Land in Draper is owned by the provincial government, private individuals, and the Municipality, with the Province being the largest single landowner (see Map 5: Land Ownership). Provincial land holdings consist of undeveloped land in its natural state, including much of the steep, upper slopes of the valley. Municipal land is also undeveloped and in its natural state. Privately owned land is a mix of developed and vacant lots.



## Recreational Activities

The Clearwater River Valley is enjoyed by many for the scenery and for recreational activities, which include boating, canoeing, kayaking, fishing, cross-country skiing, snowmobiling, and other pursuits. Public lands within the Draper ASP area lie within a provincial Recreation and Tourism area, the purpose of which is to provide diverse, outdoor recreation opportunities that contribute to healthy lifestyles.

The bed of the former CN Railway track is another recreational amenity, which is used as an informal trail for a variety of purposes including year-round, all-season off-highway vehicle ("**OHV**") use and hiking. While OHVs are a popular form of recreational activity in Draper, residents are concerned about their off-trail use and have identified the need for a bylaw to regulate their safe use throughout the Draper ASP area.

A range of recreational amenities, including parks, play areas, indoor and outdoor facilities can be found in proximity to Draper, in Waterways and downtown Fort McMurray. However, the community has expressed a desire to have a multi-use community area in Draper with access to the river.



## Heritage and Culture

Draper has a longstanding connection with oilsands development, being the site of the eponymous Thomas Draper's McMurray Asphaltum & Oil Company in the 1920s and early 30s. Draper, an oil equipment manufacturer from Petrolia, Ontario, was an early experimenter in bitumen extraction and mined oilsands for use as a paving material. Notably, he supplied materials to pave parts of Parliament Hill in Ottawa, as well as roads and sidewalks in Camrose, Medicine Hat, and Vegreville. Thomas Draper also supplied oilsands to the Alberta Research Council and Fort McMurray's own Dunvegan operations yard. Unfortunately, during the Great Depression the McMurray Asphaltum and Oil Company ceased to be financially viable and closed in 1936.<sup>1</sup>

The *Clearwater-Christina Rivers Management Plan* describes the human history of the Clearwater River Corridor, evident through the artifacts and activities of First Nations, Métis and Euro-Canadians as a cornerstone of the Clearwater as a Canadian Heritage River.

In accordance with the *Alberta Historical Resources Act*, the Minister of Culture and Tourism may require that any proposed activity likely to threaten the integrity of a historic resource, be preceded by a Historic Resources Impact Assessment. Alberta Culture and Tourism's listing of historic resources identifies lands that contain or are believed to contain historic resources, primarily archeological, paleontological, and historic period sites. The listing provides industry and developers with advance notification of possible historic resources concerns, their historic values and the process to be followed. The Draper ASP area is considered to have potential archeological, paleontological and historic period sites.

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1

Ferguson, B.G. (1985). *Athabasca Oil Sands: Northern Resource Exploration, 1875-1952*. Alberta Culture/Canadian Plains Research Center.



## Infrastructure and Servicing

Development in Draper is primarily centered along Draper Road, a cul-de-sac approximately eight kilometers in length that connects to Fort McMurray through the Waterways neighborhood. This is currently the only road access into the Draper area. Major concerns raised by Draper residents include the continual need for road maintenance, the impact of heavy traffic, dust, and the need for improved pedestrian and vehicular safety. The summer of 2019 saw a portion of Draper Road begin the upgrading process.

There are concerns about erosion near the bridge which crosses Saprae Creek, where heavy rainfall experienced in 2013 and overland flooding caused deterioration of the land. Stormwater is managed with ditches along Draper Road and through natural surface drainage in the Draper ASP area.

There is no municipal water or sewer servicing in the Draper community. Water is obtained by private truck haul, and sewage (wastewater) is managed through a combination of septic and holding tanks, with the cost borne by the residents. Domestic solid waste is transported to the regional landfill by the Municipality. The Rural Water and Sewer project is under evaluation in Draper.



## Emergency Services

Emergency services for Draper, including police, fire and ambulance, are provided out of Fort McMurray. Challenges likely to be encountered by Regional Emergency Services in Draper include steep and narrow driveways, inadequate signage, and poor road conditions made worse in times of bad weather such as heavy rain storms.

Furthermore, the lack of a reliable water supply or hydrant system hinders the ability to efficiently and effectively fight fires. The Draper area is surrounded by mature forest and is at risk from wildfires. Both lightning and human-caused wildfires are common in and around Draper during the fire season.

Draper is one of the communities within the Municipality that is included in the 2017 *Regional Municipality of Wood Buffalo Wildfire Mitigation Strategy ("Wildfire Mitigation Strategy")* for fire management in place. The plan needs to be updated every 5 years. The Municipality encourages FireSmart principles in this plan and continues to work on implementation.

## Horse River Wildfire

Over 80,000 residents, including the entire Draper community, were forced to evacuate their homes due to raging wildfires in and around Fort McMurray. All communities were evacuated because of the increased threat to public safety. Three communities were severely affected, including the nearby community of Waterways. Waterways was severely affected as were 18 properties in Draper. Six of the properties have applied for Single Detached Dwelling Rebuild. The close amenities in the Waterways neighborhood including businesses were destroyed. This experience has made wildfire mitigation strategies an essential consideration in future planning and development in Draper and the rest of the region.



## Utilities

Electricity is provided by ATCO Electric by overhead power lines. The existing poles along Draper Road were relocated by ATCO Electric as part of road reconstruction. Due to flooding concerns and slope stability issues, power will continue to be serviced by overhead lines. The main utility lines in the community run adjacent to Draper Road.

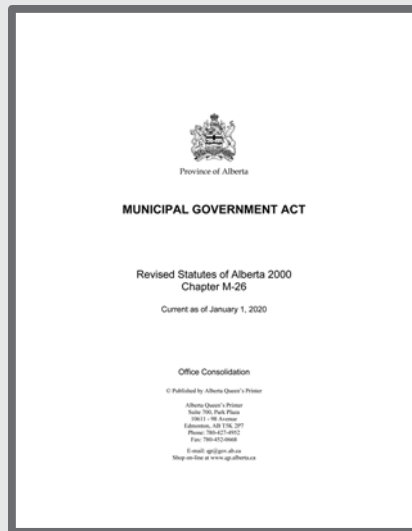
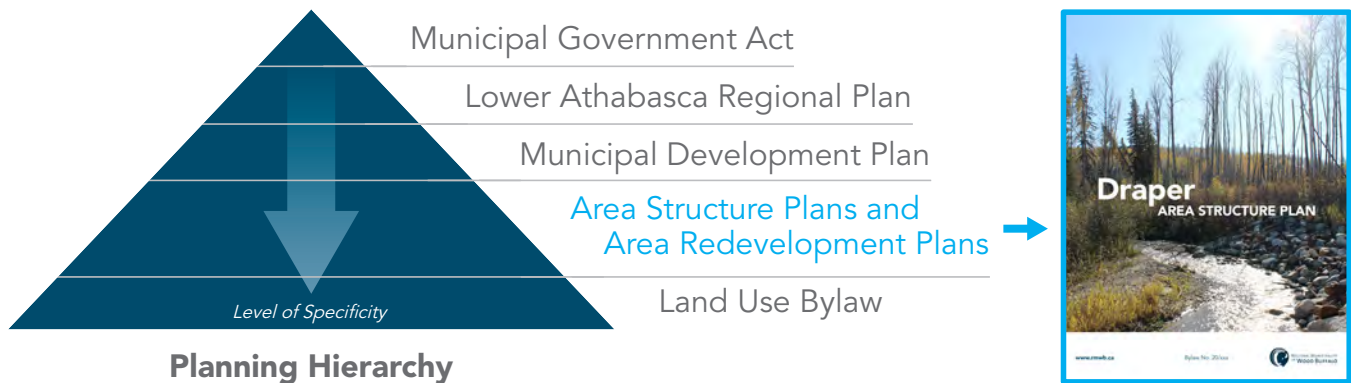
There is no natural gas service in the area. Residents heat their homes with propane which is trucked in.

The majority of the area has access to wireless internet service, as well as cable and satellite television services.

