



# shape our region

**Municipal Development Plan  
Phase 3 Engagement**

**Draper Survey Results, June 2022**

# Purpose

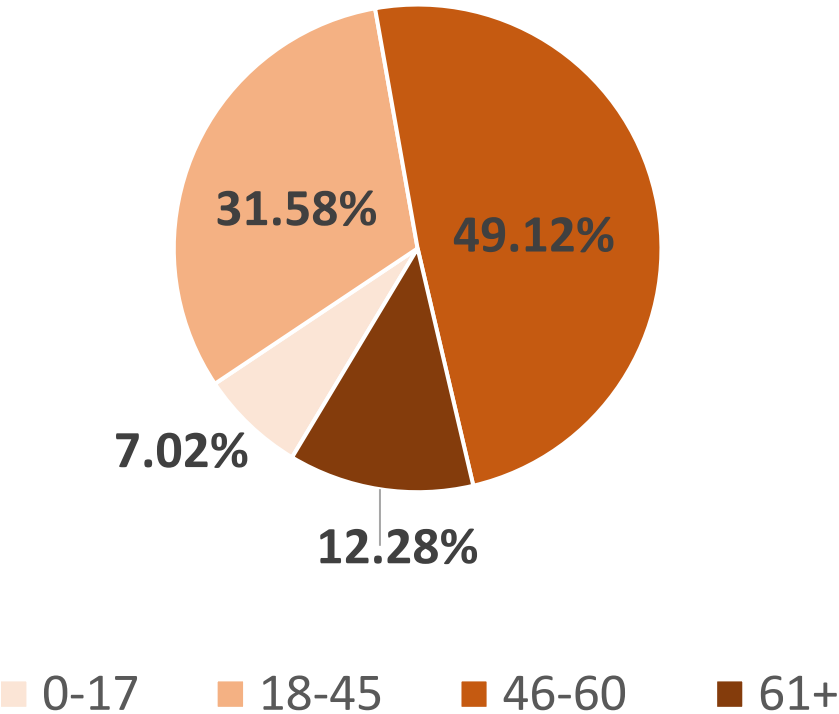
- Continue Phase 3 engagement and follow up from the previous engagement
- Discuss survey results
- Present draft MDP policies for Draper



