



shape our region

Municipal Development Plan Phase 3 Engagement

April , 2022

Introductions

- Staff from Planning and Development
- Staff from Communications
- Staff from Engineering



Purpose:

- Explain the planning framework or hierarchy of plans
- Present draft MDP goals and seek feedback on the proposed plan
- Share information about timelines
- Answer questions and provide clarity on the process



Meeting Agenda:

- Planning framework
- Introduction to the MDP Project
- The Plan
- Implementation
- Next Steps
- Feedback and Questions



Draper Engagements – Approach

- A series of engagement sessions are planned to finalize planning documents at different levels
- Finalize policies and regulations in a step-by-step format with a whole to part approach
 - MDP- April 20 and 25
 - ASP – May
 - LUB - June

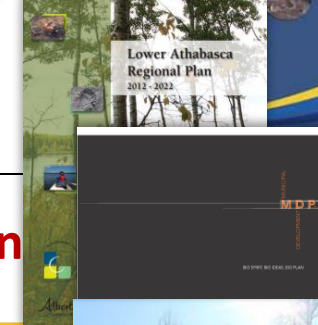
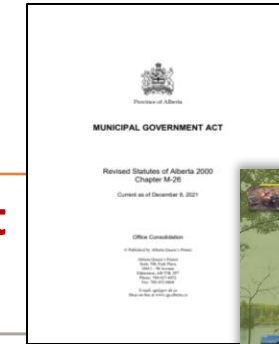
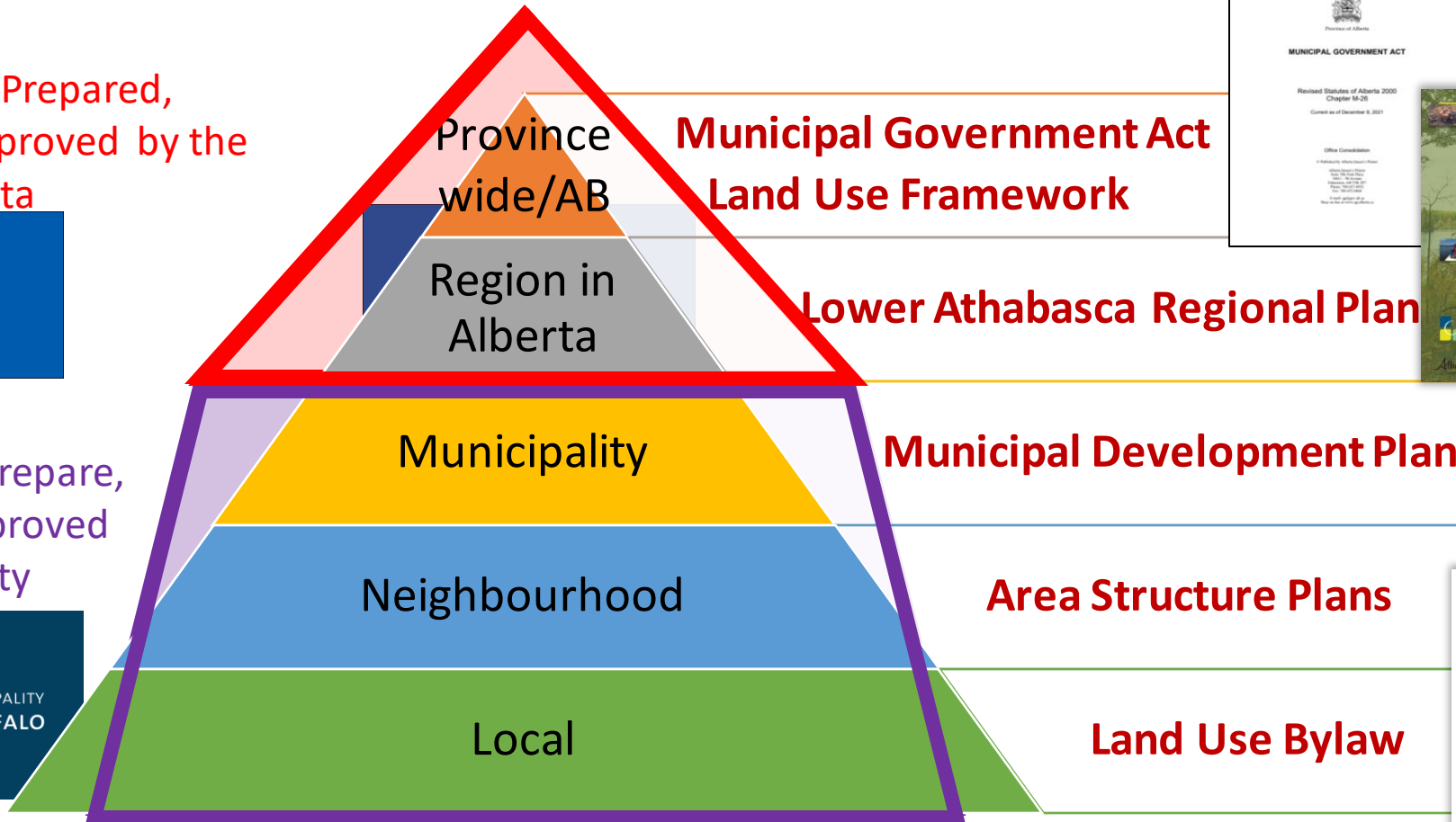


Planning Framework in Alberta

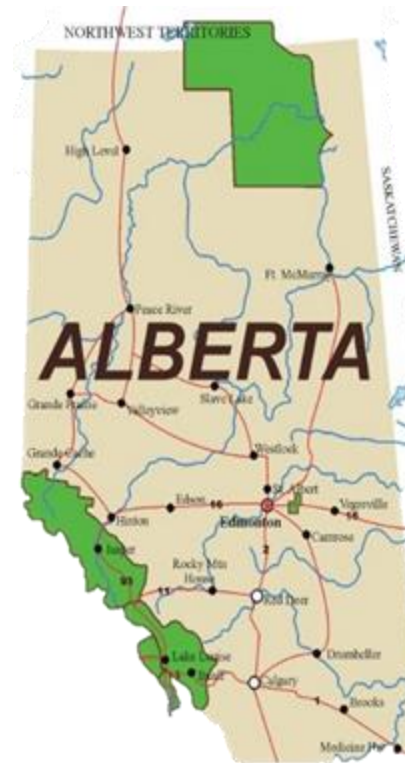
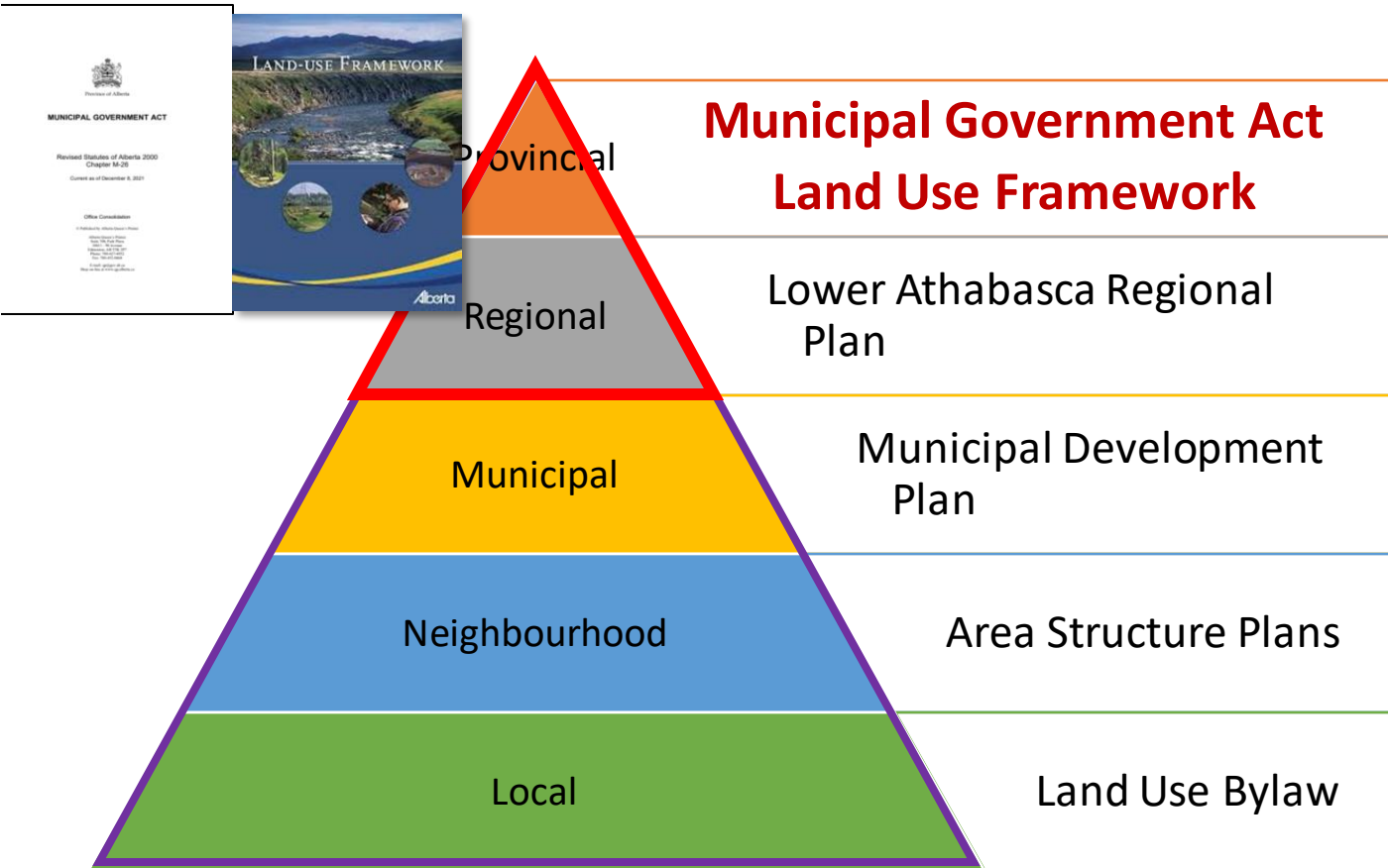
Provincial Plans: Prepared, amended and approved by the Province of Alberta