## Social and Economic Considerations

As the Draper community is predominantly residential, economic activity is limited to home-based businesses and agricultural uses such as market gardening and intensive agriculture like bee keeping. Other economic activities such as grocery stores, retail stores, restaurants, and banks can be found in Fort McMurray, along with health, educational, and social facilities and services.

# PLANNING AND POLICY FRAMEWORK

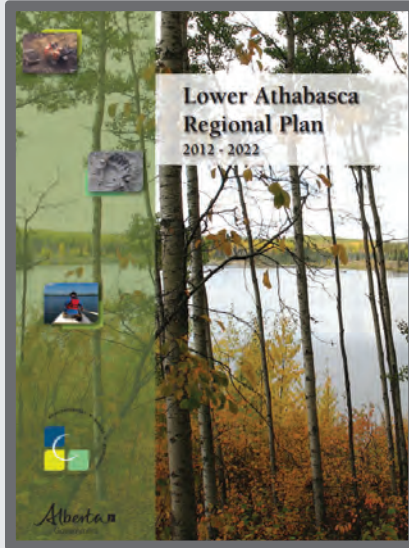


## Municipal Government Act

The MGA guides municipalities in Alberta on the preparation of their statutory plans, including area structure plans. The MGA requires an area structure plan to describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area;
- the density of population proposed for the area;
- the general location of major transportation and public utilities; and
- any other matters the council considers necessary.

The MGA requires all statutory plans adopted by a municipality to be consistent with each other. Where there is an approved *Alberta Land Stewardship Act* ("**ALSA**") regional plan in place, the Municipality's plans must comply with the policies of the regional plan.

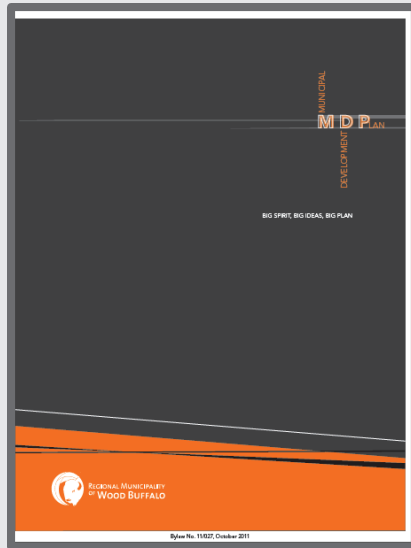


## Lower Athabasca Regional Plan

The *Lower Athabasca Regional Plan 2012 - 2022* ("**LARP**") is the ALSA regional plan covering the Municipality and provides an overarching planning framework until 2022.

The LARP sets out a vision for the Lower Athabasca Region and strategies for achieving its desired economic, environmental and social outcomes. The strategies of relevance to Draper relate to:

- the provision of new recreation and tourism opportunities and the creation of new Public Land Areas for Recreation and Tourism in the Athabasca and Clearwater Rivers within the proposed Urban Development Sub-Region for Fort McMurray;
- supporting wildfire management planning, including FireSmart strategies to minimize the loss of productive forests;
- encouraging municipalities to limit the fragmentation of agricultural land and their premature conversion to non-agricultural uses; and
- Maintain and diversify the Region's agricultural industry.



## Municipal Development Plan

The MDP sets the foundation for the creation of a new Area Structure Plan for Draper. It provides a broad strategy for sustainable growth until 2030, to ensure a healthy and vibrant region. The Draper ASP builds on the policy framework of the MDP, while providing more specific direction for the Draper ASP area.

Draper is identified as an area of stability where rapid growth is not desired and where existing character and structure of the community is to be respected. Also, it is identified that any capacity for growth will be defined by environmental constraints or community boundary, it is not intended to be developed as a community that offers a wide range of housing options, land uses, or services.

The key strategy informing the Draper ASP is:

### **Strategy C.3.1: Preserve the residential character of Draper**

*Draper is a small community adjacent to Fort McMurray composed primarily of residential units on large acreages. The Municipality will require that development be consistent with the existing pattern of acreage on large lots in flood risk areas while avoiding the fragmentation of lands suitable for agricultural uses. Country residential styled development may be allowed in areas that are considered environmentally sound. Emphasis will be placed on protecting and preserving the natural environment, enhancing recreational opportunities, and providing for local economic development.*

Other MDP strategies that provide guidance to the creation of the Draper ASP include but are not limited to the following:

**Strategy 1.4.2: Ensure emergency preparedness and management**

**Strategy 1.4.3: Mitigate Flood Hazards**

**Strategy 1.4.5: Mitigate Geotechnical Hazards**

**Strategy 2.1.2: Protect and restore riparian areas and wetlands**

**Strategy 4.4.1: Promote access to local food**

**Strategy 5.3.2: Promote responsible use of off-highway vehicles**

## Adjacent Statutory Plans

The following approved statutory plans apply to areas adjacent to Draper:

- *Highway 69/Clearwater River Valley Area Structure Plan* (Bylaw 99/058), 2000
- *Saline Creek Plateau Area Structure Plan* (Bylaw 12/028), 2012
- *Fort McMurray Regional Airport Area Structure Plan* (Bylaw 12/009), 2012

The policies in the Draper ASP are consistent with the approved statutory plans for areas adjacent to Draper.

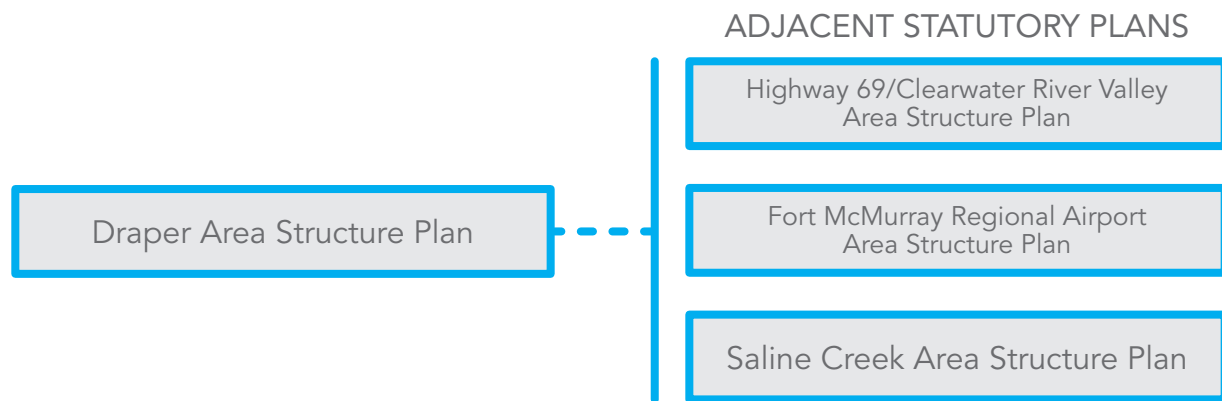
### **Highway 69/Clearwater River Valley Area Structure Plan (Bylaw 99/058), 2000, as amended**

The *Highway 69/Clearwater River Valley Area Structure Plan*, adopted in 2000 includes the area under this Draper ASP, the Hamlet of Sapræe Creek Estates and areas surrounding the *Fort McMurray Regional Airport Area Structure Plan* area.

The *Highway 69/Clearwater River Valley Area Structure Plan* identifies future land uses within the plan area and reviews environmental and geotechnical constraints with a goal for environmental protection. It acknowledges the demand for country residential and estate residential development within the region and identifies existing residential areas as locations for development. Additionally, it elaborates that the intent of Small Holdings designation is to avoid fragmentation of parcels suited for market gardening and provide for acreages with larger lots on lands that are susceptible to flooding.

The *Highway 69/Clearwater River Valley Area Structure Plan* also identifies that the area around Draper has a rich heritage that should be preserved and provide opportunities for heritage interpretation and 'place-making.' Section 5.3 elaborates on environmental protection measures including buffers along Clearwater River and development requirements for lands between the 248 m – 250 m contour. It further elaborates that evaluation of subdivision and development applications must consider:

- impacts on traditional uses;
- preservation and protection of historical resources; and
- guidelines within the Management Plan for the Clearwater Heritage River.