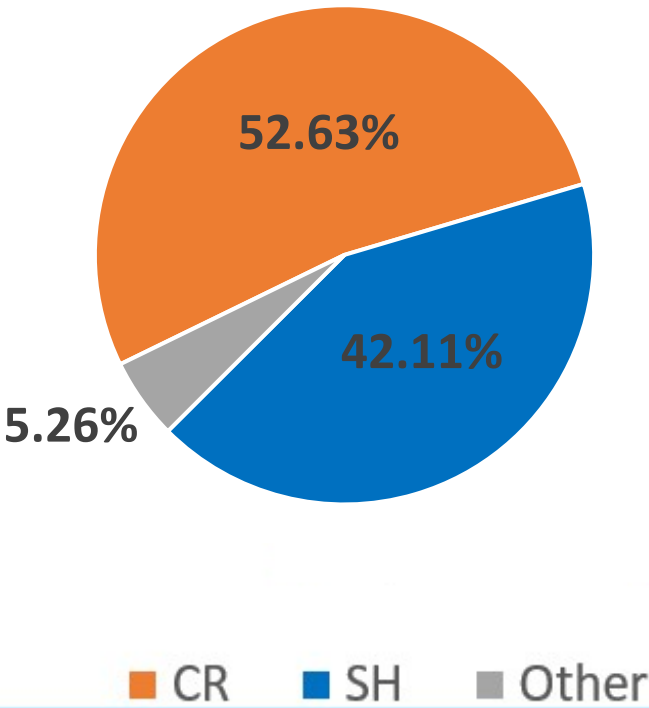
# Survey Statistics

Total Participants: 57  
Duration: May 16 to June 7

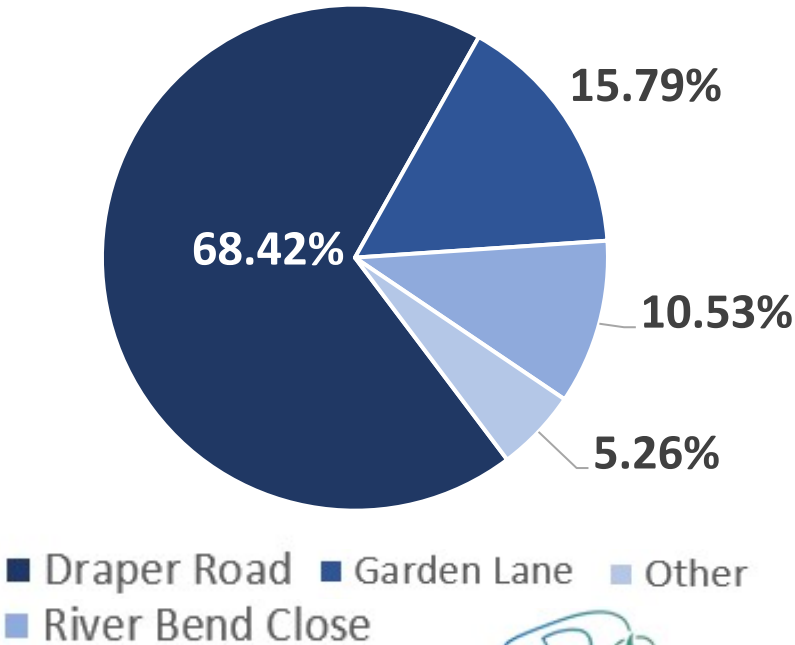
Age Distribution



Land Use District Distribution



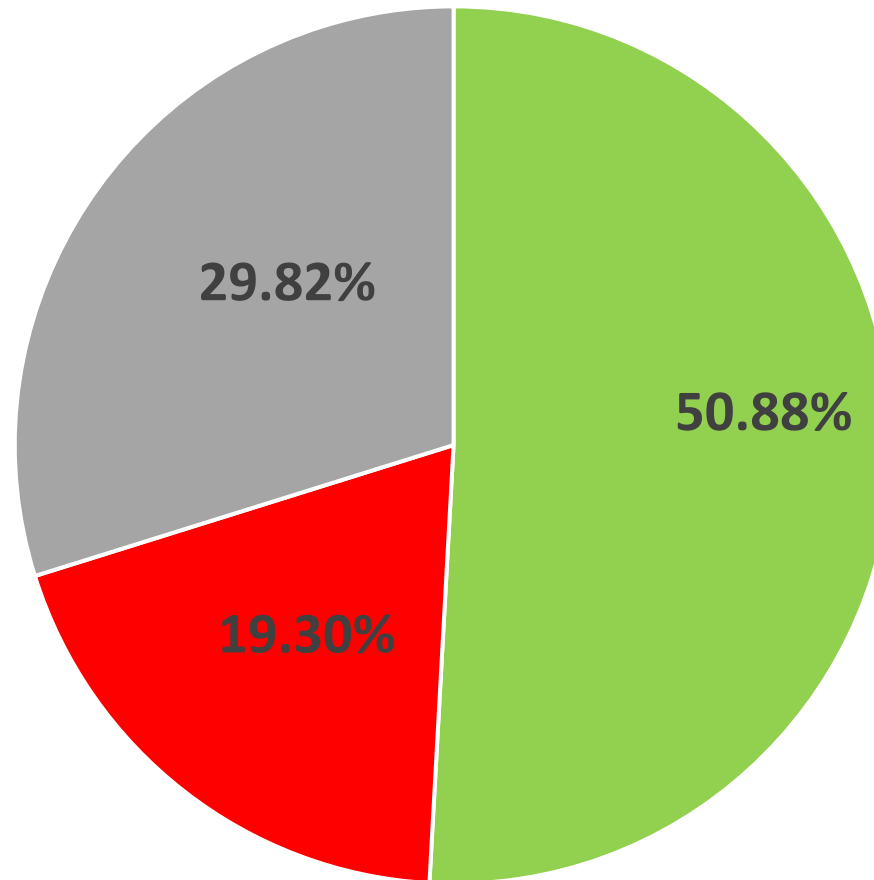
Address Distribution



# Survey Results

## Q5: Do you agree with the Draft MDP?

Response Rate: 100%

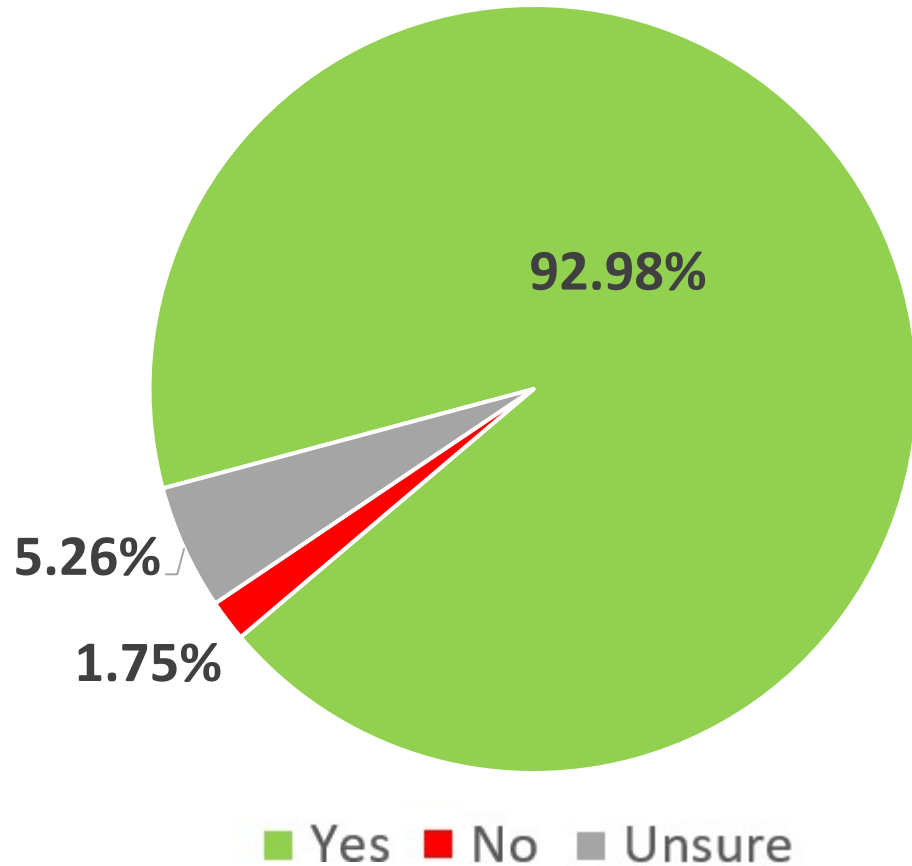


■ Yes ■ No ■ Unsure



## Q6: Should Draper maintain its rural character?

Response Rate: 100%



### Draft Policy:

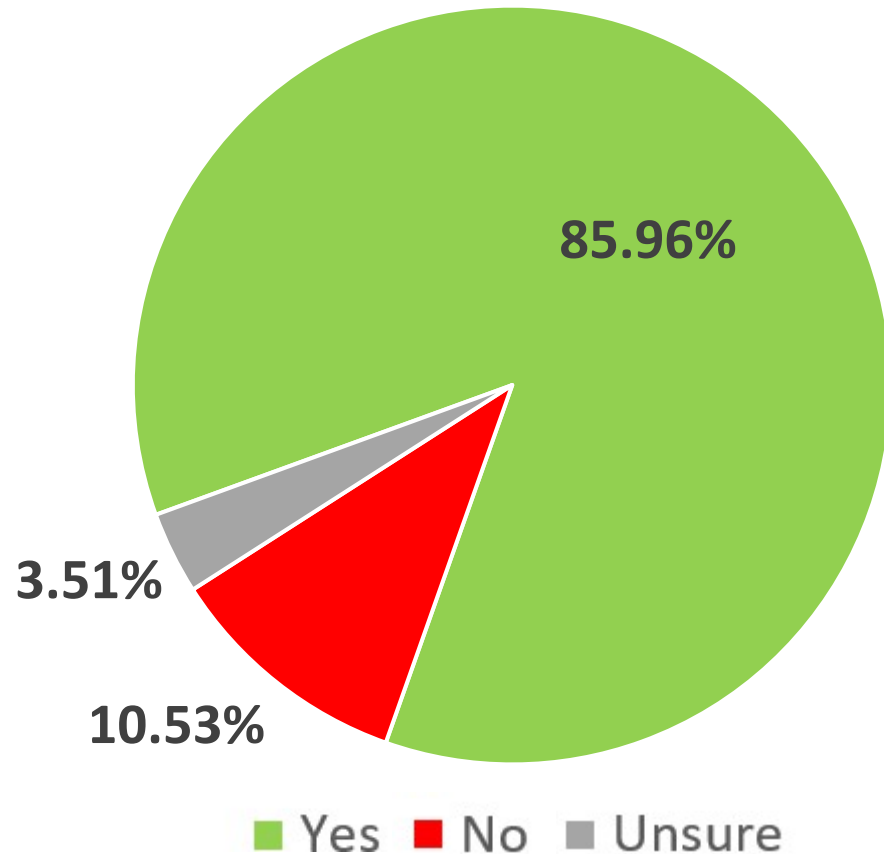
The Municipality will require that development be compatible with the rural character of Draper and conform to the local ASP.

**Proposed Changes: None**



## Q7: The 2011 MDP considers Draper to be a residential community. Should the new MDP also identify Draper as a residential community to protect/preserve its residential character?

Response Rate: 100%



### Draft Policy:

The Municipality will require that development be compatible with the rural character of Draper and conform to the local ASP.

