



Rural Committee

Council Chamber
9909 Franklin Avenue, Fort McMurray

Tuesday, November 24, 2015
4:00 p.m.

Agenda

Call to Order

1. Adoption of Agenda
2. Appointment of Chair and Vice Chair

Minutes of Previous Meeting

3. Rural Committee Meeting - September 22, 2015

New and Unfinished Business

4. Rural Community Placemaking Status Update
5. Saprae Creek Estates Feasibility Study
6. Proposed Meeting Schedule

Adjournment

Unapproved Minutes of a Meeting of the Rural Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Tuesday, September 22, 2015, commencing at 4:00 p.m.

Present: J. Stroud, Chair
M. Blake, Mayor
T. Ault, Councillor
A. Vinni, Councillor

Absent: J. Cardinal, Councillor

Administration: K. Scoble, Deputy Chief Administrative Officer
B. Couture, Executive Director, Community and Protective Services
B. Moore, Executive Director, Planning and Regional Development
D. Leflar, Chief Legislative Officer
A. Rogers, Senior Legislative Officer
A. Hawkins, Legislative Officer

Call to Order

Chair J. Stroud called the meeting to order at 4:00 p.m.

Adoption of Agenda

Moved by Mayor M. Blake that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

Minutes of Previous Meeting

1. Minutes of August 25, 2015

Moved by Councillor T. Ault that the Minutes of the August 25, 2015 Rural Committee meeting be approved as presented.

CARRIED UNANIMOUSLY

New and Unfinished Business

2. Development Charges Reduction Program for Rural Development Projects

(4:02 p.m. – 4:25 p.m.)

Moved by Mayor M. Blake that the Rural Development Committee recommend that Council establish a Development Incentive Program for the rural areas within the municipality [similar to the program set out in Resolution 10-377 for the Lower Townsite] to reduce development charges in rural areas of the municipality by sixty percent (60%) for a trial period expiring on December 31, 2016.

B. Evanson, Director, Planning & Development, gave an overview of the program. He confirmed that only developments requiring a municipal development permit and requiring municipal infrastructure such as sidewalks, roads, water/sewer will be eligible to apply for the reduction program.

Arrival

Councillor A. Vinni joined the meeting at 4:09 p.m.

Reference was made to the water and sewer servicing project in relation to which Council has approved a cost of \$16,000 to existing residents for connection purposes. In terms of future development, the 60% reduction would apply to the construction cost of infrastructure required to support a specific development.

CARRIED UNANIMOUSLY

3. Communication Plan - Rural Water & Sewer Servicing Project

(4:25 p.m. – 4:59 p.m.)

C. Bouchard, Director, Community Services; E. Haque, Director, Engineering; and D. Dragonetti, Director, Environmental Services, were present to speak to this matter.

E. Haque mentioned that based on the complexity of the Rural Water and Sewer Servicing Project, an internal Steering Committee has been established and will be providing project updates on a quarterly basis.

The importance of communicating with the residents about the work being done, timelines, how it will occur, and so forth, was stressed. It was requested that when the 2016 construction season begins, the project updates be provided on a monthly basis. It was further suggested that the next update provide information relative to the different techniques available for installing pipes.

Reference was made to the trees at the end of Sapræ Crescent which have been taken down and it was requested that Administration look at planting trees to protect the existing trail system.

Mr. Conrad Kuncio, resident, came forward, noting he resides at the corner of Highway 881 and Highway 63, and expressed frustration with the lack of stakeholder engagement as it relates to the waterline proposed to run alongside his property. Mr. Kuncio indicated that he has been told that he will not be able to tie into the waterline, and indicated that his attempts to engage his ward Councillor and municipal Administration regarding this matter have been unsuccessful.

Deputy Chief Administrative Officer K. Scoble confirmed that Administration is aware of the concerns brought forward by Mr. Kuncio, and is investigating options to address the situation. Mr. Scoble clarified that the line in question is actually a high pressure line as opposed to a distribution line and is not part of the rural water and sewer servicing project.

Chair J. Stroud thanked Mr. Kuncio for coming forward, and encouraged him to continue working with Administration.

4. Governance Discussion

Moved by Mayor M. Blake that Item #4 - Governance Discussion
be deferred to the next Rural Committee Meeting.
CARRIED UNANIMOUSLY

Adjournment

Chair J. Stroud declared the meeting adjourned at 5:00 p.m.

Chair

Chief Legislative Officer

RURAL COMMITTEE REPORT

2015 Rural Placemaking Update

November 24, 2015

Presented by: Rob Billard, Director – Public Works

2015 Rural Community Placemaking Update

Placemaking construction update for:

- Conklin
- Janvier
- Anzac
- Gregoire Lake Estates
- Fort Chipewyan
- Saprae Creek (completed)

Placemaking elements include community entrance signs, enhancements to mailbox areas, landscaping at intersections, seating nodes, gazebos, and gathering areas.

Anzac

- Project is 99% complete



Janvier

- Project is 80% complete
- Boardwalk decking remains to be completed
- Timeline for completion is late December (weather permitting)



Janvier continued

- Community garden complete



Janvier continued

- Construction of the Celebration Plaza, a gathering area for community events, has been completed



Conklin

- Project is 60% complete
- Timeline for completion is late December (weather permitting)
- Remaining is the wooden arbor, banner poles, and some plantings



Conklin continued

- Piles and concrete for the boardwalk and deck are complete, along with some planting
- Dock system has been installed by contractor and since removed for winter storage



Gregoire Lake Estates

- Project is 50% complete
- Remaining are wooden arbor structures at the mailbox area and playground, PUL (Public Utility Lane) upgrades, and horseshoe pit area



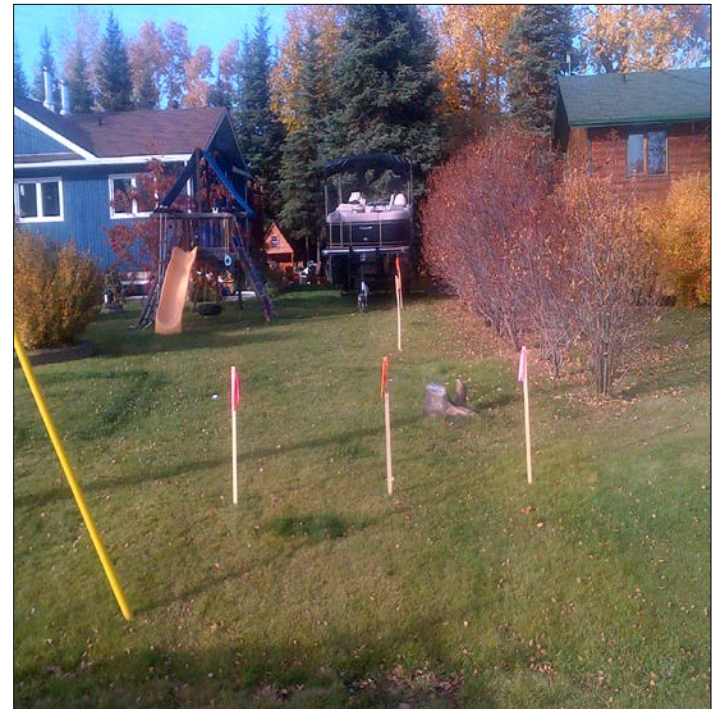
Gregoire Lake Estates continued

- Retaining wall structure that separates placemaking from the wood lot has been completed
- Playground seating nodes have been completed



Gregoire Lake Estates continued

- Public Utility Lane (PUL)
 - Four of the locations have encroachment issues with the adjoining properties. Planning and Development is assisting to resolve these issues.
- The horseshoe pit is located on a section of land that will be disturbed during the water and sewer installation in 2016. That project is scheduled to be completed in 2016. We will complete the horseshoe pit at that time.



Fort Chipewyan

- Construction is 90% complete
- Remaining work is the Fish Plant Harbour
- Land Management is assisting in acquiring approvals from the province to complete the Fish Plant Harbour portion of the project. Once the approvals are in place, construction of this portion of the project will begin in the summer of 2016.

Fort Chipewyan continued

- Construction of the Beach Front Playground is complete



Fort Chipewyan continued

- Construction of the Observation Deck over Lake Athabasca is complete
- Construction on improvements to the Post Office are complete



Fort Chipewyan continued

- Construction of improvements to the Northern Store are complete
- Planter boxes wooden cladding upgrades are complete





Subject: Rural Community Placemaking Status Update

APPROVALS:

Robert Billiard, Director
Kevin Scoble, Deputy Chief Administrative Officer

Administrative Recommendation:

THAT the update on the Placemaking projects in the rural areas be accepted as information.

Summary:

Community Placemaking Projects are underway in the rural communities of Conklin, Janvier, Anzac, Gregoire Lake Estates and Fort Chipewyan. Rural Community Placemaking elements have been completed in Saprae Creek. Placemaking in Fort McKay has been requested in the 2016 Capital Budget in the amount of \$110,000 for design. The project is on the unfunded list. The Placemaking Initiative creates placemaking elements which include entry features, improved community entrance signs, improvements to the mailbox areas and landscape intersection improvements in rural communities. The current status of the 2015 Placemaking projects is provided below.

Anzac (\$1,400,000) - 99% complete

- Minor deficiencies remain

Janvier (\$800,000) - 80% complete

- Boardwalk decking remains to be completed
- Timeline for completion is late December (weather permitting)

Conklin (\$800,000) – 60% complete

- Boardwalk, wooden arbor, banner poles, and some planting remain to be completed.
- Timeline for completion is late December (weather permitting)

Gregoire Lake Estates (\$800,000) – 50% complete

- Four of the locations have encroachment issues with the adjoining properties. Planning and Development is working with Public Works to resolve these issues.
- Remaining items such as the public utility lane and the horseshoe pit are to be completed in 2016. The horseshoe pit cannot be constructed this year due to a conflict with the rural water and sewer project.

Fort Chipewyan (\$5,000,000) – 90% complete

- The Fish Plant Harbour portion of work remains to be completed. Land Management is working on acquiring approval from the province. Approval is anticipated prior to the 2016 construction season, however, if the province needs additional time it will delay the construction schedule.

Staff will continue to work with the contractor and municipal departments to finish all remaining work on the approved projects within the timelines noted.

Strategic Plan Linkages:

Pillar 2 – Building Balanced Regional Services

Pillar 7 – Building for a Healthy and Active Lifestyle

Briefing Note

| | |
|---|---|
| Prepared for: Council Title: Draper Feasibility Study Date prepared: November 20, 2015 | Prepared by: Bob Couture Title: Executive Director Division: Community and Protective Services |
|---|---|

SUBJECT:
Draper Feasibility Study

BACKGROUND:

At the December 16, 2014 special Council meeting, funding was approved for a feasibility study regarding the construction of a community hall in Draper. In July 2015, Stantec was retained to determine if a hall is required and, if so, the components that should be included. During public engagement, the community identified the need for an outdoor community gathering space rather than an indoor space, including controlled access, open green space, a boat launch, a covered barbeque area and washrooms.

CURRENT STATUS:

A draft version of the study was submitted with the 2016 capital requests to meet budget timelines, including a needs analysis, concept plan development and proposed capital funding. There are no notable changes in the final version. This project is currently unfunded.

KEY CONSIDERATIONS:

- The study supports the need for an outdoor gathering space within the community.
- The study is supported by recommendations in the Wood Buffalo Regional Indoor Recreation and Community Facilities Master Plan adopted by Council on July 14, 2015 (recommendation on pages 56, 58, 62).
- The study is a living guiding document that can be continuously updated to ensure comprehensive decision-making and allow Council to make informed capital budget decisions.

NEXT STEP/ACTION:

- The study has been forwarded to the Engineering Department for inclusion in the capital project file.

ATTACHMENT:

1. Draper Feasibility Study

September 2015

Draper *Feasibility Study*



REGIONAL MUNICIPALITY
OF WOOD BUFFALO



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1.0 Project Overview

1.1 Introduction

The community of Draper, located within the Regional Municipality of Wood Buffalo (Municipality), is a small residential development established in 1922¹ and is characterized by large, treed, acreage-style lots in a riverside setting (situated adjacent to the Clearwater River). Located just outside the urban service area of Fort McMurray, Draper residents access the majority of required services located within Fort McMurray. However, with an outdoors-oriented community that is active all year-round, there is a need to establish a dedicated community gathering space to facilitate the various events organized by the residents. This community space should be accessible to all residents of the community, located on river-front property, and align with the values and vision of the Draper residents.

1.2 Purpose

Stantec Architecture Ltd. (Stantec) was procured to develop a feasibility study for a new community space in Draper, including a needs analysis and concept plan with associated financial analysis to provide the Municipality with projected recreational space needs for the community. The document would enable comprehensive decision making and the ability for Council to make informed capital budget decisions.

A community consultation meeting was held to understand the requirements that could be included in the potential space. It is essential to determine the need for a community space and, if required, the components that will be included.

1.3 Document Organization

This feasibility study is organized into the following sections:

1. **Project Overview:** Provides background information on the project and describes the purpose of the study.
2. **Community Profile:** Presents community-specific data to provide an appropriate context for recreational planning.
3. **Recreational Trends:** Summarizes various Canadian trends in recreational planning and relevant factors that affect these trends.
4. **Needs Analysis:** Provides an existing inventory of community recreation in Draper, outlines community recreational requirements based on previous consultation meetings, and presents required spaces based on consultation and industry best practices and standards.
5. **Concept Plan Development:** Provides high level design considerations and concept plan.
6. **Financial Analysis:** Provides potential capital cost, operating cost, and funding requirements at a conceptual level for community space in Draper.

¹ Regional Municipality of Wood Buffalo (2015). Our Communities: Draper. Retrieved 22 July, 2015 from <http://www.rmwb.ca/living/Communities/Draper.htm>

7. **Next Steps:** Summarizes the necessary phases that should follow this study in the development of a future community space in Draper.

Appendix A – Community Consultation Results: Presents the verbatim notes from two separate consultation meetings with the Draper Residents Society of the Clearwater Valley regarding recreational planning in their community.

Appendix B – Land Use Bylaws for Draper: Provides detailed land use requirements for the various land use designations found in the Draper community.

2.0 Community Profile

2.1 Introduction

The community of Draper was established in 1922 by Thomas Draper, who opened a quarry in the area and began to conduct business as the McMurray Asphaltum and Oil Company². This rural community is located 12 kilometres southeast of Fort McMurray and can be accessed through the suburban Waterways community located in southeast Fort McMurray. Draper is considered a part of the rural service area of the Municipality.

Figure 1 – Location and Boundary of Draper Community³



2.2 Population Characteristics

The Municipality conducts a census every two to three years, with the most recent census conducted in 2012⁴. The 2015 census is in development however it has not been completed and will not be included in this report. The 2012 data will be used to understand the existing conditions of the community.

² Regional Municipality of Wood Buffalo (2015). Our Communities: Draper. Retrieved 22 July, 2015 from <http://www.rmwb.ca/living/Communities/Draper.htm>

³ Google Maps (2015).

⁴ Regional Municipality of Wood Buffalo (2015). Census 2015. Retrieved 2 July 2015 from <http://www.rmwb.ca/Municipal-Government/Census-2015.htm>

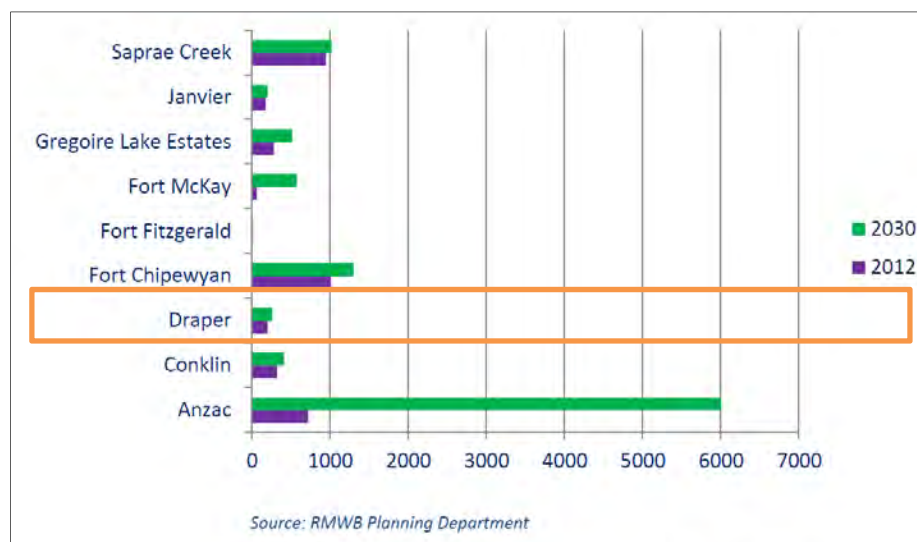
2.2.1 Existing and Projected Population Estimates

As per the 2012 municipal census data, the community of Draper had a population of 197 (see Table 1). Although population projections for Draper are not currently available, the nearby urban service area of Fort McMurray is projected to grow 14% from 2012 to 2030⁵. The setting of the Draper community along the Clearwater River, combined with its proximity to Fort McMurray, could potentially lead to future growth in the area. However, there is limited developable land in Draper due to its location in flood plain zones and limited access. Therefore, it can be assumed that future growth of the community will be minimal (see Figure 2).

