

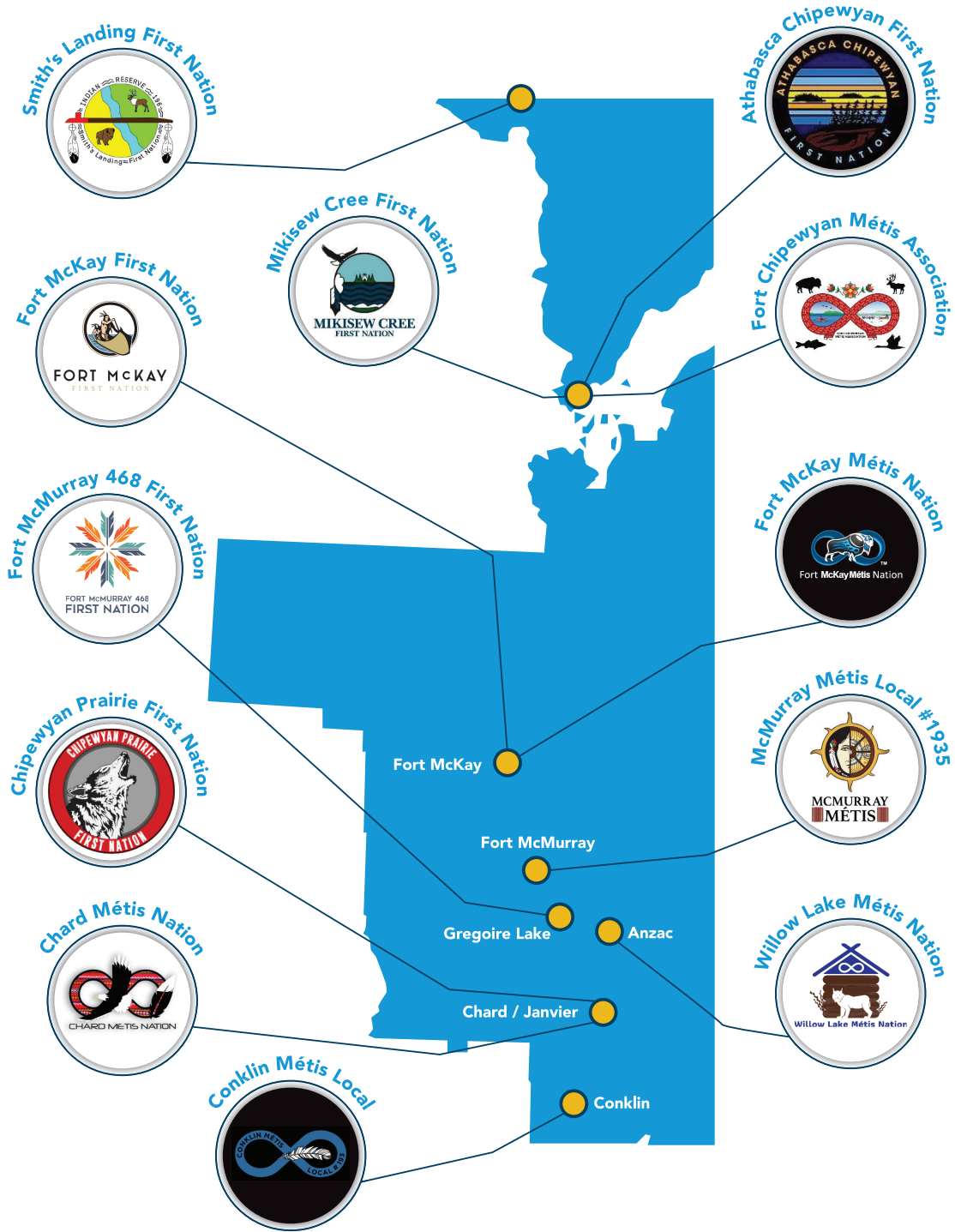
Draper Area Structure Plan

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REGIONAL MUNICIPALITY
OF WOOD BUFFALO

LAND ACKNOWLEDGMENT



With gratitude, the Regional Municipality of Wood Buffalo acknowledges this land is Treaty 8 Territory, the traditional lands of the Cree, Dene, and the unceded territory of the Métis people.

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SETTING THE STAGE

DRAPER COMMUNITY OVERVIEW

Draper is a rural community located within the Regional Municipality of Wood Buffalo, approximately eight kilometres southeast of the Fort McMurray downtown area (see Map 1: Regional Context). The community's rural setting is characterized by large, private lots, natural surroundings, and a low-density population.

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. Since that time, Draper has evolved into a quiet, rural residential area. Historically home to small agricultural and market garden uses, the community today consists primarily of single detached homes situated on large, acreage-style lots, giving the area its rural residential 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 nominated to become a Canadian Heritage River and was designated in 2003 following the approval of the Clearwater-Christina Rivers Management Plan. The Clearwater River shares its status with other Canadian rivers that possess outstanding natural, cultural, and recreational values. Importantly, the Draper ASP aligns with the vision for the Clearwater River Corridor to limit development and protect the natural environment, which is required to maintain the wilderness character and recreation potential highly valued by the community. Two creeks, Saprae Creek and an unnamed creek, also flow through the Draper ASP area (see Map 2: The Draper ASP Area).

Compared to the 2018 municipal census, 2025 population numbers show a 26% decline in the Draper population, from 187 to 137 residents. After the flood of 2020, the Municipality acquired nine properties in Draper through a voluntary buy-out program. This program, directed by Municipal Council, had the intention of reducing the impact of flooding on existing residential land in the area. The acquired land and properties are now vacant therefore this is a contributing factor on the population decline.

Home ownership remains high, with 95.65% of residents owning their homes across 53 dwellings, further emphasizing the community's stable, rural-residential nature.



Figure 1: Population by Rural Communities, 2025

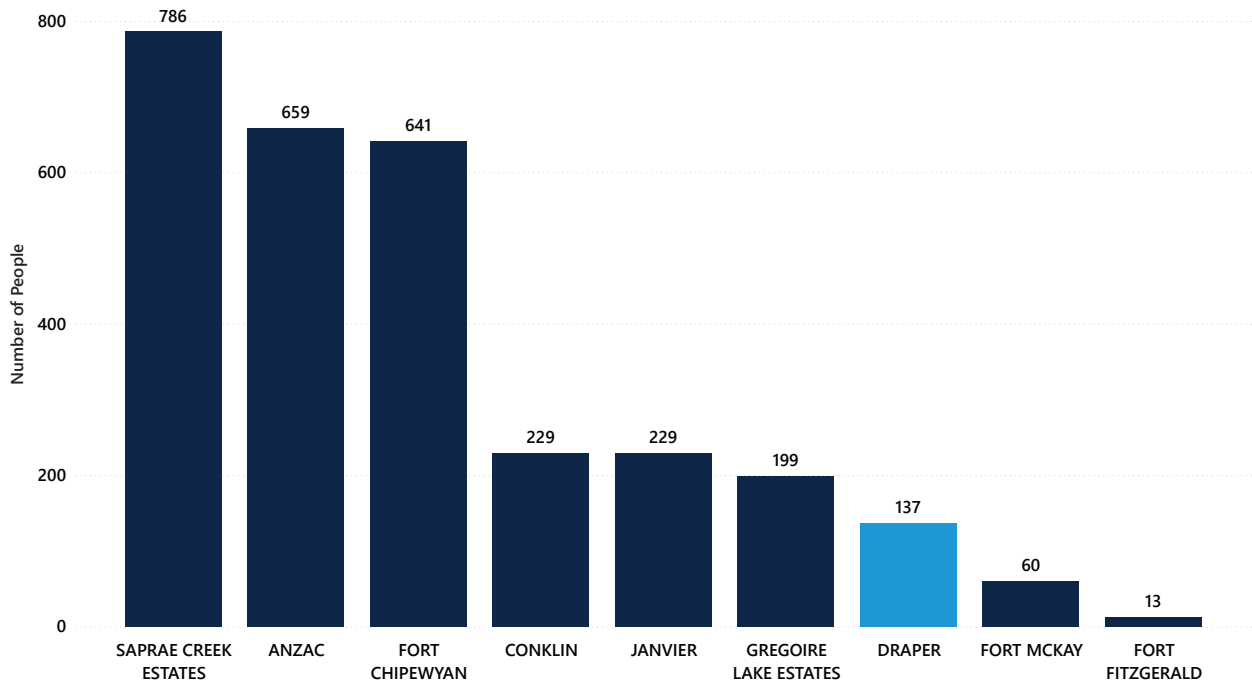
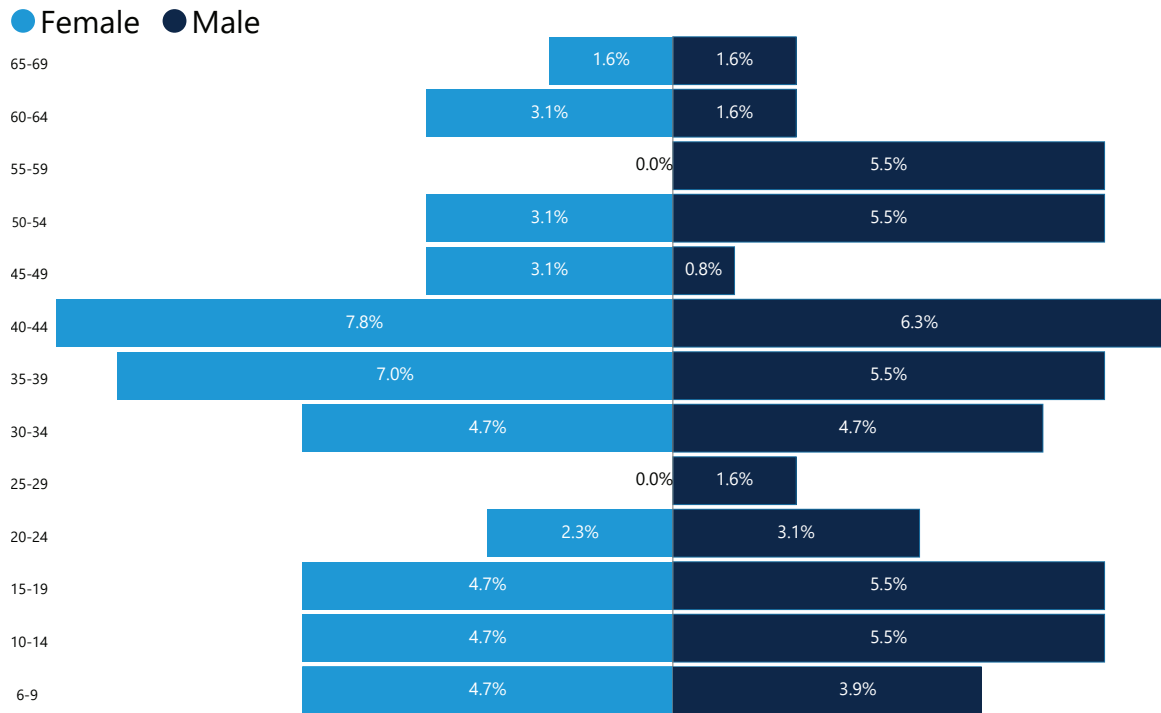