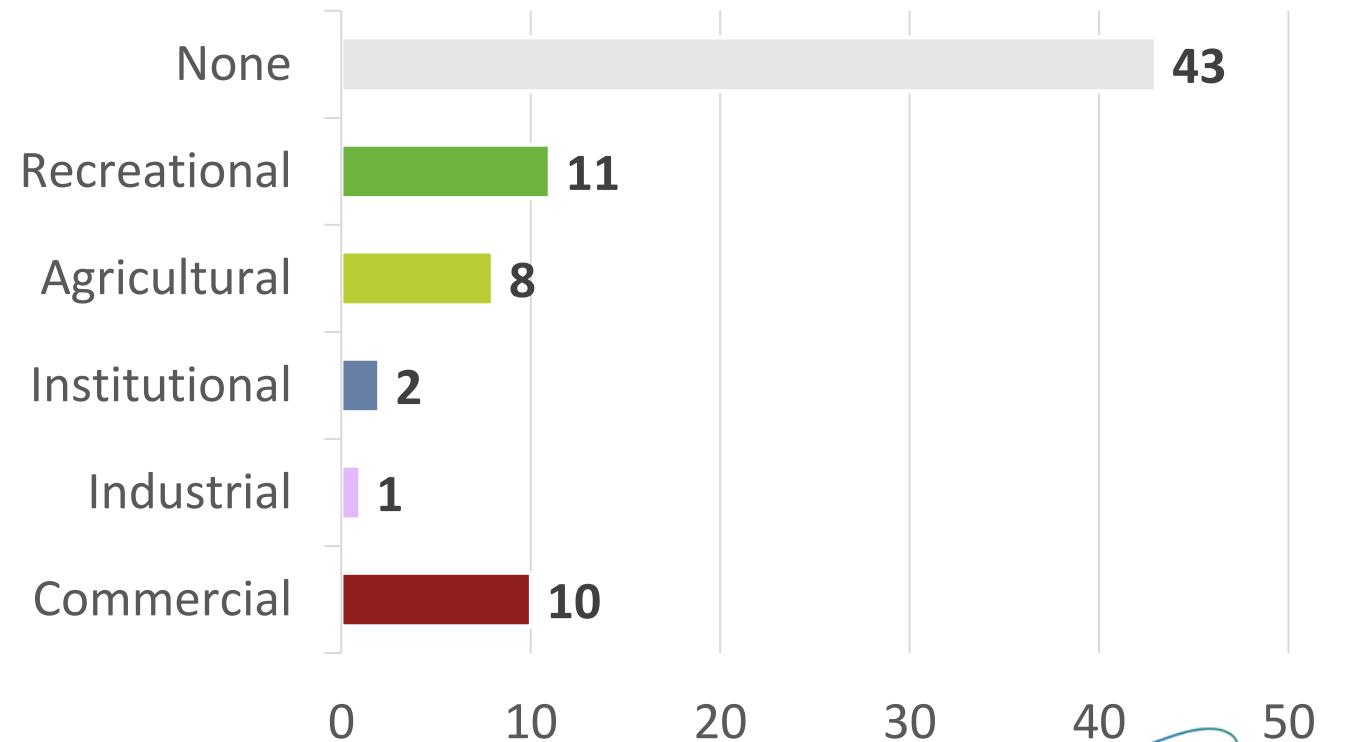
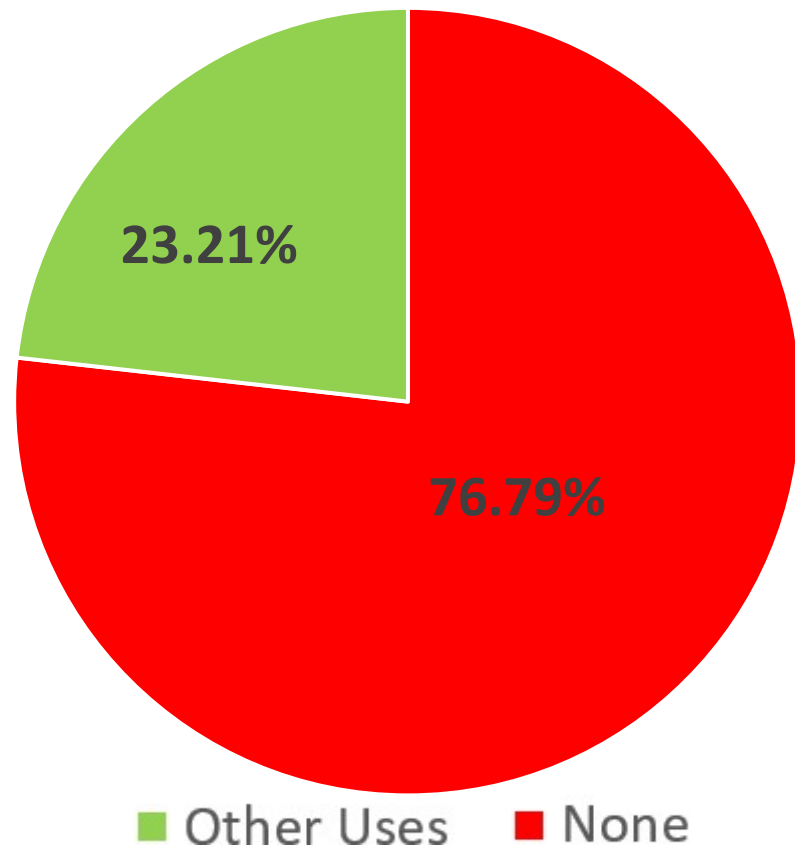
### Proposed Changes:

The Municipality will require that development be compatible with the rural **residential** character of Draper and conform to the local ASP.