Table 1 – Population Estimates for the Community of Draper

| Community | Historical ⁶ | | |
|---|-------------------------|------|--------------------|
| | 2010 | 2012 | % growth (2010-12) |
| Draper | 254 | 197 | -22% |
| Notes - 2010 and 2012 data is from the 2012 Census for the Municipality and both values extrapolated to 100% completion rate | | | |

Figure 2 – Projected Population Growth 2012-2030: Rural Hamlets⁷



⁵ Fort McMurray Tourism (2015). Population Facts – Fort McMurray. Retrieved 23 July, 2015 from <http://www.fortmcmurraytourism.com/facts/population-facts-fort-mcmurray>

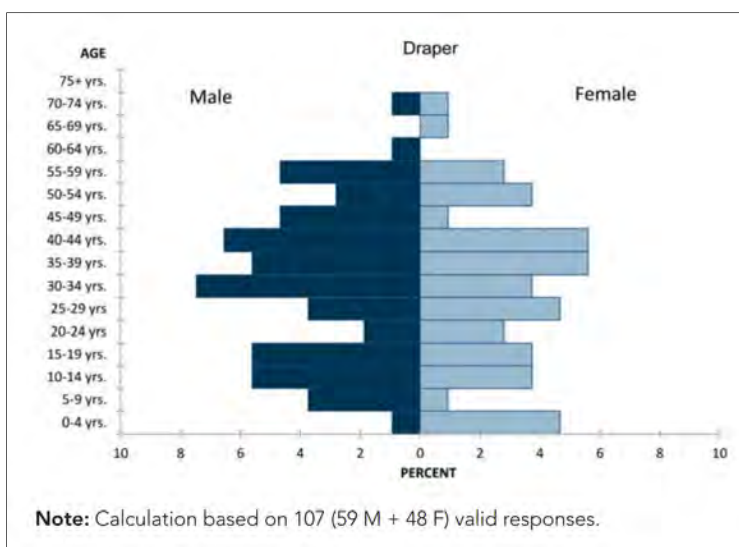
⁶ Regional Municipality of Wood Buffalo (2012). Municipal Census 2012: Count Yourself In! Retrieved 21 July, 2015 from <http://www.rmwb.ca/Assets/Corporate/Census+Reports/Census+reports+Part+1.pdf>

⁷ Regional Municipality of Wood Buffalo (2015). Regional Indoor Recreation and Community Facilities Master Plan.

2.2.2 Age Distribution

The following age pyramid for Draper shows relatively even distribution among all age groups, although the age groups of 20-29 and those above 60 are relatively smaller than the rest. This pyramid also shows a potentially high proportion of families living in the community, with high proportions of youth-aged groups (ages 0-19) and parent-aged groups (30-49).

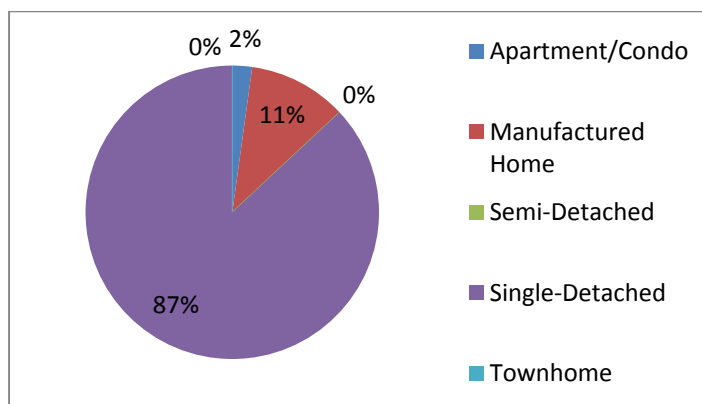
Figure 3 – Age and Gender Pyramid for Draper Community⁸



2.3 Housing

The homes in Draper are predominantly single-detached dwellings (see Figure 4), located on large, private lots. According to the municipal census, there were a total of 46 dwellings in 2012 in Draper⁹.

Figure 4 – Percentage of Dwelling Types in Draper¹⁰



⁸ Regional Municipality of Wood Buffalo (2012). Municipal Census 2012: Count Yourself In! Retrieved 2 July 2015 from <http://www.rmwb.ca/Assets/Corporate/Census+Reports/Census+reports+Part+1.pdf>

⁹ Ibid.

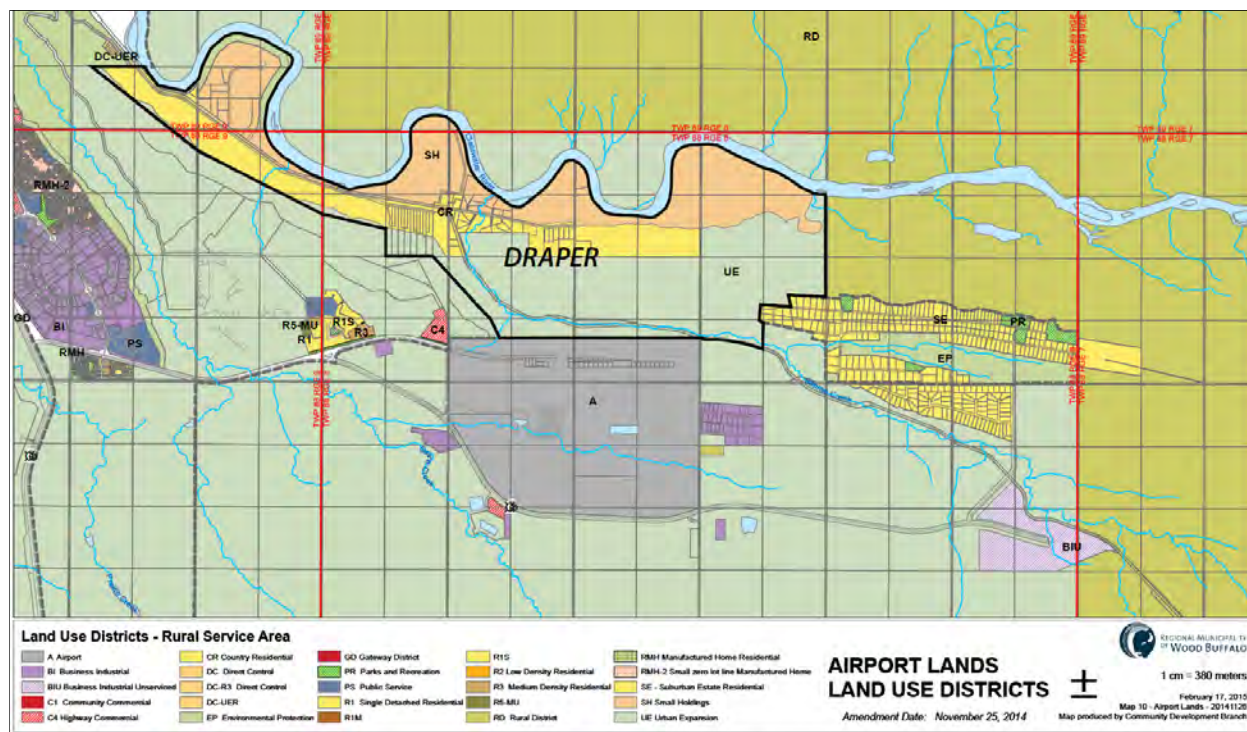
¹⁰ Ibid.

2.4 Policy and Planning

2.4.1 Land Use Bylaw 99/059

The community of Draper has the following land use designations within its boundaries: Country Residential, Small Holdings, Environmental Protection and Urban Expansion. Requirements for each land use can be found in *Appendix B: Land Use Bylaws for Draper*.

Figure 5 – Land Use Zones of Draper Community



2.4.2 Area Structure Plan (ASP)

The Draper Area Structure Plan was developed and recently approved in 2015 with the purpose of:

- Guiding future development and protect natural amenities;
- Establishing policies that promote the orderly and sustainable development of the community;
- Setting out future land use in a generalized land use plan; and
- Integrating existing and future infrastructure requirements.

Based on community consultation and previous planning work of the Municipality, the following five guiding principles have been outlined in this plan 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 safe community infrastructure.

Two of Guiding Principle #4's objective are relevant to this feasibility study, and are as follows:

Objective 4.1 Support active and healthy lifestyles

4.1.1: The Municipality will explore the use of the former CN Railway track as an all season, multi-use trail.

4.1.2. The provision of a multi-use community area for the purposes of recreational activities and use as a gathering space shall be explored. Potential areas investigated shall provide:

- I. Year round access;
- II. Access to the Clearwater River;
- III. A staging area for OHV's; and
- IV. Parking for vehicles.

Objective 4.2 Provide access to the Clearwater River

4.2.1: The municipality will investigate potential public access points to the Clearwater River with senior levels of government and other stakeholders.

a) Access points will be non-commercial in nature and may:

- i) Include amenities such as boat launches, staging areas and parking;
- ii) Utilize existing road allowances where appropriate; and
- iii) Be shared with emergency services users.

2.4.3 Municipal Development Plan (MDP)¹¹

The Municipality's MDP was approved in 2011, and addresses issues at a variety of scales, providing integrated direction to the urban, rural and regional areas. The MDP outlines a strategic plan to manage growth over the next 20 years, and should be used to guide both short and long-term decision making at the Municipality. This plan does not directly identify capital projects, infrastructure spending or provide specific zoning requirements.

The following sections from the Municipality's MDP are relevant to this study.

Direction R.3.2 (Integrate Regional Recreation)

As the regional population grows, the maintenance and expansion of existing recreational areas as well as the establishment of new recreational areas will be necessary. An integrated regional recreational strategy will help bring opportunities for all residents to enjoy the region's natural surroundings. Many

¹¹ Regional Municipality of Wood Buffalo (2011). Municipal Development Plan: Big Spirit, Big Ideas, Big Plan. Retrieved 15 July 2015 from <http://www.rmwb.ca/AssetFactory.aspx?did=3157>

existing recreational areas can be expanded while some of the region's lakes will be explored for opportunities to develop new recreation with the potential for cottage development, recreational lodges, boat launches, day use areas and campgrounds.

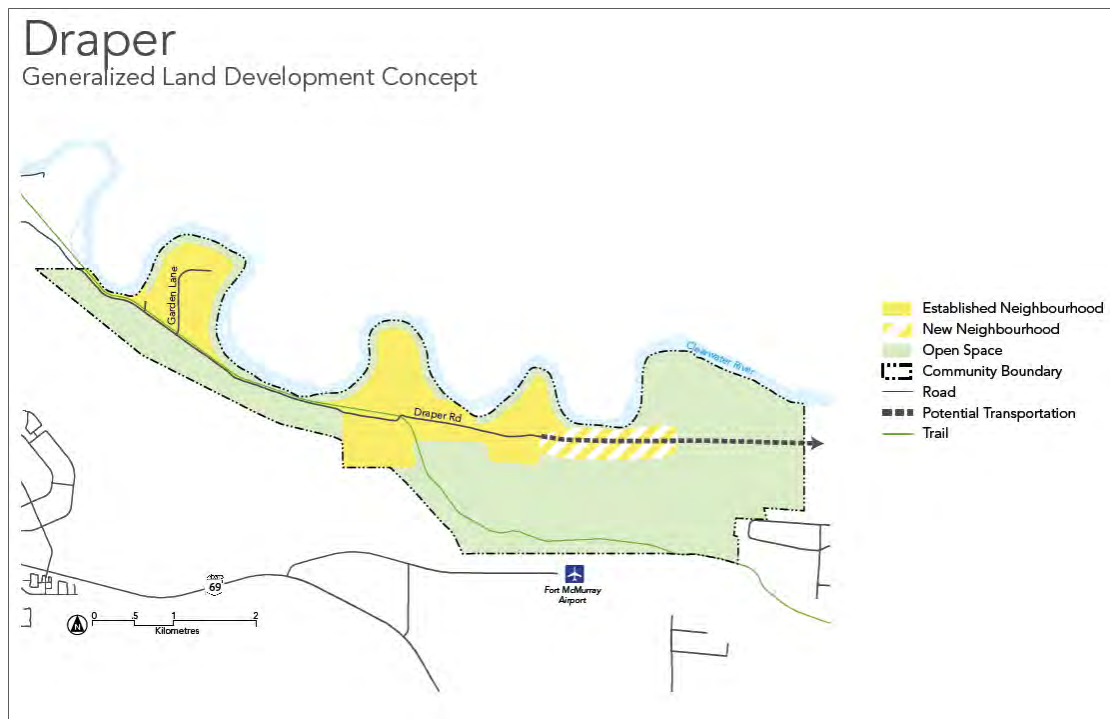
Direction C.3 (Protected Character of Residential Communities)

There are communities in the region that are not intended to develop into communities that offer a wide range of housing options, land uses, or services. These communities, including Draper, Gregoire Lake Estates, and Fort Fitzgerald are almost entirely residential in nature with a specific form of development and a consistent, prevailing density. These communities will be protected from development that would adversely impact their existing character. Growth will be accommodated only to the extent of capacity, that is, where there is the ability to extend the existing pattern of development within the boundaries of the community.

C.3.1 (Preserve residential character of Draper)

Draper is a small community adjacent to Fort McMurray composed primarily of residential units on large acreages. The Municipality will require that development be consistent with the existing pattern of acreage on large lots in flood risk areas while avoiding the fragmentation of lands suitable for agricultural uses. Country residential styled development may be allowed in areas that are considered environmentally sound. Emphasis will be placed on protecting and preserving the natural environment, enhancing recreational opportunities, and providing for local economic development.

Figure 6 – Draper Community Concept Plan from the MDP



2.4.1 Regional Indoor Recreation and Community Facilities Master Plan¹²

This planning document was developed to oversee planning, budgeting, and implementation of stated goals and objectives for indoor recreation and community facilities in the Municipality. It is a flexible document intended to guide municipal decision making over the next ten years and provides Council with discretion to invest in indoor recreation and community facilities despite fluctuating population growth patterns.

This plan identifies that, due to Draper's close proximity to Fort McMurray, the residents satisfy their indoor recreation and community facility needs within the urban service area. However, community consultation with the residents indicated that they would like a community space to accommodate local events. This space could take the form of a community hall or a covered shelter in a community park.

Other recreation-oriented recommendations from this plan for the Draper community include:

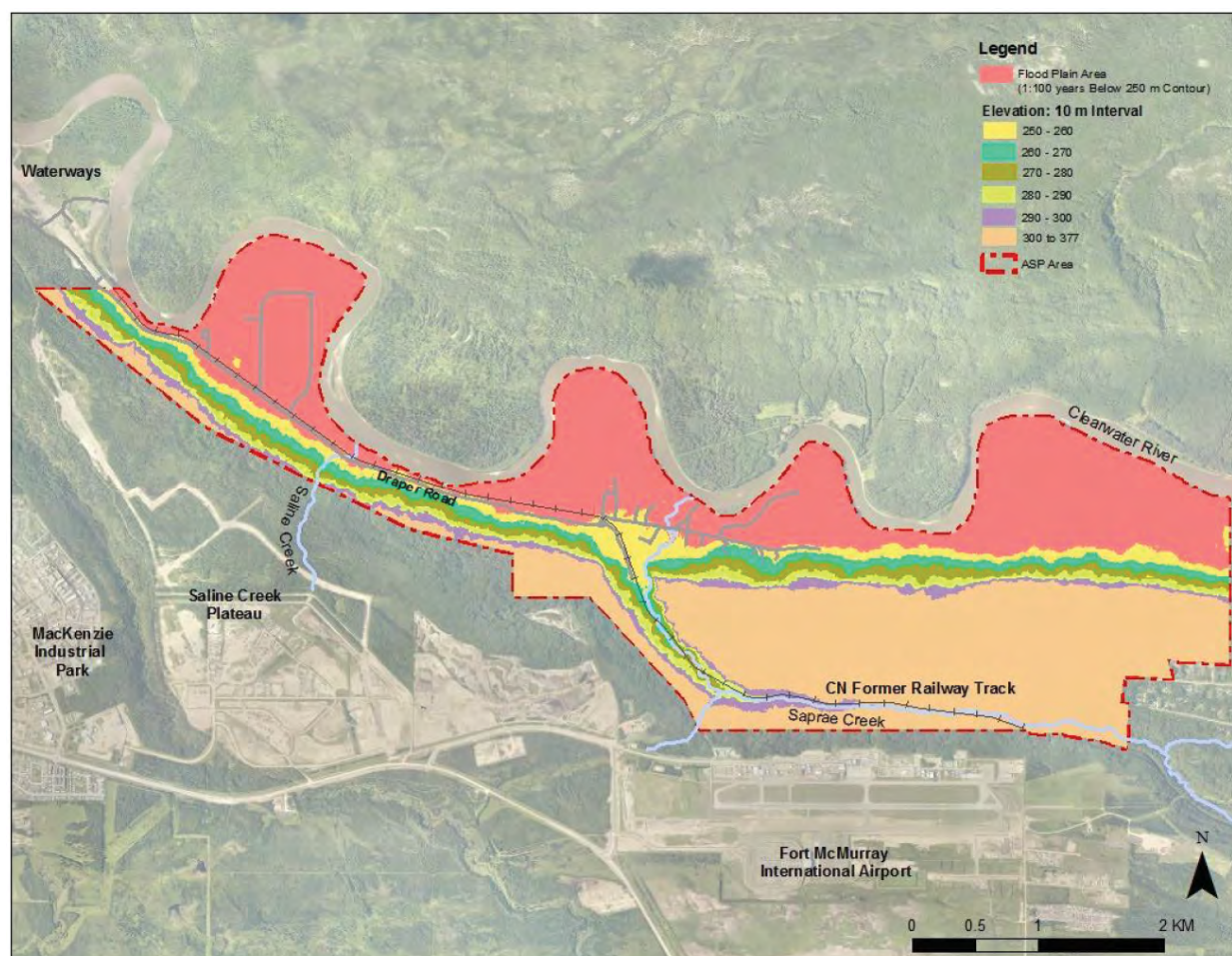
- **Youth Space:** Consider the feasibility of dedicated youth space in the design for the Draper Community Hall.
- **Gym:** Consider the feasibility of gym space in the designs for a community hall in Draper.
- **Feasibility Study:** Move forward with a feasibility study for a community hall in Draper.
- **Community Engagement:** Continue open dialogue with the Draper Residents Society to identify appropriate community gathering space for their community.
- **Community Space:** This Recreation Master Plan recommends a community hall or equivalent space in Draper.