Figure 2: Draper Age-Gender Pyramid, 2025



Regional Influences

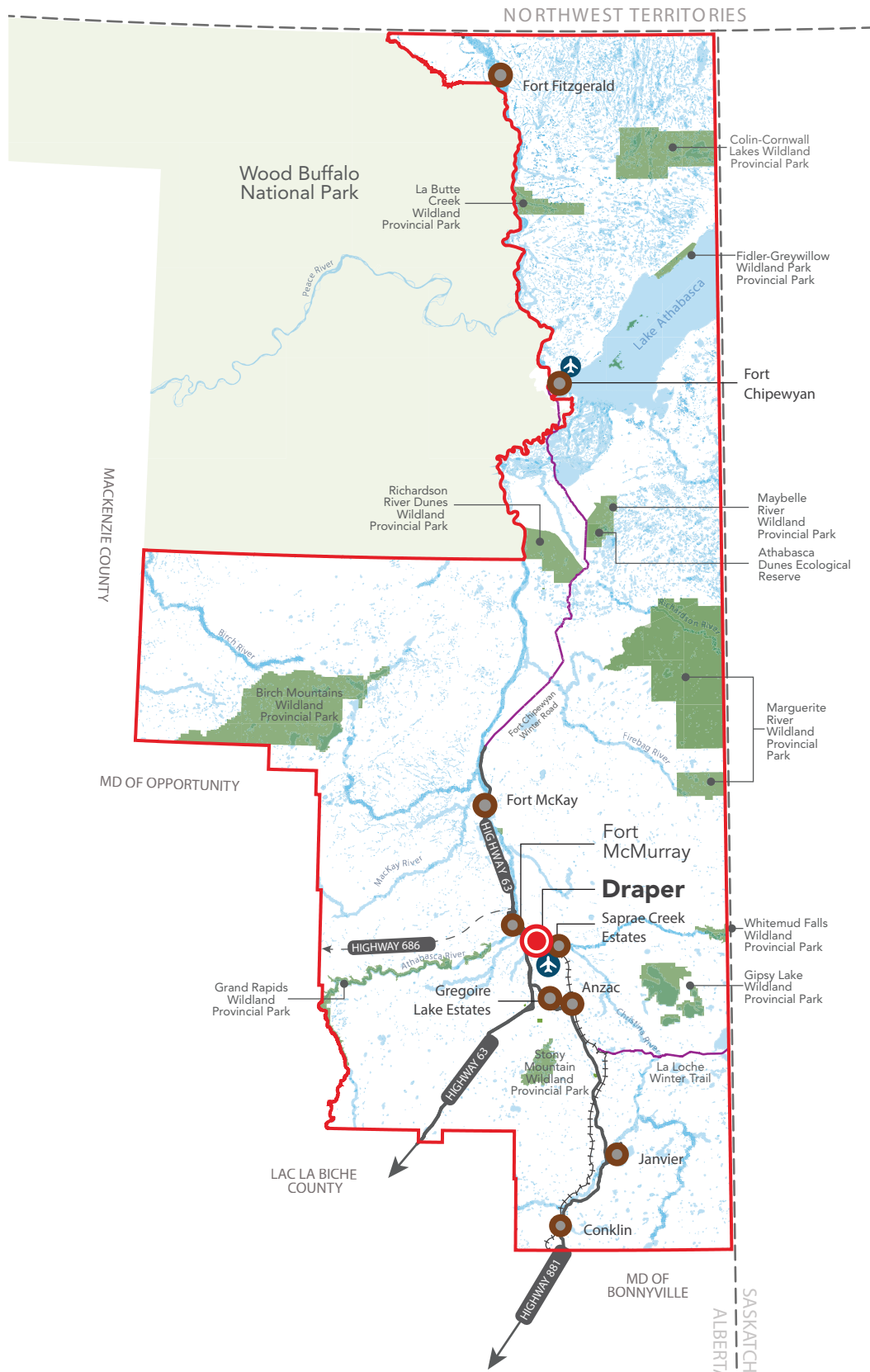
The Regional Municipality of Wood Buffalo is located within the Athabasca Oil Sands Area, the largest of three major oil sands deposits in Alberta. The other two deposits are in Cold Lake and Peace River. The mining and extraction of crude bitumen remain the region's primary drivers of economic growth and employment. The oil sands industry generates 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, production is expected to rise over the next decade, albeit at a slower pace. The Alberta Energy Regulator projects that oil sands production will increase by more than 17% by 2033, rising from 3.4 million barrels per day in 2023 to four million barrels per day in 2033.

This regional industrial activity influences development pressures in both urban and rural areas, including Draper. However, Draper's rural nature, location within a river valley, and environmental sensitivities require that growth be carefully managed to preserve its distinct character.

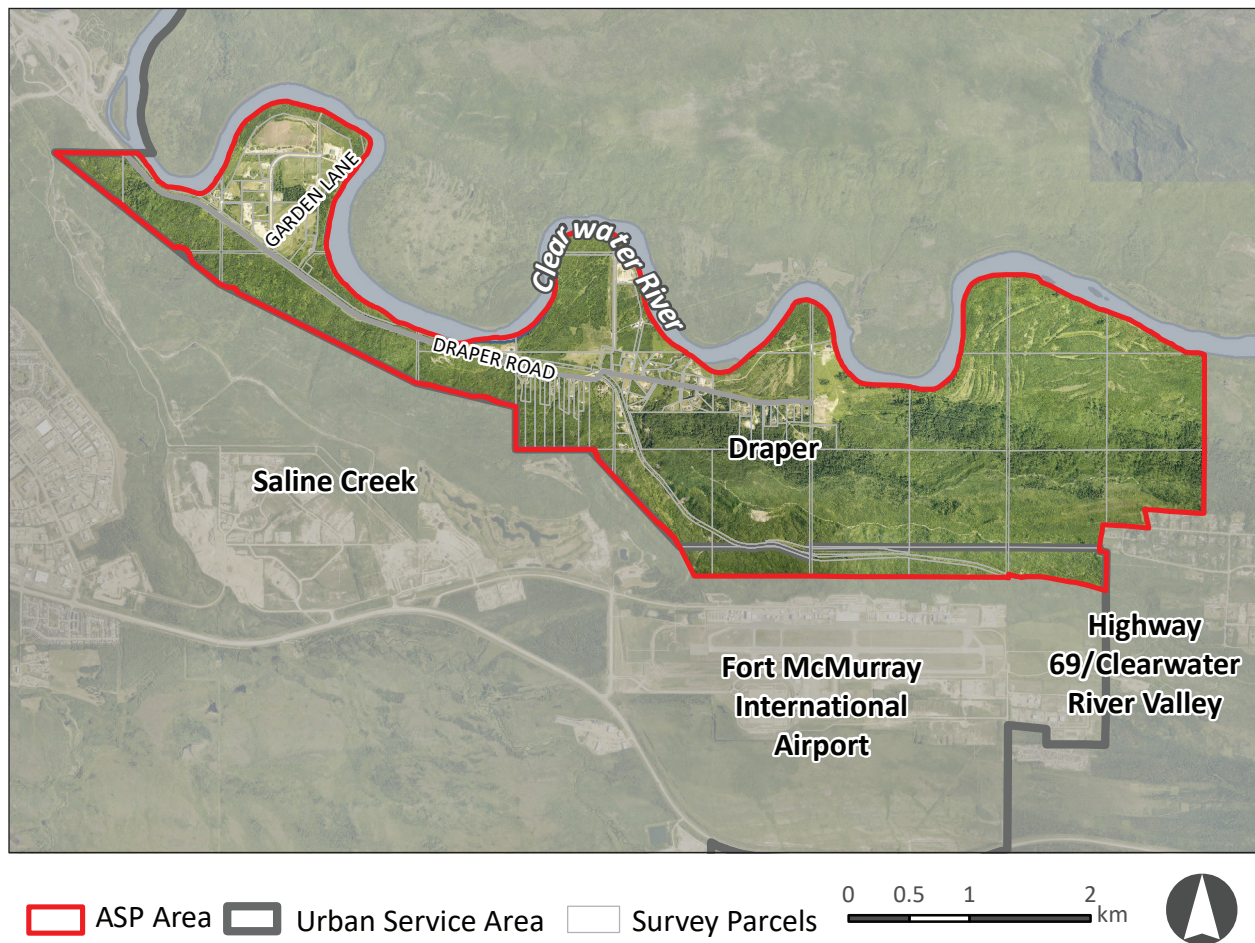
The 2024-2044 Municipal Development Plan (MDP) includes a Regional Growth Concept that provides a high-level understanding of the Municipality's overall vision for growth and development. Although the MDP

prioritizes growth in the Urban Service Area, it also recognizes the important role of rural communities—including Draper—in shaping the region's unique cultural and geographic landscape. Since 2016, the landscape and development options in Draper have faced challenges of slope stability issues and flooding. These constraints, coupled with the community's rural setting, low-density character, and acreage lots informed the MDP's recommendation to maintain the current development pattern. The plan emphasizes that Draper should continue to support low-density, rural residential development on large lots.

Map 1: Regional Context



Map 2: The Draper ASP area



Situated on the floodplains of the Clearwater River, Draper is located adjacent to Fort McMurray. The ASP area encompasses approximately 1,318 hectares (3,257 acres) of land.

Draper is bordered by the Clearwater River to the north, the Hamlet of Sapræe Creek to the southeast, Fort McMurray International Airport and Saline Creek Plateau to the south, and the community of Waterways to the northwest. The plan area is comprised of 108 large residential properties that reflect Draper's rural development pattern. Of these, 52 are

located below the 250-metre elevation line, and 56 are above.