Key definitions in the *Highway 69/Clearwater River Valley Area Structure Plan* include;

**Agricultural Land Use:** The use of lands, buildings or structures for the raising of non-domestic animals and/or the growing of plants for food or other production.

**Country Residential:** The use of a lot principally as a site for a single detached dwelling or manufactured home, where permitted in a rural setting and in respect of which the Land Use Bylaw may allow other accessory uses of the dwelling or the lot to be made.

**Environmentally Sensitive Area:** An undisturbed or relatively undisturbed site which because of its natural features has value to society and ecosystems worth preserving but is susceptible to further disturbance.

**Small Holdings:** Means a minimum parcel of 2.0 hectare intended for residential, small scale agricultural pursuits and other compatible purposes on lands that are susceptible to flooding, as not to put excessive numbers of residents at risk or make flood proofing difficult.

### **Saline Creek Plateau Area Structure Plan (Bylaw 12/028), 2012, as amended**

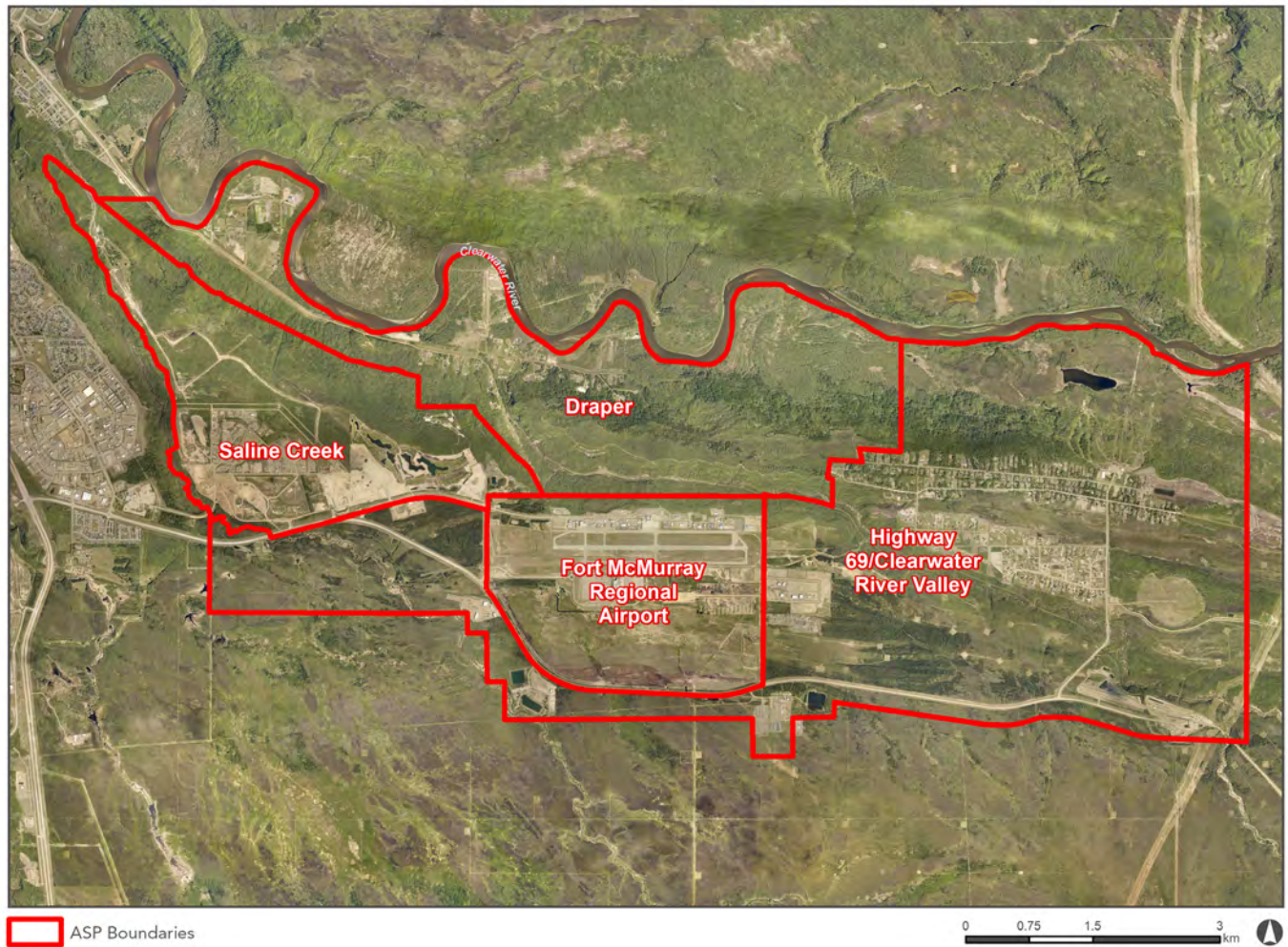
The 2012 *Saline Creek Plateau Area Structure Plan* outlines the development of the Saline Creek Plateau south of Draper. The plan proposes the construction of an east-west thoroughfare, Saline Creek Parkway, potentially necessitating the realignment of the West end of Draper Road.

### **Fort McMurray Regional Airport Area Structure Plan (Bylaw 12/009), 2012, as amended**

The *Fort McMurray Regional Airport Area Structure Plan* is of relevance to Draper as it requires all developments or uses proposed adjacent to the airport be circulated to the Airport Authority for comment. Off-airport land use implications are described in Section 5.2, which states:

*No land uses on or near airport property will create smoke or steam, penetrate the take-off and approach and transition areas, attract birds or wildlife nor create any electrical interference. In addition, land uses sensitive to noise are also required to be controlled or restricted in the vicinity of the airport to avoid land use conflict.*

## Map 6: Adjacent Statutory Plans





## Achieving Sustainability

The Municipality's objective for regional sustainability is embodied in the Statement of Sustainability developed through the Envision Wood Buffalo planning process and included in the MDP.

### **Statement of Sustainability**

*"We value living in a region that is safe, healthy, inclusive of all residents and provides local opportunities. We have a strong economy, a healthy environment, a rich culture, and an abundance of social capital that together form the pillars of sustainability and contribute to quality of life and well-being. We strive to find balance in our economic, environmental, cultural, and social systems and to live within their natural limits. We make decisions that reflect an understanding of the interdependence of these systems and consider residents' long-term needs to ensure the resources of today are sustainable into the future."*

The Draper ASP aims to contribute to the statement of sustainability and the MDP's vision of being a global model for sustainable living in the north. The Draper community vision developed during the Envision Wood Buffalo process forms the basis for long-term development to occur in a sustainable manner.