## Q8: What uses (other than Residential) should be considered for Draper?

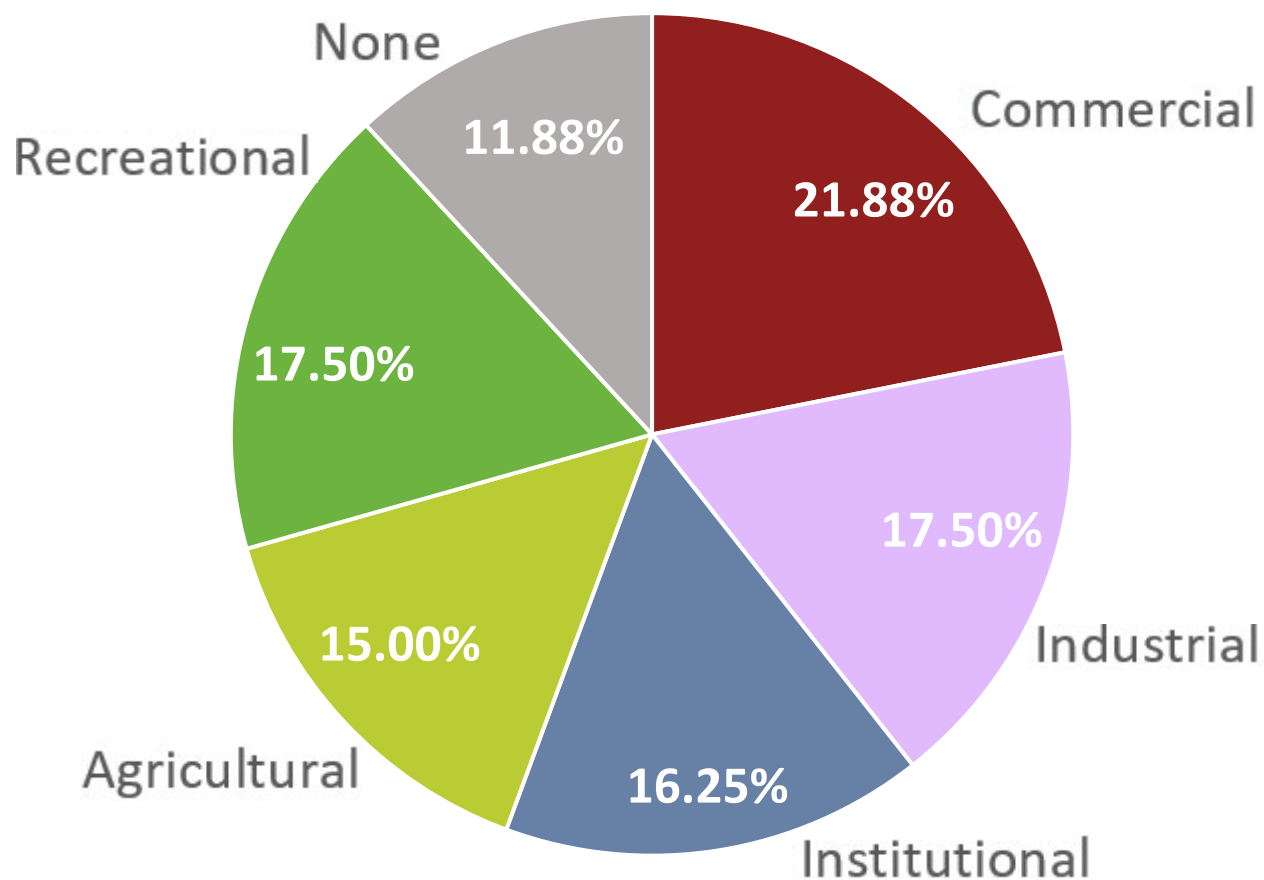
Response Rate: 98%





## Q9: What uses (other than Residential) should be subject to community input?

Response Rate: 95%



Draft Policy: None

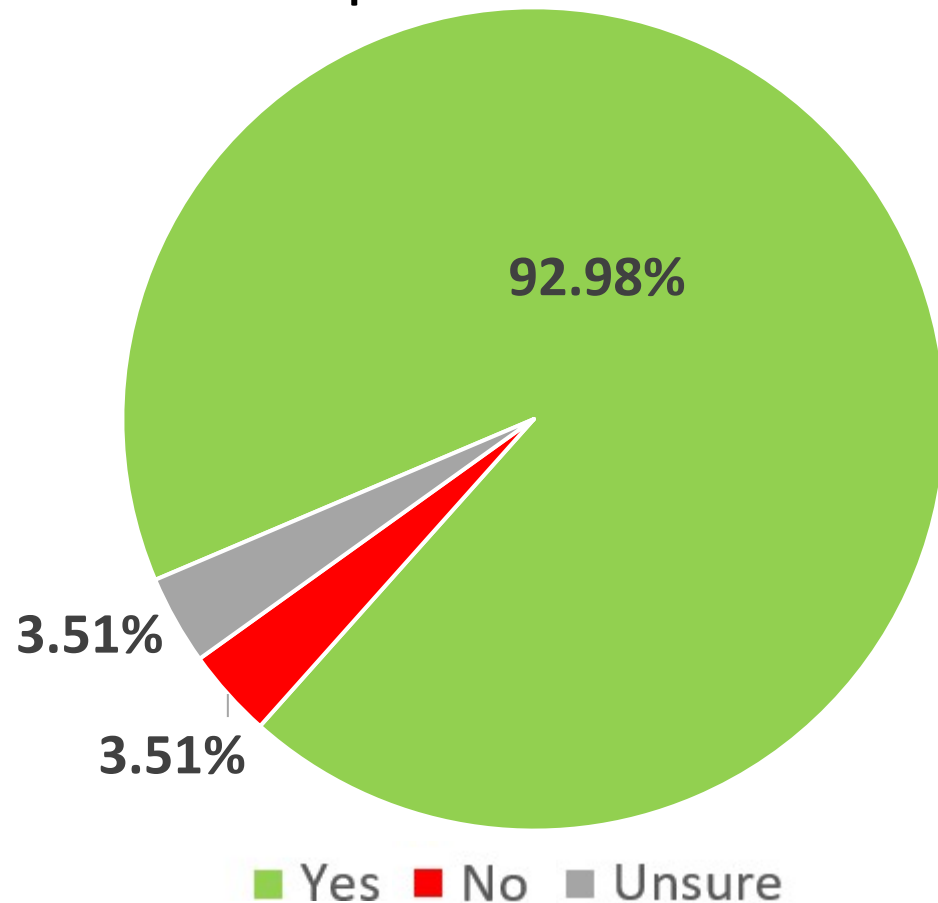
**Proposed Changes - New Policy:**

To preserve the existing residential character of Draper, the Municipality may, subject to community input, consider other compatible uses within the ASP and the Land Use Bylaw.



## Q10: Should new development in Draper be consistent with the existing pattern of large acreage lots?

Response Rate: 100%



Draft Policy: None

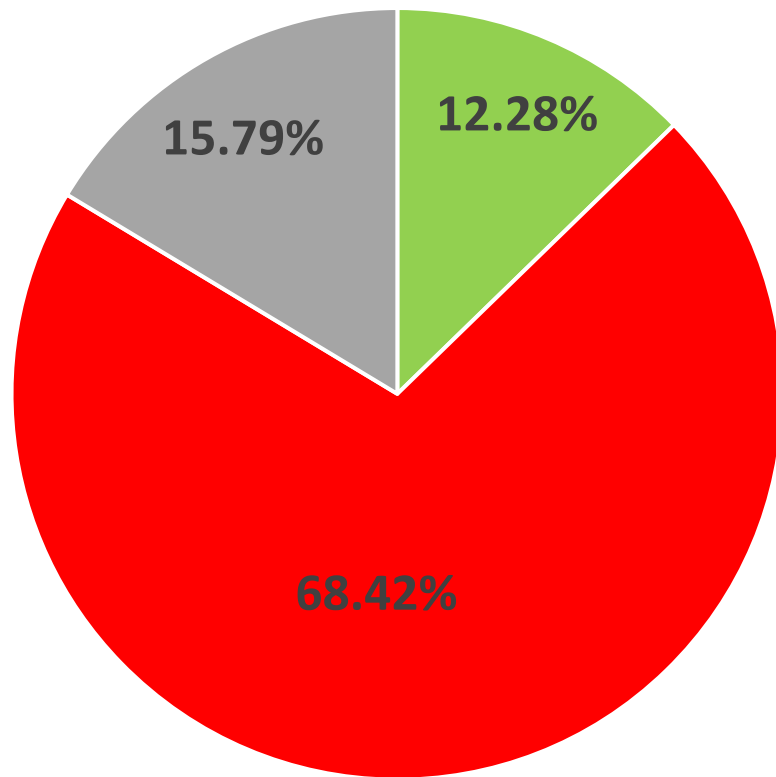
Proposed Changes - New policy:

The Municipality will require new developments to follow the existing large lots development pattern.