Draper's unique setting in the Clearwater River valley and proximity to Fort McMurray make it attractive for moderate development, keeping its rural character. Along with Sapræe Creek, Draper presents one of the few opportunities close to the city for large-acreage lot developments and a rural lifestyle.

Preserving the rural character of Draper, while ensuring responsible land use and environmental stewardship, remains a central objective of the ASP.

EXISTING CONDITIONS

Natural Environment

The Clearwater River and its valley are the defining features of Draper. Unique to Alberta, it is a westward flowing river set in a landscape representing two major periods of geological development. The river flows freely from Broach Lake, Saskatchewan to its confluence with the Athabasca River in Fort McMurray. The Clearwater-Christina Rivers Management Plan (2003) includes a 108-kilometre portion of Alberta with a 31-kilometre stretch of its tributary, the Christina River. The natural and human heritage of the Clearwater River corridor is outstanding and worthy of the Canadian Heritage River System (CHRS) designation. The management plan includes action statements to implement the common vision of stakeholders that live, work and play along the Clearwater River corridor.

Draper is split into two sides: the low-lying lands near the Clearwater River Valley and the steep slopes rising to the Saline Creek Plateau. Development is concentrated on the lower, gentle slopes of the river valley (see Map 4: Existing Development Patterns). Most of the undeveloped land is covered by forests. Historically, the pattern of development

in Draper has been influenced by the natural features of the area.

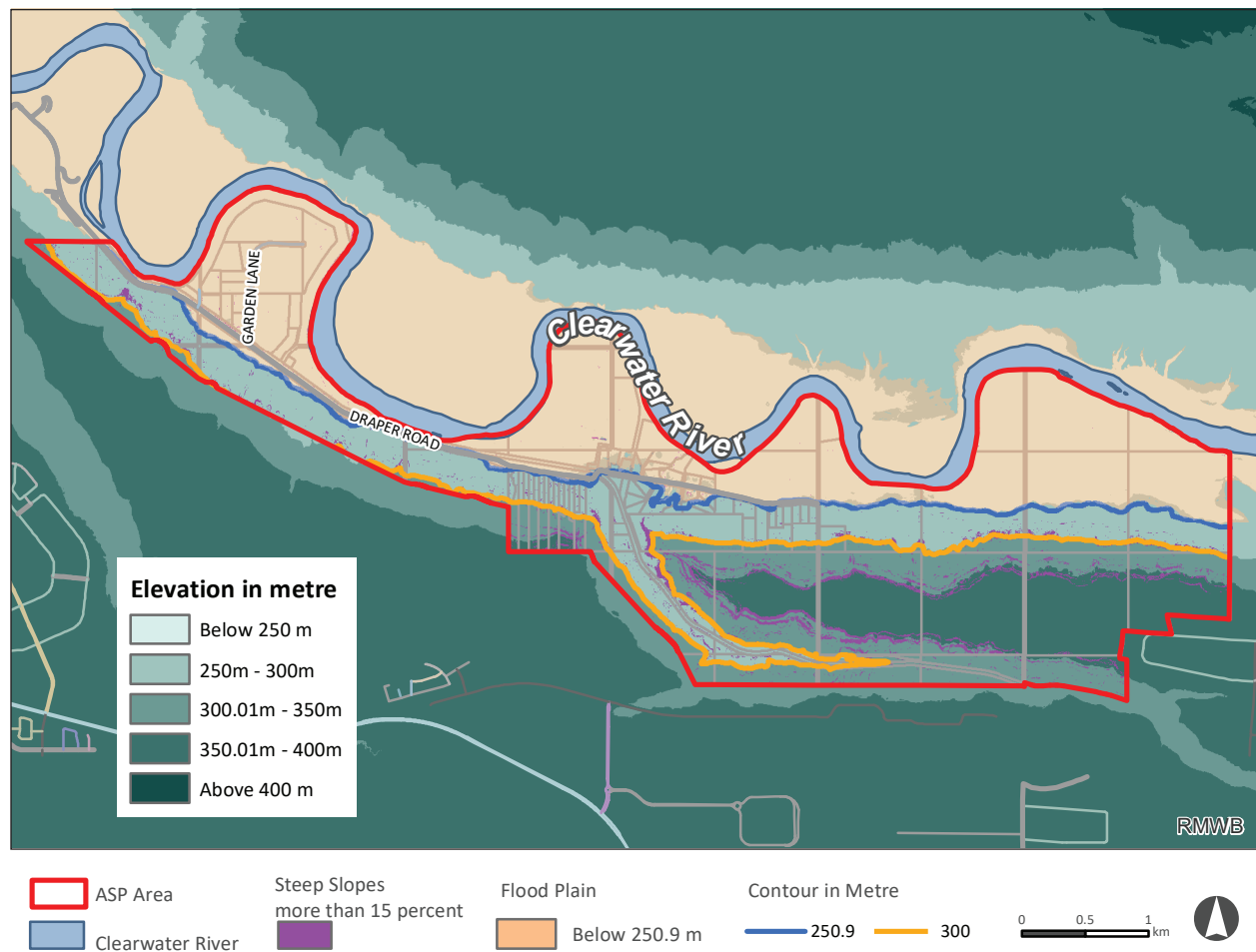
The shoreline vegetation along the Clearwater River is largely intact and serves several purposes that include acting as a buffer between the river and residential uses, protecting the riverbank from erosion, and providing a habitat for wildlife. South of Draper Road, the valley slopes upward towards the flat upland area of Saline Creek Plateau. The Saprae Creek and several other smaller unnamed creeks flow down the valley slopes. The steeper upper slopes are covered by deciduous forests of aspen, black spruce, larch, and birch. This forest cover not only accommodates wildlife but also protects the hillside from instability.

In addition to property damage, the 2016 wildfire permanently impacted the natural environment, including the loss of vegetation on the forested slopes that historically acted as a natural anchor for soil. These impacts left the soil susceptible to erosion by wind and rain. During the post-fire recovery period, greater awareness was placed on geotechnical concerns present in the hillside south of Draper Road.

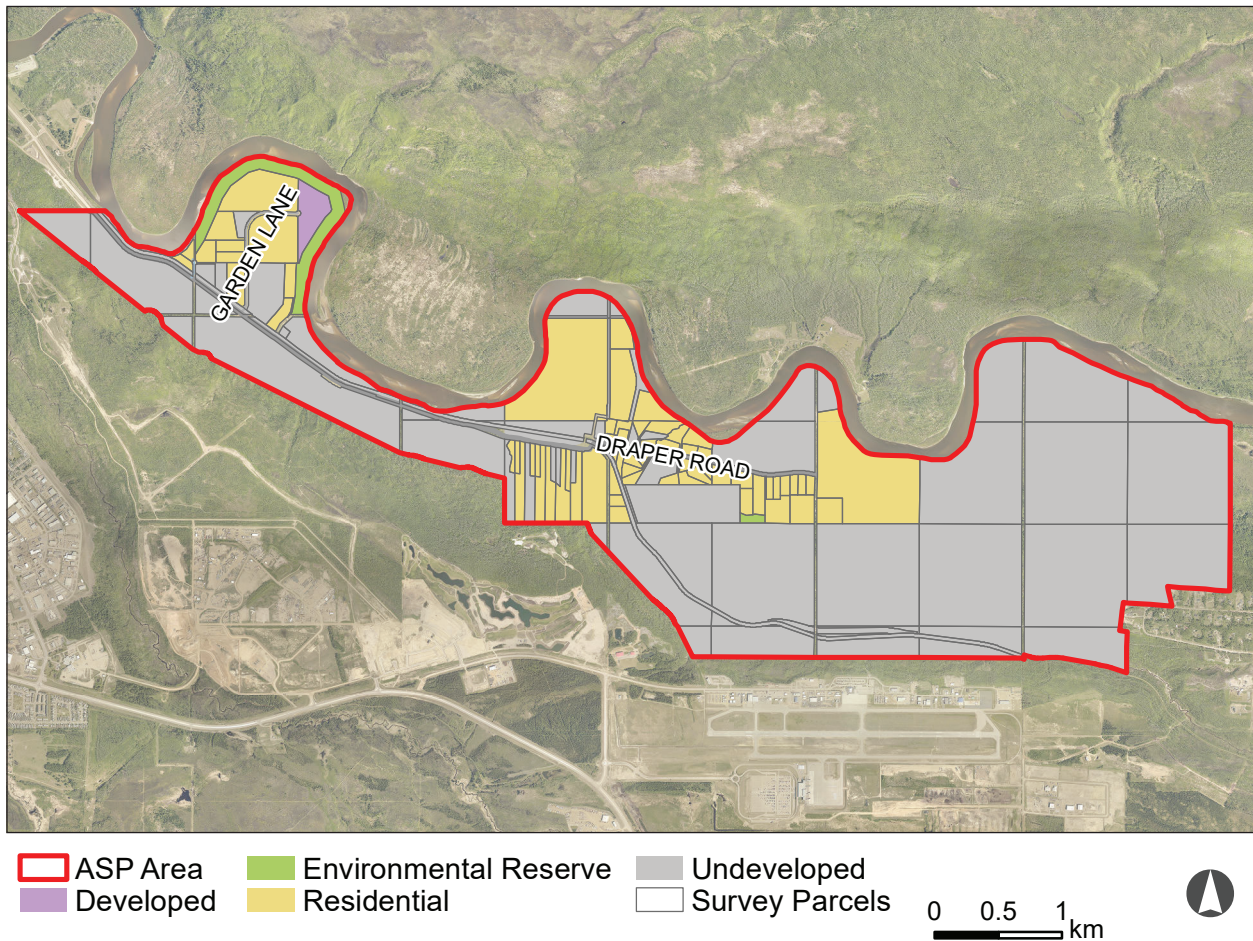
Land between the Clearwater River and Draper Road generally lies below the 250-metre contour (see Map 3: Environmental Constraints). The Municipality recognizes that land below this level is susceptible to flooding. On April 27, 2020, a 24 kilometre-long ice jam and melting waters caused massive flooding in Fort McMurray. The flood affected Downtown, Ptarmigan Court, Waterways, Draper and the Taiga Nova Eco-Industrial Park, impacting

1,000 buildings in these areas. Without structural mitigation for flooding, 51 Draper properties were impacted by the flood. After this event, Municipal Council took several steps to enhance flood resiliency to minimize the risk to life and property. The Voluntary Buyout Program was one of the options along with re-establishing land use regulations that allow for safe development in the future.