November 23, 2009  
**Preliminary Meeting**

June 24, 2010  
**Open House**

March 12, 2012  
**Open House**

June 17, 2014  
**Public Meeting**

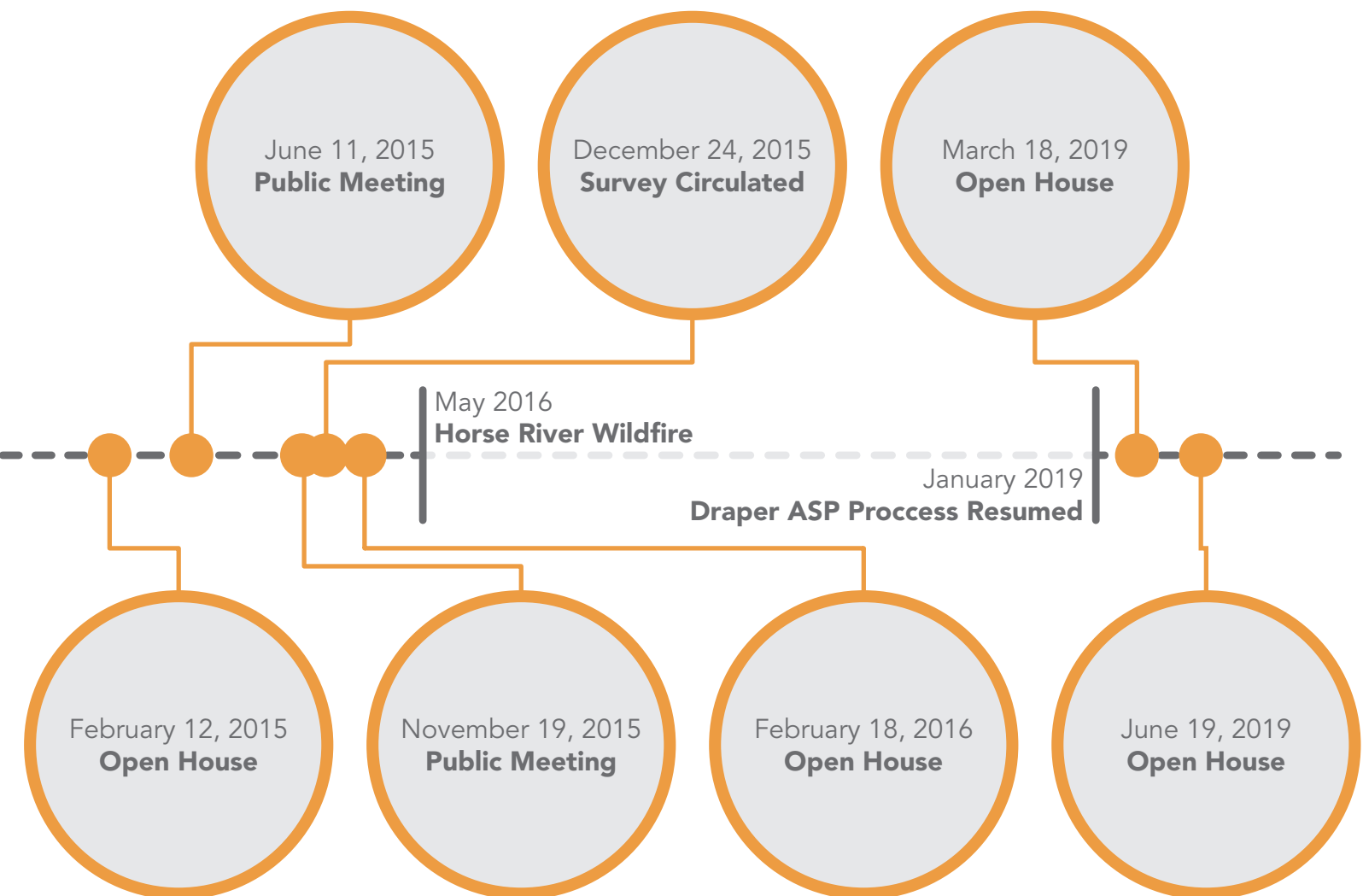
January 12, 2010  
**Meeting with  
Draper Road  
Residents Society**

May 2, 2011  
**Open House**

May 28, 2014  
**Public Meeting**

## Engagement

The municipality has engaged Draper residents, property owners and stakeholders to have feedback on the vision, development policies and future land uses in Draper. The Municipality did 7 Open Houses and 6 Public Engagements in the last 10 years. In April of 2016, the Draft Draper ASP was finalized after a series of public engagements. Following the 2016 Horse River Wildfire the Area Structure Plan Process was put on hold. The Spring of 2019 brought a desire to complete the ASP process. since significant time had passed there was a need to reconfirm if policies still aligned with the communities' priorities. Each engagement and its process were widely advertised and explained to residents and stakeholders in advance. The Municipality successfully reached out and to provided opportunity to residents and stakeholders to participate in engagements. The Draper Community actively participated in the creation of this document with a total of more than 400 participant collaborations. Throughout the process internal and external stakeholders were engaged.






## DRAPER'S VISION

*"Draper is a close-knit, quiet community characterized by residential acreages and the ever-changing Clearwater River. An abundance of green space offers many residents the chance for market gardening and home-based businesses and offers our children a wonderful environment in which to play. Indoor and outdoor recreational opportunities, including trails, are enjoyed by residents and people from all over the region. At the heart of Draper is a central facility where our residents can gather and enjoy social events and creative pursuits. Our community infrastructure, especially our roads, is well maintained."*

Envision Wood Buffalo



The community vision, in turn, informs the following five guiding principles for future development in Draper:

- 1. Preserve and protect the natural environment.**
- 2. Support appropriate development.**
- 3. Promote community safety.**
- 4. Provide for recreational, social and cultural opportunities.**
- 5. Provide accessible and appropriate infrastructure.**



PART II

# ACHIEVING THE VISION



# GENERALIZED LAND USE CONCEPT PLAN

Map 7 shows the Generalized Land Use Concept for Draper. This is a conceptual map that provides general descriptions and approximate locations of future land uses. The following are the descriptions of the land use classifications:

## Small Holdings Area

The purpose of this classification is to provide for the development of a mix of large lot acreages intended for residential with small agricultural pursuits, and other compatible uses on lands that are potentially susceptible to flooding.

## Country Residential

The primary intent is to provide for residential development that will retain the rural character. The existing residential pattern and density of a single dwelling unit on a large lot acreage is maintained. The natural environment and landscape are protected and conserved.

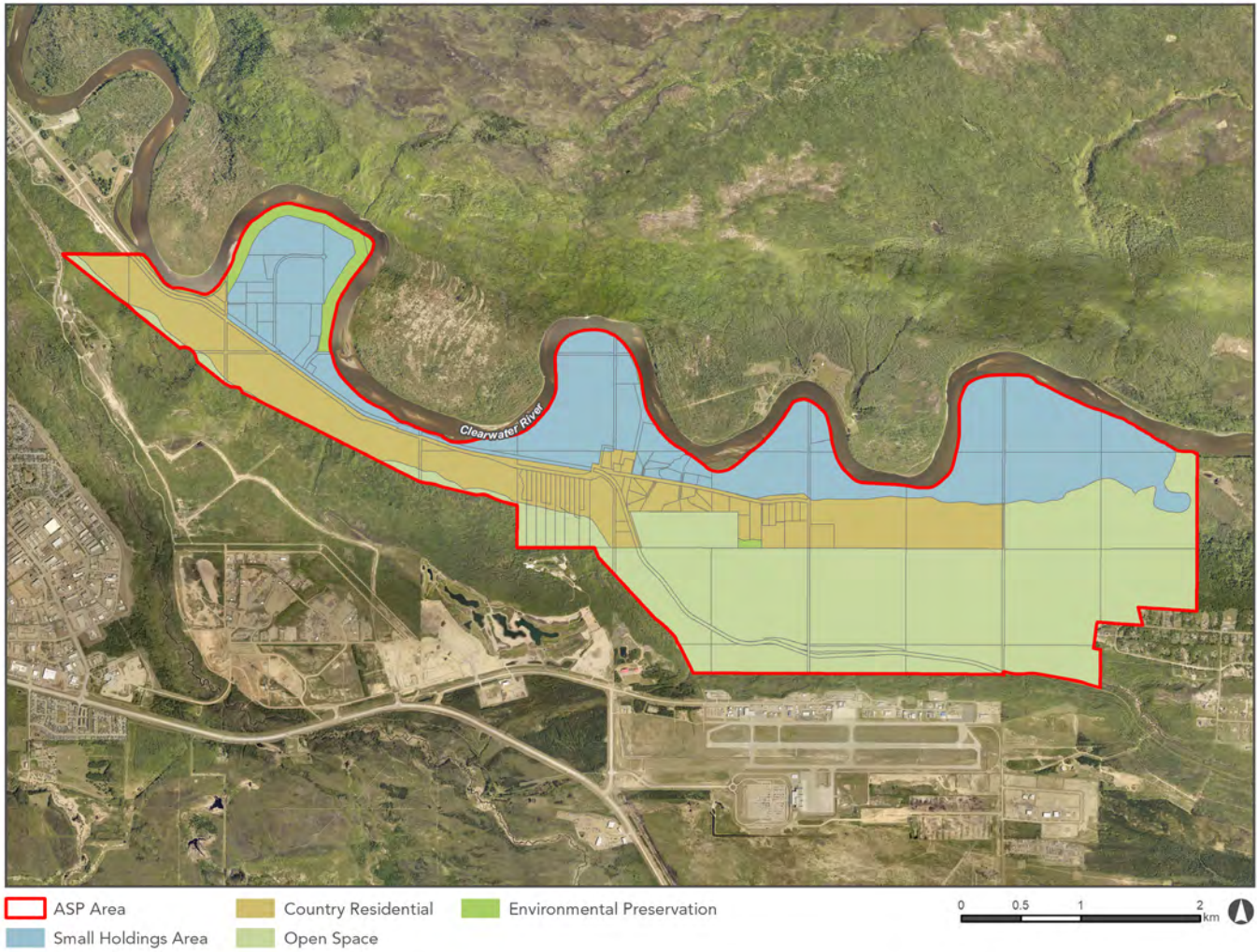
## Open Space

The intent of the Open Space classification is for undeveloped lands to remain in their natural state and to allow for the protection of environmental features and wildlife. These areas may be unsuitable for development due to steep slopes, unstable soils, wetlands, or being located in areas at risk from flooding.