Municipal Plan: Prepare, amended and approved by the Municipality



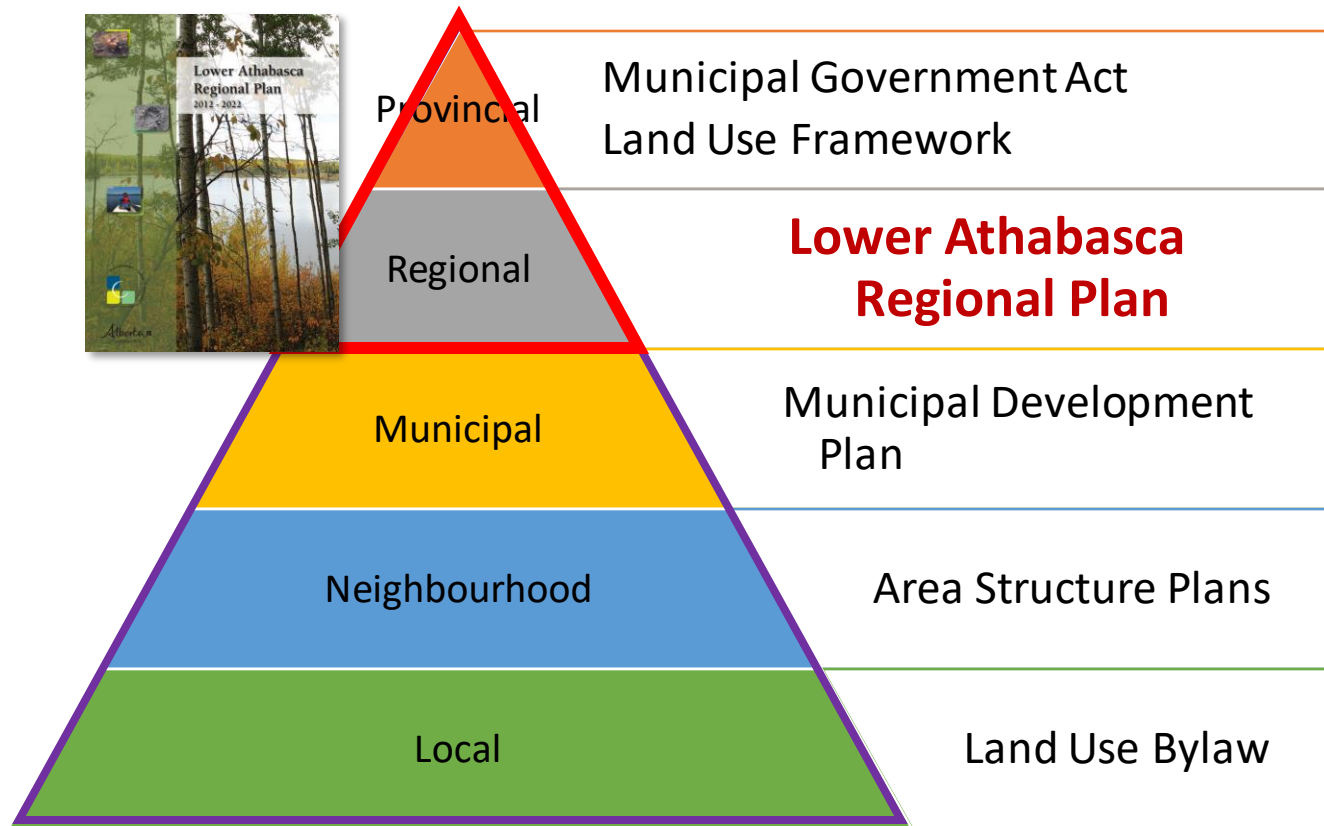
Planning Framework in Alberta



- Provides legal framework for planning in Alberta
- Manage public and private lands and natural resources
- Meet long-term economic, environmental and social goals of Alberta



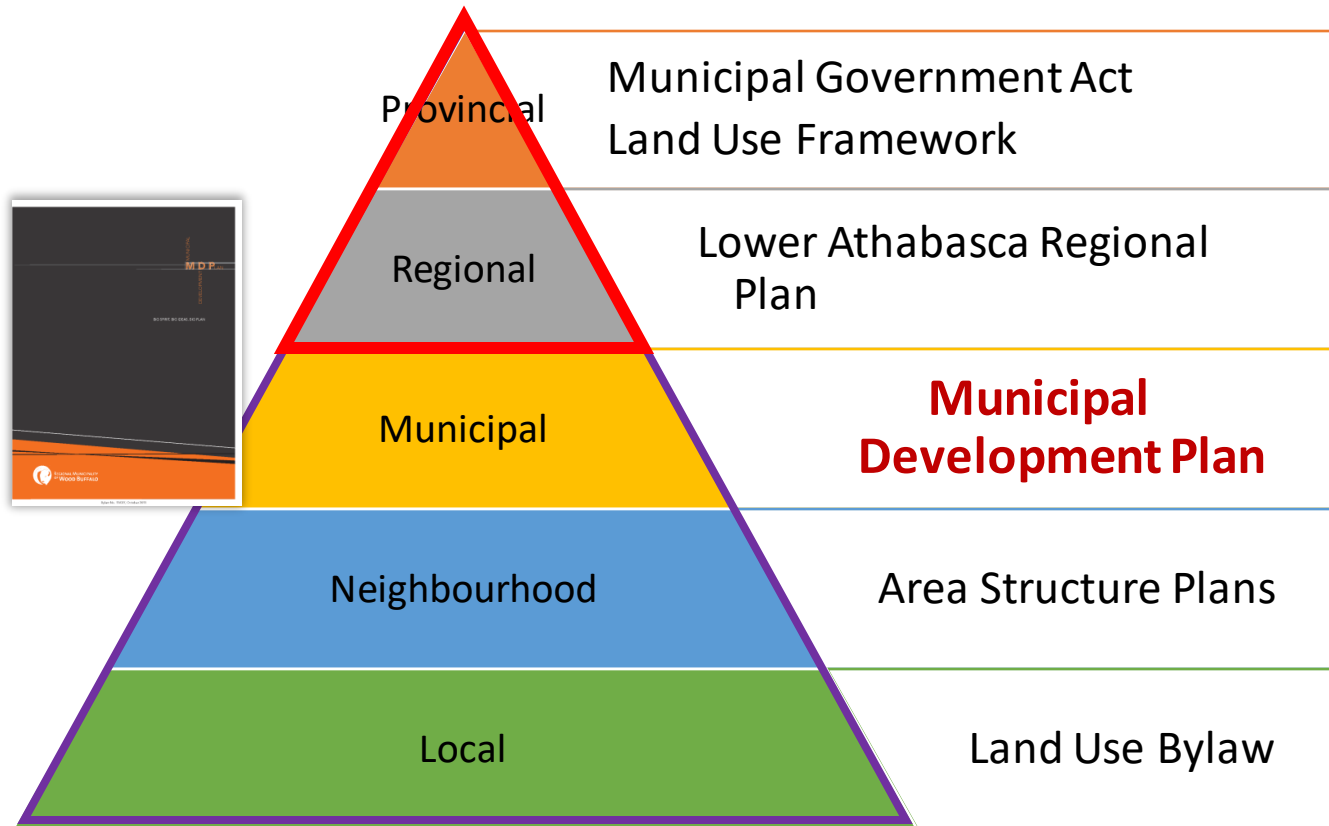
Planning Framework in Alberta



- Prepared for next 50 years
- Prepared to Integrate provincial policies at the regional level
- Sets out regional land-use objectives
- Provide context for land-use decisions within region