Map 3: Environmental Constraints



Map 4: Existing Development Patterns

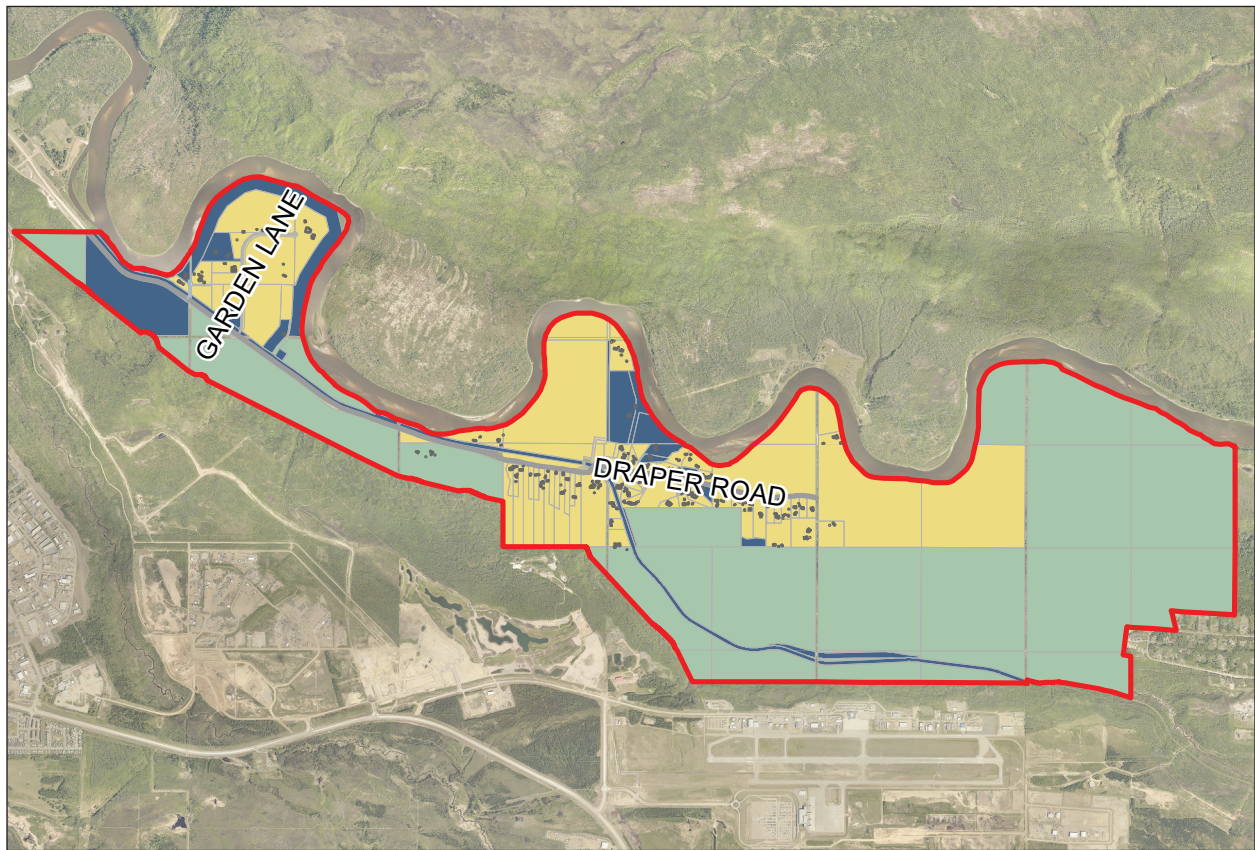




Existing Development Patterns

Most of the land in Draper is undeveloped and covered by forest. This land has significant constraints to development due to geotechnical and environmental factors. Existing development is characterized by residential uses along the road on large acreage lots. Historically, agricultural activities like bee-keeping as well as tree and sod farming have taken place in the community.

The ownership of land in Draper is distributed among the provincial government, the Municipality, and private individuals. The Province is the largest landowner, holding title to the undeveloped land on the hillside of the valley south of Draper Road. Private lots within Draper include a range of developed and vacant parcels, consistent with the community's historic development pattern.

Map 5: Land Ownership



 ASP Area  Municipal Land  Survey Parcels
 Provincial Land  Private Land

0 0.5 1 km



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. Under the Public Lands Act, the Lower Athabasca Regional Plan (LARP) designated public lands within the Draper ASP area as a public land area for recreation and tourism (PLART) development.

PLARTs are intended to optimize the recreation and tourism potential for both residents and visitors. The Clearwater-Christina Rivers Management Plan advises that recreational developments involve proper planning, construction, reclamation procedures, and landscaping techniques to minimize erosion, ecological impacts, and negative visual effects.

The bed of the former CN Railway track serves as a 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 off-trail use and have identified the need for a bylaw to regulate this activity.

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



Heritage and Culture

Draper has a longstanding connection with oilsands development, being the site of Thomas Draper's McMurray Asphaltum & Oil Company in the 1920s and early 1930s. 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. He also supplied oil sands to the Alberta Research Council. Unfortunately, the McMurray Asphaltum and Oil Company became financially unviable and closed its operations sometime in the 1940s.

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 EuroCanadians.

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. 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 historical period sites.





Infrastructure, Servicing and Utilities

Draper Road is the only access into this community. Approximately eight kilometres in length, it connects Draper with Fort McMurray through the Waterways neighbourhood and ends in a cul-de-sac. This road was upgraded in the summer of 2022 to a two-lane asphalt concrete pavement with ditches and culverts.

As part of the transportation infrastructure connecting Draper, there are two bridges: one crossing the Hangingstone River and another one on Tolen Drive crossing Saline Creek. Both bridges were rehabilitated after the flood of 2013 and are regularly inspected and maintained. Stormwater is managed with ditches along Draper Road and through natural surface drainage in the Draper ASP area.

There is no municipal underground water or sewer servicing in Draper. Water is delivered through truck haul. Sewage (wastewater) is managed with septic or holding tanks and domestic solid waste is transported to the regional landfill. There are no plans to service Draper with water or sewer

Electricity is provided by ATCO Electric with 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 that is trucked in. Most of the area has access to wireless internet, as well as cable and satellite television services.

Emergency Services

In May 2016, over 88,000 residents, including the residents of Draper, were evacuated due to wildfires in and around Fort McMurray. In total, the Horse River Wildfire burned approximately 579,767 hectares of land affecting the Urban Service and Rural Service areas in Wood Buffalo. The community lost 1,595 buildings and structures, containing 2,579 dwelling units according to the RMWB Geographic Information Systems data.

In Draper, 18 properties were lost, of which five were rebuilt. Lessons learned from the 2016 wildfire have led to significant improvements in wildfire prevention and emergency management across Wood Buffalo.

Emergency services for Draper, including police, fire, and ambulance, are provided out of Fort McMurray. All neighbourhoods and communities have their unique hazards. According to the Regional Management Plan (2024) for Draper, the top three hazards are the risk of:

- wildfire
- flooding
- slope stability

In March 2021, the Community Emergency Management Plan (CEMP) was developed for Draper. While Draper Road is identified as the primary evacuation route, the plan also

contemplates the evacuation of residents via the quad trail and the river by boat. There are two muster points: one at the 5km mark and a second at Garden Lane.

The 2022 Regional Municipality of Wood Buffalo Wildfire Mitigation Strategy (Wildfire Mitigation Strategy) is a guiding document that Regional Emergency Services will use over the next five years as they continue to make the region a safer place to live. According to this plan, the wildfire behaviour in Draper is low to moderate since FireSmart vegetation management has been implemented on 9.8 hectares in the area.

There are some challenges in terms of infrastructure noted for the Draper community as follows:

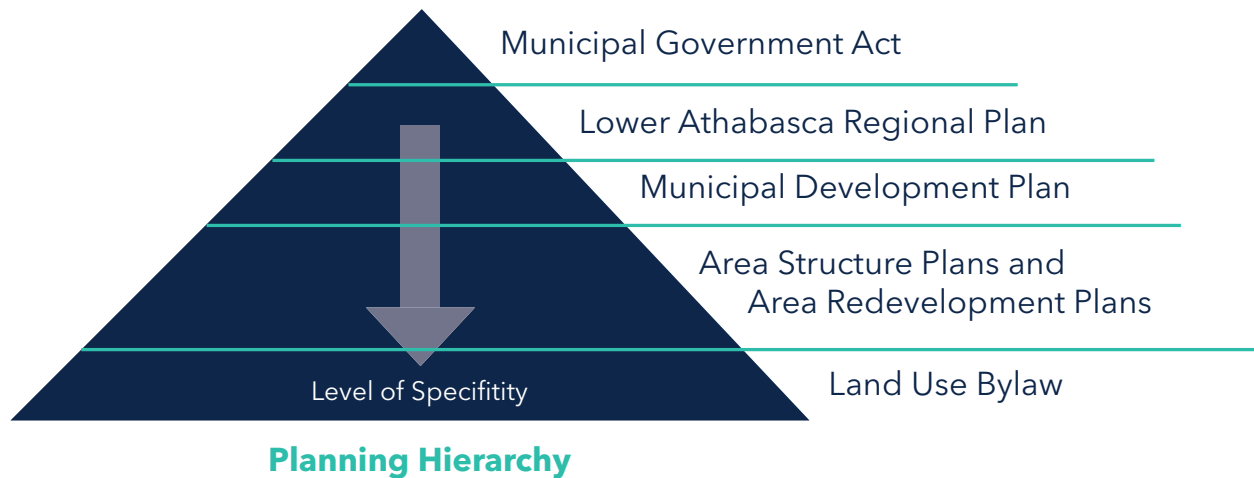
- Driveway access to several lots in Draper is narrow, steep, and has poor surface cover making access to structures with fire equipment and crews difficult and unsafe during wildfire conditions.
- There is only one vehicle access route in and out of Draper.
- Road and address signage is made of combustible material and unclear.

Social and Economic Considerations

As Draper is predominantly residential, economic activity is limited to home-based businesses. Economic activities such as grocery stores, retail stores, restaurants, and banks can be found in Fort McMurray, along with health, education, social facilities, and services.