## Environmental Preservation

The purpose of this classification is to preserve natural open space and protect environmentally sensitive lands from development.

Map 7: Land Use Concept



# PRINCIPLE 1

## **Preserve and protect the natural environment**

The natural environment is a defining feature and has influenced development in Draper. The heritage Clearwater River and its tributaries run through the community. The river corridor, which includes the water course, its bed and shore, adjacent valley slopes and the uplands, requires careful management to protect the integrity of the natural environment.

In riparian areas, development setbacks and Environmental Reserves are necessary to protect water quality, the natural diversity, critical habitat, and landscape connectivity provided by these areas. Development setbacks from water courses are also critical in protecting people and property from the risk of flooding, particularly in the low-lying areas of the valley floor.

Other areas that may present difficulties for human health and safety are the steep upper slopes of the valley which are hazardous because of the soil's instability. Along the slopes there are visible areas of subsidence

Areas described as Open Space, which includes the natural forested lands of the valley sides and flood plain of the Clearwater River, need to remain intact. However, some areas of Open Space attract recreational uses and activities. To protect these areas, recreational uses that have a low impact on the natural environment are considered suitable. Undeveloped lands need to be protected from any future development that may affect the quality of surface water, disturb natural habitat or vegetation, or threaten slope stability.

## Objective 1.1

### Protect the Clearwater River and its tributaries

In the Draper ASP area:

- 1.1.1** A 30-meter development setback will be required as a minimum from the top of bank of the Clearwater River.
- 1.1.2** All development shall be set back a minimum of 15 meters from the top of bank of creeks.
- 1.1.3** The dedication of an Environmental Reserve (ER) or Environmental Reserve (ER) Easement will be required along the Clearwater River and creeks in accordance with the Municipal Government Act.
  - (a) The width of an Environmental Reserve or Environmental Reserve Easement may be determined from the Biophysical Impact Assessment accompanying the subdivision application.
  - (b) Land designated as Environmental Reserve and Environmental Reserve Easement shall remain in its natural state. Low Impact Development such as walking trails may be allowed.

## Objective 1.2

### Respect the integrity of the natural environment

In the Draper ASP area:

- 1.2.1** All new development and subdivision applications are required to include detailed measures, to the satisfaction of the Municipality, to minimize negative impacts on the quality of surface and ground water, the natural habitat, vegetation disturbance, and potential erosion.
- 1.2.2** Land and soil shall remain intact and undisturbed in areas and sites where no construction or development will occur. Activities including but not limited to excavation, cutting, compaction and filling will not be allowed.

In areas designated as Open Space and Environmental Protection:

- 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.

## PRINCIPLE 2:

### **Support appropriate development**

The MDP identifies Draper as an area of stability where new development respects the existing pattern of development and the area's rural character. The existing development pattern in Draper has been framed by the environment. Development is predominately residential, characterized by single homes on large acreages surrounded by trees. Other established land uses include agricultural pursuits and recreation. This mix of uses contributes to the rural lifestyle enjoyed by residents.

Most development follows the line of Draper Road and generally respects the topography of the area. Ensuring the environmentally sound development of areas of low-lying land and steep slopes are important considerations for any new development. The Municipality uses planning tools such as outline plans and policies to guide and determine the appropriateness of future development and subdivision. In particular, because of the natural environmental conditions in Draper, all future developments and subdivisions need to be determined on a site-specific basis and will be subject to the findings and recommendations of technical studies and necessary mitigation measures.

Maintaining the existing pattern of residential development on large lots and agricultural and recreational uses will help achieve the community's vision for Draper and retain the area's distinctive character.

## Objective 2.1

### Guide appropriate development in Draper

In the Draper ASP area:

- 2.1.1** All new subdivision and development applications shall include a site-specific Geotechnical Study prepared by an appropriate accredited professional
- (a) At the discretion of the Municipality, other studies related to Environmental Assessment may be required. These may include but are not limited to:
    - (i) Biophysical Impact Assessment,
    - (ii) Hydrological and or Hydrogeological Study,
    - (iii) Environmental Site Assessment.
- 2.1.2** Site specific technical studies must:
- (a) Demonstrate the suitability of the property for the proposed use; and
  - (b) Assess flood and subsidence risks and identify appropriate mitigation measures.
- 2.1.3** Development in areas at risk from flooding should make provision for appropriate flood mitigation measures.
- 2.1.4** New subdivision and development applications are encouraged to utilize Low Impact Development techniques for site drainage and stormwater management.
- 2.1.5** All new subdivision and development will be required to demonstrate how appropriate water and sewer will be provided either from an individual or community system.
- 2.1.6** In new subdivision and development, all habitable rooms and mechanical systems shall be located above the 250-meter contour level.
- 2.1.7** Development requiring fill shall be subject to the following:
- (a) The proposed fill must be engineered to a standard acceptable to the Municipality.
  - (b) Appropriate documentation including but not limited to clearing and grading permits and geotechnical approvals for fill will be required.
  - (c) Demonstrate that the fill will not adversely impact adjacent properties through drainage, servicing, access or other measures.

**2.1.8** At the discretion of the Municipality and depending on the scale of development, new subdivision and development applications may require the following technical plans but are not limited to:

- (a) Topographic plan showing contours at one (1) meter intervals with geodetic elevation verified by an Alberta Land Surveyor.
- (b) Site servicing plan prepared and certified by a qualified professional engineer that includes the provision of water, wastewater, and stormwater management details.
- (c) Landscape plan that shows how native plant species, and other climate appropriate vegetation, will be used to minimize site irrigation requirements.

**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 below unless appropriate mitigation measures are adopted, to the satisfaction of the Development Authority:
  - (iv) Continuous and excessive noise;
  - (v) Emission of fumes and odor;
  - (vi) Emission of air and water pollution or other contaminants;
  - (vii) Creation of dust;
  - (viii) Light pollution; and
  - (ix) Inappropriate volume or type of traffic.

**2.1.10** Any new subdivision and development must not interfere with the safe and efficient operation of Fort McMurray International Airport. Any new Subdivision and Development may be circulated to the Airport Authority for concerns and comment.

- (a) Potential conflicting land uses include those that:
  - (x) Create smoke or steam;
  - (xi) Create electrical interference;
  - (xii) Attract birds or wildlife, such as a storm pond;
  - (xiii) Overall Height of development.
- (b) Land uses sensitive to noise may be restricted to avoid land use conflict.

- 2.1.11** A developer will be required to prepare an Outline Plan prior to consideration of a plan for subdivision, unless otherwise determined by the Subdivision Authority. Outline Plans may include but are not limited to:
- (a) A future land use scenario (including lot design and configuration and parcel size);
  - (b) Servicing strategy and Open Space connections;
  - (c) Development phasing;
  - (d) Development constraints analysis; and
  - (e) A proposed strategy to deal with identified actions, consistent with this plan.

## Objective 2.2

### Maintain the existing development pattern

In the Draper ASP Area:

- 2.2.1** Industrial uses will be not allowed.