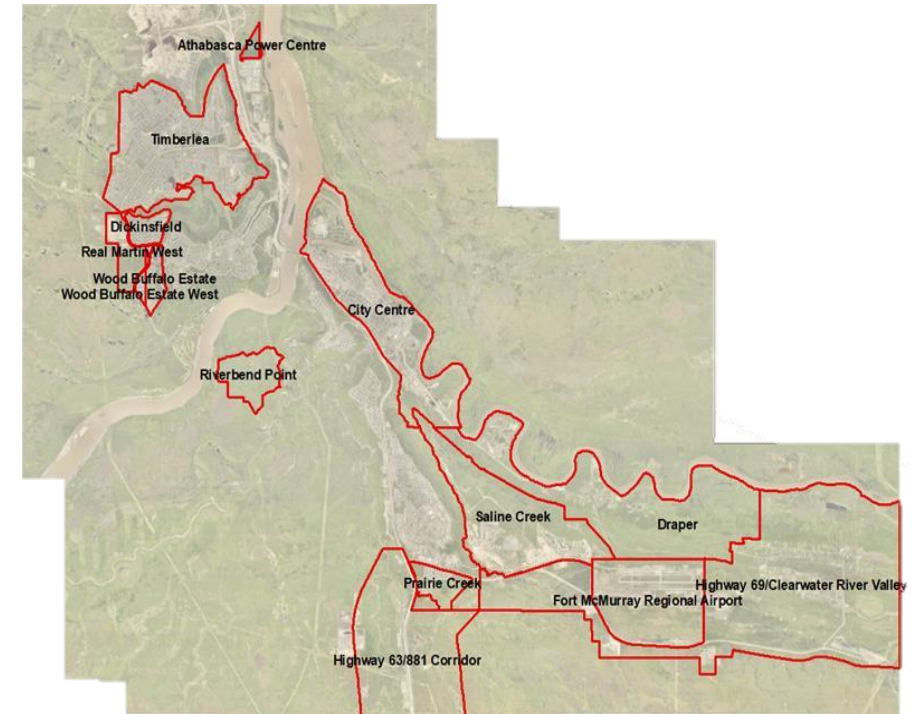
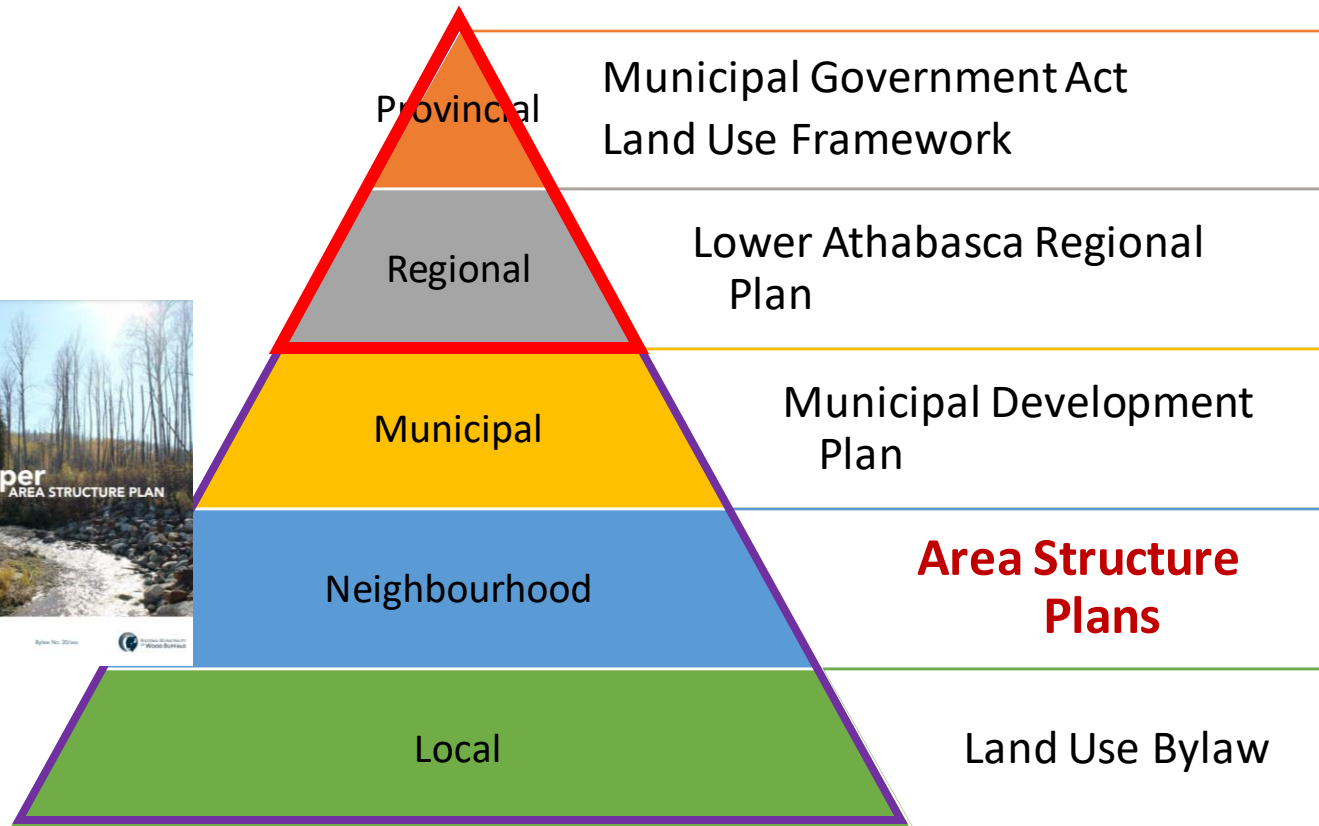
Planning Framework in Alberta



- Prepared for 20 Yrs
- Management of future development
- Coordination of land use, and future growth
- Transportation systems
- Municipal services and facilities