Regulatory Framework and Engagement



Municipal Government Act (MGA)

The Municipal Government Act (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 land uses proposed for the area, either generally or with respect to specific parts of the area.
- The population density proposed for the area either generally or with respect to specific parts of the area.
- The general location of major transportation and public utilities.
- Any other matters, including matters relating to reserves, as Municipal Council considers necessary.

The MGA requires all statutory plans adopted by a municipality to be consistent with each other. When an approved Alberta Land Stewardship Act (ALSA) regional plan is 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.

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 around 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.
- Maintaining and diversifying the region's agricultural industry.

This plan remains in effect and continues to be implemented.



Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) 2024 - 2044 sets a vision for the growth and development of the Wood Buffalo region. It identifies strategies and provides an implementation framework for the Municipality to achieve its vision within a specific timeframe. The MDP serves as a guiding policy document for future decisions regarding the use of publicly owned and privately owned land, and the infrastructure and services needed to support their intended uses. The MDP identifies the vision for Wood Buffalo to guide future growth and development through 2044:

MDP VISION

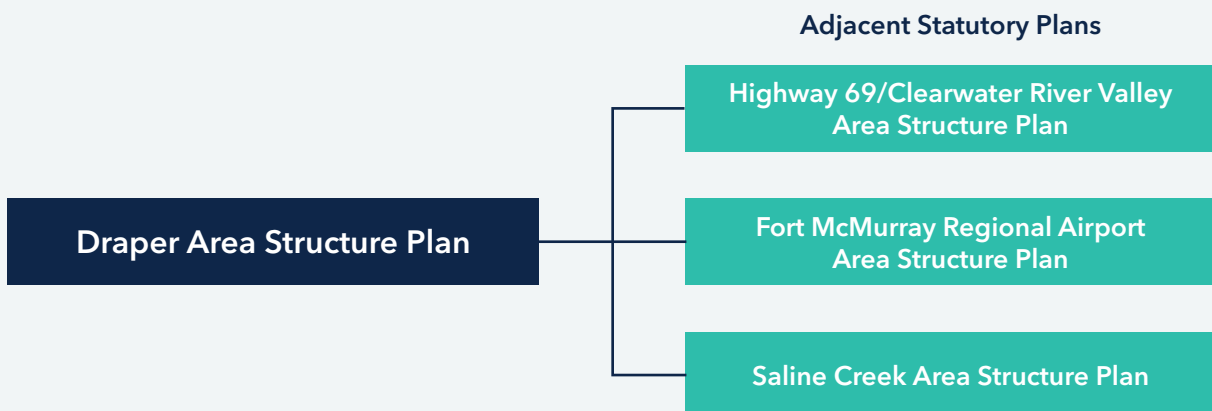
Wood Buffalo is a flourishing Region and community of choice with a strong sense of identity, history, and optimism, to call home, today and tomorrow. The Wood Buffalo of tomorrow will be built on its greatest strengths today. Wood Buffalo is a place like no other, offering tenacious community spirit, incredible economic opportunities, limitless natural wonder, cultural diversity rarely found anywhere else in the world, and remarkable Indigenous culture and history. By focusing and building on what already makes Wood Buffalo great, residents will pursue opportunity, together, for all those who call Wood Buffalo home.

The MDP includes a development concept for Draper under Goal 6 -Responsible Development with strategic directions in section 6.3.2F where Draper is identified as a low-density established rural residential area where significant population growth is not expected. The emphasis is to preserve the rural character of Draper and the protection of natural areas. Development challenges like flood, slope stability, and wildfire were taken into consideration in the MDP policies to guide future development, mitigate the risk to life and property from natural disasters, and preserve the natural environment.

Adjacent Statutory Plans

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

1. Highway 69/Clearwater River Valley Area Structure Plan (Bylaw No. 99/058), 2000 as amended
2. Fort McMurray Regional Airport Area Structure Plan (Bylaw No. 12/009), 2012 as amended
3. Saline Creek Plateau Area Structure Plan (Bylaw No. 12/028), 2012 as amended



Highway 69/Clearwater River Valley Area Structure Plan (Bylaw 99/058)

The Highway 69/Clearwater River Valley Area Structure Plan (ASP) was adopted in 2000 and includes the Draper ASP Area, the Hamlet of Sapræ Creek Estates, and areas surrounding the Fort McMurray Regional Airport. It covers a broader area - approximately 58 square kilometres - and extends east to beyond Sapræ Creek Estates.

This plan identifies future land uses within the ASP area as well as environmental and geotechnical constraints 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 Small Holdings designation intends to avoid fragmentation of parcels suited for market gardening and acreage lots on lands that are susceptible to flooding.

The rich heritage of Draper is also recognized, highlighting the need for preservation, heritage interpretation, and place-making. Regarding environmental protection, the plan describes buffers along the Clearwater River and development requirements for lands below the 250-metre contour elevation considered as the flood plain. It also establishes considerations for the review and evaluation of subdivision and development applications to include:

- Impacts on traditional uses.

- Preservation and protection of historical resources.
- Guidelines within the Management Plan for the Clearwater Heritage River.

Amendments to the Highway 69/ Clearwater River Valley Area Structure Plan will be necessary to remove the portion of land covered by the Draper ASP.

Saline Creek Plateau Area Structure Plan (Bylaw 12/028), 2012

The 2012 Saline Creek Plateau Area Structure Plan (ASP) outlines the development of the Saline Creek Plateau located south of Draper and close to the airport. This plan proposes a general planning framework that facilitates the orderly and efficient development of the plan area by setting out the major land uses (residential, commercial, institutional and mixed-use), population densities, transportation networks, infrastructure, parks, school sites, and green spaces.

One of the main infrastructure improvements included in this plan is the Saline Creek Parkway, a major collector road intended to connect Downtown, Waterways and Draper to Highway 69. This road is partially constructed up to the Tom Weber Boat Launch where it was raised to serve as flood protection.

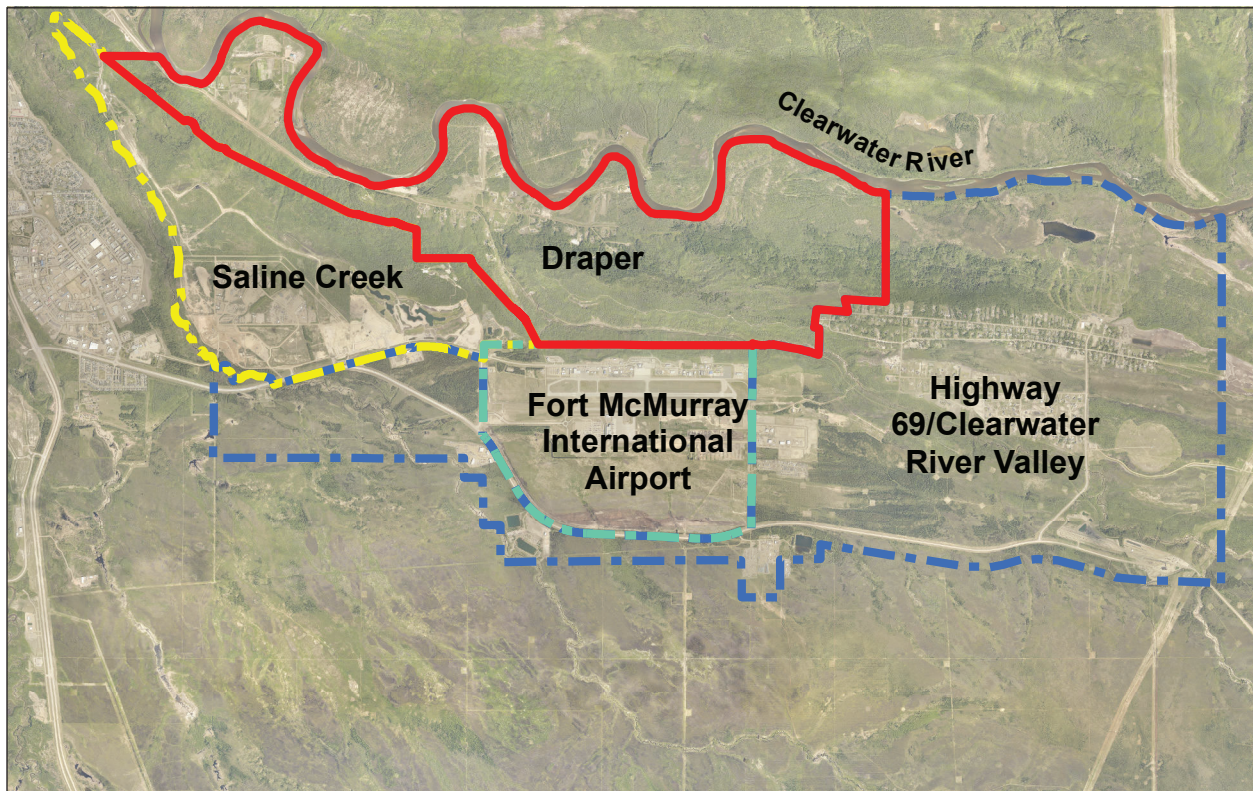
Fort McMurray Regional Airport Area Structure Plan (Bylaw 12/009), 2012

The 2012 Fort McMurray Regional Airport Area Structure Plan (ASP) is important since the community is in the Airport Vicinity Area. The ASP imposes some restrictions on future development. One of the important considerations is the height of buildings as well as the restriction of developments that may

attract migratory birds, such as landfill sites or stormwater management ponds. These are considered a hazard to the existing airport and are discouraged from locating close to the airport.

Due to the sensitive consideration of development close to the airport, all developments or uses proposed adjacent are circulated to the Airport Authority for comments.

Map 6: Adjacent Statutory Plans



- ASP Area
- Fort McMurray International Airport
- Saline Creek
- Highway 69/Clearwater River Valley

0 0.5 1 2 km



Achieving Sustainability

The Draper community vision, developed through community engagement, forms the basis for long-term sustainability. The Draper community considers the statement below as the basis for their vision.

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 supports the MDP’s vision for sustainable community development by reinforcing community spirit, environmental stewardship, and cultural diversity. The MDP identifies waterfronts as defining features of the region, and Draper’s location along the Clearwater River underscores its role in longterm sustainability.