2.4.2 Flood Plain

Due to Draper's proximity to the Clearwater River, a large proportion of the community lies within the flood plain. The following figure identifies the areas within Draper that are within the flood plain and high level elevation zones. Refer to *Appendix B: Land Use Bylaws for Draper* for detailed requirements concerning development in the flood plain.

¹² Regional Municipality of Wood Buffalo (2015). Wood Buffalo Regional Indoor Recreation and Community Facilities Master Plan. Received from the Municipality on July 7, 2015.

Figure 7 – Flood Plain and Elevation Zones for Draper¹³



2.5 Adjacencies

2.5.1 Sitskaw Park (Horse Pasture Park)

This public park space is located directly northwest of the Draper community and features an off-leash dog park, public washrooms, river access via a boat launch, parking lot, and Off Highway Vehicle (OHV) staging area.

A master planning document from 2012 titled “City Centre Waterfront Program” outlines the following redevelopment plans for Horse Pasture Park.¹⁴

¹³ Regional Municipality of Wood Buffalo (2015). LIDAR data. Retrieved 23 July, 2015 from page 11 of the Draper Area Structure Plan 2015.

¹⁴ Regional Municipality of Wood Buffalo (2012). City Centre Waterfront Program. Retrieved 23 July, 2015 from <http://www.rmwb.ca/AssetFactory.aspx?did=5831>

- Develop the riverfront park system to include a continuous trail system as well as locations for recreation and leisure activities along the river. The riverfront trail system should connect to the rest of the riverfront trail system and be extended and linked to the Draper Community.
- Provide additional leisure and recreational opportunities along the river. Consider redevelopment of the old Waterways railway station site as part of the riverfront park system (Where Steel Meets Keel).
- Develop the Horse Pasture Park as a recreational area and link it with the trail system to the City Centre and Draper.
- Create opportunities for recreation-related commercial uses in both Horse Pasture Park and the old railway station in Waterways.
- Maintain the existing OHV staging area and boat launch facility in the Horse Pasture Park and Riverfront Park.
- Develop Horse Pasture Park as an accessible multi-activity park and recreational area.

2.5.2 Non-Resident Parking in the Community

Due to Draper's adjacency to the Clearwater River, there are many areas within the community that provide convenient access to the river. In the summer season, many people park and leave their vehicles along Draper Road for recreational purposes such as boating and river rafting (see Figure 8). Access to trailheads for many regional pathways for OHV's, hiking and snowmobiling are also found within Draper, resulting in public parking in concentrated areas in the community (see Figure 8).

There is currently no dedicated public parking infrastructure within Draper for the various recreational purposes found in the area. Although providing public parking for recreational purposes is out of scope for this feasibility study, further analysis is required as the existing public parking system in the community is unsafe for both public users and residents, and may have negative environmental impacts due to lack of infrastructure and services (e.g. no garbage collection).

Figure 8 – Location of Unofficial Public Parking Areas in Draper¹⁵



2.5.3 Fort McMurray International Airport (YMM)

This airport is located directly adjacent and south of the Draper community, and is the largest airport in northern Alberta.

In 2014, 1,308,416 commercial and charter passengers travelled into and out of YMM, representing a 9.5% increase from 2013 and becoming the 15th busiest airport in Canada.¹⁶

¹⁵ Google Maps (2015).

¹⁶ Fort McMurray International Airport News Release (2014). Fort McMurray International Airport Breaks Record with Over 1.3 Million Passengers in 2014. Retrieved 15 July, 2015 from http://www.flyymm.com/sites/default/files/news_release_attachments/2015-01-20%20-%20Fort%20McMurray%20International%20Airport%20Breaks%20Record%20with%20over%201.3%20Million%20Passengers%20in%202014.pdf

3.0 Recreational Trends

3.1 Introduction

Recreational planning offers many potential benefits to the community. The benefits that recreation facilities can provide to communities are numerous and it is important to understanding the changing social factors that are affecting recreational trends throughout the country. Some of the concepts presented relate specifically to the existing current state of the Draper community and have been used to guide this feasibility study. Although some concepts may not be applicable to the existing conditions of the community, they have nonetheless been included to provide future planning considerations.

The following items identify the potential opportunities that arise from recreation planning:

- Review all recreational programs and services being offered in the community;
- Communicate with citizens to determine their expectations and to encourage their involvement and participation in recreation services;
- Recognize the recreation potential and thus provide a wider range of recreational opportunities;
- Improve cooperation between recreation authorities, institutions, private agencies and community organizations;
- Lay the ground work to make informed decisions about future financial requirements, programs/activities and facilities development.

3.2 The Benefits of Recreation^{17 18}

The inclusion of recreational opportunities within communities provides benefits to individuals, communities, economy, and the environment. The following benefits have been identified as potential outcomes produced by community recreational initiatives:

Personal

- Regular physical activity is one of the best methods of health insurance for individuals as it enhances both mental and physical wellbeing and increases self-esteem and life satisfaction
- Leisure opportunities for youth provide positive lifestyle choices and alternatives to self-destructive behaviour

Social

- Leisure provides opportunities for community involvement, and shared management and ownership of resources
- Participation in recreation can promote stronger families

¹⁷ Ontario Ministry of Tourism and Recreation & Parks and Recreation Federation of Ontario (1992). The Benefits of Parks and Recreation: A Catalogue.

¹⁸ Interprovincial Sport and Recreation Council & Canadian Parks and Recreation Associated (2015). A Framework for Recreation in Canada 2015: Pathways to Wellbeing. Retrieved 14 July, 2015 from

- Leisure opportunities, facilities, and the quality of the local environment are the foundations of community pride

Economic

- Small investments in recreation can potentially yield large economic returns
- Recreation and park services are often the catalyst for tourism
- “Pay now or pay later” concept which promotes investment in recreation as a preventative health service

Environmental

- Investing in the environment through parks and the provision of open space in residential areas leads to an increase in neighborhood property values through improved accessibility to environmentally friendly green spaces and associated recreation opportunities
- The public is often prepared to pay for environmental protection and rehabilitation in their communities. Supporting the development of parks and recreation organizations play a lead role in that protection

3.3 General Canadian Trends Affecting Community Recreation^{19 20}

As general population characteristics are changing, so are the trends of community recreation use. The following trends are based on a Canadian context and are based on up to date information on some of the current-day challenges that recreational initiatives have the potential to address.

3.3.1 Trends influencing future recreational infrastructure

Increases in sedentary living and obesity

More than one-half of Canadians subject themselves to high rates of physical inactivity, and are considered insufficiently active for optimal health. Obesity is affecting all age groups. Municipal recreation master plans are becoming focused on improving community health by increasing physical activity. Fitness facilities, healthy living programs, nutrition, healthy cooking classes and other instructional forums are being offered by public service providers.

Population Aging

Population aging translates into many communities having a declining proportion of children and an increasing proportion of older adults. This trend may be more evident in rural areas due to the migration of young people to urban centres to pursue education and work, and the desire of older people to “age in place”.

¹⁹ Ibid.

²⁰ Frittenburgh, J. (2011). Community Recreation and Parks Infrastructure: A Pan-Canadian Perspective and Policy Considerations.

There will be an increased demand for programs and services to serve an older population searching for leisure activities that are interesting, engaging and combine a variety of independent activities. This group will likely be more self-directed and will likely expect that time be made available for spontaneous activities rather than sign up for a program.

Increasing Expectations

Users today are typically looking for a higher quality standard of facility than existed when many facilities were built. The type of facilities, where they are located and how they are managed have changed dramatically over the past two decades.

Urban vs. Rural

Sometimes planning principles and provision standards that are suitable for urban areas are not appropriate for less densely population areas – sometimes in the same municipality. Facility location and accessibility issues are often contentious.

Canada's rural and remote areas face particular challenges in recreation due to small and decreasing population levels (in most but not all communities), a lack of funds and infrastructure, threats to the natural environment and traditional way of life, increasing pressure on small numbers of volunteers to lead in many areas, and challenges related to transportation and distance.

Urbanization

Rapid urbanization (80% of Canadians now live in cities) means that people have less exposure to the healing power of nature. They have increased exposure to the human and environmental stresses that accompany urban development, such as high levels of traffic and high-rise housing. Urbanization holds many opportunities but also challenges recreation to develop and nurture programs and places and spaces, which contribute to a high quality of life, both socially and environmentally.

Balancing Fiscal and Service Priorities

Municipalities are often under pressure to maintain existing levels of service at the same or less cost and to deliver new services within existing budgets.

Increasing Diversity

Canada's population is increasingly rich in diversity. The following trends are particularly relevant for community recreation purposes:

- Changes to immigration policies in the 1970's has resulted in newcomers to Canada coming from all areas of the world; and
- The Aboriginal community is younger and growing faster than the general population.

Increasingly diverse communities enrich the residents' recreational experiences with multiple languages, historical context and diverse cultural identities, while challenging recreation to respond to their unique needs and strengths.

3.3.2 Changing Patterns of Work and Leisure

Fast-paced Lifestyle

- Lack of available time is the single most significant barrier to participation in leisure activities. Canadians are working longer hours and youth are experiencing a leisure time crunch due to demands on them for free-time (i.e. television, computers, hand-held devices, etc.). New technologies that encourage 24/7 connections have led to reductions in time available to pursue recreational experiences, and to challenges in achieving a balanced lifestyle.

Modern Families

- Growth in two-person working households is likely to continue and will result in rising demand for services at both peak and non-traditional hours and for multi-purpose facilities that provide cross-programming opportunities that can serve more than one family member at the same time.

3.3.3 Recreational Facility Trends

Mixed-Use Facilities

- Multi-purpose facilities are becoming “community hubs” that can be used simultaneously by more than one family member. The key is to locate them where they are readily accessible either as a drive to or walk/cycle to facility.
- Multi-generational facilities offer a grouping of activities and flexible program space for all generations (for example, rather than a dedicated youth centre or seniors centre).

Active Transportation

Promoting active transportation such as walking/cycling to facilities can result in benefits in increased physical activity, environmental advances and cost economies.

4.0 Needs Analysis

4.1 Inventory of Existing Community Recreational Facilities

There is currently no formal infrastructure for recreational purposes located within the Draper community boundary. Residents often gather for BBQ's in large open fields within the community however these spaces do not consist of any formal development or infrastructure and are not designated as community owned or maintained spaces.

4.2 Future Requirements of the Community

4.2.1 Community Consultation

On July 16th, 2015, the Draper Residents Society of the Clearwater Valley met with the Municipality and Stantec to discuss the requirements of the community. The following activities, programs, meetings, and other uses have been projected for the potential community space. For a full account of the community consultation meetings, refer to *Appendix A – Community Consultation Results*.

- Community space will be an outdoor area
 - No indoor facility is required
 - Covered spaces are required (e.g. gazebo, some type of covered shelter, outdoor structure)
- Due to the high volume of non-resident traffic through the community, controlled access is required for the main entrance of the community space. No fencing around the perimeter is required due to low levels of pedestrian traffic
- The community space must be river-front, with direct access to the river, and provide boat-launch capabilities
- The space will be capable of accommodating outdoor-oriented activities such as community events, games, BBQs
- The covered space requires lighting and should have capacity for 30 people
- The parking area will have space for 50 vehicles
- Washrooms will be portable

4.3 Community Area Requirements

The following space requirements have been identified for the community space in Draper. These requirements are based on results from community consultations, discussions with the Municipality, and industry best practices and standards.

4.3.1 Total Area Requirements

Area Summary

| Draper Community Space - Area Summary | |
|---------------------------------------|----------------|
| Space Type | Total Area |
| Indoor Area Required | 0.0 |
| Exterior Area Required | 2,261.0 |
| Total Area Required | 2,261.0 |

Detailed Area Summary

| Draper - Community Space Requirements | | | | | |
|---------------------------------------|--------------------|----------|------------|-----------|--|
| Ref # | Item | Quantity | NSM / Item | Total NSM | Notes |
| Interior Space | | | | | |
| No interior facility space required | | | | | |
| Interior Space Total | | | | | |
| Exterior Area | | | | | |
| 1.0 | Controlled Access | 1 | 8.0 | 8.0 | - secure barrier/gate located at the entrance to the community space |
| 2.0 | Open Greenspace | 1 | 150.0 | 150.0 | - capacity for 100 people - includes open field area, grass, for outdoor game such as horseshoes, bocce, etc. - adjacent, uncovered area for fire pits, including secure picnic tables - this area should be flat, no slope - BBQ's and seating is not required, residents bring their own |
| 3.0 | Boat Launch | 1 | 70.0 | 70.0 | - includes ramp to river access (engineered, reinforced concrete) - adjacent loading ramp (reinforced concrete) |
| 4.0 | Covered BBQ Area | 1 | 45.0 | 45.0 | - covered structure (such as pergola, gazebo) with capacity for 30 people. Low maintenance materials such as steel is preferred - includes secured picnic tables and fire pit - electrical capabilities for overhead lighting, power outlets |
| 5.0 | Portable Washrooms | 5 | 4.6 | 23.0 | |

| Draper - Community Space Requirements | | | | | |
|---------------------------------------|----------------|----------|------------|----------------|---|
| Ref # | Item | Quantity | NSM / Item | Total NSM | Notes |
| 6.0 | Storage Shed | 1 | 15.0 | 15.0 | - electrical capabilities - secure (locked) - cold storage for outdoor games, sports equipment, maintenance equipment |
| 7.0 | Parking Stalls | 50 | 39.0 | 1,950.0 | - accommodates 50 vehicles including boat/trailer parking - parking stall requirements is higher than described in most bylaws and is due to the nature of the planned areas |
| Exterior Area Total | | - | - | 2,261.0 | - |

Definitions:

NSM (Net square metre): NSM is the area in a building that is available or potentially available to occupants, including but not limited to offices, classrooms, conference rooms, and special purpose spaces.

CGSM Planning Factor: Planning factor is a percentage added to each NSM area to accommodate for building requirements such hallways, circulation, mechanical, and electrical requirements.

CGSM (component gross square metre): CGSM is the total area required to meet the interior of the building (all areas and circulation space).

BGSM (building gross square metre): BGSM is the sum of all areas of a building included within the outside faces of its exterior walls, including all wall thicknesses, vertical penetration areas, circulation, and shaft areas. Note: building gross is not required for exterior spaces.

5.0 Concept Plan Development

5.1 Potential Locations

Based on information obtained during the community consultation, there is not a preferred location for potential community space in Draper. Due to uncertainties regarding municipal land ownership and titles, no specific site has been identified. As further analysis on land acquisition for community space will be required by the Municipality, the concept plan for Draper's community space has been developed using generic site conditions with river access.

5.2 Design Considerations

The following high-level design considerations have been developed based on information obtained during the community consultation meetings. These considerations should be reviewed and potentially implemented as the detailed design process is developed.

5.2.1 Exterior Considerations

- Designed for all-season use
- Covered BBQ Area
 - Covered pad that allows for suitable footing in a variety of conditions
 - All accessories (such as picnic tables, fire pits, etc.) should be secured to the pad
- Large open greenspace (e.g. grass space)
- All development should consider the use of low maintenance materials (e.g. steel construction)
- The site should be well lit including overhead lighting
- River access point should accommodate a variety of activities such as boating, river rafting, etc.
- There should be restricted access at the entrance to the site (e.g. barrier or gate)

5.2.2 Design Inspiration Images

The following images provide high-level design exemplars for the components recommended for the dedicated Draper community space. These images are not intended to be final designs but may assist in the design development.