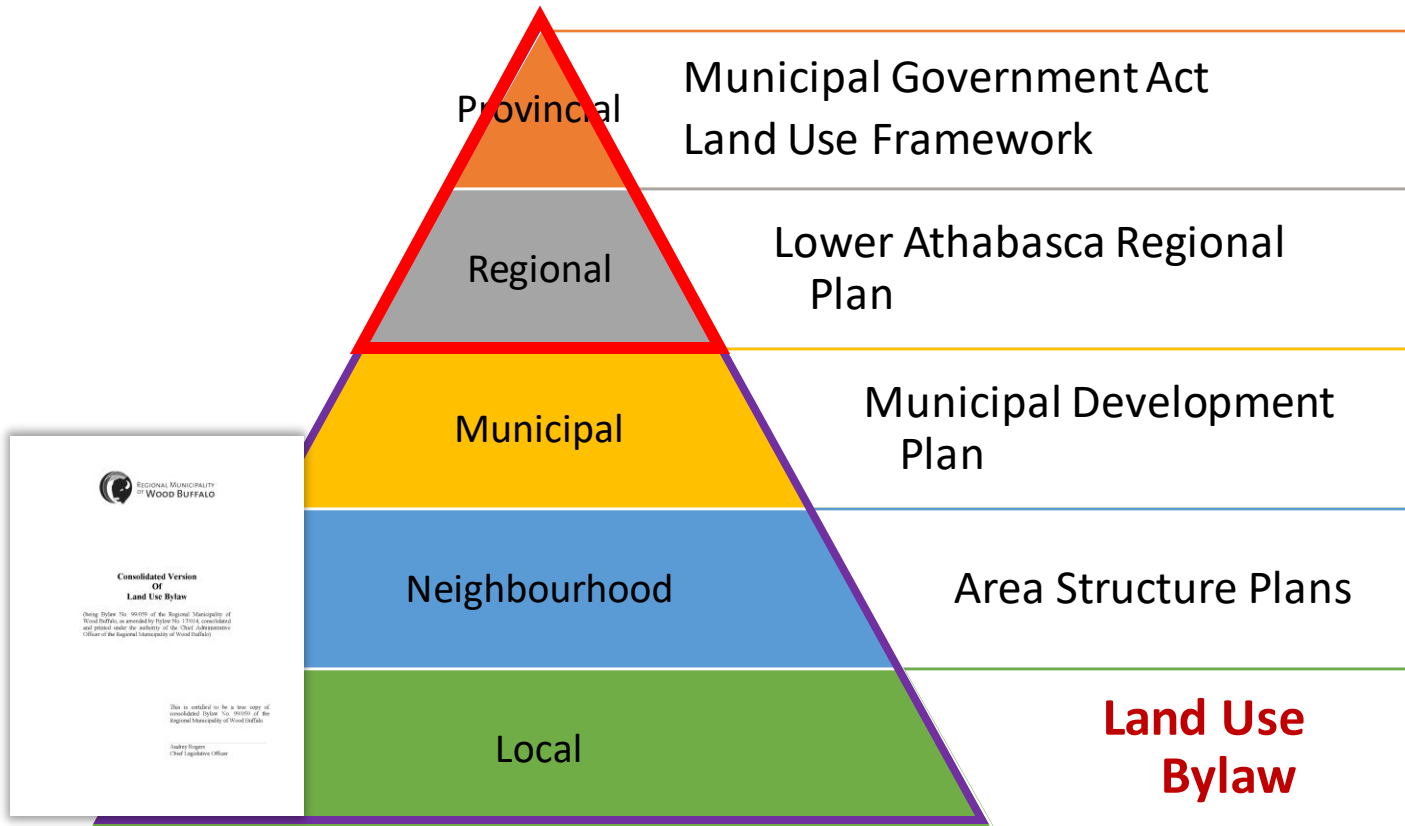
Planning Framework in Alberta



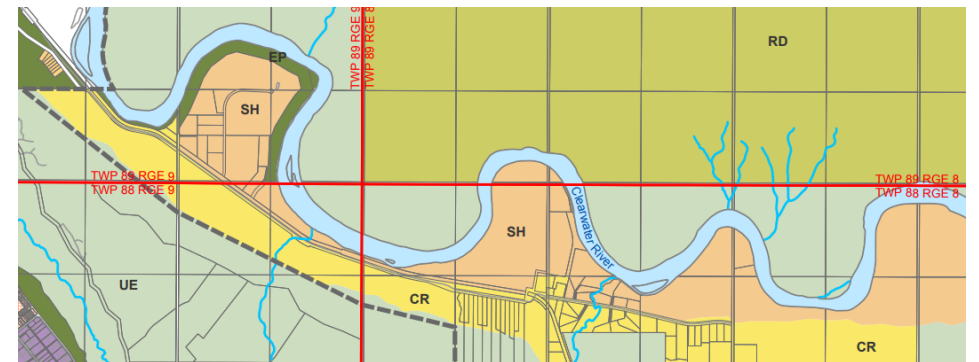
- Area Structure Plans (ASPs) provide a framework for the subsequent subdivision and development of an area of land



Planning Framework in Alberta

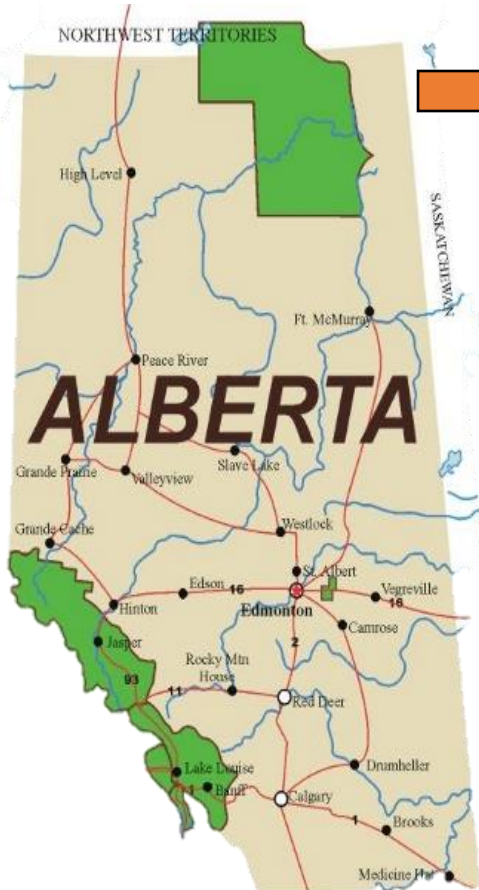


- Regulates the use and development of land and buildings within the Municipality
- Determines the regulations, permitted and discretionary uses
- Determines parking, landscaping and building design standards



Hierarchy of Plans:

Land Use Framework



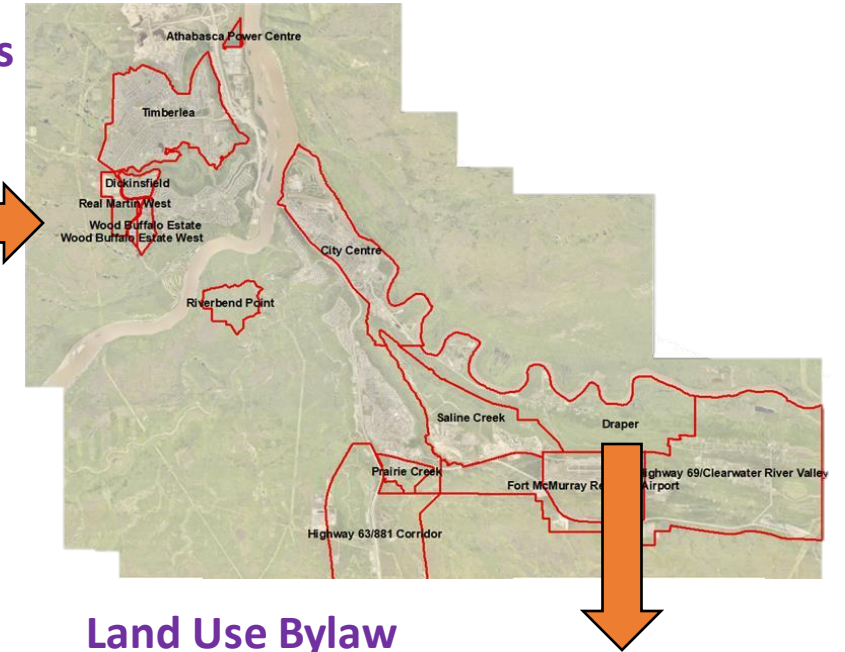
Regional Plans



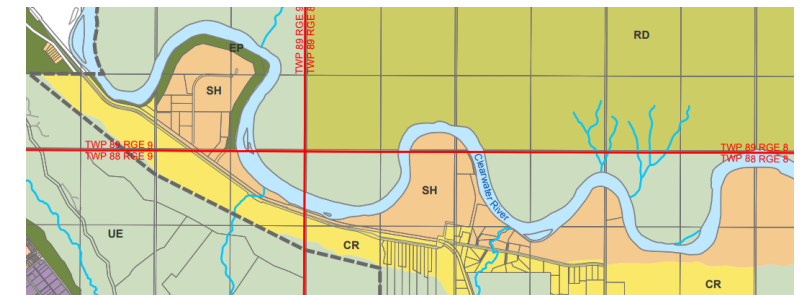
Municipal Development Plans



Area Structure Plans



Land Use Bylaw



Hierarchy of Plans: Example: Tourism and Recreation



Hierarchy of Plans: Example: Large lots in flood zones

Municipal
Development
Plan

C.3.1 Preserve residential character of Draper

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.**

Area Structure Plans

5.2.6 Highway 69/Clear Water ASP

The intent of the small holdings designation is **to avoid the fragmentation of parcels that are suited for market gardening and provide for acreages with larger lots on lands that are susceptible to flooding** as not to put excessive numbers of residents at risk and make floodproofing difficult.

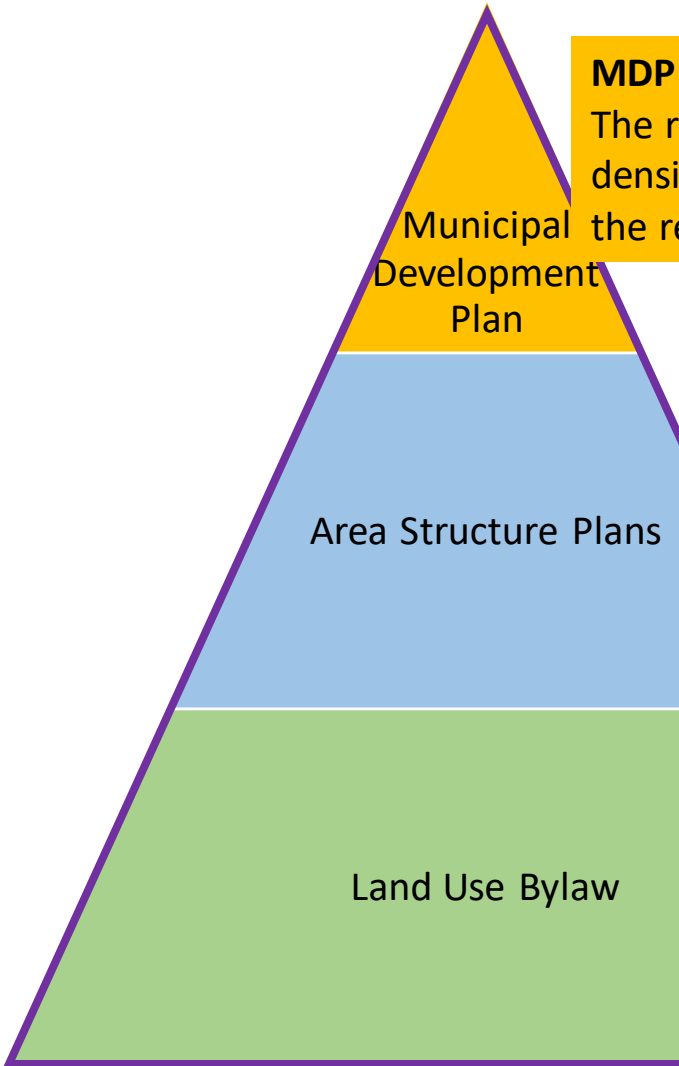
Land Use Bylaw

120. SH Small Holdings District

The purpose of this District is to **provide large lot acreages intended for residential, small scale agricultural pursuits and other compatible uses on lands that are potentially susceptible to flooding** which are located below the 250 m contour.