Opportunities for recreation, conservation, and leisure are advanced through the Blue and Green Networks integrated with the Clearwater River Valley. The ASP prioritizes ecological health by establishing a linear greenbelt of environmental protection along the Clearwater River. Given the area’s flood and slope stability challenges, the ASP maintains lowdensity rural residential development to prevent land fragmentation.



Engagement

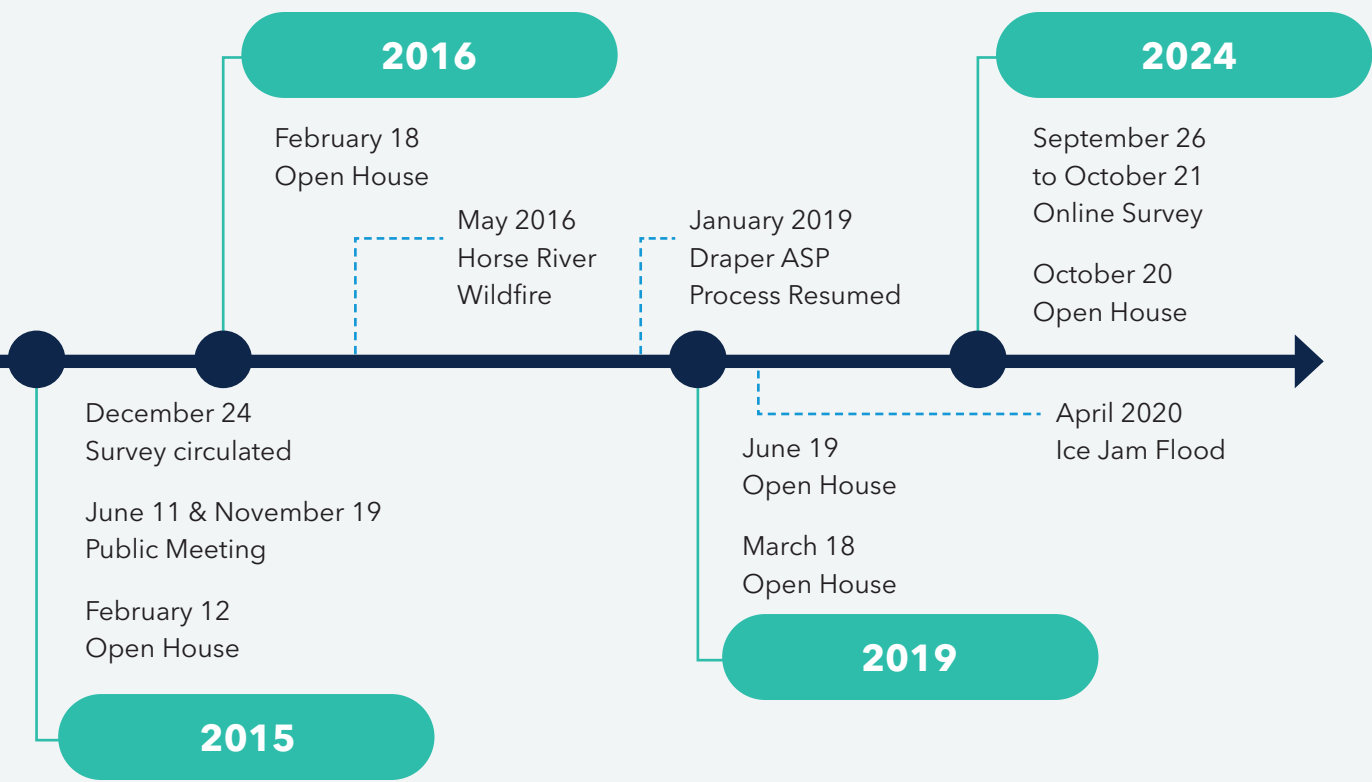
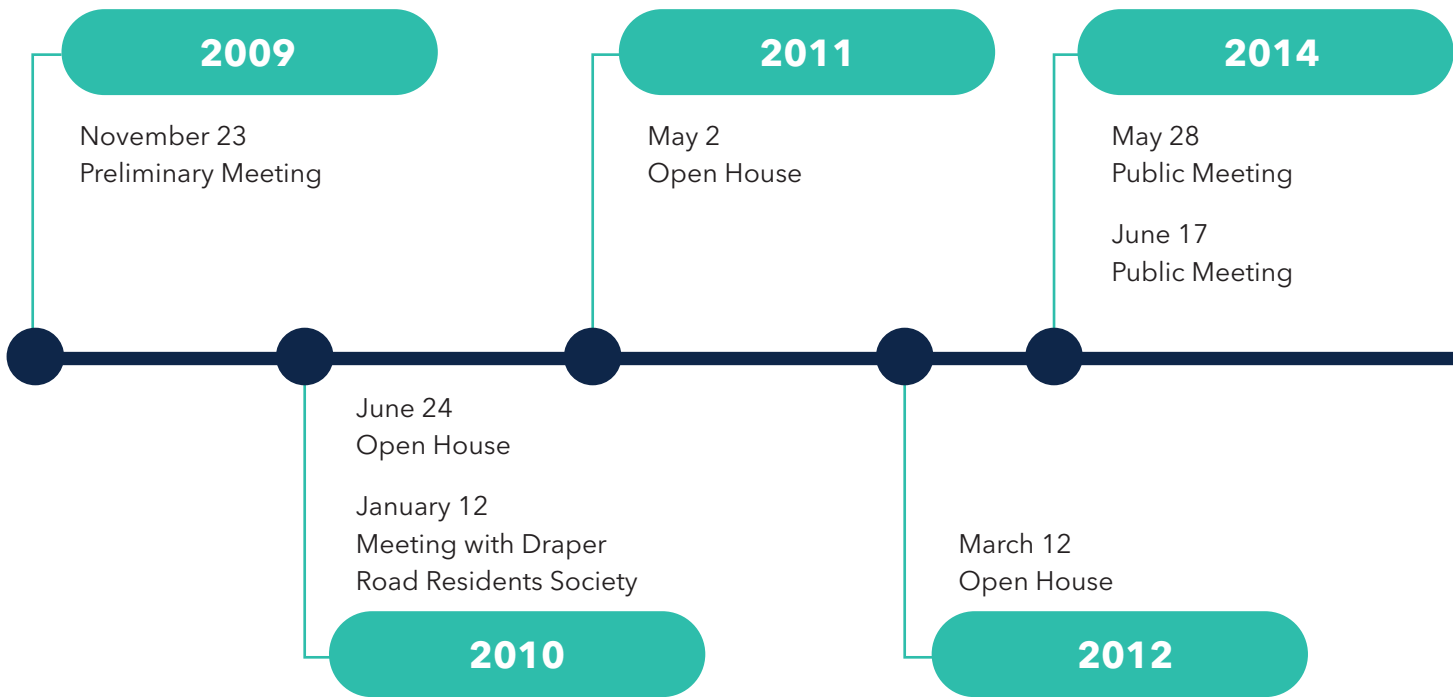
The Municipality has engaged Draper residents, property owners, and stakeholders to gain feedback on the vision, development policies, and future land uses in Draper. Over the last 15 years, the Municipality has hosted 8 Open Houses and 6 Public Engagements. The Draper community has actively participated in creating this document with a total of more than 400 participant collaborations. Throughout this process, internal and external stakeholders were engaged.

In April 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, engagement was needed to reconfirm if the policies still aligned with the community's priorities. Each engagement was widely advertised and explained to residents and stakeholders in advance. The Municipality provided opportunities for residents and stakeholders to participate in these engagements.

Following the approval of the MDP in September 2024, further engagement was required to reconfirm the policies and development concept for Draper. Therefore, from September 26 to October 21, 2024, Draper residents were engaged to provide feedback on the Draft Draper ASP. A survey and an

open house took place as part of this process, engaging all 51 households in Draper and confirming the proposed ASP policies. This engagement process resulted in 63 completed surveys (45 from Draper residents), door-to-door visits to all Draper homes that did not complete a survey (38 home visits), an open house with 14 attendees, and 13 separate conversations with residents in person, by phone, and email. Key findings from these engagements show high agreement with the policies in the Draper ASP:

- 84% of respondents agree to protect the Clearwater River and its tributaries.
- 93% of Draper residents agree that personal agriculture should be allowed on lots less than four (4) hectares designated as Small Holdings.
- 100% of survey responses from Draper residents support investigating new measures to support firefighting such as access to water supply along the Clearwater River.
- All long answer sections of the survey included responses expressing a preference to limit or not allow new development in Draper.
- 83% of survey respondents agree to providing infrastructure that meets municipal standards for rural areas.



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 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."

ASP Principles

Public engagement with the community informed the following five 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.

These principles represent the strategic direction and are followed by objectives that include the actions that can be taken to achieve the community vision. All the principles' objectives are applicable within the ASP Area.



ACHIEVING THE VISION

LAND USE CONCEPT

The Land Use Concept for Draper as shown in Map 7 provides overall intent and approximate location for each of the proposed future land uses. The following are the descriptions of the land use classifications as identified in the generalized land use concept:

Small Holdings Area

The Small Holdings Area intends to provide residential development in the form of acreage lots on lands that are susceptible to flooding. Other compatible uses are contemplated in this area, like home businesses and limited opportunities for small-scale and personal use agriculture pursuits.

Country Residential Area

In the Country Residential Area, the intent is to provide for residential development that will retain its rural character. This area conserves the existing low-density residential pattern of single detached homes on larger parcels of land. It integrates well with the natural environment since parts of the land will maintain the natural landscape.