21



22



23

5.1 Concept Plan

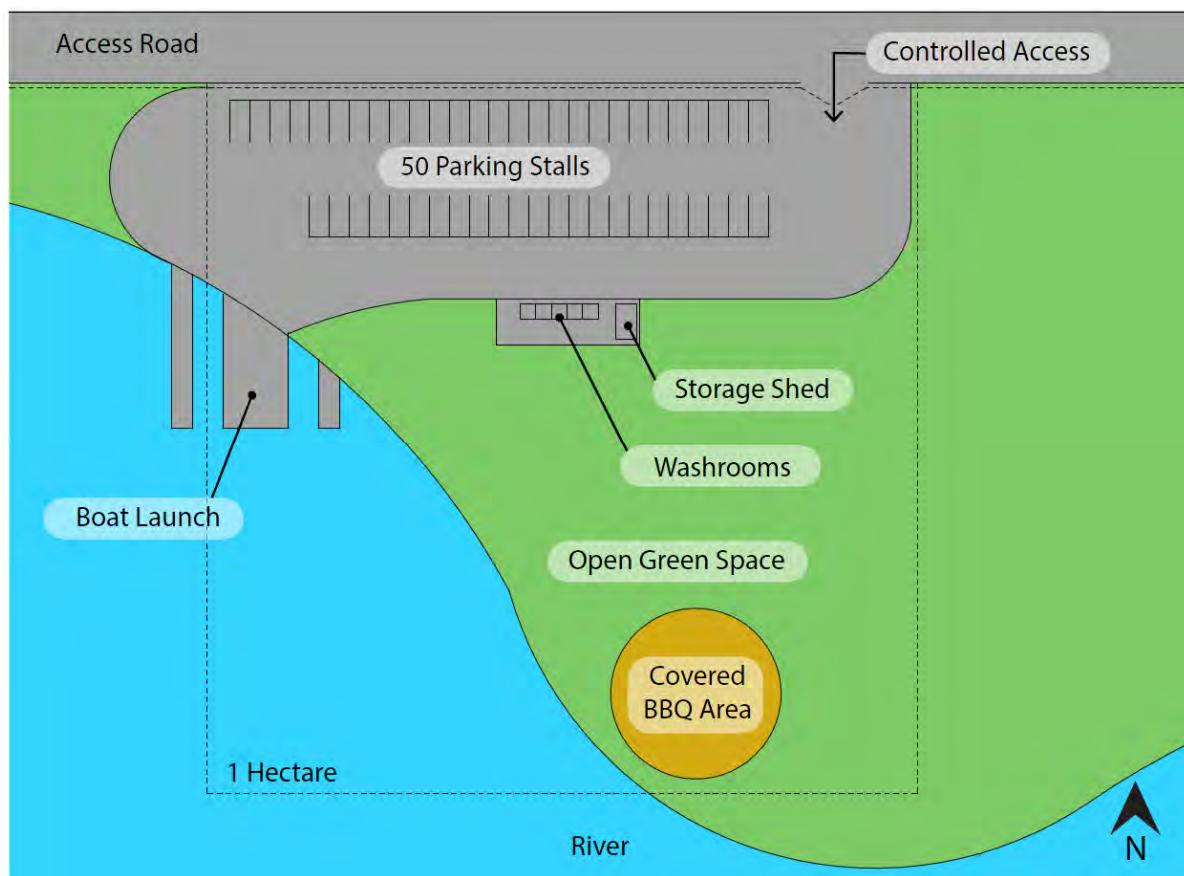
The following figure represents high level concept planning for a proposed community space in Draper. The spaces and associated areas are based on the tables developed within the *Needs Analysis* section. This concept plan is high level and further refinement on layout and adjacencies will be developed during detailed design.

²¹ http://search.har.com/site/4534-nueces-river-loop_SITE37032900.htm

²² <http://jakeasoncustomgates.net/rural-and-ranch-gates/2511719>

²³ <http://www.blackhawklake.com/BHLCabinRentals.html>

Figure 9 – Proposed Outdoor Community Space for Draper: High Level Generic Site Plan



6.0 Financial Analysis

The purpose of this analysis is to determine, at a conceptual (pre-feasibility) level, what the potential capital cost, operating cost and funding requirements may be. The analysis has been prepared using industry data and comparable facilities.

Readers are strongly cautioned that all figures are estimated at an order of magnitude level that is not suitable for budget or funding decision making.

6.1 Assumptions

The following key assumptions are an integral component to the financial analysis. Deviation from these assumptions may have significant impact on the results.

1. Funding for initial capital costs will be provided by the Municipality and/or private contributions to be determined later. Debt will not be used to fund any of the assets.
2. Operating grants will be provided by the Municipality for the Community area. Because the Draper community area is strictly an outdoor facility the average Municipal funding rate has been reduced by approximately 60%.
3. Capital cost estimates are at an order of magnitude level prepared using 2015 RS Means CostWorks® data for the Fort McMurray region. Boat ramp construction estimates are based on similar cost studies of boat ramps adjusted for size and inflation. It is assumed that a boat ramp 50 metres long and 6 metres wide will be sufficient for Draper purposes.
4. Property taxes are not applicable.
5. Land for the community area will be purchased at \$750,000 including all related costs.
6. Assumes that there are no significant geotechnical issues of the soil where the boat ramp is located and that water level variations are not excessive requiring special ramp construction considerations.

6.2 Capital Cost

The total capital cost for the Draper community area is estimated to be approximately \$2 Million in 2015 dollars. This estimate includes all structures and equipment as defined in the preceding conceptual design but excludes taxes. Also excluded are any contingencies for overages, design changes, unexpected events, etc. Contingencies included in construction budgets typically run at approximately 10% of construction costs to as much as 25% depending on the nature and risk profile of the project. Uncertainties pertaining to the geotechnical condition of soil at the boat ramp site as well as water level variation could have significant impact on the final cost.

| DRAPER ROAD COMMUNITY AREA FEASIBILITY STUDY CAPITAL COSTS | |
|---|---------------------|
| SITE COSTS | |
| Land acquisition | \$ 750,000 |
| Site improvements | |
| Parking, paved - including boats (50 stalls) | \$ 840,000 |
| Barbeque area with canopy - electrified | \$ 50,000 |
| Landscaping, open area | \$ 10,000 |
| Equipment shed | \$ 15,000 |
| SUB-TOTAL SITE COSTS | \$ 1,665,000 |
| SPECIALITY ITEMS | |
| Security gate | \$ 10,000 |
| Boat launch (6m x 50m) with loading access | \$ 338,000 |
| SUB-TOTAL SITE COSTS | \$ 348,000 |
| TOTAL PROJECT COSTS | \$ 2,013,000 |

6.3 Operations

Total annual operating costs for the Draper Community Hall are estimated to be approximately \$20 thousand in 2015 dollars. Revenues could include an operating grant of \$22,500 from the Municipality and annual fees for vehicles and boats to the parking area. Assuming an annual fee of \$500 per vehicle with full subscription of 50 vehicles, the estimated annual revenue totals \$25,000. As shown in the following operating statement, operating revenue will be \$47,500 which is adequate to cover estimated annual operating costs and provide a surplus of \$27,600.

When viewed from a total life cycle basis, the annual infrastructure renewal must also be included. These infrastructure renewals will generally begin approximately five years into operations and continue every year thereafter. The timing of these infrastructure costs is difficult to predict, therefore an amount should be allocated to a capital reserve each year as savings for the eventual costs. This allocation is similar to depreciation except that cash funds are actually set aside in a reserve. Infrastructure renewal costs vary based on the type of asset but as a general rule an allocation of 2 percent of capital asset hard costs is sufficient. For the Draper community area the annual infrastructure costs are estimated to be \$25,000. Allocating the annual \$27,600 operating surplus to a capital replacement reserve should be sufficient to fund future capital renewal costs.

| DRAPER ROAD COMMUNITY AREA FEASIBILITY STUDY OPERATING BUDGET | |
|--|------------------------|
| REVENUE | \$ |
| Parking lot access - annual PASS | \$ 25,000 |
| RMWB Grants | \$ 22,500 |
| | <u>\$ 47,500</u> |
| EXPENSE (Excluding Amortization and Programs) | |
| Insurance | \$ 1,000 |
| Office expenses | \$ 200 |
| Professional fees | \$ 200 |
| Repairs and maintenance - parking and lawn area | \$ 5,000 |
| Repairs and maintenance - boat launches | \$ 13,500 |
| | <u>\$ 19,900</u> |
| OPERATING SURPLUS | \$ 27,600 |
| Estimated annual infrastructure renewal (contribution to reserve) | \$ 25,000 |
| NET CASH OPERATING SURPLUS | <u>\$ 2,600</u> |

6.4 Operating and Ownership Alternatives

Stantec has evaluated three potential operating and ownership models for potential consideration for the Draper community area. Each of these models presents differences pertaining to ownership and the roles and responsibilities regarding administrative operations management, risk, and governance. These three models are:

6.4.1 Public Sector Ownership

This is by far the most common model where the public sector entity owns and operates the assets. Accordingly, all of the operational and administrative requirements, governance and assumption of risks such as general liability and operations are solely the responsibility of the public sector owner.

Advantages and disadvantages of the Public Sector Ownership model are as follows:

| Advantages | Disadvantages |
|--|------------------------------------|
| Simplest model for governance and administration. Avoids possible conflicting visions of shared ownership. | Assumption of all associated risks |

| Advantages | Disadvantages |
|--|--|
| Total control over all aspects of operations and marketing. | Potentially missing the opportunity to leverage other public or private sector operations and management knowledge |
| No requirement for return on investment enables ability to keep user rates lower. | |
| Government related authority status lessens overall costs (no property or income tax). | |

6.4.2 Public-Public Partnership

This model has become more common recently where different public sector entities combine their resources to share in the ownership and operation of the assets. This model has increased in popularity due to the increasing scarcity of resources available in the public sector. Although a number of alternatives are possible with regard to roles and responsibilities generally speaking the overall administrative, operations, governance and risk assumption will be shared by the public sectors partners.

Advantages and disadvantages of the Public-Public model are as follows:

| Advantages | Disadvantages |
|--|--|
| Assumption of all risks is shared between public sector partners. | Decision making and governance could be constrained due to the possibility of each partner having differing visions. |
| Potentially to leverage the operations and management knowledge of both public sector partners. | |
| No requirement for return on investment enables ability to keep user rates lower. | |
| Government related authority status lessens overall costs (no property or income tax). | |
| Potential to increase utilization of assets by serving the needs of both public sector entities. | |

6.4.3 Public-Private Partnership

This model is similar to the Public-Public partnership except a private sector entity replaces the public sector partner. This model has also become more popular due to the increasing scarcity of resources available in the public sector. Like with the Public-Public partnership, a number of alternatives are possible with regard to roles and responsibilities however the overall administrative, operations, governance and risk assumption will generally be shared by the both partners.

Advantages and disadvantages of the Public-Private Ownership model are as follows:

| Advantages | Disadvantages |
|---|---|
| Assumption of all risks is shared between partners. | Decision making and governance could be constrained due to the possibility of each partner having differing visions. |
| Ability to leverage the financial resources, operations and management knowledge of both public sector partners. | Private sector partner investing capital will have an expectation for a return on the investment potentially resulting in higher user fees. |
| Potential to increase utilization of assets by serving the needs of both entities and potentially leveraging greater expertise of private sector partner. | Probable loss of tax free status thereby increasing the operating costs (property and property tax) |

6.5 Potential Funding and Partnership Opportunities

6.5.1 Partnering Opportunities

As noted in the preceding section, partnering with other public or private sector entities can bring value to the Draper community area project but with the advantages there are also disadvantages. However, due to the extremely small scope and operational nature of the asset, sharing ownership with a private sector partner is extremely unlikely and would generally be too prohibitive due to the complexity and high cost of administration.

A Public-Public partnership is certainly a possibility for consideration for the Draper Community Hall. Although ownership structure is unlikely to provide any benefit, sharing of operations and management should be considered, particularly with other community and recreation centres in the near vicinity. Opportunities may exist to share equipment and certain operational services such as maintenance and repair, janitorial, lawn care and snow removal services etc. Economies of scale could be achieved by partnering with other neighboring community associations to reduce the overall operational costs to Draper.

6.5.2 Funding Opportunities

Opportunities exist with regard to potential funding for capital and operating costs. These opportunities may be available from both of the government and private sectors as noted below.

Government Funding

The financial analysis has assumed that the Municipality will provide capital funding for the initial capital requirements as well as operating grants to partially fund the annual operations. Additional funding could be raised by offering various types of programs where excess revenues could be used to subsidize other community programs. An evaluation of the types of programs that would be popular in the

community will have to be undertaken to determine if there is potential to provide excess revenues. Some examples for consideration may include boating and water sports related training programs, etc.

Other than grant funding from the Municipality, other government programs may be available from time to time to assist in the operating and capital maintenance costs. Examples of this have included Alberta Government programs such as the Community Facility Enhancement Program, Community Initiatives Program and Other Initiatives Program. Depending on the types of programs offered at Draper the opportunity may exist for other government grants such as the Alberta Recreation and Physical Activity Project Grant and Recreation and Physical Activity Project Micro Grant.

Corporate and Private Funding

Many communities are increasingly turning to the private sector and community philanthropists for both capital and operating funding. This funding may come in the form of donations, sponsorship or facilities or programs and naming rights for facilities and may be cash, provision of equipment or provision of services. Typically the private contributions will come from those corporations and local philanthropists who have a strong presence in the community and a vested interest in the well-being the local population.

7.0 Next Steps

Through consultation with the community groups, the Municipality, and previously completed planning documentation, it is clear that a community space is required for the Draper community. This is due to a variety of factors outlined in this report and is summarized as follows:

- Large proportion of families in the community
- Active outdoor-oriented community requiring outdoor space for informal activities and events
- Due to anticipated static growth in the community, the proposed area requirements adequately meet the community requirements both now and in the future
- Acknowledgement of the need for community space as outlined in both the Regional Indoor Recreation and Community Facilities Master Plan, and the 2015 Draper Area Structure Plan

7.1 Next Steps

Upon the completion of the feasibility study, the following items should be considered:

- Confirm availability and procure an acceptable site. When the site is selected, the following steps should be considered:
 - Procure a utilities review
 - Procure a geo-technical study
 - Procure any other engineering studies that may be required
 - Ensure land use designation remains viable for anticipated uses
- Develop the business case for Draper community space
- Upon completion of the business case, a detailed design and construction process should be initiated:
 - Proposed spaces should be designed with flexibility in mind to accommodate a wide range of activities, and unpredictable population/demographic changes
 - Revisit proposed areas to ensure designed spaces meet the proposed activity and requirements of the community
 - Develop construction timelines – this will vary due to many factors including, but not limited to, availability of funding and selected project delivery method)

Throughout the development of the Draper community space, community consultation should continue throughout the business case, design and construction/commissioning phases.

Appendix A – Community Consultation Results

This appendix contains verbatim information obtained during community consultation sessions with representation from the Draper Residents Society of the Clearwater Valley. Two separate consultations were held;

- January 27, 2015 – facilitated by Municipality representatives
- July 16, 2015 – facilitated by Stantec

Draper Community Consultation - January 27, 2015

This community consultation was facilitated by Municipality representatives. The information and key issues were provided to Stantec on July 7, 2015.

Consultation Details:

Date / Time: January 27, 2015, 7:00 PM

Location: Syncrude Sport & Athletic Centre, AMEC Meeting Room

Attendance: Draper Residents Society (4 attendees – detailed attendance list not available)

Key issues:

- Draper does not have any recreation or community facilities
- Residents happy to travel in to Fort McMurray for most amenities as it is a relatively short drive
- Have been working with the RMWB for a number of years on obtaining a community park – as far as the residents society is aware, the land in question belongs to a local resident who is unwilling to sell the land to the RMWB for the price that the RMWB wants to pay, and hence the project has stalled.
- A community hall would provide a space for the residents to get together and create a stronger sense of community
- If a community hall is not possible, the residents would be looking for a BBQ shelter or equivalent within a community park to facilitate community events during better weather.
- Other issues raised were related to the number of visitors coming into to Draper from other communities in RMWB to access the river and going across private property.

Draper Community Consultation – July 16, 2015

Consultation Details:

Date / Time: July 16, 2015, 7:30 PM

Location: Syncrude Sport & Wellness Centre, AMEC Meeting Room

Attendance: See the following attendance list

Table 2 – Attendance list for July 16 Draper Community Consultation

| Name | Representing | Contact |
|-------------------|--------------|--|
| Barry Kowalsky | Stantec | Barry.Kowalsky@stantec.com |
| Amanda Machell | Stantec | Amanda.Machell@stantec.com |
| Donna McQuade | RMWB | Donna.mcquade@rmwb.ca |
| Koralee Samaroden | RMWB | Koralee.samaroden@rmwb.ca |
| Daphne Van'tlebut | Draper | draperroad@gmail.com |
| Stella Osteneck | Draper | osteneck@telus.net |
| Andrew Thorne | Draper | andrewthorne@shaw.ca |

Meeting Notes:

Community Space Planning History

- 2 previous attempted deals with the Municipality to acquire land for community-space purposes
 - 2008
 - One started in 2005
- Preferred location was on Bervin Mack's property, however issues with acquiring this land have made it non-feasible. Estate representatives may subdivide this land however this is not certain. The existing road into this property is not currently owned by the RMWB.
- Majority of the community live outdoor-oriented lifestyles, with frequent quad use throughout the community, often have fires, etc.
- Existing quad trail through the community, attracts a lot of volume through the area
- Residents do not want to attract the "Fort Mac" crowd to their community space; it should be dedicated use with appropriate security
- There is currently significant trespassing on properties throughout the community
- Issue with parking along Draper road during the summer; an established river rafting spot exists in the community, results in unsafe parking and garbage issues
- 80% of traffic through the community is non-resident
 - Nice weather, 25-30 trucks parking in the community per day
 - Lots of off-road parking, people using the extensive trail system for atv's and snowmobiles, Draper area is the trailhead to many trail networks in the region
- Largest issue for community space is acquiring land

Community Space Requirements

- Community space will be outdoor area; no indoor facility is required
- The community space must be river-front, with access to the river
- The community space should focus on privacy
- Outdoor space requirements:
 - Covered pergola, gazebo, some type of covered shelter, outdoor structure
 - Electrical capabilities, appropriate lighting
 - At least 1 hectare (to confirm in concept development)
 - Parking (Vehicles, atv's, boat trailers)
 - Space for 50 vehicles plus boat parking
 - 40 feet length, for boat+trailer+1 ton truck
 - Fire pits
 - Portable washrooms, low maintenance
 - Must be riverfront
 - Approximate price for land in this area, 300 000-400 000 per hectare
 - Boat launch (need to confirm requirements for building on heritage river, compare to nearby Horse Pasture Park)
 - No kids playground required
 - Large open green space for outdoor activities (horseshoe, bocce, etc.). This area must be flat, no slope.
 - This grassy field would require some maintenance such as landscaping
 - Capacity for 100 people
 - Low maintenance shelter (low maintenance materials), steel construction
 - Capacity for 30 people
 - Outdoor storage shed, locked
 - Outdoor space should be secured, with a barrier/gate to prevent unrestricted access
 - There is not much pedestrian traffic down Draper
 - Secure picnic tables (residents often bring their own seating)
 - No BBQ's required, residents bring their own
 - Overhead lighting (street-like lighting)
 - Low maintenance space is preferred

7.1.1 Existing Inventory

- Nothing formal
- Open field sometimes used for BBQs

8.0 Appendix B: Land Use Bylaws for Draper

The following land uses are applicable to the community of Draper.