Hierarchy of Plans: Example: Housing Choices



MDP 4.2.1: Encourage a diverse range of housing

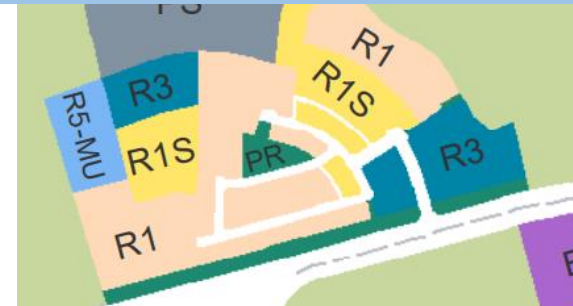
The region's diverse population requires an equally diverse housing choice. A wide range of housing types, densities, sizes and tenures for different income, age and demographic groups should be available throughout the region.

Saline Creek ASP

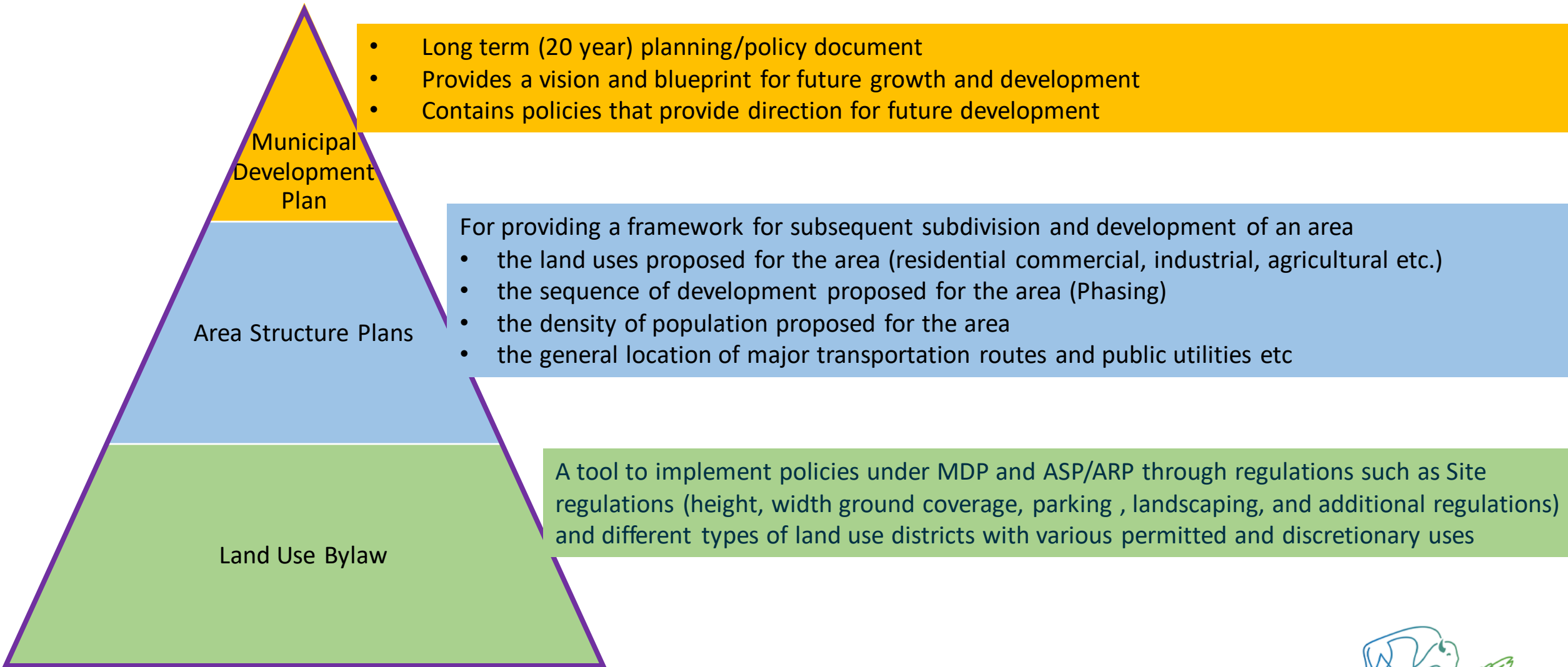
Principal 2 Objective B: Encourage the development of higher density residential uses within or near the Village Centre to provide housing for a range of household types, incomes, and ages.

Principle 6: Provide a range of housing choice to address the needs of various demographic and income groups for long-term community sustainability.

Section 5.1: Land Use Concept : **A variety of housing types and commercial uses are proposed** to fulfil the housing and shopping needs of a diverse community.



Hierarchy of Plans: Indicators



Project Review

What is the MDP?

The MDP sets out the **vision** and **blueprint** for future growth and development in the Municipality.

The MDP will:

- » Define future land uses in the Municipality
- » Provide strategies for managing growth
- » Guide short- and long-term decision-making
- » Shape the development and future of our communities



Purpose

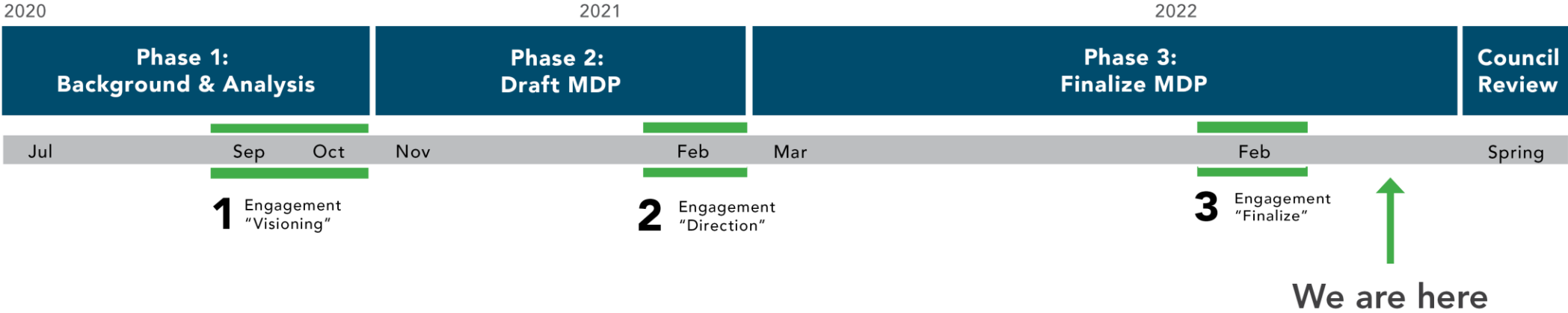
The Municipality is preparing a new **Municipal Development Plan (MDP)** to reflect changes in the social, cultural, and economic conditions of the region.

The draft MDP has been created with input from residents throughout Wood Buffalo to ensure it reflects local values, opportunities, and challenges, and sets a clear vision for the Municipality's future.



Where are we?

Phase 3 Engagement



Who have we heard from?

Phase 1 & 2 Engagement Stats

General Public



Stakeholders & Indigenous Partners



4

Virtual Open Houses



77

Workshops, In-Person, & Virtual Meetings



2

Online Surveys



Interactive Mapping



Idea Sharing Platforms



Online Discussion Forums



What have we heard?

Phase 2 - Direction



Including Reconciliation with Indigenous Partners as a 6th MDP Goal



Revisiting the Vision to better reflect its intention



Committing to improved communication and collaboration with rural and Indigenous Partners



Ensuring the goals are not repetitious, and have clear direction



Emphasizing the Blue & Green Networks in the MDP as a priority



Aligning with existing economic development initiatives, including the Place Brand Strategy



The Plan

MDP Components

VISION

Describes the desired future of the Municipality.

