



Draper Projects Engagement Series

In-person Open House April 20, 2022

Below are the questions and comments that were raised as part of the discussions throughout the event. Questions with available responses were provided by subject matter experts.

Planning Hierarchy

- Has the RMWB been speaking to the Province regarding the Lower Athabasca Regional Plan (LARP)?
- If there are significant changes will the Municipal Development Plan (MDP) be adapted?

Municipal Development Plan

- Why are the Draper Development Concepts less than other rural communities?
- They are broad comparable to other rural communities?
 - Part 2 2.8 unacceptable (written reason for refusal)
 - Part 3 2.1 c) remove
- The RMWB asks for our general feedback, but it's not implemented.
- What the definition of an area being "safe"?
- Why is the fire and water safety only indicated in Draper only?
- Where are the guidelines on building permits? ex. Building proximity to body of water
- What's the definition of safe?
- We need the guidelines.
- Shouldn't Land Use Bylaw (LUB) be done before MDP?
- We used to be built before at 248 meters many years ago.
- Can we develop a land at 250.9m or 249m? Which will it be?
- Why can't the Municipality allow development in the flood plain and sign a document/waiver and the homeowner take the risk?
- Geotech's were telling some residents their homes may potentially slip down the hill.
- Talking about permits – how many rules and permits do we need? They are costly.
- We've been told we need environment assessments, and Geotech surveys.
- It would be nice to develop without all these rules and take our own risk and not worry about permits as we can't be insured.
- No consistency.
- How will people afford to develop? How much do you spend to put your house on a hill?
- People can't keep up with regulations.
- Geotech surveys only last 5 years.
- A community member can't live on her land because it costs too much money.
- What is the height and what has it been over the last 10 years?
- What level would the Municipality be accountable for?
- Is Draper road getting a lift kit?





- In the past we talked about water and sewer – will this be in the MDP? Fully service unit?
- Future develop is a goal – should water and sewer be included in the MDP?
- Is the truck still coming to the house until MDP is approved?
- Need to have MDP with the Rural Water Sewer Service.
- Should the water and sewer be included in MDP for Draper?
- Area Structure Plan (ASP) and LUB Draper isn't boxed in as labeled as the Province.
- Concern 5.4 should not permit development structure that are flood risk – that's all of Draper- that's not right.
- Should be subject to sign a waiver.
- 5.1.1. Climate change – wetlands , how will this effect Draper?
- Parks are being removed in the MDP.
- There's no development concepts/goals in the MDP.
- Why does the MDP limit development in Draper but no other community?
- How will section 5.1.1 of the MDP affect Draper specifically? (*Reference Section 5.1.1.b, c, d*)
- Why are properties being deemed wetlands without owners' consent?

Land Use Bylaw

- What the parking limit in Draper? Ex. Campers trailers vs. vehicles
- Why are we talking about the existing LUB when a new one is coming?
- Concerned about the number of utility trailers, boats, and cars that can be place on property.
- We can we have snow mobiles, but it has to be stored on our property.
- Shouldn't be any restrictions of vehicles on private property as long as it's not considered scrap.
- Residents said 11 and 14 utility vehicles per acreage should be allowed.
- First step we need to develop the land before we discuss vehicle capacity.
- Why don't we draft a paper door to door how many commercial vehicles we want on the property?
- We've done it before – however those people that lived here are gone.
- Why is there no framework for development in Draper? (*Reference Land Use Bylaw 21/003 Section 27.6 and 28.5*)
- Why are only properties under 250.9m required to have permits for fences, garage sales, decks etc.? (*Reference Land Use Bylaw 21/003 Part 3 Section 2.1 (c)*)
- Why can the RMWB decline a development permit but not give a reason why?
- Why a limit on how many vehicles we can park on our property? (*Reference Paragraph 29 of Bylaw 21/010*)
- What is the overall plan for Draper?
- Why is Draper the only community majorly affected by the MDP and LUB changes?
- Will we get water, sewer, and natural gas?
- Why are Draper values dropping? Saprae is increasing.





- Why are percent ratios of Draper property tax different? Meaning they all rise and fall at different rates? Sapræ's rise and fall at the same rates plus or minus a percent or 2.
- Why do the Development Authority not need to give a reason for declining a permit? (*Reference Land Use Bylaw 21/003 Part 2 Section 2.9*)
- Why do you need a permit for a garage sale? (*Reference Land Use Bylaw 21/003 Part 3 Section 2.2 (y)*)
- Why will properties in floodways need permits for basic structures such as fences and sheds? (*Reference Land Use Bylaw 21/003 Part 3 Section 2.1 (c)*)
- With all the proposed changes to Draper could this constitute indirect expropriation?
- Indirect expropriation occurs when a state takes effective control of, or otherwise interferes with the use, enjoyment or benefit of, an investment, strongly depreciating its economic value, even without a direct taking of property.
- If the slope instability is from "the wildfire" why is there not disaster funding? A landslide in BC would get disaster funding?

Flood Mitigation

- How does the downtown berm not effect Draper?
- Putting berms downtown will affect us
- What's the plan to protect us right now?
- Not even a plan to get us out of the area.
- Tired of waiting.
- Why is it taking so long?
- Why are buyouts being proposed now?
- How much longer before a decision?
- Is Draper being used as a flood plain for downtown? Will the berm affect us?
- Are we actually going to get help or are we kicking the can down the road further?
- Where are the main floor survey numbers?
- What if the main floor of a home is above the 250.9m but the basement is below 250.9m? Would the outcome of the decision change if there is a legal suite in the basement?

Buyouts

- How will negotiations be done?
- How will property values be determined?
- What if we want a buyout but owe more than the buyout price?
- Will Draper still see infrastructure upgrades for the people who are left? Timeframe?
- For lots larger than property tax values, will there be extra compensation?
- Can we take appliances and things from the home if we plan to build somewhere else?
- Can we take a buyout and move our home to another location?
- Has the province been consulted for buyouts? Why is the now money for it?





- Does this have to go through council? If so, are we jumping the gun? Will this be more bad publicity for Draper?
- If we have to sign a waiver to be allowed to stay do, we still get compensation as our properties are rendered essentially worthless?

General

- Should be a breakdown which policy agreement happens first.
- Then ask specific feedback what we are asking their feedback.
- Asking general questions for MDP is not an ask.
- Needs to be real questions –ex. these are the questions we need answered for MDP vs. what do you think about the MDP.
- Standard table needed for what development permits you need.
- A lot of people don't like speaking in person in groups.
- Engagement approach could be door to door.
- Could Draper residents help us – gain community advocates.
- Can we have a vote on rules/policies of what we're asking for MDP.
- We're repeating ourselves – we've been through this before.
- Do we have any parks plans in Draper?
- I have land on the river doesn't that mean I'm going to lose land from RMWB?