102. CR Country Residential District

102.1 Purpose

The purpose of this district is to provide for multi-lot (more than 3) country residential subdivision and development in the Rural Service Area.

102.2 Permitted Uses

The following are permitted uses:

Accessory Building

Essential Public Service

Home Occupation

Manufactured Home, except on all lots in registered subdivision plans 4480RS and 9421594, (Gregoire Lake Estates), and any subsequent lots created by subdivision of lots in registered subdivision plans 4480RS or 9421594, where manufactured homes are neither a permitted nor a discretionary use

Park

Public Use/Utility

Satellite Dish Antenna

Single Detached Dwelling

102.3 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Amateur Radio Antenna

Bed and Breakfast (specific to Lot 3 Plan 982 3452). (Bylaw No. 03/059)

Home Business

102.4 Discretionary Use – Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

Basement Suite

Boarding House

Child Care Facility

Community Service Facility

Family Care Dwelling

Intensive Agriculture

102.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

- (a) Front Yard (minimum): 7.6 m
- (b) Side Yard (minimum): 7.6 m, except 3.0 m in the Gregoire Lake Estates Subdivision (Bylaw No. 01/043)
- (c) Rear Yard (minimum): 7.6 m
- (d) Lot Area:
 - (i) Minimum: 1.0 ha
 - (ii) Maximum: 4.0 ha
- (e) Building Height (maximum): 10.0 m

102.6 Additional Provisions

Country residential development shall only be allowed if the Development Authority is satisfied that:

- (a) adequate access exists to a public road;
- (b) no conflict will result with adjacent land owners;
- (c) the developer will be responsible for constructing all internal roads;
- (d) the development can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Treatment and Disposal Regulation.

112. EP Environmental Preservation District

112.1 Purpose

The purpose of this district is to provide for the preservation of natural open space and the protection of environmentally sensitive lands from incompatible development.

112.2 Permitted Uses*

The following are permitted uses:

Home Occupation

Accessory Building (Bylaw No. 01/043)

* The uses listed as Permitted Uses apply only to those areas of the Regional Municipality of Wood

Buffalo which lie outside of the Urban Service Area or those areas within the Urban Service Area to the North and West of the Athabasca River. In those parts of the Urban Service Area to the South and East of the Athabasca River all uses listed as Permitted Uses under this section shall be considered Discretionary Uses – Development Officer and shall not be considered as Permitted Uses. (Bylaw No. 07/036)

112.3 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Home Business

Outdoor Recreation Facility

Park

Parking Lot/Structure

Public Use/Utility

112.4 Discretionary Uses – Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

Market Garden

Manufactured Home existing prior to the passing of this bylaw

Single Detached Dwelling existing prior to the passing of this bylaw

112.5 Site Provisions

- (a) Notwithstanding Section 16, all developments require a development permit.
- (b) Clearing, tree cutting, trail construction, irrigation, or similar activity require prior permission be obtained from the Development Authority.
- (c) Any development permit applications or request for clearing, tree cutting, trail construction, irrigation, or similar activity which requires the restoration and rehabilitation of a site upon completion of such activity shall be accompanied by detailed landscaping plan prepared to the satisfaction of the Development Authority.
- (d) The extraction of sand, gravel, or aggregate is not permitted.
- (e) Development permit applications for:
 - (i) any swimming and wading pool;
 - (ii) any water fountain and/or water sculpture;
 - (iii) any water reservoir and water tank;
 - (iv) any ornamental pond or lake;

(v) any water retaining excavation, structure or vessel that could affect sub-soil characteristics;

shall be accompanied by a report, satisfactory to the Development Authority, by a qualified, registered Professional Engineer, detailing the structural components of the proposal which will limit any risk to the bank stability.

120. SH Small Holdings (Bylaw No. 00/001)

120.1 Purpose

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

If it can be demonstrated, through legal survey, that lands in this district are above the 250 m contour, or if lands between 248 m and 250 m can be demonstrated through certified geotechnical and environmental impact assessments to support smaller parcel sizes, subdivision to smaller lot sizes (minimum of 1.0 ha) may be considered. The provisions of the CR - Country Residential District shall apply to all SH - Small Holdings lots that are less than 2.0 ha in size without amendment to this Land Use Bylaw.

120.2 Permitted Uses

The following are permitted uses:

- Accessory Building
- Essential Public Service
- Home Occupation
- Manufactured/Modular Home
- Park
- Public Use
- Public Utility
- Satellite Dish Antenna
- Single Detached Dwelling

120.3 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

- Amateur Radio Antenna
- Family Care Dwelling
- Home Business
- Market Garden
- Temporary Building or Structure

120.4 Discretionary Uses – Planning Commission

The following are uses that may be approved by the Municipal Planning Commission:

Bed & Breakfast

*Campground (Bylaw No. 04/012)

Community Service Facility

Country Inn

*Guest Ranch

*Intensive Agriculture (*as per Section 76.7 keeping of animals)

*Kennel

*Outdoor Recreation Facility

Deleted (Bylaw No. 04/012)

*Resort Facility

120.5 Site Provisions

In addition to the General Regulations contained in Part 5, (of the Land Use Bylaw), the following standards shall apply to every development in this district.

- (a) Lot Area (minimum): 2.0 ha Those uses identified with an * must be on parcels 4.0 ha or greater.
- (b) Front Yard (minimum): 7.6 m for principle building 15.0 m for all other buildings and structures
- (c) Side Yard (minimum): 7.6 m for principle building 15.0 m for all other buildings and structures
- (d) Rear Yard (minimum): 7.6 m for principle building 15.0 m for all other buildings and structures
- (e) Building Height (maximum): 10.0 m

120.6 Additional Provisions

Small Holdings development shall only be allowed if the Development Authority is satisfied that:

- (a) adequate access exists to a public road;
- (b) no conflict will result with adjacent land owners;
- (c) the developer will be responsible for constructing all internal roads;
- (d) the development can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Treatment and Disposal Regulation;
- (d) the development meets the requirements of Section 60 - Development in the Flood Plain (Clearwater River/Athabasca River Flood Plain Area) and Section 61 - Development Near Water Bodies and Water Courses, of this Bylaw.

115. UE Urban Expansion District

115.1 Purpose

The purpose of this district is to protect land in the Rural Service Area suited for future urban and hamlet expansion from premature subdivision and development.

115.2 Permitted Uses

The following are permitted uses:

Accessory Building
Essential Public Service
Outdoor Recreation Facility
Park
Public Use/Utility

115.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Amateur Radio Antenna
Extensive Agriculture
Intensive Agriculture
Market Garden
Temporary Project accommodation (Bylaw No. 06/001)
Deleted (Bylaw No. 08/001)
Satellite Dish Antenna
Deleted (Bylaw No. 06/030)
Deleted (Bylaw 03/019) Resort Facility – specific to parts of N ½ Sec 15-88-8, NW ¼ Sec 17, and SW ¼ Sec 20-88-9-W4M (Bylaw No. 10/012)
Campground (Bylaw No. 07/034) - specific to parts of NW 1/4 Sec 17 and SW ¼ Sec 20-88-9-W4M. (Bylaw No. 03/019)

115.4 Discretionary Use - Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

Airport
Automotive Wrecker
Manufactured Home (accessory to Intensive or Extensive Agriculture)
Natural Resource Extraction and Processing (Bylaw No. 00/011)
Storage Facility
Single Detached Dwelling (accessory to Intensive or Extensive Agriculture)
Security Suite
Temporary Building or Structure
Waste Management Facility

115.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

- (a) Lot Area (minimum): 2.0 ha
- (b) The subdivision of one (1) lot from an unsubdivided quarter may be allowed to accommodate an existing residence and related improvements, provided the balance is retained for agricultural purposes.
- (c) All other standards shall be at the discretion of the Development Authority.

115.6 Deleted (Bylaw No. 08/001)

Briefing Note

| | |
|---|---|
| Prepared for: Council Title: Saprae Creek Estates Feasibility Study Date prepared: November 20, 2015 | Prepared by: Bob Couture Title: Executive Director Division: Community and Protective Services |
|---|---|

SUBJECT:
Saprae Creek Estates Feasibility Study

BACKGROUND:

At the December 16, 2014 special Council meeting, funding was approved for a feasibility study regarding the construction of a community hall in Saprae Creek. In July 2015, Stantec was retained to determine whether a hall is required and, if so, the components that should be included. During public engagement, the community identified the need for a facility with a main hall, kitchen, multipurpose room, fitness centre, offices and washrooms, as well as an outdoor space with a playground, covered barbeque area, open field and possibly a splash park in the future.

The Saprae Creek Residents Society has been using the Vista Ridge All Seasons Park chalet for community activities and events. However, the facility is very busy and space is not always available. As well, there is limited capacity and larger-scale events, such as a community dinner, cannot be held there.

The only local facility owned by the Municipality is the fire hall, which is unsuitable for the programming the community wants. There are also security and safety concerns – e.g. impeding access to emergency equipment.

CURRENT STATUS:

A draft version of the study was submitted with the 2016 capital requests to meet budget timelines, including a needs analysis, concept plan development and proposed capital funding. There are no notable changes in the final version. This project is currently unfunded.

KEY CONSIDERATIONS:

- The study shows the need for a dedicated community hall and outdoor recreational space in Saprae Creek.
- The feasibility study is supported by the recommendations of the Wood Buffalo Regional Indoor Recreation and Community Facilities Master Plan adopted by Council on July 14, 2015 (pages 56, 58, and 62).
- The study is a living guiding document that can be continuously updated to ensure comprehensive decision-making and allow Council to make informed capital budget decisions.

NEXT STEP/ACTION:

- The study has been forwarded to the Engineering Department for inclusion in the capital project file.

ATTACHMENT:

1. Sapræ Creek Estates Feasibility Study

September 2015

Saprae Creek Estates *Feasibility Study*



REGIONAL MUNICIPALITY
OF WOOD BUFFALO



Stantec

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1.0 Project Overview

1.1 Introduction

The community of Saprae Creek Estates, located within the Regional Municipality of Wood Buffalo (Municipality), is a residential development established in 1987¹ and is characterized by a country-estate lifestyle. Located just outside the urban service area of Fort McMurray, Saprae Creek Estates residents access the majority of required services located within Fort McMurray. However, with an active community and large proportion of family-oriented residents, there is a need to accommodate the various community programs operating locally. There was previously a community hall within Saprae Creek Estates however it was converted into a fire hall to accommodate the voluntary fire service operating out of the community. Community programs, meetings, and all other community-related events require a dedicated indoor space that aligns with the values and vision of the Saprae Creek Estates residents.

1.2 Purpose

Stantec Architecture Ltd. (Stantec) was procured to develop a feasibility study for a new community space in Saprae Creek Estates, including a needs analysis and concept plan with associated financial analysis to provide the Municipality with projected facility-based needs for the community. The document would enable comprehensive decision making and the ability for council to make informed capital budget decisions.

A community consultation meeting was held to understand the requirements that could be included in the potential space. It is essential to determine the need for a community hall and, if required, the components that will be included.

1.3 Document Organization

This feasibility study is organized into the following sections:

1. **Project Overview:** Provides background information on the project and describes the purpose of the study.
2. **Community Profile:** Presents community-specific data to provide an appropriate context for recreational planning.
3. **Recreational Trends:** Summarizes various Canadian trends in recreational planning and relevant factors that affect these trends.
4. **Needs Analysis:** Provides an existing inventory of community recreation in Saprae Creek Estates, outlines community recreational requirements based on community consultation meetings, and presents required spaces based on consultation and industry best practices and standards.
5. **Concept Plan Development:** Provides high level design considerations and concept plan.

¹ Golder Associates (1996). Socio-Economic Baseline Report for the Wood Buffalo Region. Retrieved 6 July, 2015 from <https://era.library.ualberta.ca/public/view/item/uuid:846f544d-94db-41b4-9f4a-654e1457ed8c/DS11/3-1%20-%20Socio-Economic%20Baseline%20Report-Wood%20Buffalo%20Region.pdf> .

6. **Financial Analysis:** Provides potential capital cost, operating cost, and funding requirements at a conceptual level for community space in Saprae Creek Estates.
7. **Next Steps:** Summarizes the necessary phases that should follow this study in the development of a future community space in Saprae Creek Estates.

Appendix A – Community Consultation Results: Presents the verbatim notes from two separate consultation meetings with the Saprae Creek Estates Residents Society regarding recreational planning in their community.

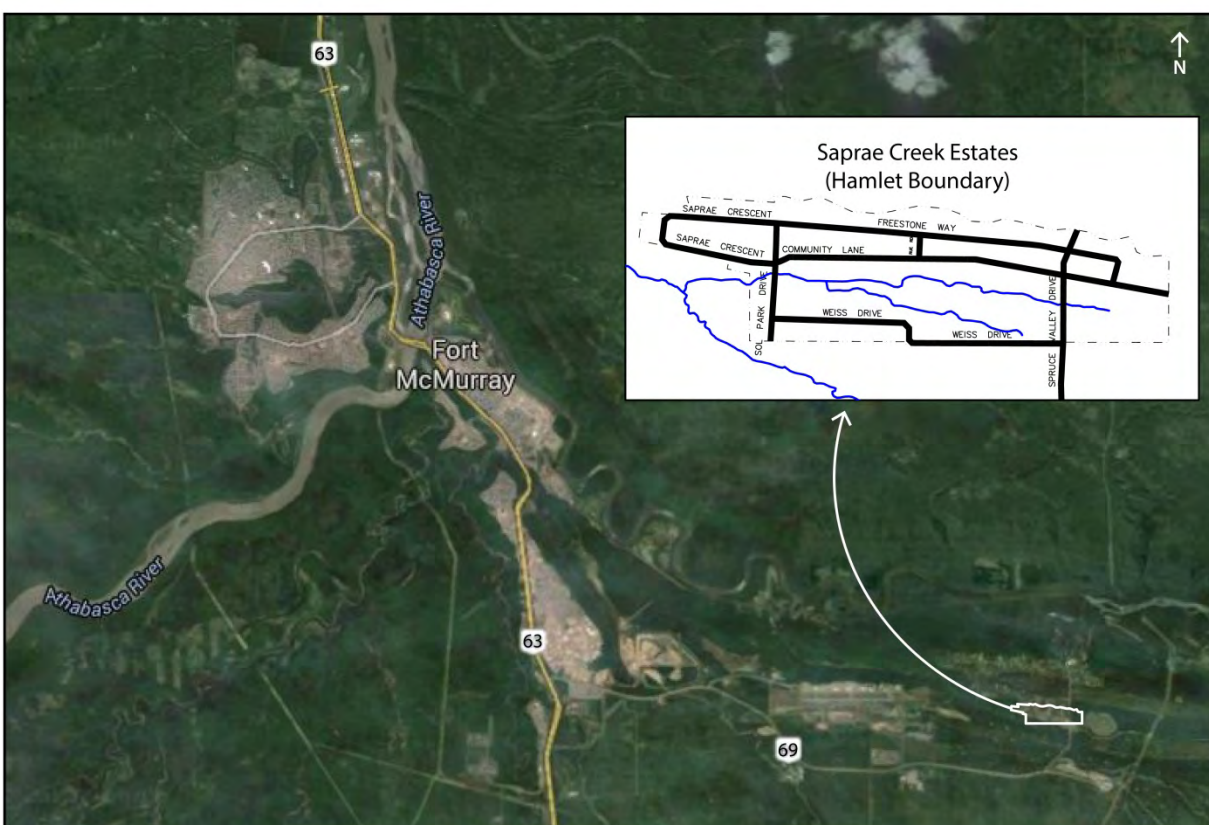
Appendix B – Land Use Bylaws for Saprae Creek Estates and Surrounding Areas: Provides detailed land use requirements for the various land use designations found in and near Saprae Creek Estates.

2.0 Community Profile

2.1 Introduction

The hamlet of Saprae Creek Estates is located 25 kilometres south of Fort McMurray and is the third largest community within the Regional Municipality of Wood Buffalo. It is situated on the crest of the Clearwater River Valley and can be accessed from Highway 69. Saprae Creek Estates was established in 1987 and is a forested acreage hamlet. This hamlet is considered a part of the rural service area of the Municipality.

Figure 1 – Location and Boundary of Saprae Creek Estates²



2.2 Population Characteristics

The Municipality conducts a census every two to three years, with the most recent census conducted in 2012³. The 2015 census is in development however it has not been completed and will not be included in this report. The 2012 data will be used to understand the existing conditions of the community.