In areas designated as Country Residential:

- 2.2.2** The primary use of land shall be in the form of a single dwelling unit on a large acreage lot.
- 2.2.3** A minimum lot size of one (1) hectare shall be required for all new subdivision applications.
- 2.2.4** Other compatible uses with low impact on residential development may be considered.

In areas designated as Small Holdings:

- 2.2.5** The primary use of the land shall be in the form of large acreage lot and agricultural pursuits.
- 2.2.6** All lots in new subdivision applications will be required to be a minimum one (1) hectare in size.
- 2.2.7** Small scale agriculture may be considered on lots equal to or greater than four (4) hectares.
- 2.2.8** Agricultural pursuits for personal use will be allowed on lots less than four (4) hectares.
- 2.2.9** Other compatible uses with low impact on residential development may be considered.

## PRINCIPLE 3

### Promote Community Safety

Ensuring a safe rural lifestyle is an important consideration for the residents of Draper. One of the biggest risks in the area is that of fire, due in part to the surrounding forested areas and in part to a lack of reliable water supply for emergency use. The *Wildfire Mitigation Strategy* provides an assessment of the fire risk and recommends measures, such as vegetation management and development control, to minimize the risk.

To ensure better provision of emergency services, consideration needs to be given to access and egress on private properties. Some of the challenges faced by Regional Emergency Services are caused by poor road conditions, narrow driveways on steep slopes and the lack of, or inadequate, signage.

## Objective 3.1

### Ensure community safety

In the Draper ASP area:

- 3.1.1** The *Wildfire Mitigation Strategy* will be revised and updated to incorporate appropriate measures and guidelines for new subdivision and development.
- 3.1.2** All subdivision and development shall incorporate FireSmart guidelines and recommendations for fire preparedness, as outlined in the *Wildfire Mitigation Strategy* or as required by the Municipality.
- 3.1.3** New measures that support firefighting such as access to water supply along the Clearwater River will be investigated.
- 3.1.4** All new subdivision and development applications shall provide safe and efficient access to the property for any emergency services apparatus and equipment.
- 3.1.5** All municipal signs and civic addresses shall be highly visible, legible, and made of noncombustible materials to facilitate the ease of locating properties.

## PRINCIPLE 4

### **Provide for recreational, social and cultural opportunities**

Draper is an ideal location for outdoor recreation opportunities that support active lifestyles and contribute to a high quality of life. The Province has identified public lands in the area as part of a provincial recreation and tourism area to ensure quality recreational experiences.

Formalizing the former CN Railway right of way as a multi-use trail would provide for a variety of year-round uses. These could include activities such as hiking, horseback riding, cross country skiing, and the use of OHVs such as snowmobiles. There is an opportunity to develop an integrated trail system that connects through to the Fort McMurray downtown and to other nearby communities such as Sapræe Creek and Saline Creek Plateau.

The community has expressed interest in having a year-round multi-use community area for social gatherings and other purposes. This amenity should also have convenient access to the Clearwater River for recreational purposes. Because the Clearwater River provides for a variety of water-based activities, further opportunities for convenient public access points should be explored.

The cultural and recreational significance of the Clearwater River's heritage status and its importance to the Draper ASP area should to be recognized. Similarly, the regional historic value of Thomas Draper's Oil Extraction Plant should be acknowledged.

## Objective 4.1

### **Support active and healthy lifestyles**

In the Draper ASP area:

- 4.1.1** The former CN Railway track will be maintained as an all-season multi-use trail and its proper use will be ensured through working with the community and other stakeholders.
- 4.1.2** 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.
- 4.1.3** The development of an Off-Highway Vehicle Bylaw for the Draper ASP area will be investigated.

## Objective 4.2

### **Provide access to the Clearwater River**

In the Draper ASP area:

- 4.2.1** Public access points to the Clearwater River may be investigated through working with residents.

## Objective 4.3

### **Promote local culture and heritage**

- 4.3.1** The preservation and enhancement of cultural and historic resources will be promoted in collaboration with Alberta Culture and Tourism.
  - (a) At the time of application for development or subdivision, developers will be required to demonstrate compliance with the provisions of the Historical Resources Act.

## PRINCIPLE 5

### **Provide accessible and appropriate infrastructure**

The provision of appropriate infrastructure is fundamental to building communities and supporting the health and well-being of residents. Draper Road is the only road providing single access to the community. Residents are concerned about road conditions and the associated safety impacts for both drivers and pedestrians. Stormwater currently drains into roadside ditches, which may not be the most effective system for handling heavy rainfall. The Municipality is in the process of developing the Rural Infrastructure Rehabilitation and Rural Services Project. The objective of the Rural Infrastructure Rehabilitation and Rural Services Project is to improve existing roads in rural areas. In Draper this will involve widening and paving Draper Road to rural collector standard and widening and improving the stormwater drainage ditches along Draper Road.

Draper residents receive potable water by truck haul and wastewater is managed by either temporary holding tanks or on-site septic systems. Overall existing water and sewage services are not meeting the needs of residents. The Municipality is in the design phase of the Rural Services Project and has committed to improving water and sewage service level in the rural communities. In 2014, Council approved the trickle fill water and low-pressure gravity sewer system for Draper.

Draper residents have access to satellite cable and TV, internet and home phone services. The Municipality is continuing to investigate opportunities to increase the level of service, use of appropriate standards, and coordination with franchise utilities.

## Objective 5.1

### Provide safe and well-maintained roads

**5.1.1** Provide for improved safety at the time of upgrading Draper Road to include:

- (a) Safe movement of vehicles and pedestrians; and
- (b) Adequate turning space for emergency vehicles.

**5.1.2** The possibility of a secondary access road will be investigated.

## Objective 5.2

### Provide infrastructure that meets municipal standards for rural areas

**5.2.1** Continue to assess and investigate an appropriate servicing strategy as a part of the initiative to increase the level of service delivery for water distribution, wastewater and stormwater collection system in rural communities.

**5.2.2** All public infrastructure will be required to incorporate sound environmental practices in the development process. These include:

- (a) Incorporating Low Impact Development principles; and
- (b) Integrating stormwater best management practices such as vegetated swales, bio retention gardens and engineered wetlands to capture and treat stormwater run-off.

**5.2.3** Work with franchise utilities to provide necessary services and related infrastructure.

A winter landscape photograph. The foreground is filled with the dark, bare branches of trees. Beyond them is a wide, flat area covered in a layer of snow. In the middle ground, there's a patch of brown, dry reeds or grasses protruding from the snow. The background consists of a dense forest of trees, mostly without leaves, covering a hillside under a pale, overcast sky.

PART III

# **MAKING IT WORK**





## IMPLEMENTATION

The Draper ASP provides guidance to Council and Administration regarding growth and development in the Draper area and reflects the community's interest. Principles, objectives, and policies contained in the Draper ASP are consistent with both the LARP and the MDP. Although the Draper ASP is intended for the long term (up to fifteen years), it will be reviewed and updated at periodic intervals (recommended every 5 years) to ensure its continued relevance.

### Implementation Tools

The Municipality will use various statutory and non-statutory planning tools for implementing policies identified in this plan. The tools available to the Municipality include the Municipal LUB, Outline Plans and development applications such as rezoning, subdivision and development permits.

The principal tool for implementation of the Draper ASP is the Municipal LUB. The Municipal LUB is currently under review and will have regulations and site provisions that will help transform the Draper ASP's vision into reality. The Draper ASP and the LUB regulations should be read in conjunction.

Outline plans will be required for any major subdivisions in Draper. The creation of outline plans must correspond to the vision of the Draper ASP. The outline plan shall be informed by the principles, objectives, and policies in this plan and must be consistent with this document.

Another significant tool to implement in the Draper ASP are development applications such as rezoning, subdivision and development permits. The applications are assessed for their alignment with the principles of this plan. The review of development applications in Draper must include the safety of the people, considering potential risks such as flood, fire, slope stability, soil capacity, and environmental assessment.

For any new developments or expansion to current developments, depending on the location of the development, the municipality may require a quantitative risk assessment report, a geotechnical report, a biophysical impact assessment report, a soil compaction study, a hydrogeological report, and environmental site assessment report or other similar technical studies or reports prepared by a qualified professional. Where, in the opinion of the Municipality, there are potential risks associated with the proposed development, the Council, Subdivision or Development Authority may impose conditions necessary to mitigate the risks.