GOALS

Provide tangible outcomes for the plan to achieve.

STRATEGIC DIRECTIONS

Detail how to achieve the goals and translate them from ideas into actions.

KEY INITIATIVES

POLICIES

Statutory statements that set the blueprint for future development.

PERFORMANCE METRICS

How to measure successful implementation of the plan.





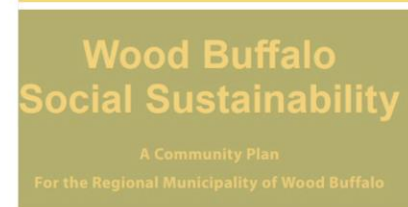
HOME & BELONGING



Develop and Implement
Region-wide Design Guidelines



Review and revise the Land Use
Bylaw to encourage and facilitate
mixed-use development



Commit sustained funding for
implementation of the Social
Sustainability Plan



Develop and implement an Active
Transportation Master Plan



Develop an Equity, Diversity, and
Inclusion policy for the Municipality

ECONOMIC GROWTH & INNOVATION



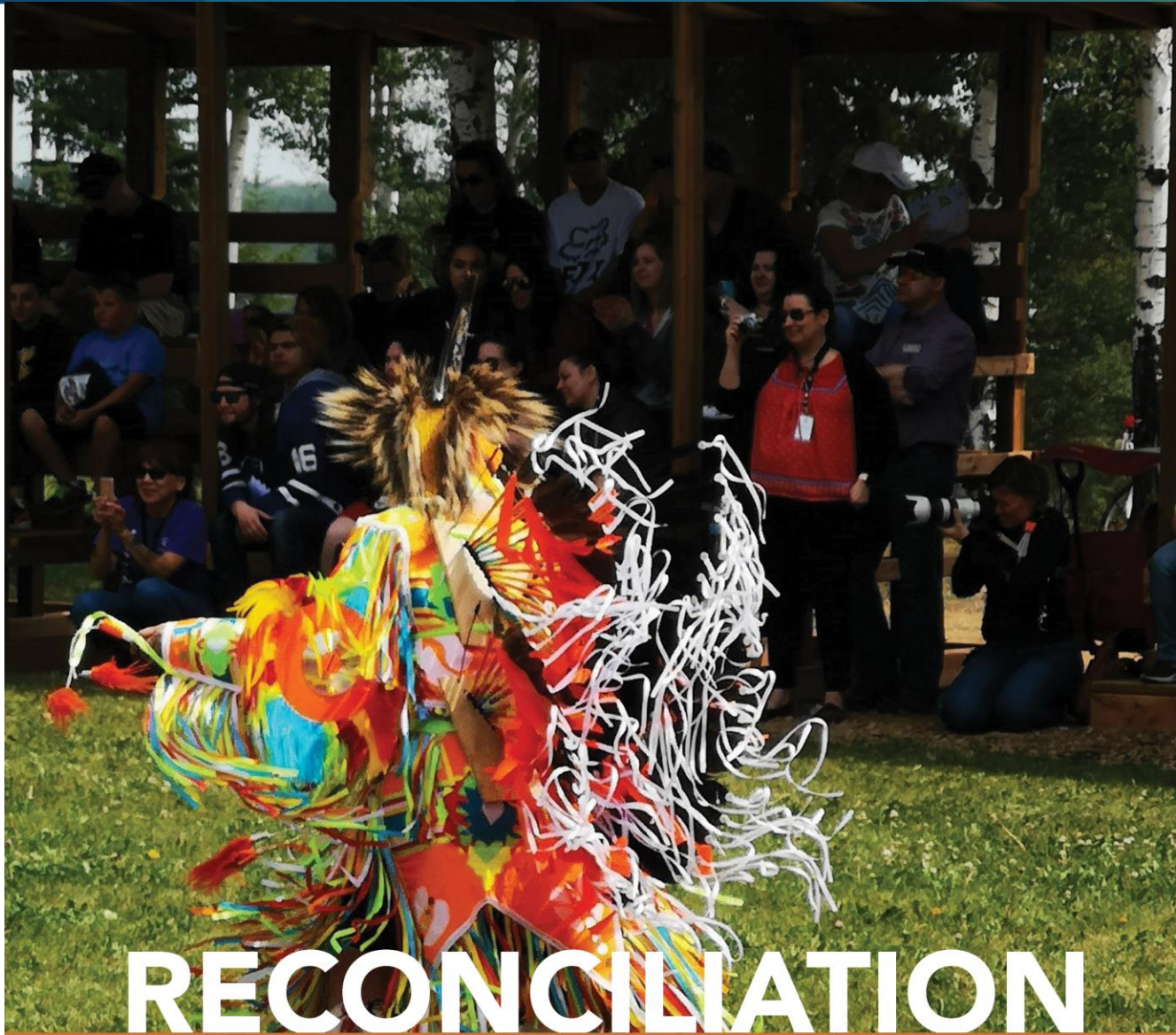
Prepare and implement an
Ease of Doing Business Plan



Expedite Development Approvals
for Downtown Plan-aligned New
or Expanding Businesses



Investigate creating
a business incubator



RECONCILIATION



Continue the Reconciliation
Advisory Circle



Negotiate and finalize protocol
agreements with all Indigenous
communities within the borders of
the Municipality.



Coordinate a Traditional Land Use/
Place Name Study



CELEBRATING COMMUNITY & CULTURE



Investigate designating Heritage Character Areas



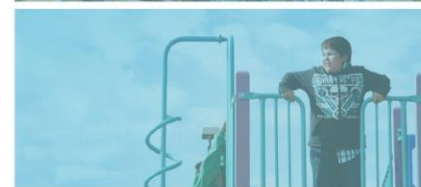
Prioritize Jubilee Plaza as a place to celebrate Wood Buffalo's multiculturalism and diversity



Investigate the creation of a Temporary Art Program throughout Wood Buffalo



Develop a community activation microgrant program



Increase youth representation in government

CONNECTING TO NATURE



**Prepare the Green &
Blue Network Plans**



**Identify and Protect
Valued Ecosystems**



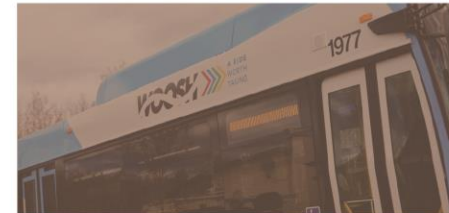
**Prepare and implement a
Wilderness Development Plan**



RESPONSIBLE DEVELOPMENT



**Emphasize Downtown
Revitalization as
a Municipal priority**



**Commit to optimizing
Regional Transit**



**Institute Disaster Risk
Management in Municipal
decision-making**

MDP Policies for Draper

DRAPER

Situated on the flood plains of Draper is located adjacent to Road was named for Thomas oil sand project there. In 1922 McMurray Asphaltum & Oil Co lease (No. 20) on October 16, down in the summer of 1924, menting with oil sands as a pa and untreated and mixed with the most persistent experime as paving materials and a plo until production ended in the

6.3.7 Draper Development

Residential

- a) The Municipality will require that development be compatible with the rural character of Draper and conform to the local ASP.
- b) Country-style development may be allowed subject to technical studies and approval for development by the Municipality in areas that are considered safe from flood, wildfire, slope instability, and slumping risks.
- c) The Municipality may also consider contextually sensitive institutional uses for religious purposes in this area.

6.3.7 Draper Development Concept

Residential

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- c) The Municipality may also consider contextually sensitive institutional uses for religious purposes in this area.

Protected Natural Areas

- d) The Municipality will minimize the encroachment of residential development into non-compatible industrial development using a "greenbelt" of protected natural areas surrounding all residential neighbourhoods.
- e) The Municipality will also seek opportunities to create a linear "greenbelt" of environmental protection along the Clearwater River.
- f) With support from the community, the Municipality will identify ways to integrate this "greenbelt" into the broader Regional Blue and Green Networks.
- g) Emphasis will be placed on protecting and preserving the natural environment.

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Flood Related Policies:

Section 2.3.1 e (page 66)

The Municipality will explore opportunities to facilitate Business Continuity Plan development for business owners. These plans will help businesses assess their risks and ensure critical resources are available to stay in business during and after disasters such as wildfires or floods.

PROTECTING HEALTH ECOSYSTEMS

Section 5.1.1 c (page 127)

The Municipality will work with senior levels of government and conservation partners to secure funding for a project that will identify priority riparian areas and wetlands throughout Wood Buffalo. Emphasis will be placed on identifying areas that contribute most to managing flooding, reducing erosion, protecting water quality, contributing to natural beauty, and providing food and shelter for wildlife.