² Google Maps (2015)

³ Regional Municipality of Wood Buffalo (2015). Census 2015. Retrieved 2 July 2015 from <http://www.rmwb.ca/Municipal-Government/Census-2015.htm>

2.2.1 Existing and Projected Population Estimates

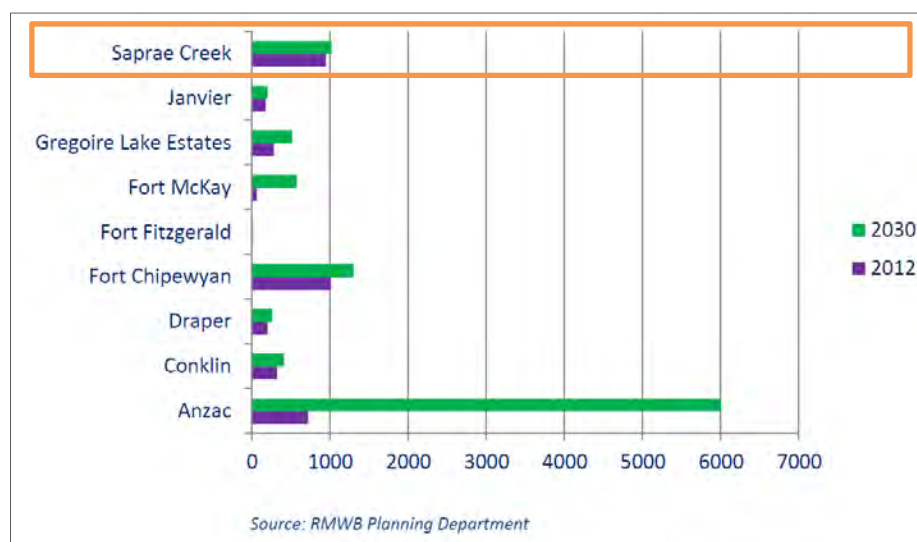
As per the 2012 municipal census data, the community of Saprae Creek Estates had a population of 943. Population projections show the community declining by 21% to 2020, and then growing again by 36% to 2030.

During the community consultation meeting, it was identified that there were minimal expansion opportunities for the community in 2015 due to the unavailability of land adjacent to the existing community boundary. There was potential for 19-20 lots being developed in the near future however no additional expansion is projected.⁴

Table 1 – Historical and Projected Population for Saprae Creek Estates

| Community | Historical ⁵ | | | Projected ⁶ | | | |
|--|-------------------------|------|--------------------|------------------------|--------------------|------|--------------------|
| | 2010 | 2012 | % growth (2010-12) | 2020 | % growth (2012-20) | 2030 | % growth (2020-30) |
| Saprae Creek Estates | 926 | 943 | 2% | 746 | -21% | 1015 | 36% |
| Notes | | | | | | | |
| - 2010 and 2012 data is from the 2012 Census for the Municipality and both values extrapolated to 100% completion rate | | | | | | | |

Figure 2 – Projected Population Growth 2012-2030: Rural Hamlets⁷



⁴ See Appendix A – Community Consultation Results – July 16, 2015

⁵ Regional Municipality of Wood Buffalo (2012). Municipal Census 2012: Count Yourself In! Retrieved 21 July, 2015 from <http://www.rmwb.ca/Assets/Corporate/Census+Reports/Census+reports+Part+1.pdf>

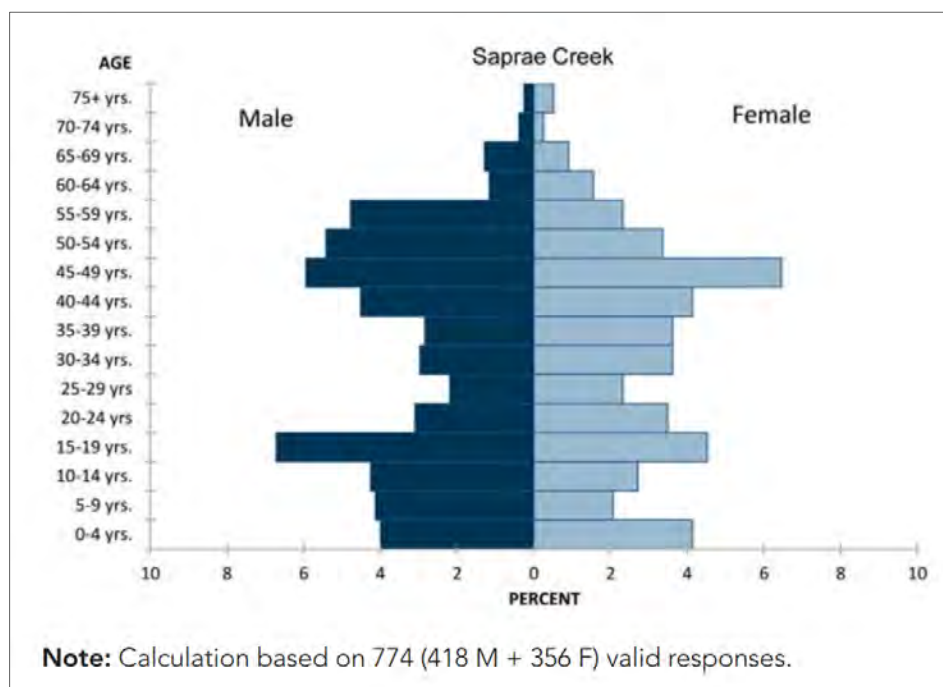
⁶ Fort McMurray Tourism (2015). Saprae Creek Estates – population facts. Retrieved 14 July, 2015 from <http://www.fortmcmurraytourism.com/facts/saprae-creek-population-facts>

⁷ Regional Municipality of Wood Buffalo (2015). Regional Indoor Recreation and Community Facilities Master Plan.

2.2.2 Age Distribution

The following age pyramid for Saprae Creek Estates shows two distinct age bubbles in the community; the youth group including ages 0-19 years and their parents including ages 40-59. There are relatively few seniors and persons 20-29 years old living in this community. The existing age structure shows that the community likely contains a high proportion of families with children.

Figure 3 – Age and Gender Pyramid for Saprae Creek Estates⁸



2.3 Housing

The homes in Saprae Creek Estates are predominantly single family homes on large, private lots. According to the 2012 municipal census, there are 263 dwelling units located within the Saprae Creek Estates community, with the majority being single-detached homes.⁹

As of July 2015, there are 32 total real estate listings within the community, with the average listing price at \$740,200.¹⁰

⁸ Regional Municipality of Wood Buffalo (2012). Municipal Census 2012: Count Yourself In! Retrieved 2 July 2015 from <http://www.rmwb.ca/Assets/Corporate/Census+Reports/Census+reports+Part+1.pdf>

⁹ Regional Municipality of Wood Buffalo (2012). Municipal Census 2012: Count Yourself In! Retrieved 2 July 2015 from <http://www.rmwb.ca/Assets/Corporate/Census+Reports/Census+reports+Part+1.pdf>

¹⁰ Wood Buffalo Property Group (2015). Saprae Creek Estates Homes Information. Retrieved 2 July 2015 from <http://www.fortmcmurrayrealestate.com/saprae-creek-homes-for-sale.php>

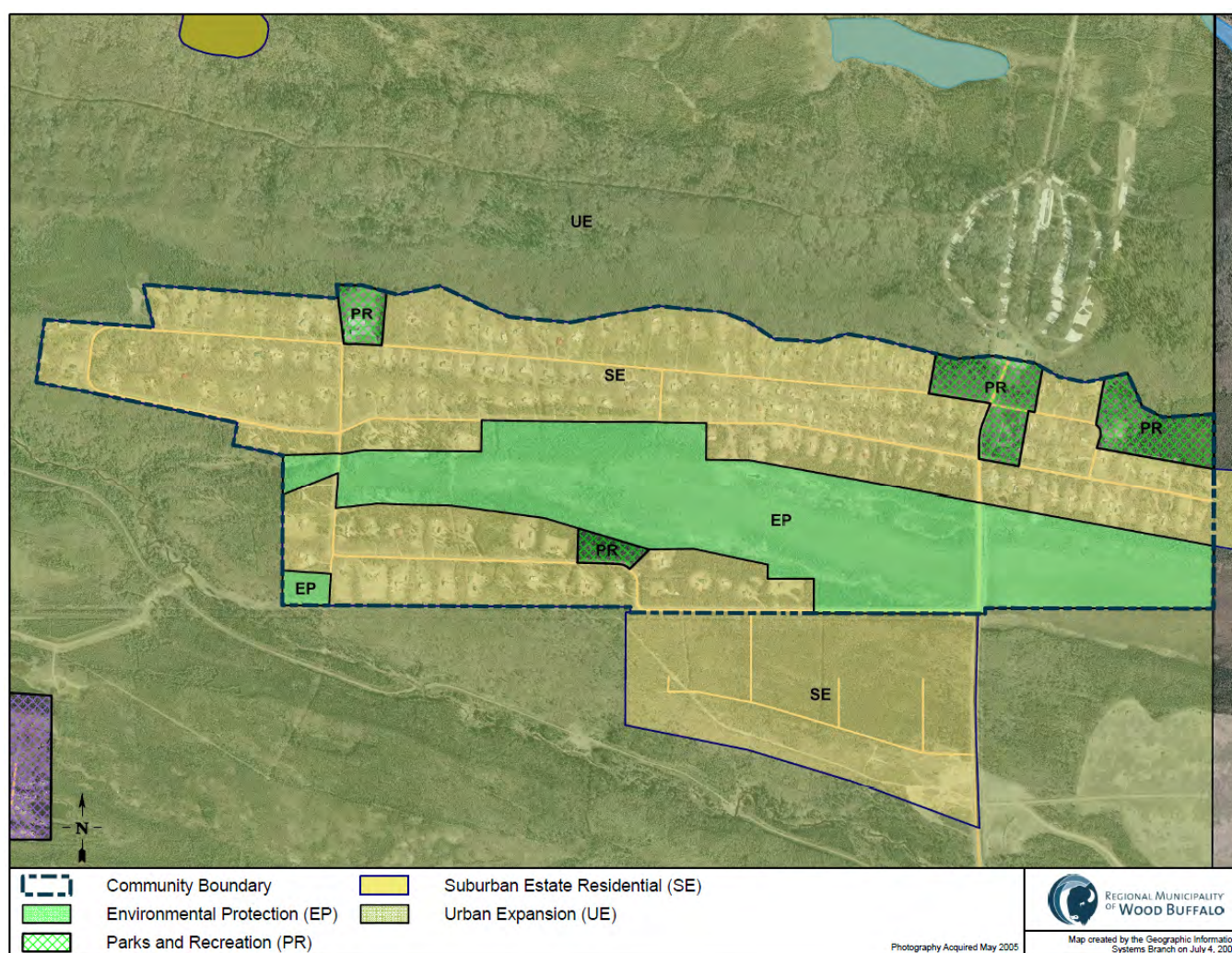
2.4 Policy and Planning

2.4.1 Land Use Bylaw 99/059

The intent of the Saprae Creek Estates Hamlet is described as 'Suburban Estate District' and is to provide multi-lot (more than 3) country residential development in a semi-rural atmosphere.¹¹ The surrounding area adjacent to the community is zoned as urban expansion.

Within the community of Saprae Creek Estates, there are 3 land use designations: Suburban Estate, Park and Recreation, and Environment Preservation. Requirements for each land use can be found in *Appendix B: Land Use Bylaws for Saprae Creek Estates and Surrounding Area*.

Figure 4 – Land Use Zones of the Saprae Creek Estates



¹¹ Regional Municipality of Wood Buffalo (2015). Bylaw Information for Saprae Creek Estates Residents. Retrieved 30 June, 2015 from <http://www.rmwb.ca/Assets/Departments/Legislative+and+Legal+Services/Bylaws/Info/Saprae+Creek+info+Sheet.pdf>

2.4.2 Area Structure Plan (ASP)

The Saprae Creek Estates Area Structure Plan was developed and approved in 1995 with the intent to guide future planning and development within the Hamlet. The ASP focuses on preserving the country residential purpose within the Hamlet and strongly discourages any future commercial development.

This plan recognizes the potential for the nearby Ski Hill operations to disrupt the Hamlet's residential nature and attempts to mitigate the impact of the Ski Hill. Recreational guidelines are also identified and place responsibility for recreational development with the Saprae Creek Estates Recreational Society. A guide for other services such as access, roads, drainage, water supply and controls is also provided.

Due to the age of this plan and the availability of new regulating information contained within the Land Use Bylaw 99/059 for the Regional Municipality of Wood Buffalo, this ASP is assumed to require updating. Future planning is underway with a new ASP for this community however the plan has not been released at the time of this report.

2.4.3 Municipal Development Plan (MDP)¹²

The Municipality's MDP was approved in 2011, and addresses issues at a variety of scales, providing integrated direction to the urban, rural and regional areas. The MDP outlines a strategic plan to manage growth over the next 20 years, and should be used to guide both short- and long-term decision making at the Municipality. This plan does not directly identify capital projects, infrastructure spending or provide specific zoning requirements.

The following sections from the Municipality's MDP are relevant to this study.

Direction R.3.2 (Integrate Regional Recreation)

As the regional population grows, the maintenance and expansion of existing recreational areas as well as the establishment of new recreational areas will be necessary. An integrated regional recreational strategy will help bring opportunities for all residents to enjoy the region's natural surroundings. Many existing recreational areas can be expanded while some of the region's lakes will be explored for opportunities to develop new recreation with the potential for cottage development, recreational lodges, boat launches, day use areas and campgrounds.

Direction C.3 (Protected Character of Residential Communities)

There are communities in the region that are not intended to develop into communities that offer a wide range of housing options, land uses, or services. These communities, including Draper, Saprae Creek Estates, Gregoire Lake Estates, and Fort Fitzgerald are almost entirely residential in nature with a specific form of development and a consistent, prevailing density. These communities will be protected from development that would adversely impact their existing character. Growth will be accommodated

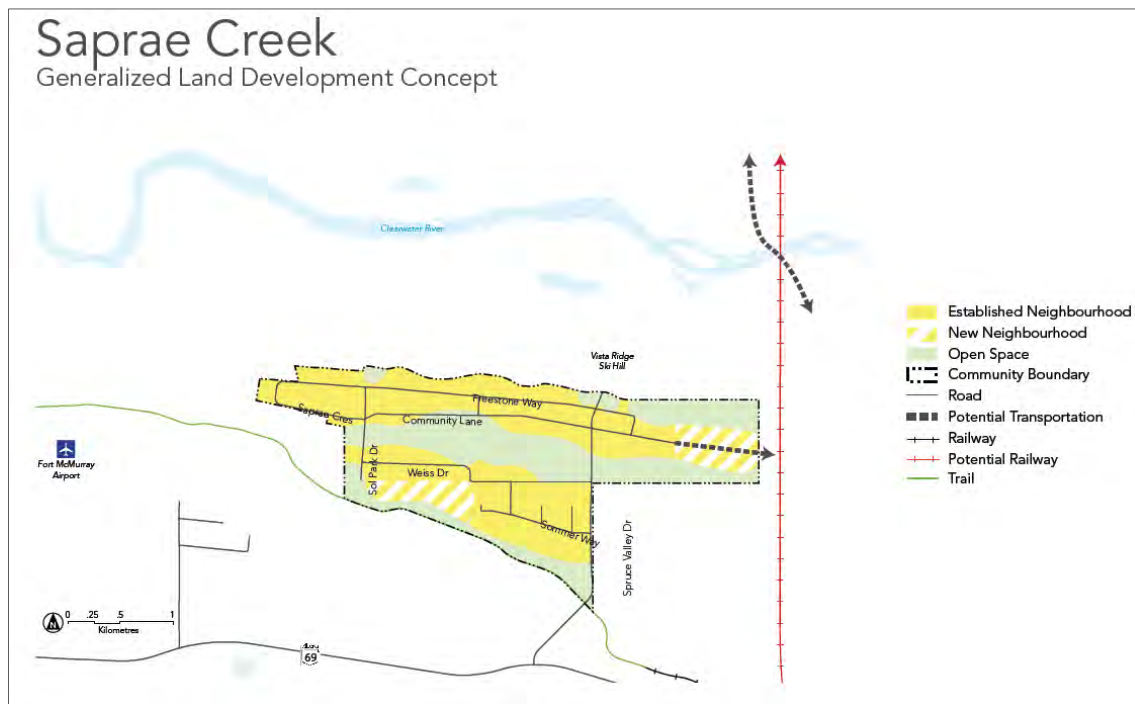
¹² Regional Municipality of Wood Buffalo (2011). Municipal Development Plan: Big Spirit, Big Ideas, Big Plan. Retrieved 15 July 2015 from <http://www.rmwb.ca/AssetFactory.aspx?did=3157>

only to the extent of capacity, that is, where there is the ability to extend the existing pattern of development within the boundaries of the community.

C.3.2 (Preserve residential character of Saprae Creek Estates)

Saprae Creek Estates is a residential community built on the crest of the Clearwater River Valley, approximately 25 kilometres southeast of Fort McMurray. Physical expansion of this community is limited. The Municipality will support the modest expansion of Saprae Creek Estates to the south and east in a form consistent with prevailing densities. The main focus will be to encourage development that is in harmony with the natural setting, creating a pedestrian friendly environment, and respecting and enhancing the unique character of the community.

Figure 5 – Saprae Creek Estates Community Concept Plan from the MDP



2.4.4 Regional Indoor Recreation and Community Facilities Master Plan¹³

This planning document was developed to oversee planning, budgeting, and implementation of stated goals and objectives for indoor recreation and community facilities in the Municipality. It is a flexible document intended to guide municipal decision making over the next ten years and provides Council with discretion to invest in indoor recreation and community facilities despite fluctuating population growth patterns.

¹³ Regional Municipality of Wood Buffalo (2015). Wood Buffalo Regional Indoor Recreation and Community Facilities Master Plan. Received from the RMWB on July 7, 2015.

This plan identifies Saprae Creek Estates' main community space as the Vista Ridge All Seasons Park Chalet. It describes concerns regarding potential scheduling conflicts between the park serving as a business and the needs of the local community. The Plan states that the community is requesting a dedicated community hall and makes reference to this feasibility study as the first step.