## Development Sequencing

Unless new roads are subdivided and constructed, the development in the Draper ASP area shall follow Draper Road and the other existing roads (see Map 4: Existing Development Patterns). The extensions or availability of services in the Draper ASP area shall allow for the development of lands in the Small Holdings area and the Country Residential area.

Considering development challenges such as the flood plain and steep slopes; the new subdivisions shall have to ensure legal and physical access to proposed lots. The residential development is anticipated to continue north and south of Draper Road. The development of these lands may progress concurrently (rather than sequentially) depending on market conditions and the extension of services. No specific development staging plan has been established for residential development. It is also anticipated that the lands zoned as Urban Expansion (shown as Open Space on Map 7: Land Use Concept) shall remain unchanged/undeveloped until there is a market demand for it or the community requires an expansion.

Development in Draper shall continue to proceed with consideration to the following:

- the extension of the existing roadway;
- suitability of vacant lots with appropriate designation;
- adequate servicing and rural servicing infrastructure construction;
- contiguous with existing development; and
- availability of suitable access to the property.

## Plan Amendment

The Draper ASP may be amended to reflect any relevant needs, changes or requirements in Draper that may have not been considered. Any amendments to the ASP must follow the amendment process consistent with the MGA and include community engagement. At a minimum, it is recommended that the Draper ASP be reviewed every five years.

This ASP must be amended to reflect any relevant changes following amendment to the MDP or other statutory planning documents.

Rezoning and subdivision of the land to conform with the Draper ASP policies shall be undertaken when necessary and upon demonstration of infrastructure capacity. Rezoning and subdivision shall be implemented to conform with the development principles and the development concept designation in the ASP. Consideration may be given to other proposed uses through careful consideration based on land use analysis, traffic impact analysis, other technical studies, and planning merit.

Any amendment to the Draper ASP must align with other statutory documents of the Municipality.

## Monitoring

Policies in this ASP provide a basis for the development of community priorities and the necessary actions to improve the quality of life for all. As such, the actions identified from the Draper ASP shall be reviewed on a regular basis as a means of assessing progress. The Draper ASP shall be reviewed for applicable policies for any development in Draper.

The Draper ASP shall be monitored to evaluate the need to update it including;

- progress in Rural servicing and infrastructure development,
- any new flood plain identification studies and recommendations for the development,
- details of development constraints due to steep slopes, necessary measures to control erosion and sedimentation, recommendations from flood hazards analysis and any other technical studies,
- the scale of development for impact on surrounding land uses and compatible development,
- provincial policy for access to water of Clearwater River, and
- the validity of policies to evaluate subdivision and development permits in the Draper ASP area for each permit application.

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Regional Municipality of Wood Buffalo (2008). Draper: Where We Are Today, Envision Wood Buffalo Background Report.

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# GLOSSARY OF TERMS

## **Accredited Professional**

An individual with specialized knowledge recognized by the Municipality or licensed to practice in Canada or in the Province of Alberta. Examples of accredited professionals include but are not limited to engineers, foresters, planners, geologists, hydrologists, and surveyors.

## **Acreage**

A land use typically containing more than one acre or any large parcel of land.

## **Agricultural Pursuits/Activities**

The use of lands, buildings or structures for the raising of non-domestic animals, and/or growing of plants for food or other production.

## **Agriculture – Small Scale**

The growing of crops and the keeping of livestock with a limited commercial use such as retail of goods produced on site through a Home Business or sale of products offsite in conjunction with a dwelling unit on a parcel of land over 4 hectares.

Agricultural activities include the growing of fruit and vegetables, bee keeping and the keeping of any livestock

## **Agriculture – Personal Use**

Growing of crops and keeping of livestock for non-commercial use.

## **Area Structure Plan**

A plan adopted by Council as a bylaw in accordance with the MGA that provides a framework for future development of an area or community. It includes general land uses, proposed access and municipal services.

## **Athabasca Oil Sands Area**

The Athabasca Oil Sands Area is one of the largest reserves of crude bitumen in the world and is the largest of the three major oil sands deposits in Alberta, along with the nearby Peace River and Cold Lake deposits.

## **Beekeeping**

Means an activity of managing honey bee colonies for pollination of agricultural crops or production of honey bee substances including bee pollen, honey, propolis and royal jelly..

## **Biophysical Impact Assessment**

Biophysical Impact Assessment is one of the studies that may be carried out as part of an Environmental Assessment of a development project. A Biophysical Impact Assessment is undertaken when a project has the potential to incur negative environmental impacts to environmentally significant or sensitive areas, natural parklands and natural areas. The objectives are to ensure adequate protection of areas with ecologically diverse components and prevent and/or minimize environmental impacts.

## **Building or development setback**

The MGA enables a municipality to create building development setbacks as part of its land use bylaw provisions. The building development setbacks enable a municipality to prohibit or regulate and control land use and the development of buildings within certain distances from specified landscapes. These include lands subject to flooding or subsidence, or that is low lying, marshy or unstable and lands adjacent to or within a specified distance of a lake, river, stream or other body of water.

Development setbacks apply to all private lands and all municipal lands, not just private lands during subdivision.

### Community

A settled geographic area with defined boundaries. A community, if large enough, may consist of a group of interconnected neighborhoods, and can be defined by the relationships that occur on a larger scale.

### Commercial Use

The use of land, building or structures for the purposes of buying and/or selling of commodities (goods) and services, as distinguished from the manufacturing, assembling or storage of goods.

### Contiguous

In the context of this plan, contiguous means that any new development should occur adjacent to existing development. This allows for more efficient and cost effective services and infrastructure and provides for the orderly development of the community.

### Density

Density is a standard measure of units per area, usually used to describe the number of dwelling units per hectare (du/ha).

### Development

Development means:

- (a) an excavation or stockpile and the creation of either of them;
- (b) a building or an addition to the replacement or repair of a building and the construction or placing of any of them in, on, over, or under land;
- (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that changes or is likely to change in the intensity of use of the land or building.

### Dry Fire Hydrant

A dry hydrant is non-pressurized permanent pipe assembly system installed into a water source that permits the withdrawal of water by suction.

### Environmental Reserve (ER)

Shall be as defined in the MGA. Briefly, Environmental Reserve (ER) is taken by a Municipality at the time of subdivision. ER lands are environmentally sensitive areas that need to be preserved and protected. Such areas are usually found where there is water (a water body or drainage course) and where this is the case, the width of ER is a minimum of 6 meters from the shore or bank of the water body. Once land has been identified as ER, no development is allowed, and the land must be kept in a natural state.

It should be noted that ER is not riparian buffers, although ER often includes riparian lands. Also, ER is not a "building development setback" and cannot be used to control the use and development of buildings on private lands.

### Environmental Reserve (ER) Easement

Shall be as defined in the MGA. Briefly, instead of the dedication of all or part of the lands required for ER, a municipality and the land owner can agree that all or part of the lands will be subject to an Environmental Reserve (ER) Easement. The easement is registered against the land in favor of the municipality and is a condition or covenant that runs with the land. The lands must be left in their natural state.

### Environmental Assessment

In instances where an Environmental Impact Assessment is not required under federal or provincial law, an environmental assessment may be required to help the Municipality consider the environmental impacts of a proposed plan, and consider alternatives or appropriate mitigation strategies during the planning stage. It is based on information from a desktop review and field reconnaissance.

### **Envision Wood Buffalo**

An integrated community sustainability plan developed to define and advance the Municipality's long term commitment to sustainability. Developed with community members across the region.

### **Excavation**

The space created by the removal of soil, rock or fill for the purposes of construction.

### **FireSmart Guidelines**

"FireSmart: Protecting your Community from Wildfire" is a technical manual first published in 1999 by Partners in Protection (PiP), to address wildland fire issues, enhance safety and reduce the risk of property losses. PiP was an initiative of the Alberta Forest Service (now Alberta Environment and Parks). FireSmart was the result of PiP's mandate to promote education and awareness of the risks of fires in the wildland/urban interface area. It is now a national program that provides training and information to help communities develop their own wildland/urban interface fire management plans.