Section 5.1.1 d (page 127)

The Municipality will develop and implement policies through the Land Use Bylaw to help conserve the ecological health and function of riparian areas and wetlands identified in 5.1.1.c. Policies should limit development that negatively impacts or impedes the natural function of ecosystems, and instead promote their use as natural areas, parks, trails, and essential utility corridors that do not materially impact function of the floodway.

Section 5.2.2 a (page 134)

The Municipality will prepare a comprehensive Blue Network concept for all of Wood Buffalo. The Blue Network concept will be intentionally designed as a four-seasons asset, capable of accommodating a variety of recreational facilities, flood protection opportunities, and sensitive commercialization where appropriate.

Section 5.2.2 g (page 135)

For any infrastructure located along the Blue Network, the Municipality must consider flood resiliency and safety in its design.



Flood Related Policies:

Section 5.4.1 (page 138)

As the global climate continues to change, extreme weather events are becoming more and more common. Wood Buffalo residents know better than most the risks, hardships, and costs that these events can bring with them, and it is vital that the Municipality plan for improved community resiliency. Every community within Wood Buffalo is surrounded by large tracts of wilderness. As a result, the safety of residents from natural hazards, such as floods and wildfire, is a critical

Section 5.4.1 c (page 139)

Municipally and provincially identified high flood risk areas should not permit future development except when protected by appropriate structural flood mitigation measures.

Section 6.3

DRAPER (page 178)

Situated on the flood plains of the Clearwater River, Draper is located adjacent to Fort McMurray. Draper Road was named for Thomas Draper who operated a tar sand project there. In 1922, Draper formed The McMurray Asphaltum & Oil Company - he obtained his lease (No. 20) on October 16, 1922. The plant burned down in the summer of 1924. In 1925, he began experimenting with oilsands as a paving material, both treated and untreated and mixed with asphalt. He was one of the most persistent experimenters in the use of oilsands as paving materials and a pioneer of oil sand promotion until production ended in the 1930s.

Since the 1930s small agricultural and market garden uses occurred in the area, while today the community is primarily made up of acreages built along the banks of the Clearwater River. Historically challenged by flood and landslide challenges, the residents of Draper are tenacious and passionate about their community.



Flood Related Policies:

Section 6.3.7 b (page 178)

Country-style development may be allowed subject to technical studies and approval for development by the Municipality in areas that are considered safe from flood, wildfire, slope stability, and slumping risk.

Section 6.4.2 Mitigating Flood Risk (page 186)

Wood Buffalo has experienced significant flood events several times over the past decade. As the rate of these catastrophic events increases, it is more important than ever to establish clear and consistent policy supporting structurally stable developments in flood-prone areas, and overall prioritizing development away from flood areas in order to protect residents and the Municipality from further damage and harm. When done intentionally, these initiatives not only protect the Municipality, but can also contribute to building out the Blue Network concept, providing new parks, amenities, and open space for public enjoyment. Land use planning policy and structural protection are considered effective as a means of pre-disaster mitigation, and the following policies are intended to guide future decision-making surrounding development in throughout Wood Buffalo

Section 6.4.2 a (page 186)

The Municipality will, where appropriate, set aside lands located below the flood construction level as environmental reserve during subdivision or implement protection through alternative means such as conservation easements.

Section 6.4.2 c (page 186)

The Municipality will develop a comprehensive flood abatement strategy that identifies a long-term plan for flood protection throughout the Municipality.



Flood related Policies:

Section 6.4.2 e (page 186)

The Municipality may consider expansion of existing development or new development in flood risk areas where innovative mitigation solutions are proposed.

Section 6.4.2 f (page 186)

All new growth must be focused in areas that are safest from flooding and other risks. Promoting safe new growth areas will help to invite new investment and build confidence for those wishing to develop in Wood Buffalo.

Flood Abatement Strategy (page 186)

Flood abatement strategies outline the management and control of flood waters rather than trying to prevent floods altogether. They also involves the management of people, through measures such as evacuation and dry/wet proofing properties.



Implementation

Making it Happen

KEY INITIATIVES

- › Provided for each goal in the plan
- › Translate the intent of the plan from ideas to implementable actions and tangible projects

PERFORMANCE METRICS

- › Provide a way to measure the successful implementation of the MDP



FIGURE 3: PERFORMANCE INDICATORS

Performance indicator targets and metrics will be finalized following final review of the draft MDP with residents, Council, and administration.



ECONOMIC GROWTH

- Population / jobs ratio
- Building vacancy rate by use
- Number of distinct businesses
- Number of businesses by sector
- Changes in job classification
- Oil and gas industry growth
- Commercial development permits issued
- Number of post-secondary students
- New jobs
- Number of out-of-region shopping trips residents take per year

CELEBRATING CULTURE

- New area of arts and cultural space (institutions, performance studios, etc.)
- Number of cultural events held annually
- Number of festivals held annually
- New programs supporting arts and culture
- Multicultural groups operating in the Municipality
- Residential Diversity Index
- Number of residents attending festivals and events
- Percent of regional publications offered in additional languages

CONNECTING TO NATURE

- Total kms of multi-use pathway
- Total kms of Blue & Green Network developed
- Number of tourists using the Blue & Green Network
- Number of accessible lakes
- Number of residents using parks and trails
- Hectares of protected natural areas
- Number of development permits issued for cabins

RESPONSIBLE GROWTH

- People per hectare (Urban Service Area)
- Population of Neighbourhood Cores, Community Cores, and the Downtown
- Land Use Diversity in Neighbourhood Cores, Community Cores, and the Downtown
- Housing inventory by typology and affordability
- Available developable land
- Vacant lots
- Amount of reclaimed industrial lands
- New build starts
- Overall transit ridership
- Overall transit ridership per operating hours
- New businesses in the Downtown
- Number of projects with confirmed risk reduction strategies

HOME & BELONGING

- Number of crimes per 1,000 residents by type of crime
- Resident's rating of overall feeling of belonging
- Amount of newcomer services offered
- Demographics of settled residents
- In-migration data
- Percent of equity-seeking individuals who identify feeling welcome in Wood Buffalo

RECONCILIATION

- Number of Calls to Action actively being implemented
- Number of annual meetings with Municipal administration
- Percent of Regional road signs in Indigenous languages
- Number of residents that speak an Indigenous language
- Actions taken towards developing an urban reserve

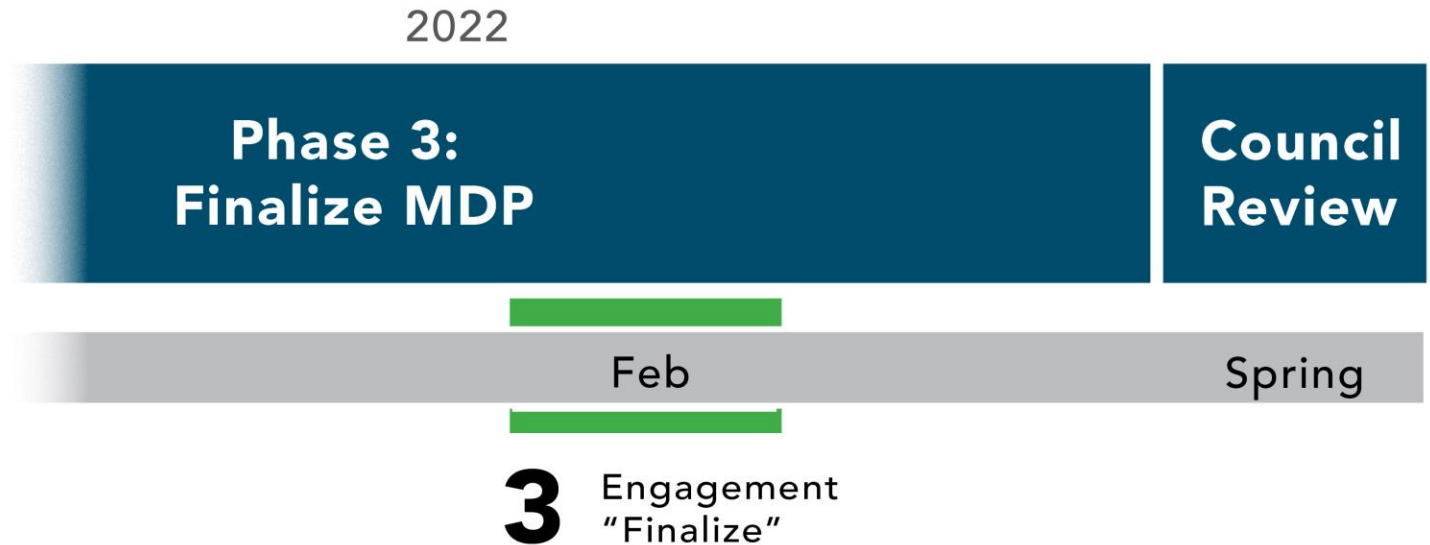
Next Steps

Next Steps

Project Team

- › Finalize the MDP
- › Bring finalized MDP to Council in Spring 2022
- › Public hearing process in Spring 2022