Recreation-oriented recommendations from this plan for the Saprae Creek Estates community include:

- **Youth Space:** Consider the feasibility of dedicated youth space in design for the Saprae Creek Estates community hall
- **Gym:** Consider the feasibility of gym space in the design for a community hall in Saprae Creek Estates
- **Feasibility Study:** Move forward with a feasibility study for a community hall in Saprae Creek Estates
- **Community Engagement:** Continue open dialogue with the Saprae Creek Estates Residents Society to identify appropriate community gathering spaces for their community
- **Community Hall:** This Recreation Master plan recommends a community hall in Saprae Creek Estates

2.5 Adjacencies

2.5.1 Vista Ridge All Seasons Resort

Operated by the Vista Ridge Recreational Society and partially funded by the Municipality, this recreational destination has been coined “the best non-mountain winter recreation in Alberta”, and offers skiing/snowboarding and a tube park during the winter, and a WildPlay outdoor play centre during the summer. There is also a main lodge facility that is used for banquets and meetings. The meeting room at Vista Ridge is where all existing Saprae Creek Estates community programs/activities and meetings take place¹⁴.

2.5.2 Fort McMurray International Airport (YMM)

This airport is located approximately 12 kilometres west of the Saprae Creek Estates, and is the largest airport in northern Alberta. In 2014, 1,308,416 commercial and charter passengers travelled into and out of YMM, representing a 9.5% increase from 2013 and becoming the 15th busiest airport in Canada.¹⁵

¹⁴ See Appendix A – Community Consultation Results – July 16, 2015

¹⁵ Fort McMurray International Airport News Release (2014). Fort McMurray International Airport Breaks Record with Over 1.3 Million Passengers in 2014. Retrieved 15 July, 2015 from http://www.flyymm.com/sites/default/files/news_release_attachments/2015-01-20%20-%20Fort%20McMurray%20International%20Airport%20Breaks%20Record%20with%20over%201.3%20Million%20Passengers%20in%202014.pdf

3.0 Recreational Trends

3.1 Introduction

Recreational planning offers many potential benefits to the community. The benefits that recreation facilities can provide to communities are numerous and it is important to understanding the changing social factors that are affecting recreational trends throughout the country. Some of the concepts presented relate specifically to the existing current state of the Saprae Creek Estates community and have been used to guide this feasibility study. Although some concepts may not be applicable to the existing conditions of the community, they have nonetheless been included to provide future planning considerations.

The following items identify the potential opportunities that arise from recreation planning:

- Review all recreational programs and services being offered in the community;
- Communicate with citizens to determine their expectations and to encourage their involvement and participation in recreation services;
- Recognize the recreation potential and thus provide a wider range of recreational opportunities;
- Improve cooperation between recreation authorities, institutions, private agencies and community organizations;
- Lay the ground work to make informed decisions about future financial requirements, programs/activities and facilities development.

3.2 The Benefits of Recreation^{16 17}

The inclusion of recreational opportunities within communities provides benefits to individuals, communities, economy and the environment; this has been demonstrated extensively over the years. The following benefits have been identified as potential outcomes produced by community recreational initiatives:

Personal

- Regular physical activity is one of the best methods of health insurance for individuals as it enhances both mental and physical wellbeing, and increases self-esteem and life satisfaction
- Leisure opportunities for youth provide positive lifestyle choices and alternatives to self-destructive behaviour

¹⁶ Ontario Ministry of Tourism and Recreation & Parks and Recreation Federation of Ontario (1992). The Benefits of Parks and Recreation: A Catalogue.

¹⁷ Interprovincial Sport and Recreation Council & Canadian Parks and Recreation Associated (2015). A Framework for Recreation in Canada 2015: Pathways to Wellbeing. Retrieved 14 July, 2015

Social

- Leisure provides opportunities for community involvement, and shared management and ownership of resources
- Participation in recreation can promote stronger families
- Leisure opportunities, facilities, and the quality of the local environment are the foundations of community pride

Economic

- Small investments in recreation can potentially yield large economic returns
- Recreation and park services are often the catalyst for tourism
- “Pay now or pay later” concept which promotes investment in recreation as a preventative health service

Environmental

- Investing in the environment through parks and the provision of open space in residential areas leads to an increase in neighborhood property values through improved accessibility to environmentally friendly green spaces and associated recreation opportunities
- The public is often prepared to pay for environmental protection and rehabilitation in their communities. Supporting the development of parks and recreation organizations play a lead role in that protection

3.3 General Canadian Trends Affecting Community Recreation^{18 19}

As general population characteristics are changing, so are the trends of community recreation use. The following trends are based on a Canadian context and are based on up-to-date information on some of the current-day challenges that recreational initiatives have the potential to address.

3.3.1 Trends Influencing Future Recreational Infrastructure

Increases in sedentary living and obesity

More than one-half of Canadians subject themselves to high rates of physical inactivity and are considered insufficiently active for optimal health. Obesity is affecting all age groups. Municipal recreation master plans are becoming focused on improving community health by increasing physical activity. Fitness facilities, healthy living programs, nutrition, healthy cooking classes, and other instructional forums are being offered by public service providers.

¹⁸ Ibid.

¹⁹ Frittenburgh, J. (2011). Community Recreation and Parks Infrastructure: A Pan-Canadian Perspective and Policy Considerations.

Aging Population

Population aging translates into many communities having a declining proportion of children and an increasing proportion of older adults. This trend may be more evident in rural areas due to the migration of young people to urban centres to pursue education and work, and the desire of older people to “age in place”.

There will be an increased demand for programs and services to serve an older population searching for leisure activities that are interesting, engaging and combine a variety of independent activities. This group will likely be more self-directed and will likely expect that time be made available for spontaneous activities rather than sign up for a program.

Increasing Expectations

Users today are typically looking for a higher quality standard of facility than existed when many facilities were built. The type of facilities, where they are located and how they are managed have changed dramatically over the past two decades.

Urban vs. Rural

Sometimes planning principles and provision standards that are suitable for urban areas are not appropriate for less densely population areas – sometimes in the same municipality. Facility location and accessibility issues are often contentious.

Canada’s rural and remote areas face particular challenges in recreation due to small and decreasing population levels (in most but not all communities), a lack of funds and infrastructure, threats to the natural environment and traditional way of life, increasing pressure on small numbers of volunteers to lead in many areas, and challenges related to transportation and distance.

Urbanization

Rapid urbanization (80% of Canadians now live in cities) means that people have less exposure to the healing power of nature. They have increased exposure to the human and environmental stresses that accompany urban development, such as high levels of traffic and high-rise housing. Urbanization holds many opportunities but also challenges recreation to develop and nurture programs and places and spaces, which contribute to a high quality of life, both socially and environmentally.

Balancing Fiscal and Service Priorities

Municipalities are often under pressure to maintain existing levels of service at the same or less cost and to deliver new services within existing budgets.

Increasing Diversity

Canada's population is increasingly rich in diversity. The following trends are particularly relevant for community recreation purposes:

- Changes to immigration policies in the 1970's has resulted in newcomers to Canada coming from all areas of the world; and
- The Aboriginal community is younger and growing faster than the general population.

Increasingly diverse communities enrich the residents' recreational experiences with multiple languages, historical context and diverse cultural identities, while challenging recreation to respond to their unique needs and strengths.

3.3.2 *Changing Patterns of Work and Leisure*

Fast-paced Lifestyle

- Lack of available time is the single most significant barrier to participation in leisure activities. Canadians are working longer hours and youth are experiencing a leisure time crunch due to demands on them for free-time (i.e. television, computers, hand-held devices, etc.). New technologies that encourage 24/7 connections have led to reductions in time available to pursue recreational experiences, and to challenges in achieving a balanced lifestyle.

Modern Families

- Growth in two-person working households is likely to continue and will result in rising demand for services at both peak and non-traditional hours and for multi-purpose facilities that provide cross-programming opportunities that can serve more than one family member at the same time.

3.3.3 *Recreational Facility Trends*

Mixed-Use Facilities

- Multi-purpose facilities are becoming "community hubs" that can be used simultaneously by more than one family member. The key is to locate them where they are readily accessible either as a drive to or walk/cycle to facility.
- Multi-generational facilities offer a grouping of activities and flexible program space for all generations (for example, rather than a dedicated youth centre or seniors centre).

Active Transportation

- Promoting active transportation such as walking/cycling to facilities can result in benefits in increased physical activity, environmental advances and cost economies.

4.0 Needs Analysis

4.1 Inventory of Existing Community Recreational Facilities

4.1.1 Northwest Outdoor Recreation Site

There is an existing outdoor recreation space located in the northwest area of the community. It is found on the site of the old community centre that has been repurposed into the volunteer fire hall. The fire hall is owned by the Municipality. The Municipality runs summer programs out of the hall in July and August. The hall is not available for use by the community.

Other functions on the site include a boarded hockey rink that is used by the volunteer firefighters for training exercises, two children's playgrounds, a baseball diamond, a soccer field, sand volleyball court, and parking lot. There are no unused portions of land on this site and any proposed developments would supplant existing uses.

Figure 6 – Northwest Recreation Area in Saprae Creek Estates (view of playgrounds and soccer field)



4.1.2 Vista Ridge

Saprae Creek Estates is home to Vista Ridge, a popular recreation facility that offers skiing, snowboarding, downhill tubing and an outdoor play park. There is a strong relationship between the ski hill and the Saprae Creek Estates Residents Society. There is a verbal agreement for associated usage of the facilities by the Saprae Creek Estates Residents Society however the ski hill has priority.

The community room at the ski hill can accommodate up to 35 people and is currently being used by the Saprae Creek Estates Residents Society for all community programs, activities, and meetings. Due to space constraints, the community room is unable to accommodate many of the community's needs and overlaps in bookings often result in missed opportunities for the community.

4.1.3 Outdoor Ice Rink with Covered Dome

There is an outdoor, covered ice rink located adjacent (southwest) of Vista Ridge, for use by Saprae Creek Estates community. This site includes associated maintenance facilities and equipment.

4.2 Future Requirements of the Community

4.2.1 Community Consultation

On July 16th, 2015, the Saprae Creek Estates Residents Society met with the Municipality and Stantec to discuss the requirements of the community. The following activities, programs, meetings, and other uses have been projected for the potential community space. For a full account of the community consultation meeting, refer to *Appendix A – Community Consultation Results*.

- Large Gatherings
 - Community events (e.g. BBQ's, movie nights, community clean up initiatives, etc.)
 - Weddings
- Community Programs/Activities
 - Arts & crafts (e.g. pottery)
 - Dance lessons
 - Music lessons
 - Drop-in youth programs
- Children's Services
 - Drop-in youth programs
 - Outdoor kids play area
- Administrative Uses
 - Board meetings
 - Annual general meetings
 - Guest speakers
 - Community leaders
 - Government agencies
- Fitness Centre
 - Taekwondo
 - Yoga
 - Fitness equipment
- Other
 - Training sessions (e.g. First Aid)
 - Overflow parking/meeting room use from adjacent Vista Ridge

4.3 Community Hall Area Requirements

The following space requirements have been identified for the community space in Saprae Creek Estates. These requirements are based on results from community consultations, discussions with the Municipality, and industry best practices and standards.

4.3.1 Total Area Requirements

Area Summary

| Saprae Creek Estates Community Hall - Area Summary | |
|--|----------------|
| Space Type | Total Area |
| Indoor Area Required | 827.3 |
| Exterior Area Required | 4,880.0 |
| Total Area Required | 5,707.3 |

Detailed Area Summary

| Municipality Saprae Creek Estates - Community Hall Requirements | | | | | |
|---|----------------------------|----------|-------|-----------|---|
| Ref # | Item | Quantity | NSM | Total NSM | Notes |
| Interior Space | | | | | |
| 1.0 Main Areas | | | | | |
| 1.1 | Lobby / Entrance | 1 | 20.0 | 20.0 | - open space |
| 1.2 | Main Hall | 1 | 180.0 | 180.0 | - capacity for up to 200 people; dining room style - one wall to be mirrored (covered by curtain when not in use) - Built-in audio/visual system to accommodate training courses, larger meetings, movie nights, weddings, etc. |
| 1.3 | Main Hall Storage Rooms | 2 | 40.0 | 80.0 | - secure (locked) - one for seasonal storage, chairs, tables - one for sports and program equipment (including portable ballet barres) |
| 1.4 | Kitchen | 1 | 32.5 | 32.5 | - Commercial grade kitchen with island (hood fan, quality finishes, etc.) - 2 fridges; oven; deep freezer; commercial dishwasher, double sinks - Food storage |
| 1.5 | Multi-Purpose Room | 1 | 40.0 | 40.0 | - capacity for 20 people - acoustic considerations (ability to operate independently from main hall, music lessons, board meetings, etc.) - full multi-media capable |
| 1.6 | Multi-Purpose Storage Room | 1 | 20.0 | 20.0 | - adjacent to the multi-purpose room - storage for chairs, tables |
| 1.7 | Fitness Centre | 1 | 50.0 | 50.0 | - adjacent/access from the lobby area - capacity for 20 people - includes basic gym equipment (treadmills, elliptical, bikes, weights, etc.) |

| Municipality Saprae Creek Estates - Community Hall Requirements | | | | | |
|---|---------------------------|----------|-------|--------------|--|
| Ref # | Item | Quantity | NSM | Total NSM | Notes |
| 1.8 | Office | 2 | 10.0 | 20.0 | - private offices with desk, chair, data connection, phone, 2 visitor chairs - one dedicated for Municipality contact, includes locked storage space and public counter partition - one dedicated for Saprae Creek Estates Residents Society |
| 2.0 Support Spaces | | | | | |
| 2.1 | Utility Room | 1 | 10.0 | 10.0 | - 220 voltage required for potential services (i.e. laundry) - secure (locked) |
| 2.2 | Washroom (male) | 1 | 12.8 | 12.8 | - includes 2 total stalls (1 regular and 1 accessible), 3 urinals, and 4 sinks |
| 2.3 | Change Room (male) | 1 | 12.0 | 12.0 | - could be included within the washroom - includes 10 half lockers - 2 change cubicles |
| 2.4 | Washroom (female) | 1 | 12.8 | 12.8 | - includes total 5 stalls (4 regular and 1 accessible) and 4 sinks |
| 2.5 | Change Room (female) | 1 | 12.0 | 12.0 | - could be included within the washroom - includes 10 half lockers - 2 change cubicles |
| 2.6 | Housekeeping Closet | 1 | 7.0 | 7.0 | - includes cabinets, floor drain, map sink, etc. |
| Total NSM | | | | 509.1 | |
| CGSM Planning Factor | | | | 30% | |
| Total CGSM | | | | 661.8 | |
| Building Gross Up Factor | | | | 25% | |
| Total Building Area Required | | | | 827.3 | |
| Exterior Space | | | | | |
| Ref # | Item | Quantity | CGSM | Total CGSM | Notes |
| 1.0 | Children's Playground | 1 | 100.0 | 100.0 | - generic playground equipment - sand - requires adjacency to indoor facility washrooms |
| 2.0 | Splash Park | 1 | 100.0 | 100.0 | - shelled in space for future installation - requires adjacency to indoor facility washrooms |
| 3.0 | Covered Socializing Space | 2 | 15.0 | 30.0 | - outdoor and covered space for 10 people - adjacent to the main facility, covered by facility roof overhang - located at the front and back of the facility - includes informal, secured seating and tables |
| 4.0 | Covered BBQ Area | 1 | 75.0 | 75.0 | - separate from covered socializing space - outdoor, wall-less shelter with capacity for 50 people - includes BBQ gas line, electrical considerations, concrete pad, secured picnic tables, fire pit |
| 5.0 | Field / Open Play Area | 1 | 75.0 | 75.0 | - grass; sized for lawn activities such as bocce, horseshoe, etc. |

| Municipality Sapræ Creek Estates - Community Hall Requirements | | | | | |
|--|----------------|----------|------|----------------|--|
| Ref # | Item | Quantity | NSM | Total NSM | Notes |
| 6.0 | Storage Shed | 1 | 15.0 | 15.0 | - storage of outdoor sports equipment, maintenance equipment, etc. |
| 7.0 | Parking Stalls | 115 | 39.0 | 4,485.0 | - includes 100 stalls for community centre use (2 stalls require electrical outlets, for office workers) - includes 15 stalls for transfer (park n ride) use; these stalls require electrical outlets - parking stall requirements is higher than described in most bylaws and is due to the nature of the planned areas |
| Exterior Space Total | | - | - | 4,880.0 | |

Definitions:

NSM (Net square metre): NSM is the area in a building that is available or potentially available to occupants, including but not limited to offices, classrooms, conference rooms, and special purpose spaces.

CGSM Planning Factor: Planning factor is a percentage added to each NSM area to accommodate for building requirements such hallways, circulation, mechanical, and electrical requirements.

CGSM (component gross square metre): CGSM is the total area required to meet the interior of the building (all areas and circulation space).

BGSM (building gross square metre): BGSM is the sum of all areas of a building included within the outside faces of its exterior walls, including all wall thicknesses, vertical penetration areas, circulation, and shaft areas. Note: building gross is not required for exterior spaces.

5.0 Concept Plan Development

5.1 Potential Location

Based on information obtained during the community consultation and the availability of the Municipality-owned land in the community, the location shown in Figure 7 is recommended as the preferred location for community space development in Saprae Creek Estates.

Figure 7 – Preferred Location for Community Space in Saprae Creek Estates



The preferred location is currently owned by the Municipality and is zoned for “Parks and Recreation (PR)” land use (see *Appendix B: Land Use Bylaws for Saprae Creek Estates and Surrounding Areas* for detailed land use requirements). Under the existing land use designation, a community recreation facility and an outdoor recreation facility are listed under Discretionary Uses of the Development Officer for the preferred site location.

The preferred location is currently being used as a lay-down site for a rural rehabilitation project, and will be fully available for any future development (see Figure 8 and 9).