Open Space Area

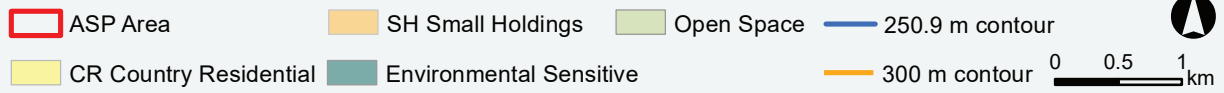
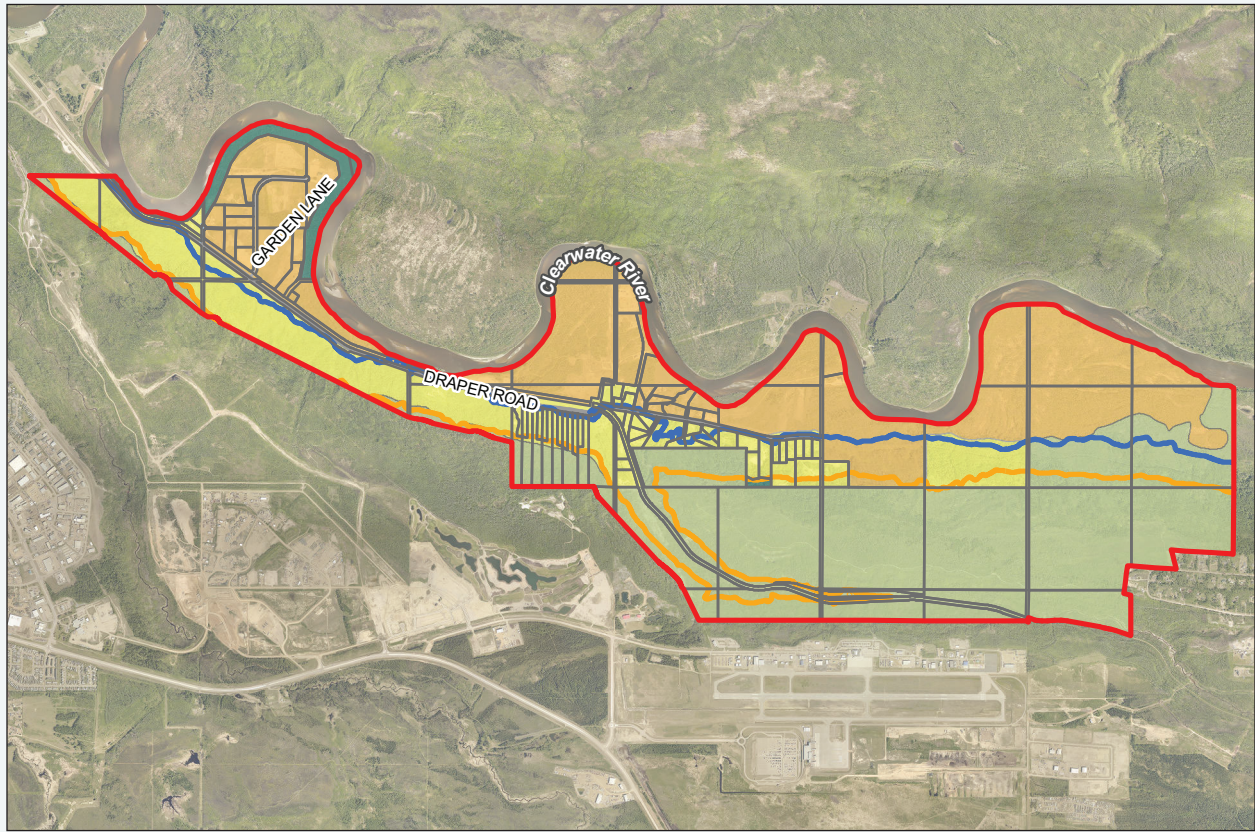
The Open Space Area intends to maintain undeveloped land in its natural state and protect it from premature subdivision. This area allows for natural preservation, passive recreation, and public access, often including natural areas, trails, and other undeveloped spaces, focusing on preservation rather than intensive activities.

Environmental Sensitive Area

Land identified as Environmentally Sensitive is designated as an environmental reserve and intended for the purpose of preventing environmental degradation that might result from development. These areas are unsuitable for development due to steep slopes, unstable soils, wetlands, or risk of flooding.



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. Historically, the community of Draper developed alongside the Clearwater River because the river was a lifeline, providing a means of transportation, economic livelihood, and social recreational opportunities. This river corridor, including its watercourse, bed and shore, adjacent valley slopes, and the uplands, requires careful management to protect the integrity of the natural environment.

The Clearwater-Christina Rivers Management Plan recognizes biodiversity as the highest value of the river valley. The ecosystem in Draper must be protected because it supports a variety of sensitive and at-risk species. For example, the Barred Owl, Great Gray Owl, Short-Eared Owl, and Pileated Woodpecker have been found to nest in trees in Draper. Sensitive and at-risk species of songbirds, such as the Canada Warbler, Common Yellowthroat, and Western Wood-Pewee, also rely on the forest habitat in Draper for mating and nesting.

In riparian areas, development setbacks from water courses and Environmental Reserves are necessary to protect water quality, biodiversity, critical habitat, and landscape connectivity. The Clearwater River supports a variety of fish and

amphibian species, including some sensitive and at-risk species, such as the Arctic Grayling, Northern Redbelly Dace, Spoonhead Sculpin, and Canadian Toad. Riparian zones are vital for fish and toads because they provide food, shelter, breeding grounds, and migration routes. The last migrating flock of Whooping Cranes follows the Clearwater River for part of its migratory path from Texas to Wood Buffalo Park to nest each year. Draper falls within 50% of this migratory corridor; thus, the sandbars of the Clearwater River provide feeding and resting areas for this endangered species.

The Open Space land use, covering natural forested lands of the valley and floodplains of the Clearwater River, needs to remain intact. However, some areas of Open Space attract recreational activities. To protect these areas, recreational uses that have a low impact on the natural environment, like walking/hiking trails, kayaking and canoeing, are considered suitable. The Clearwater-Christina Rivers Management Plan requires that any riverbank disturbances that provide access to the Clearwater River should be mitigated through proper planning, construction, reclamation procedures, and landscaping techniques to minimize erosion, ecological impacts, and negative visual effects.

Objective 1.1

Protect the Clearwater River and its tributaries

- 1.1.1 A minimum development setback of 50 metres is required from the top of the bank of the Clearwater River. A setback of 30 metres may be considered if supported by a geotechnical engineering study.
- 1.1.2 A minimum development setback of 15 meters is from the top of the bank of Creeks.
- 1.1.3 The dedication of an Environmental Reserve (ER) or Environmental Reserve 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 a Biophysical Impact Assessment that may be required at the stage of subdivision.
 - (b) Land designated as an Environmental Reserve and Environmental Reserve Easement shall remain in its natural state. Low Impact Development such as walking trails may be considered.

Objective 1.2

Respect the integrity of the natural environment

These policies apply to the Open Space and Environmental Sensitive Areas as per Map 7:

- 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 Undeveloped land shall remain undisturbed and activities including, but not limited to excavation, cutting, compaction and filling are not allowed.
- 1.2.3 In these areas, only low-impact development will be considered. Such development may include walking trails, natural parks, viewing platforms, nature interpretive signage and/or installations, and trailhead installations such as staging areas.

PRINCIPLE 2

Support appropriate development

The MDP identifies Draper as an area of stability where new development must respect its existing development pattern and rural character. The community's form has been shaped by its natural environment, resulting in predominantly residential development composed of single detached homes on large acreage lots surrounded by natural areas.

Most development follows the linear pattern along Draper Road and generally respects the topography of the area. The Municipality uses planning tools such as outline plans and policies to guide and determine the appropriateness of future development and subdivision. Because of the natural environmental conditions in Draper, all future developments and subdivisions will need to be considered on a site-specific basis and subject to the findings and recommendations of technical studies and necessary mitigation measures. Environmentally sound development is required in low lying land and areas with steep slopes.

A 2017 geotechnical study by Thurber Engineering shows that the geotechnical environment underlying residential development in Draper is characterized by alluvium and colluvium deposits. The alluvium is composed of sand and gravel with clay, located along the flat bottom of the Clearwater River valley adjacent to the river. The colluvium is

composed of sediments deposited at the base of the valley slope, located adjacent to the alluvium to the south. Slope failure modes common to the colluvium slope in Draper include seasonal creep movement, solifluction, mudflow, slumping and rotational landslides. The lower colluvium slope is saturated and very sensitive to ground disturbance, including but not limited to alteration of grades, drainage patterns, and deforestation. Disturbance to existing landslide blocks could lead to accelerated movements and abrupt slope failures.

Information collected in the 2017 Thurber study indicates that landslides within the valley slopes may have recently become more active than in previous years. Several factors have contributed to this observation. Development activities along the slope surface of the colluvium slope may have increased the rate of soil movement, resulting in the development of new landslides or reactivation of old landslides. Lot grading activities undertaken by residents or landowners disturb vegetation and increase surface water infiltration and runoff, disturbing the weak colluvium deposits. Loss of vegetation due to the 2016 wildfire has weakened slopes, as trees help protect the slope surface from erosion and reduce surface water infiltration. Heavy

rainfall events in late 2016 saturated the ground and may have caused additional erosion. These factors underscore the importance of limiting development in Draper and requiring site-specific geotechnical studies for any proposed development.

Considering the existing residential development, compatible uses and appropriate recreational activities will help achieve the community's vision for Draper and retain its distinctive character.

Objective 2.1

Guide appropriate development in Draper in alignment with the Land Use Bylaw

- 2.1.1 All habitable rooms and mechanical systems shall be located above the 250.9 metre contour level in new subdivision and development (See Map 3)..
- 2.1.2 All new subdivision and development applications shall include a site-specific Geotechnical Study prepared by an appropriate accredited professional.
- 2.1.3 Technical studies for specific sites must:
 - (a) Demonstrate the suitability of the property for the proposed use.
 - (b) Assess flood and subsidence risks.
 - (c) Identify appropriate mitigation measures.
- 2.1.4 Development in areas at risk from flooding shall make provisions for appropriate flood mitigation measures.

- 2.1.5 All new subdivision and development applications will require Outline Plans unless otherwise determined by the municipality. Outline Plans may include but are not limited to:
- (a) Policy and regulatory framework including alignment with statutory plans.
 - (b) Existing conditions including infrastructure, access, utilities and land uses.
 - (c) Development Constraints including topographical and geotechnical conditions, environmentally sensitive areas, development setbacks and historical resources.
 - (d) Land use scenario including lot design, configuration and parcel size, development phasing, public services, parks and open space connections.
 - (e) Transportation concept including road, transit, pedestrian and bicycle networks, traffic impact assessments, and the connection with the existing network.
 - (f) Servicing and infrastructure including water, storm, sewer systems and fire suppression.
- 2.1.6 At the discretion of the Municipality and depending on the scale of development, new subdivision and development applications may require additional studies including but not limited to:
- (a) A site-specific Geotechnical Study prepared by an appropriate accredited professional.
 - (b) Topographic plan showing contours at one metre intervals with geodetic elevation verified by an Alberta Land Surveyor.
 - (c) Site servicing plan prepared and certified by a qualified professional engineer that includes the provision of water, wastewater, stormwater management and fire suppression details.
 - (d) Landscape plan that shows how native plant species, and other climate-appropriate vegetation, will be used to minimize site irrigation requirements.
 - (e) Cultural and Historical Assessment identifying any cultural and historical resources that need to be preserved or protected.