### **Flood Plain**

The flat land area adjacent to a river, stream, or creek that is subject to periodic inundation by the river or stream. For the purpose of this definition, any land identified to be subject to a 1:100-year flood event is considered part of a flood plain.

### **Geodetic Elevation**

Refers to the elevation or height of a given point of land above sea level (which is known as the "geodetic datum").

### **Geotechnical**

Pertaining to the condition of land and soils in an area, typically as it relates to the use or potential use of the area for development.

### **Geotechnical Study**

A Geotechnical Study identifies geotechnical risks and mitigation measures and must acknowledge that the Municipality may rely upon the study when making decisions. The study must be carried out by an accredited professional.

### **Green House**

Means a building or other structure usually made out of transparent material or glass and used for the purpose of growing vegetables, flowers and other plants, on site, under controlled environmental conditions.

### **Green Infrastructure**

Green infrastructure refers to engineered structures that are designed to be environmentally friendly. Examples include water treatment facilities, green roofs, and constructed wetlands.

### **Habitable Room**

Any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.

### **Home-based Business**

The accessory use of a residential property by the occupant or occupants for an occupation, trade, profession or craft.

### Hydrological Study

Hydrology is the study of the amount and quality of water being stored or conveyed on the land surface, and in soils and rocks near the surface. The hydrological response of a water catchment area is controlled by a combination of climate, vegetation, drainage, soils and land use.

Hydrological studies use a combination of topographical information, site investigations, hydrological data, flow surveys, rainfall data, geological information and other historic data to determine the extent of catchment areas contributing runoff, and the flows in watercourses and drainage systems.

Hydrological Studies include:

- Catchment Analysis
- Catchment Flows
- Rainfall Analysis
- Overland flow/Runoff Assessment
- Watercourse Hydraulics
- Flood Risk Assessment
- Drainage Impact Assessment

### Hydrogeological study

Hydrogeology is the area of geology that deals with the distribution and movement of groundwater in the soil and rocks. A hydrogeological study may include the following:

- (a) A regional baseline description of the hydrogeological characteristic of the site and surroundings;
- (b) A hydro census of all existing groundwater users and usage on site and in the adjacent areas, including data from the National Groundwater Data Base (NGDB);
- (c) An evaluation of the existing groundwater quality;
- (d) A determination of the ground water level;
- (e) A risk assessment of the aquifer contamination potential;
- (f) A specialist report (using the SiVEST template);
- (g) An evaluation and assessment of alternatives;
- (h) An evaluation and assessment of potential impacts; and
- (i) Specialist recommendations.

### Infrastructure

Generally, refers to the physical structures and facilities needed to support a community. Municipally owned infrastructure includes facilities such as water and sewer systems and treatment plants, roads, sidewalks, bridges, civic buildings, land, streetlights, and transit buses. Infrastructure may also include privately-owned utility facilities and equipment that provide power, gas, telephone, and cable television to the Municipality.

### Industrial Use

In the context of this Area Structure Plan, industrial use or activities includes:

- (a) the processing of raw or finished materials;
- (b) the manufacturing or assembly of material, goods, products or equipment;
- (c) development used for industrial service support and construction;
- (d) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses;
- (e) the cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
- (f) the transshipping and associated storage of materials, goods and equipment, including petrochemical products and supplies;
- (g) the training of personnel in general industrial operations. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses.

A general industrial use shall not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, potential ground water contamination, vibrations, heat, bright light or dust.

### **Land Use Bylaw (LUB)**

A tool that regulates and controls the use of all land and buildings. Mandated by the MGA and approved by Council, this is an important tool for implementing statutory plan policies which include the MDP, Area Structure Plans, and Area Redevelopment Plans.

### **Landscaping**

The preservation, modification or enhancement of a site through the use of any or a combination of the following elements: (a) soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass, and ground cover; (b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood in the form of patios, walkways, and paths, but excluding driveways and parking lots.

### **Low Impact Development**

A land management strategy that emphasizes conservation by use of on-site natural features integrated with engineering controls. Development aligns closely to pre-development stages. The Low Impact Development is intended to prevent harm to streams, lakes, and wetlands from commercial, residential, or industrial development. This allows land to still be developed in a cost-effective manner that helps mitigate potential environmental impacts.

### **Low Impact Recreation**

For the purposes of the Draper ASP, low impact recreation means opportunities for non-motorized activities that occur in a natural setting which require minimal development or facilities, and the importance of the environment or setting is greater than in developed or active recreation settings. Typical passive and appreciative recreation activities permitted are hiking, walking, bird watching and picnicking.

### **Market Garden**

The growing, harvesting and selling of fruits, vegetables, edible plants and the like. A diversity of crops are grown, on site, either on parcels of land or in greenhouses, and the produce is sold directly to the public on site, and to restaurants or to independent retail stores.

### **Multi-use Trail**

A trail that accommodates and manages multiple users (e.g., pedestrians, small wheeled users, and cross-country skiers).

### **Municipal Government Act (MGA)**

Provincial legislation that outlines the power and obligations of a municipality.

### **Objectives**

Statements that describe the deliverable based on the principles.

### **Off-highway Vehicle (OHV)**

Any motorized vehicle designated for cross-country travel on land, water, snow, ice, marsh or swamp land or on other natural terrain and, without limiting the generality of the foregoing, includes, when designed for such travel:

- (a) 4-wheel drive or low-pressure tire vehicles,
- (b) Motor cycles and related 2-wheel vehicles,
- (c) Amphibious machines,
- (d) All-terrain vehicles,
- (e) Snow vehicles, snowmobiles,
- (f) And any other means of transportation which is propelled by any power other than muscular power or wind that is set out under the Off-Highway Vehicle Regulations;
- (g) But does not include: motor boats

### **Outline Plan**

An intermediate planning document, required in specific circumstances, in order to bridge the gap between a large-scale Area Structure Plan and an individual plan of subdivision.

### **Plant Nursery**

The use of the land with or without a structure for the growing and harvesting on site of bedding, household and ornamental plants, trees, bushes, for transplanting, or for use as stock for budding and grafting, or selling of nursery product.

### **Policy**

Statement of intent that guides decisions to achieve desired objectives outlined in the Plan.

### **Riparian Area**

Areas around lakes, estuaries, and streams that function as transition areas between land and water and host a wide array of plant and animal life. These areas are likely to have an influence on the total ecological character and functional processes of a watercourse or water body.

### **Rural Collector**

A term used in the Municipality's Engineering Servicing Standards. The collector road is to provide local access to frontage developments, facilitate bus routes and transit shelters, and collect traffic from several local streets or from an industrial area and channel it towards the arterial system.

### **Secondary Suite**

A self-contained accessory dwelling unit that is located on the same parcel as the principal dwelling unit and has direct access to the exterior, without passing through any part of the principal dwelling. Typical uses include basement suites, loft suites, garden and garage suites.

### **Setback (see also Building or development setback)**

The minimum required horizontal distance between a development and a property line or any other features of a site, including, but not limited to, lease boundaries, watercourses, slopes, and other environmental features.

### **Small Scale Agriculture**

See Agriculture Small Scale (above)

### **Sod Farm**

The commercial growing of sod through seeding and stripping of topsoil to selling of the final product.

### **Staging Area**

A recreational area for the purpose of parking and staging events on associated facilities such as trails or boat launches. Does not include campsites or lodging.

### **Subdivision**

The division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

### **Sustainability**

The World Commission on the Environment and Development (1987) defines sustainability as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

### **Topography**

The physical appearance of the natural features of an area of land, especially the shape of its surface.

### **Topographic Plan**

A map that shows the height and shape of the land and natural features such as hills, slopes and valleys by means of contour lines. Man-made features such as roads may also be included.

### **Tree farm**

An area of forest land managed to ensure continuous commercial production.

### **Wildfire Mitigation Strategy**

Provides hazard and risk assessment, as well as options for vegetation management, development, legislation, public education, engagement, interagency cooperation, and emergency planning to reduce the threat of wildfire within the Municipality's service areas.

