



Draper Projects Engagement Series

Virtual Open House April 25, 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.

Municipal Development Plan

- With the concept of transitioning, the development plans from growth to sustainment, what planning principles are being considered? For example, with regards to supply and demand of lands, and the number of vacant commercial lands in the downtown area and Gregoire, why would there be consideration for any commercial growth down here?
- On the connecting to nature slide, is there consideration for maintaining the trails down here? They are a mess and impossible, it's difficult to access beyond your yard.
- Why did you change the wording of C.3 (Draper development concept) when it was so specific to such a vague statement?
- Who will determine the scope of the 'technical studies' I worry the vagueness may price some developments out?
- Does this mean you are planning to allow industrial in Draper as this is what the section seems to imply?
- So what you are saying is that you want to have development in areas with existing infrastructure in proper zoning instead of developing in an area without infrastructure and a risk of flooding 18 feet of water like the one we had two years ago?
- Is there a place where people can go back and review this slide deck?
- After about 10 years of progressive meeting - I'd like to see this approved as-is. I built down here for quiet residential acreage living and would like to think this can be sustained through the MDP
- I sent my feedback in two months ago when you asked for it. As plus 80% of us are the same residents who were here 20 years ago, its hard to come up with new questions.
- We are a large family who value safe, quiet country living. We appreciate the road being paved and would like to ensure we can continue to live in this community as a family. We do not support commercial and industrial development down here, it's not needed. After attending countless meetings, the MDP reflects this.
- We moved to Draper for rural lifestyle . Draper road is a narrow road with very steep ditches also a dead end. Also built low and floods easily. Slippery in winter lots of wildlife. I'm not sure developing at this point makes any sense.
- I don't think the description of Draper in the MDP says enough to emphasize the importance of the area to first nations people and First Nations and Metis history.
- I understand that there will be a further survey. Will this survey and future engagements be for local residents only?





- The survey responses: how are they being quantized? By lot or could someone in timberlea influence it?
- Would the survey votes be 1 per household/parcel or 1 per adult? If you added addresses to the survey it would help to have real data. I don't think any surveys without address or name should be considered

Land Use Bylaw

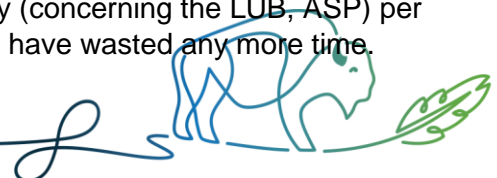
- Is there a plan to change and increase the number of trailers(flat deck/enclosed/campers) allowed on properties in the LUB? The number seems low in the proposed LUB.
- Is there a specific reason animals are not allowed in Draper VS Saprae Creek?
- For community egress for safety is there consideration for reintroducing the rail bridges to allow for egress at the south end of Draper? These were removed about 6-7 years ago but could safely get us to Saprae and safely exit.
- Is there any reason as to why we deviate from adjacent acreage developments such as Saprae? Why would we not have similar land use bylaws and area structure plans such as in Sapare, with the exception of items particular to the flood plain?

Area Structure Plan

- Is there anything in the Area Structure Plan (ASP) that encourages and supports agriculture or local growing of food. Are community gardens encouraged in the ASP?
- Draper to us means a peaceful and quiet place to decompress after a long day. I take great exception to any form of commercial development in our peaceful area.
- If most of the residents would like a Park in Draper. Is that something that should be mentioned in the MDP, or the LUB?
- Can the Municipality add the question to the survey to see how many residents would like a park added into the ASP so that you have data to see if its wanted?
- Most residents would like a well-maintained trail. Can that also need to be in the ASP or does it have to go into the parks masterplan?

Flood Mitigation

- I've read through the presentation, is there a hard timeline for the flood mitigation for Draper overall?
- One question that kept coming up the last few years was, where is the water going once the downtown is sealed? So where is it going?
- Are the land surveys completed in 2021 going to be made public?
- Were all properties surveyed? I am a prospective buyer of a house and lot in Draper.
- Is the direction from council in relation to funding? Is the concern regarding whether funding is to be made available?
- What if the flood is caused by a complete block or did that happen in 2020?
- What is your fool proof plan to ensure a proper 1 survey (concerning the LUB, ASP) per occupied house hold is considered binding so as not to have wasted any more time.





- Who should we reach out to for property surveys at the RMWB?
- Will any flood mitigation plans or erosion protection also consider those properties backing onto the creek?
- Would it be possible, once the items that are pressing are compiled, to conduct a limited plebiscite (vote) to be able to 100% capture the will of the community here?
- Is there any reason as to why we deviate from adjacent acreage developments such as Saprae? Why would we not have similar land use bylaws and area structure plans such as in Sapare, with the exception of items particular to the flood plain?
- Is it safe to assume flood mitigations for properties under 250.9 will come in the future? Or is it possible no support will be provided to the SH properties adjacent to the Clearwater?
- If the 250.9m cannot be achieved, will there be consideration for introducing mitigation measures that will improve resiliency despite not achieving the 250.9 m elevation.?