# Q11: Should the development of Religious or Institutional uses be considered in Draper?

Response Rate: 100%



■ Yes ■ No ■ Unsure

## Draft Policy:

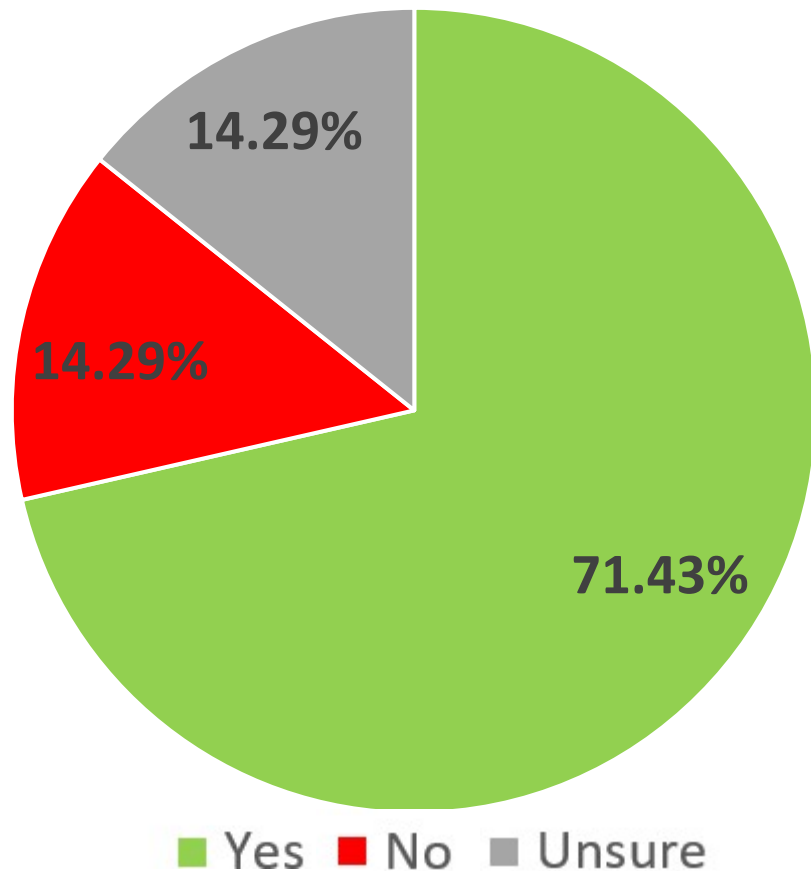
The Municipality may also consider contextually sensitive institutional uses for religious purposes in this area.

## Proposed Changes: Policy Removed



## Q12: Should the development of Religious or Institutional uses be subject to community input?

Response Rate: 100%



### Draft Policy:

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

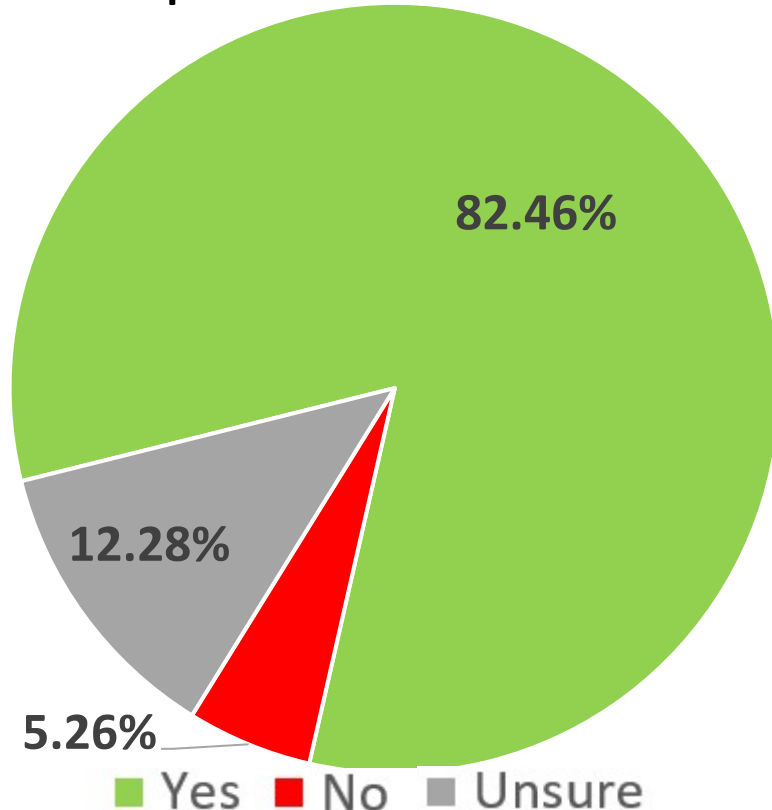
### Proposed Changes: Replace the current policy with the following:

To preserve the existing residential character of Draper, the Municipality may, subject to community input, consider other compatible uses within the ASP and the Land Use Bylaw.



**Q13: The Draft MDP identifies a "green" buffer concept to protect the residential communities and environmentally sensitive lands. Should Draper have a "green" buffer to protect the community from incompatible uses such as industrial development, outside of Draper?**

Response Rate: 100%



**Draft Policy:**

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.

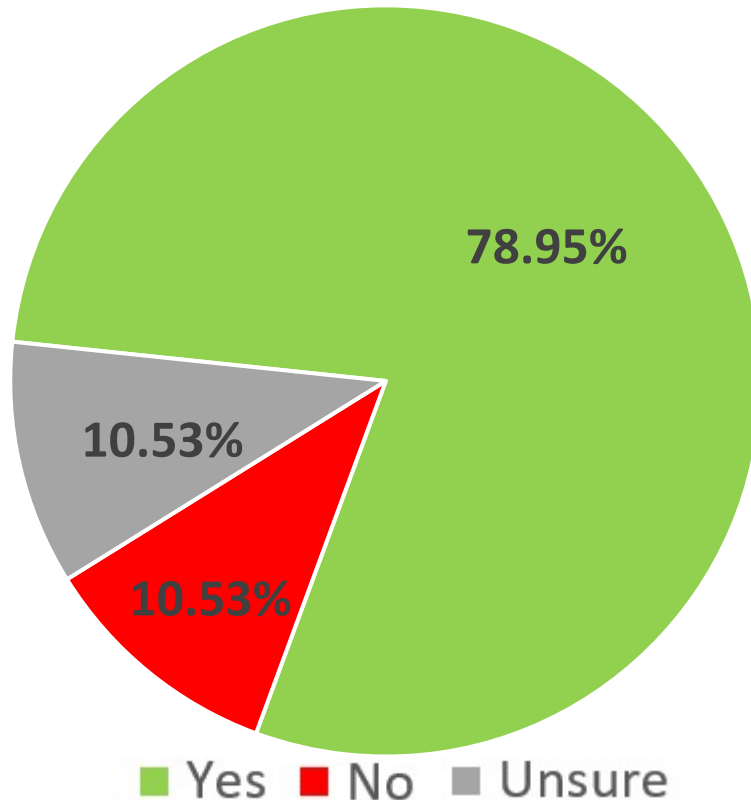
**Proposed Changes - Reworded the Policy:**

The Municipality will minimize the encroachment of residential development into non-compatible industrial development **existing outside of Draper** using a "greenbelt" of protected natural areas surrounding all residential neighbourhoods.



# Q14: To preserve the heritage status, ecological and aesthetic value, and riparian areas of the rivers in the community, should the Municipality consider preserving river shorelines through natural systems such as a “green” buffer?