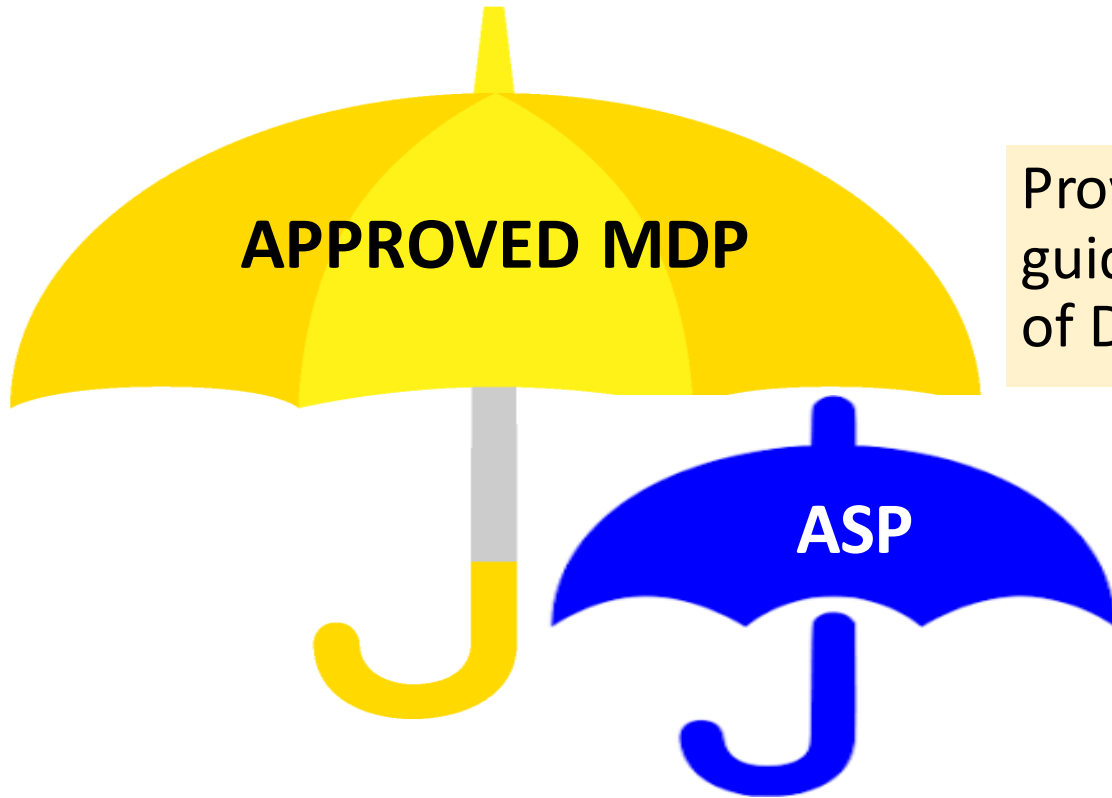
- Continue Discussions on the Area Structure Plan through a series of engagements (Open houses/virtual meetings)
- Continue Discussions on the Land Use Bylaw through a series of engagements (Open houses/virtual meetings)



Questions?



Area Structure Plan

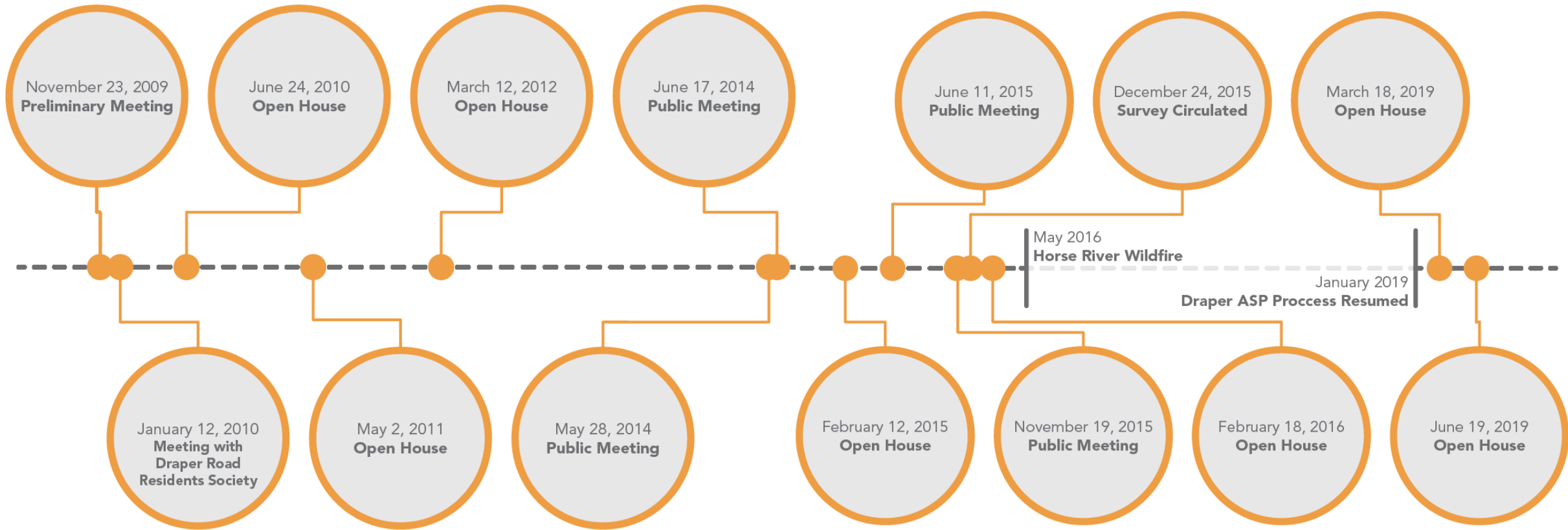


Provide overarching direction and a framework to guide the subsequent subdivision and development of Draper

Identify proposed land uses
Density
Transport Networks
Recreational opportunities
Development constraints



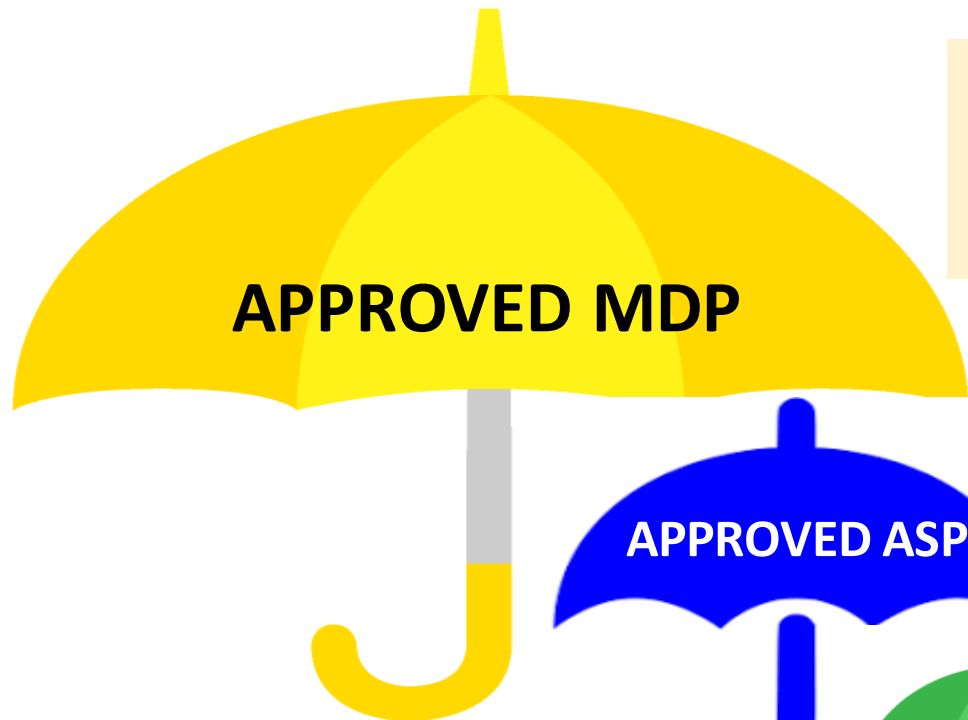
Area Structure Plan- Timeline



Questions?



Land Use Bylaw



Provide overarching direction and a framework to guide the subsequent subdivision and development of Draper

Identify Proposed Land Uses
Density
Transport Networks
Recreational opportunities
Development constraints

APPROVED LUB Zoning or Land Use Districts
Provide site regulations
Identify permitted and discretionary uses
Identify lot sizes and the number of dwellings etc.

Questions?





Open Discussion

shape
our region 

**Municipal Development Plan
Phase 3 Engagement**

April, 2022