- 2.1.7 At the discretion of the Municipality, an Environmental Impact Assessment may be required. Additional studies related to an Environmental Assessment may include: (a) Biophysical Impact Assessment
- (a) Biophysical Impact Assessment
 - (b) Environmental Site Assessment
 - (c) Hydrological and/or Hydrogeological Study
 - (d) Ecological Studies
- 2.1.8 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, grading, and geotechnical approvals will be required.
 - (c) Demonstrate that the fill will not adversely impact adjacent properties through drainage, servicing, access, or other measures.
 - (d) A Soil Quality Report or a Clean Fill Statement from a certified professional may be required to confirm the quality of the soil used as fill..
- 2.1.9 All new developments will be required to be compatible with the rural character of Draper and have minimal environmental impacts.
- 2.1.10 Development may be considered incompatible for reasons such as those listed below unless appropriate mitigation measures to the satisfaction of the Municipality are adopted:
- (a) continuous and excessive noise
 - (b) emission of fumes and odour
 - (c) emission of air and water pollution or other contaminants
 - (d) creation of dust
 - (e) light pollution
 - (f) inappropriate volume or type of traffic
 - (g) inappropriate outdoor storage
- 2.1.11 Low Impact Development techniques are encouraged for any new subdivision and development proposals to manage site drainage and stormwater.

2.1.12 New development in the ASP area shall not interfere with the safe and efficient operation of the Fort McMurray International Airport. Therefore, subdivision and development applications will be circulated to the Airport Authority for comment.

(a) Potential conflicting land uses include those that:

- Create smoke or steam.
- Create electrical interference.
- Attract birds or wildlife, such as a storm pond.
- Exceed height restrictions.

2.1.12 Future land uses close to the Fort McMurray International Airport may be restricted due to the airport's noise exposure.

Objective 2.2

Maintain the existing development pattern

2.2.1 Industrial uses will not be 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 hectare shall be required for all new subdivisions.

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 residential large acreage lots.

2.2.6 All lots in new subdivisions will be required to be a minimum 2.02 hectares in size.

2.2.7 Small Scale Agriculture may be considered on lots equal to or greater than four hectares.

2.2.8 Personal Use Agriculture will be allowed on lots less than four hectares.

2.2.9 Other compatible uses with low impact to residential uses may be considered.

PRINCIPLE 3

Promote community safety

Ensuring a safe, rural lifestyle is an important consideration for the residents of Draper. All neighborhoods and communities have their own unique hazards. In the case of Draper, wildfire, flooding, and slope stability are the top three. The Regional Emergency Management Plan provides an assessment of the risks and recommends actions for prevention, mitigation, response, and recovery.

Land use, zoning management, building, and maintenance of critical infrastructure, flood plain mapping, berms, FireSmart and public education campaigns are examples of prevention and mitigation initiatives.

The Wildfire Mitigation Strategy (2022) indicates that the wildfire behaviour has been reduced significantly after the 2016 Horse River Wildfire and that vegetation management on residential lots is required to reduce the wildfire threat on private property. 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 having only one vehicle access route and poor or unclear road and address signage.



Objective 3.1

Ensure community safety

- 3.1.1 The Municipality is committed to implementing the Wildfire Mitigation Strategy and incorporating its recommendations.
- 3.1.2 As outlined in the Wildfire Mitigation Strategy, all subdivision and development shall incorporate FireSmart guidelines and recommendations on fire preparedness.
- 3.1.3 To support firefighting, access to water supply along the Clearwater River will be investigated.
- 3.1.4 All new subdivision and development shall provide safe and efficient access to the property for any emergency services apparatus and equipment.
- 3.1.5 To locate properties effectively at the time of an emergency, road and civic addressing signage shall follow these standards:
 - (a) Be visible from the road.
 - (b) Be legible.
 - (c) Be made of noncombustible materials.

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. In the Lower Athabasca Regional Plan (LARP), the Province has identified public land area for recreation and tourism development that is intended to optimize the recreation and tourism potential in Draper (Map 1).

Connecting with Nature is goal five in the Municipal Development Plan. It highlights the importance of being able to enjoy the natural environment with outdoor activities. Therefore, creating a green network of interconnected natural areas and a blue network of waterfronts along Wood Buffalo's rivers will balance the need to preserve sensitive landscapes while providing access to residents. An integrated network of hiking, biking, canoeing and kayaking is an opportunity in Draper due to the easy access to the natural environment.

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 to downtown Fort McMurray and to other nearby communities such

as Saprae Creek and the 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 as well as the regional historic value of Thomas Draper's Oil Extraction Plant should be acknowledged.

Objective 4.1

Support active and healthy lifestyles

- 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 investigated 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.
- 4.3.2 At the time of application for development or subdivision, the following will be required:
 - (a) Demonstrate compliance with the provisions of the Historical Resources Act.
 - (b) Ensure that any proposed developments respect and protect identified heritage resources as outlined in the Regional Municipality or Wood Buffalo Heritage Resources Management Plan (2022).

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 access to the community. The project to rehabilitate Draper Road was finalized in 2022, creating a two-lane paved road with drainage improvements. Stormwater currently drains into roadside ditches, which may not be the most effective system for handling heavy rainfall.

In 2014, Council approved the trickle fill water and low-pressure gravity sewer system for Draper. The potable water service in Draper is supplied by truck haul, and the wastewater service is managed by either temporary holding tanks or on-site septic systems.



Objective 5.1

Provide safe and well-maintained roads

5.1.1 Provide for improved safety on Draper Road to ensure:

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

Objective 5.2

Provide infrastructure that meets municipal standards for rural areas

5.2.1 All public infrastructure will be required to incorporate sound environmental practices and low impact development principles.

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

MAKING IT WORK

IMPLEMENTATION

The Draper ASP provides guidance to Council and Administration on growth and development in Draper and reflects the interests of the community. 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 10 years), it will be reviewed and updated at periodic intervals to ensure its relevance.

Implementation Tools

The Municipality will use various statutory and non-statutory planning tools to implement the policies identified in this plan. The tools available to the Municipality include the Land Use Bylaw, outline plans, and development applications.

The main tool for implementing the Draper ASP is the Land Use Bylaw (LUB). The LUB will have regulations and site provisions that will translate the plan's vision into reality.

Outline plans will be required for subdivisions in the ASP area, as requested by the Municipality. The creation of outline plans must implement the vision and policies of the Draper ASP. Outline plans shall be informed by the principles, objectives, and policies in this ASP and must be consistent with this document.

The ASP is also implemented through development applications, including rezoning, subdivision, and development permits. The applications must consider the principles and objectives of this plan. The review of development applications in Draper must include the safety of the

residents, considering potential risks such as flood, fire, slope stability, soil capacity, traffic, and environmental concerns.

For any new developments or expansion to current developments, depending on its location, the Municipality may require any of the following studies:

- geotechnical report
- biophysical impact assessment
- soil compaction study
- soils quality report
- hydrogeological report
- environmental impact assessment
- other similar technical studies prepared by a qualified professional

Where, in the opinion of the Municipality, there are potential risks associated with the proposed development, the Municipality may impose conditions necessary to mitigate the risks.



Development Sequencing

Unless new roads are constructed, development in the plan 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 the development challenges in the plan area (e.g., the flood plain, steep slopes), new subdivisions shall have legal and physical access to proposed lots. 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. There is no staging plan 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 the need is demonstrated.

Development in Draper needs to consider the following:

- physical and legal access to lots
- appropriate land use zoning
- adequate servicing
- compatibility with existing development
- 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 not have been considered. Any amendments to the ASP must follow the amendment process consistent with the MGA and include community engagement.

This ASP must be amended to reflect any relevant changes following any amendments to the MDP or other

statutory planning documents. In the case of an ASP amendment due to a rezoning and subdivision proposal, it may be considered by the Municipality upon demonstration of infrastructure capacity and shall conform with the land use concept in this plan.

Any amendment to the Draper ASP must align with other municipal and statutory plans.

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 residents. As such, the policies identified in the 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 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 the Clearwater River.
- The applicability of policies at the time of subdivision and development permits in the plan area.

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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 limited commercial use such as retail of goods produced on site for sale 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.

Alluvium

Loose clay, silt, sand, or gravel that has been deposited by running water in a stream bed, on a floodplain, in an alluvial fan or beach or in similar settings.

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.

At-Risk Species

A species that has been formally assessed and determined to be in danger of extinction or extirpation, meaning it is legally classified as endangered or threatened and receives further protection measures.

Beekeeping

Means an activity of managing honeybee 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 are 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.

Colluvium

Loose, unconsolidated sediments that have been deposited at the base of hillslopes by either rainwash, sheetwash, slow continuous downslope creep, or a variable combination of these processes.

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.

Creep

The imperceptibly slow, steady, downward movement of soil or rock on a slope. It's a deformation that happens under constant stress

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.

Endangered Species

A wildlife species that is facing imminent extinction or extirpation. These species are listed under the Federal Species at Risk Act.

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 landowner 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 of 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.

Greenhouse

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

Habitat

The natural environment where an organism lives, finds food, water, and shelter, and reproduces. A habitat meets all the environmental conditions an organism needs to survive.

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 Business

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

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:

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.

Light pollution

Light Pollution is the excessive, misdirected, inappropriate artificial light that harms the environment and negatively impacts human health.

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 edible plants, fruits, vegetables, herbs, spices, and flowers. 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.

Mudflow

A moving mass of soil made fluid by rain or melting snow.

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) Motorcycles and related 2-wheel vehicles,
- (c) Amphibious machines,
- (d) All-terrain vehicles,
- (d) 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: motorboats.

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.

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.

Rotational Landslide

Also known as a slump, is a type of landslide that involves the downward and outward movement of a mass of soil or rock along a curved surface.

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.

Sensitive Species

A species that may require special management or protection to prevent it from becoming at risk.

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.

Slumping Landslide

A landslide consisting of a mass of material moving downslope as a unit, usually along a curved plane of failure.

Sod Farm

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

Solifluction

The slow downslope movement of soil due to recurrent freezing and thawing of the ground.

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.



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