Response Rate: 100%



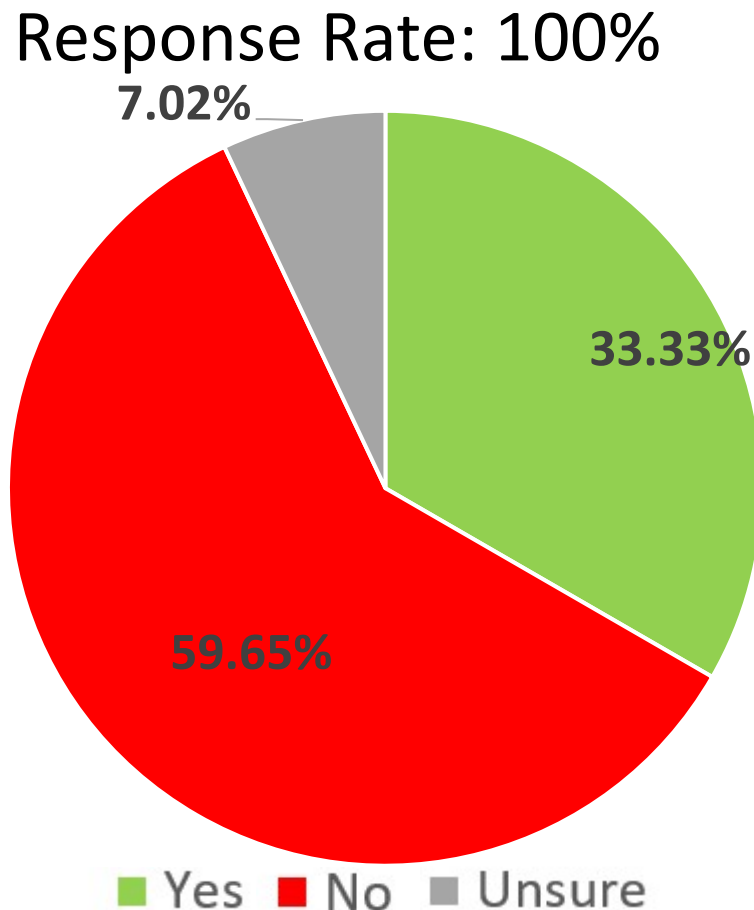
## Proposed Changes: Reword the policies:

**Where feasible,** the Municipality will investigate opportunities to protect riparian areas through the development of linear parks and passive recreation spaces that contribute to the Green Network, helping to further connect the Municipality’s communities to its nature.

**Where feasible,** the Municipality will work to establish “greenbelts” of protected natural areas surrounding all residential neighbourhoods.



## Q15: Should "green" buffer be considered for the development of walking trails, pathways and other uses?



### Draft Policy:

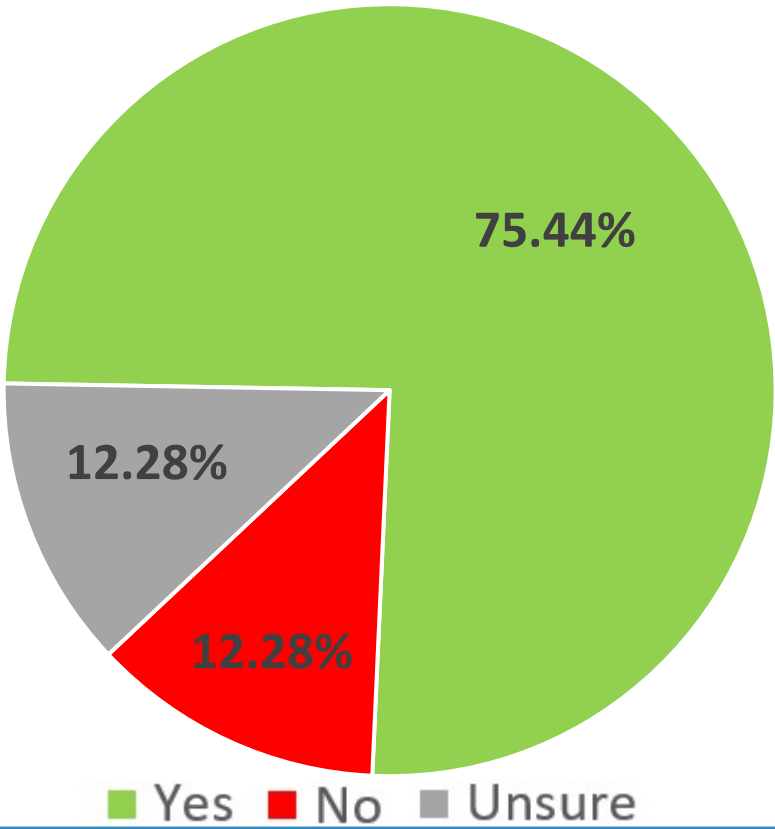
The Municipality will develop and implement policies through the Land Use Bylaw to help conserve the ecological health and function of the riparian areas and wetlands identified in 5.1.1.c. Policies should limit development that negatively impacts or impedes the natural function of ecosystems, and instead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

### Proposed Changes: Reword the policy



**Q16: To protect the ecological health of wildlife and natural features, the Draft MDP is focusing to establish a project that will identify and protect riparian areas in Wood Buffalo. Do you agree with this approach?**

Response Rate: 100%



**Draft Policy:**

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.

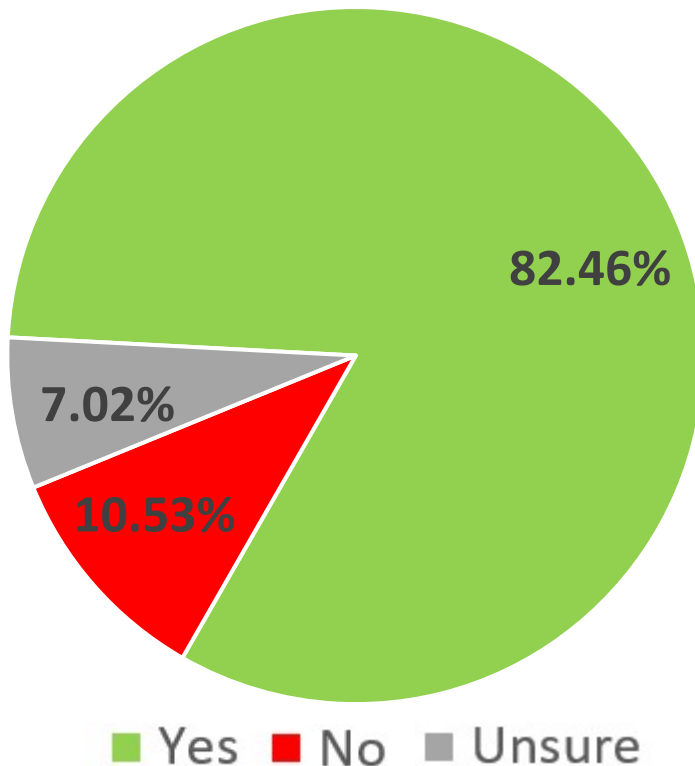
**Proposed Changes: None**





**Q17: The Draft MDP proposes the following policy: "Municipally and Provincially identified high flood risk areas should not permit future development except when protected by appropriate structural flood mitigation measures." Do you agree with this policy?**

Response Rate: 100%



**Draft Policy:**

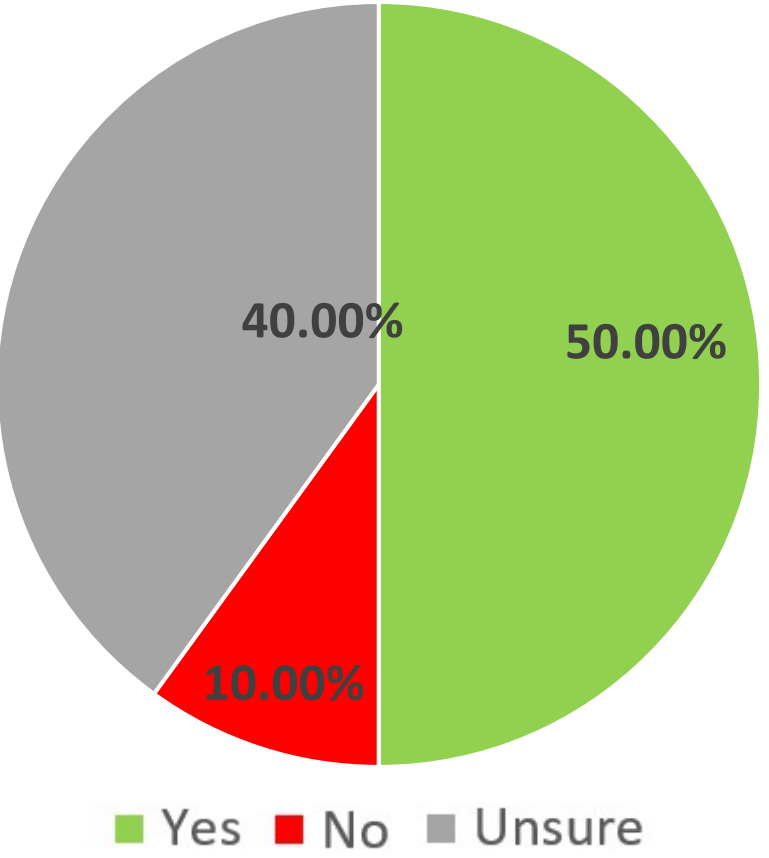
Municipally and provincially-identified high flood risk areas should not permit future development except when protected by appropriate structural flood mitigation measures.

**Proposed Changes: None**



# Q18: Should the Municipality consider other innovative floodproofing measures to promote safe development?

Response Rate: 100%



**Draft Policy:**

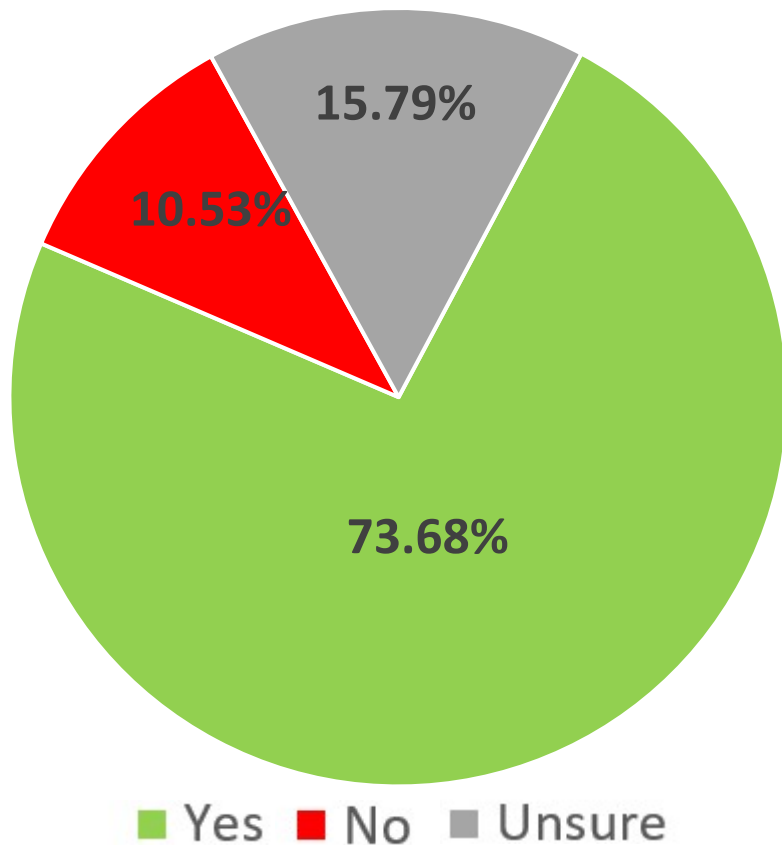
The Municipality may consider the expansion of existing development or new development in flood risk areas where innovative mitigation solutions are proposed.

**Proposed Changes: None**



# Q19: To promote safe development, should the Municipality prioritize the majority of growth in areas farther away from flood hazard zones?

Response Rate: 100%



## Draft Policy:

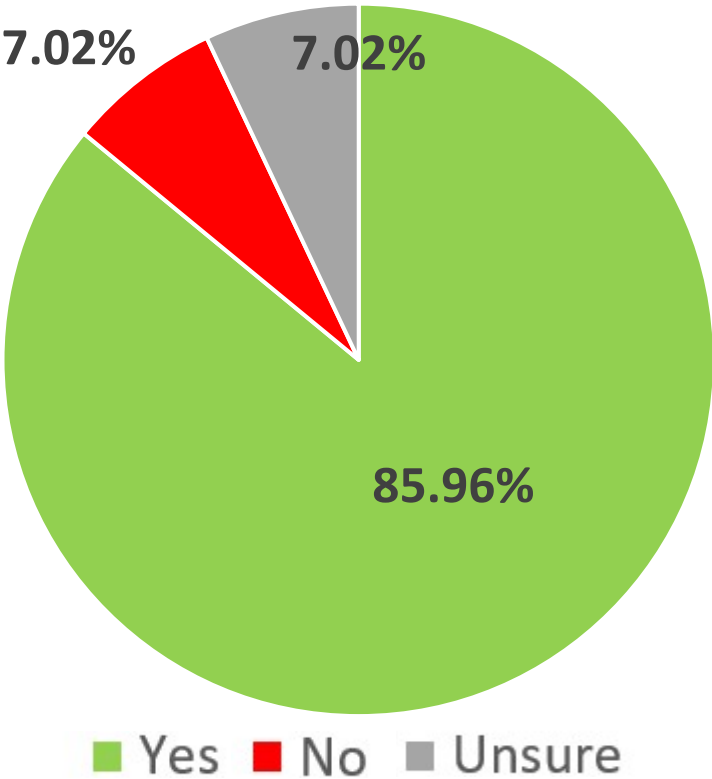
All new growth must be focused in areas that are safest from flooding and other risks. Promoting safe new growth areas will help to invite new investment and build confidence for those wishing to develop in Wood Buffalo.

**Proposed Change: None**



**Q20: Our region has a long history of overland flooding, with 17 notable floods since 1835. Slopes have also been an area of concern in the community of Draper. Should the Municipality consider adopting reasonable measures to ensure any future developments are safe from natural hazards?**

Response Rate: 100%



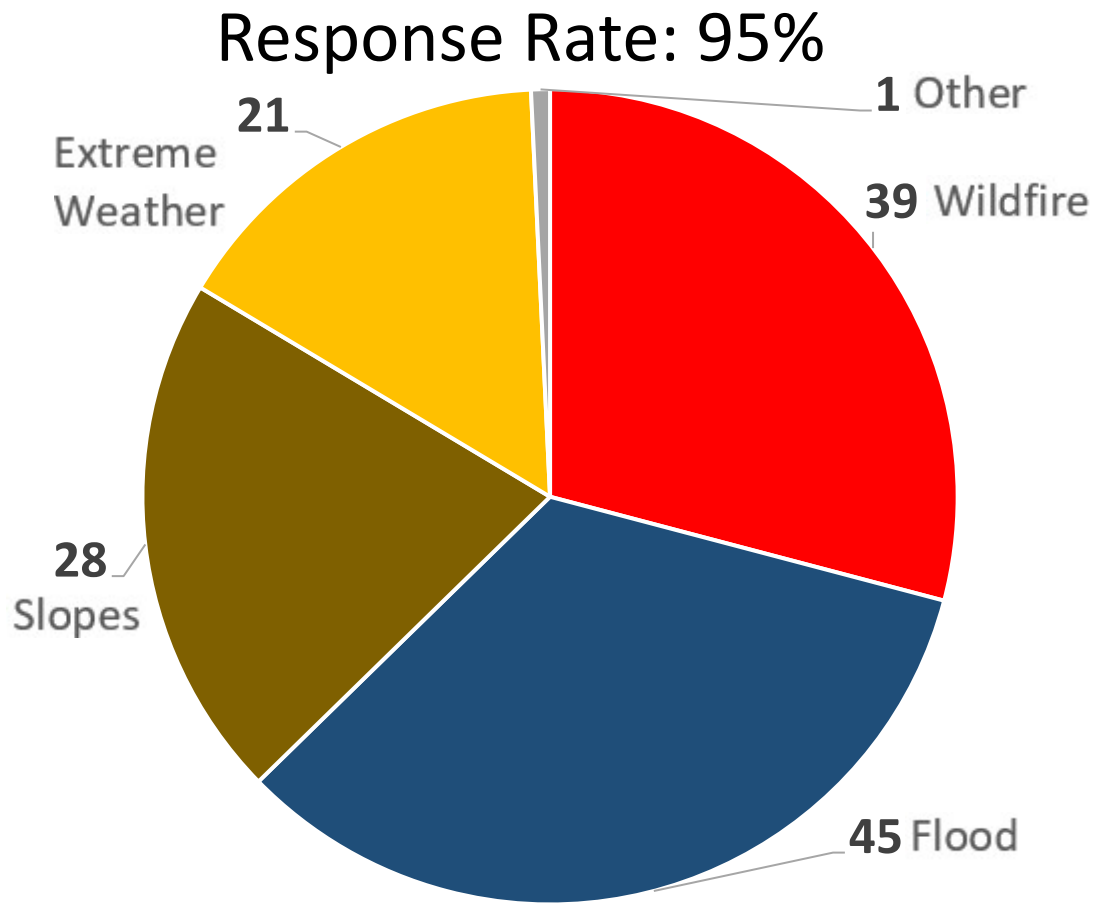
**Draft Policy:**

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.

**Proposed Change: None**



## Q21: Which natural hazards are you most concerned about in your community?



### Draft Policy:

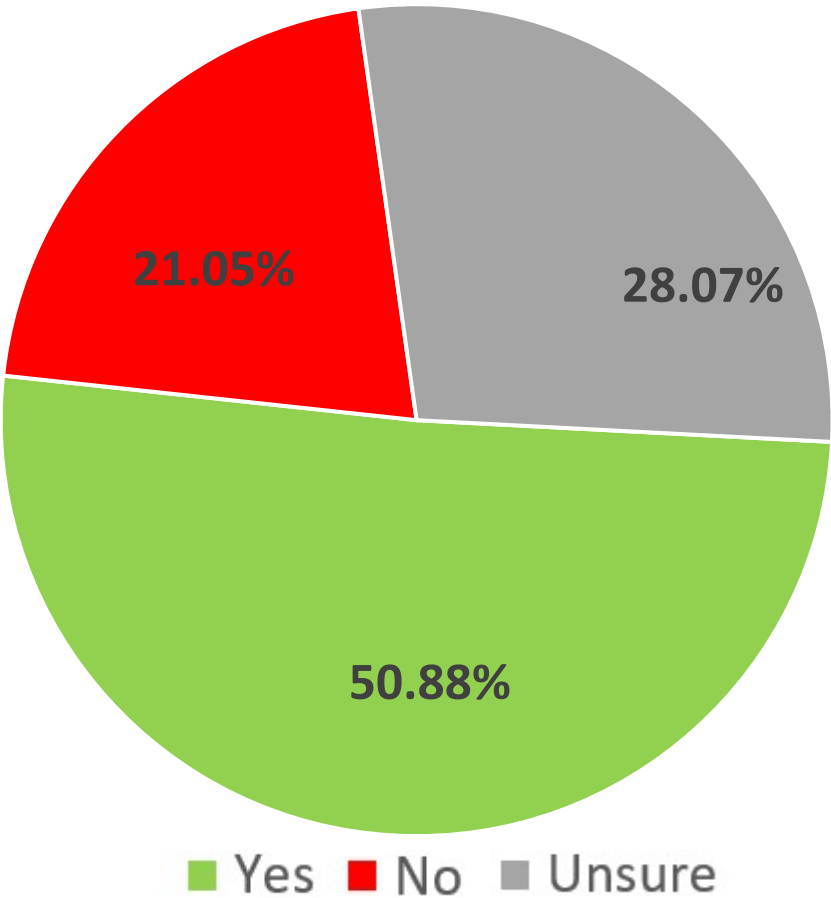
Country-style development may be allowed subject to technical studies and approval for development by the Municipality in areas that are considered safe from flood, wildfire, slope instability, and slumping risks.

### Proposed Change: None



# Q22: Would the provision of a second access road to Draper enhance community safety?

Response Rate: 100%



**Draft Policies:**

The Municipality will collaborate with Provincial and Federal governments to explore opportunities for developing alternate routes of transportation connectivity to all communities so that food supply chain continuity is preserved in the event of emergencies. Improvements in this area is critical in supporting food security to urban and rural communities.

Where feasible, the Municipality will work with the province to establish a minimum of two access routes in all communities and neighbourhoods and will also provide alternate evacuation routes for new urban neighbourhoods. These routes can improve community connectivity to the rest of the Municipality.

**Proposed Change: None**



# Proposed Draft Policies

# Proposed Draft Policies in the Draper Section

## Residential

- The Municipality will require that development be compatible with the rural **residential** character of Draper and conform to the local ASP.
- To preserve the existing residential character of Draper, the Municipality may, subject to community input, consider other compatible uses within the ASP and the Land Use Bylaw.
- The Municipality will require new developments to follow the existing large lots development pattern.
- 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.





# Proposed Draft Policies in the Draper Section

## Protected Natural Areas

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



# Next Steps

# Next Steps

## Project Team

- › Finalize the MDP
  - › Bring finalized MDP to Council in 2022
  - › Public hearing process in 2022
- 2022
- Phase 3: Finalize MDP**
- Council Review**
- Feb
- 3** Engagement "Finalize"
- 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?*