Figure 8 – Preferred Location, looking south into the site from Freestone Way



Figure 9 – Preferred Location, looking east into the site from Spruce Valley Drive



5.2 Design Considerations

The following high-level design considerations have been developed based on information obtained during the community consultation meetings. These considerations should be reviewed and potentially implemented as the detailed design process is developed.

5.2.1 Interior Considerations

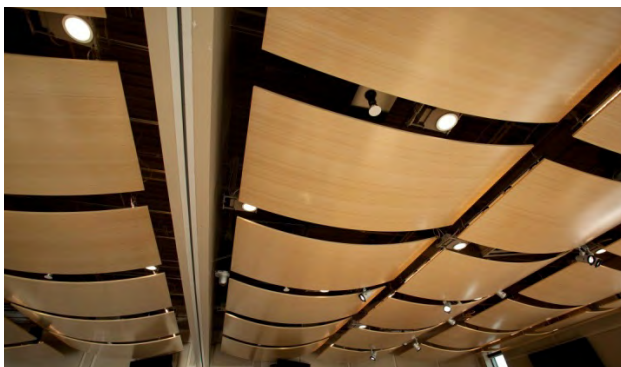
- Interior Design:
 - Warm and inviting interior design that aligns with the rural, country-living environment of the community
 - Quality and attractive flooring that is able to withstand wear and tear of large events
 - In fitness area, consider flooring conducive to fitness classes
- Technology
 - Built-in audio/visual capabilities in main hall and multi-purpose room
 - WIFI available throughout the facility
- Lighting and Acoustics
 - Ability to control lighting levels
 - Consider acoustic requirements to minimize noise and facilitate public speaking and comprehension of presentation materials. Acoustic considerations for the multi-purpose room should accommodate various music lessons, with the ability to function independently from the main hall.
- Furnishings
 - Tables and chairs should be non-fixed and lightweight
 - The multi-purpose room should be fitted with furnishings and finishes that are appropriate for board meetings

5.2.2 Exterior Considerations

- Designed predominantly for summer use
- BBQ Area
 - Covered pad that allows for suitable footing in a variety of conditions
 - Materials of the covered structure should be low maintenance (i.e. steel construction)
 - Natural gas line to facilitate use
- Field / Play Area
 - A well-maintained grassy area
 - Suitable landscaping that promotes safety for children's play area
- Existing trees around perimeter of site should remain to provide a buffer between the community space and adjacent housing

5.2.3 Design Inspiration Images

The following images provide high-level design exemplars for the components recommended for the dedicated Saprae Creek Estates community space. These images are not intended to be final designs but may assist in the design development.



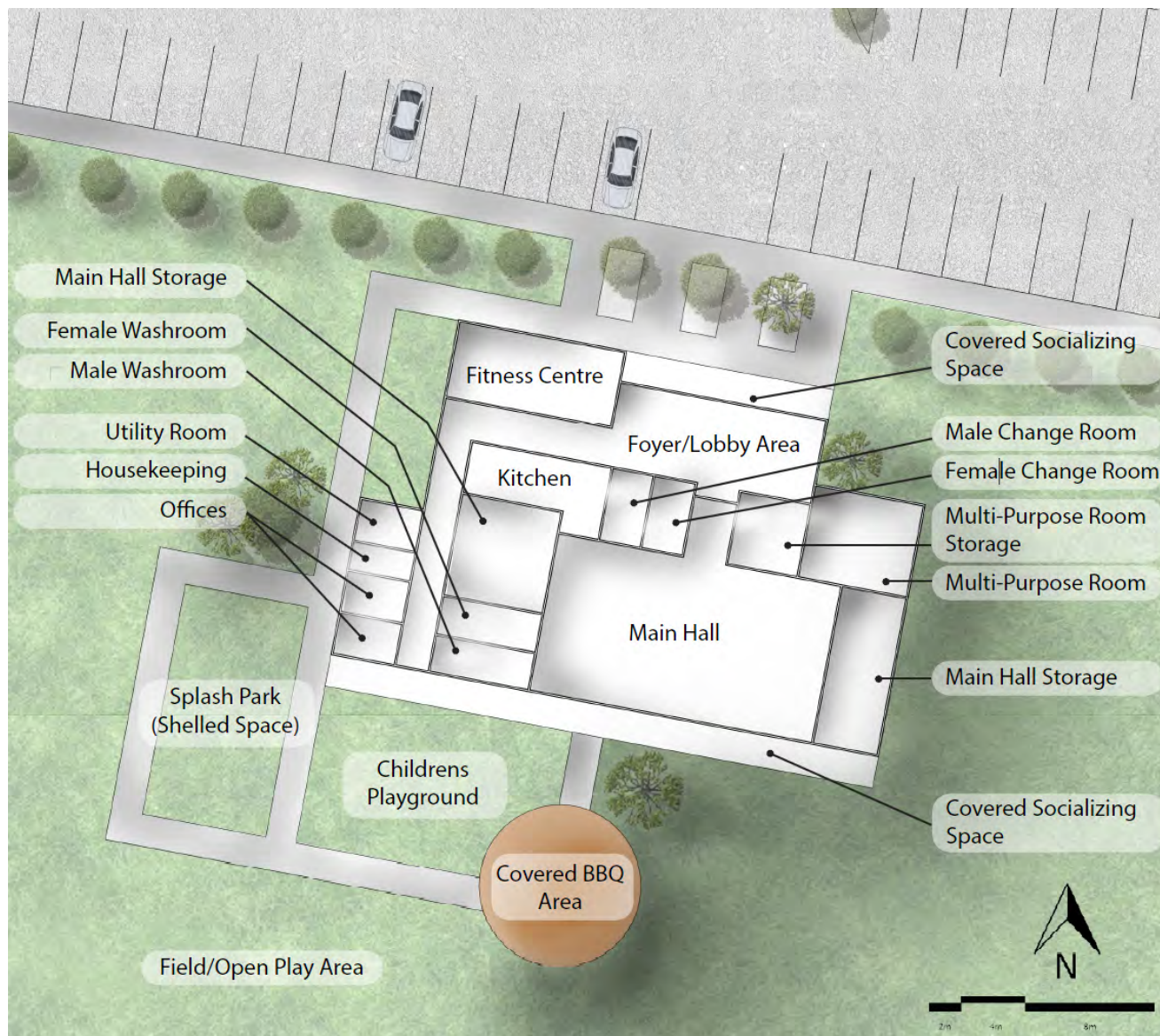
5.3 Concept Plan

The following figures represent high level concept planning for a proposed community hall in Saprae Creek Estates. The spaces and associated areas are based on the tables developed within the *Needs Analysis* section. These concept plans are high level and further refinement on layout and adjacencies will be developed during detailed design.

Figure 10 – Proposed Saprae Creek Estates Community Hall: High Level Site Plan



Figure 11 – Proposed Saprae Creek Estates Community Hall: High Level Floor Plan



6.0 Financial Analysis

The purpose of this analysis is to determine, at a conceptual (pre-feasibility) level, what the potential capital cost, operating cost and funding requirements may be. The analysis has been prepared using industry data and comparable facilities in the Fort McMurray region.

Readers are strongly cautioned that all figures are estimated at an order of magnitude level that is not suitable for budget or funding decision making.

6.1 Assumptions:

The following key assumptions are an integral component to the financial analysis. Deviation from these assumptions may have significant impact on the results.

1. Funding for initial capital costs will be provided by the Municipality and/or private contributions to be determined later. Debt will not be used to fund any of the assets.
2. Operating grants will be provided by the Municipality for the Community Centre at an equitable and proportionate level similar to other community centres funded by the Municipality.
3. Capital cost estimates are at an order of magnitude level prepared using 2015 RS Means CostWorks® data for the Fort McMurray region.
4. Operating costs and revenue rates have been extrapolated using comparable data from the Anzac Recreation Centre and Conklin Community Centre in the Fort McMurray region. This data has been compared using different metrics (i.e. population, facility type, facility size) to determine an appropriate metric for extrapolation.
5. Property taxes are not applicable to the community hall.
6. Land for the community centre will be provided by the Municipality.

6.2 Capital Cost

The total capital cost for the Saprae Creek Estates Community Hall is estimated to be approximately \$4.8 Million in 2015 dollars. This estimate includes all structures and equipment as defined in the preceding conceptual design but excludes taxes. Also excluded are any contingencies for overages, design changes, unexpected events etc. Contingencies included in construction budgets typically run at approximately 10% of construction costs depending on the nature and risk profile of the project.

| SAPRAE CREEK COMMUNITY HALL FEASIBILITY STUDY CAPITAL COSTS | | |
|--|-----|---------------------|
| CONSTRUCTION COSTS | | |
| Substructure | | \$ 222,300 |
| Shell | | \$ 480,800 |
| Interiors | | \$ 295,900 |
| Mechanical Services | | \$ 331,100 |
| General Equipment & Furnishings | | \$ 90,300 |
| | | \$ 1,420,400 |
| GENERAL CONDITIONS (Overhead & Profit) | 25% | \$ 355,000 |
| ARCHITECTURAL FEES | 8% | \$ 114,000 |
| USER FEES | 2% | \$ 28,000 |
| SUB-TOTAL BASE BUILDING | | \$ 1,917,400 |
| SITE COSTS | | |
| Land acquisition | | \$ - |
| Site improvements | | |
| Parking (115 stalls) | | \$ 1,920,000 |
| Barbeque area | | \$ 50,000 |
| Landscaping, open area and playground | | \$ 50,000 |
| Equipment shed | | \$ 15,000 |
| SUB-TOTAL SITE COSTS | | \$ 2,035,000 |
| SPECIALITY ITEMS | | |
| Kitchen, Security, Media | | \$ 81,000 |
| Basement fit-up | | \$ 600,000 |
| Playground equipment | | \$ 150,000 |
| SUB-TOTAL SITE COSTS | | \$ 831,000 |
| TOTAL PROJECT COSTS | | \$ 4,783,400 |

6.3 Operations

Total annual operating costs for the Sapræ Creek Estates Community Hall are estimated to be approximately \$143.3 thousand in 2015 dollars. Revenues include operating grants from the Municipality, corporate sponsorship and advertising revenue, and rental revenues. The estimates do not include any program specific revenues or grants (i.e. day care, seniors programs) or the corresponding costs to operate those programs. The following table depicts the estimated facility rentals and rates used to forecast rental revenue.

| RECOVERY RATE ASSUMPTIONS: | | | | | |
|----------------------------|--------|-----------------------|-----|-----------------------|-----------|
| Rental Rates: | | Event Bookings: | | Total Revenue: | |
| Hall rentals | | Hall rentals | | Hall rentals | |
| Full day no kitchen | \$ 500 | Full day no kitchen | 30 | Full day no kitchen | \$ 15,000 |
| Full day with kitchen | \$ 650 | Full day with kitchen | 10 | Full day with kitchen | \$ 6,500 |
| Half day | \$ 350 | Half day | 100 | Half day | \$ 35,000 |
| Barbeque area | \$ 100 | Barbeque area | 5 | Barbeque area | \$ 500 |
| | | | | \$ 57,000 | |

As shown in the following operating statement, operating revenue will be \$143,900 which is adequate to cover estimated annual operating costs. However, when viewed from a total life cycle basis, the annual infrastructure renewal must also be included.

Infrastructure renewal costs will generally begin approximately five years into operations and continue every year thereafter. The timing of these infrastructure costs is very difficult to predict, therefore an amount should be allocated to a capital reserve each year as savings for the eventual costs. This allocation is similar to depreciation except that cash funds are actually set aside in a reserve. Infrastructure renewal costs vary based on the type of asset but as a general rule an allocation of 2 percent of capital asset hard costs is sufficient. For the Saprae Creek Estates Community Hall the annual infrastructure costs are estimated to be \$85,000.

A sensitivity analysis was conducted to determine how much the rental revenues would need to increase to provide to cover both the normal operating costs plus the infrastructure renewal costs. This analysis considers both the dollar amount of rates charged and the volume of rentals each year. The two variables are treated independently. Based on the sensitivity analysis prepared, to cover the infrastructure renewal costs the rental rates would need to increase by 148% or the volume of rentals would have to increase 245%.

| SAPRAE CREEK COMMUNITY HALL FEASIBILITY STUDY OPERATING BUDGET | | |
|---|-----------|-----------------|
| REVENUE | | |
| Community event fund raisers | \$ | 57,000 |
| Corporate sponsorships/advertising | \$ | 2,000 |
| RMWB Grants | \$ | 84,900 |
| | \$ | 143,900 |
| EXPENSE (Excluding Amortization and Programs) | | |
| Insurance | \$ | 3,700 |
| Interest, bank charges | \$ | 1,100 |
| Office expenses | \$ | 5,300 |
| Professional fees | \$ | 3,200 |
| Repairs and maintenance | \$ | 5,300 |
| Salaries and wages | \$ | 95,500 |
| Telephone | \$ | 4,800 |
| Training | \$ | 2,100 |
| Utilities | \$ | 15,900 |
| Advertising | \$ | 3,200 |
| Board | \$ | 3,200 |
| | \$ | 143,300 |
| OPERATING SURPLUS/(DEFICIT) | \$ | 600 |
| Estimated annual infrastructure renewal (contribution to reserve) | \$ | 85,000 |
| NET CASH OPERATING SURPLUS/(DEFICIT) | \$ | (84,400) |
| <u>Sensitivity Analysis:</u> | | |
| Estimated increases required to recover all cash costs | | |
| Increase in rates - | | 148% |
| Increase in rentals - | | 245% |

6.4 Operating and Ownership Alternatives

Stantec has evaluated three potential operating and ownership models for potential consideration for the Saprae Creek Estates Community Hall. Each of these models presents differences pertaining to ownership and the roles and responsibilities regarding administrative operations management, risk, and governance. These three models are:

6.4.1 Public Sector Ownership

This is by far the most common model where the public sector entity owns and operates the assets. Accordingly, all of the operational and administrative requirements, governance and assumption of risks such as general liability and operations are solely the responsibility of the public sector owner.

Advantages and disadvantages of the Public Sector Ownership model are as follows:

| Advantages | Disadvantages |
|--|--|
| Simplest model for governance and administration. Avoids possible conflicting visions of shared ownership. | Assumption of all associated risks |
| Total control over all aspects of operations and marketing. | Potentially missing the opportunity to leverage other public or private sector operations and management knowledge |
| No requirement for return on investment enables ability to keep user rates lower. | |
| Government related authority status lessens overall costs (no property or income tax). | |

6.4.2 Public-Public Partnership

This model has become more common recently where different public sector entities combine their resources to share in the ownership and operation of the assets. This model has increased in popularity due to the increasing scarcity of resources available in the public sector. Although a number of alternatives are possible with regard to roles and responsibilities generally speaking the overall administrative, operations, governance and risk assumption will be shared by the public sectors partners.

Advantages and disadvantages of the Public-Public model are as follows:

| Advantages | Disadvantages |
|--|--|
| Assumption of all risks is shared between public sector partners. | Decision making and governance could be constrained due to the possibility of each partner having differing visions. |
| Potentially to leverage the operations and management knowledge of both public sector partners. | |
| No requirement for return on investment enables ability to keep user rates lower. | |
| Government related authority status lessens overall costs (no property or income tax). | |
| Potential to increase utilization of assets by serving the needs of both public sector entities. | |

6.4.3 Public-Private Partnership

This model is similar to the Public-Public partnership except a private sector entity replaces the public sector partner. This model has also become more popular due to the increasing scarcity of resources available in the public sector. Like with the Public-Public partnership, a number of alternatives are possible with regard to roles and responsibilities however the overall administrative, operations, governance and risk assumption will generally be shared by the both partners.

Advantages and disadvantages of the Public-Private Ownership model are as follows:

| Advantages | Disadvantages |
|---|---|
| Assumption of all risks is shared between partners. | Decision making and governance could be constrained due to the possibility of each partner having differing visions. |
| Ability to leverage the financial resources, operations and management knowledge of both public sector partners. | Private sector partner investing capital will have an expectation for a return on the investment potentially resulting in higher user fees. |
| Potential to increase utilization of assets by serving the needs of both entities and potentially leveraging greater expertise of private sector partner. | Probable loss of tax free status thereby increasing the operating costs (property and property tax) |

6.5 Potential Funding and Partnership Opportunities

6.5.1 Partnering Opportunities

As noted in the preceding section, partnering with other public or private sector entities can bring value to the Saprae Creek Estates Community Hall project but with the advantages there are also disadvantages. However, due to the small scope and operational nature of the asset, sharing ownership with a private sector partner is extremely unlikely and would generally be too prohibitive due to the complexity and high cost of administration.

A Public-Public partnership is certainly a possibility for consideration for the Saprae Creek Estates Community Hall. Although ownership structure is unlikely to provide any benefit, sharing of operations and management should be considered, particularly with other community and recreation centres in the near vicinity. Opportunities may exist to share equipment and certain operational services such as maintenance and repair, janitorial, lawn care and snow removal services etc. Economies of scale could be achieved by partnering with other neighboring community associations to reduce the overall operational costs to Saprae Creek Estates.

6.5.2 Funding Opportunities

Several opportunities exist with regard to potential funding for capital and operating costs. These opportunities may be available from both of the government and private sectors as noted below.

Government Funding

The financial analysis has assumed that the Municipality will provide capital funding for the initial capital requirements as well as operating grants to partially fund the day to day operations. Additional funding could be raised by offering various types of programs where excess revenues could be used to subsidize other community programs. An evaluation of the types of programs that would be popular in the community will have to be undertaken to determine if there is potential to provide excess revenues. Some example for consideration may include youth camps, adult training programs, sports related training programs etc.

Other than grant funding from the Municipality, other government programs may be available from time to time to assist in the operating and capital maintenance costs. Examples of this have included Alberta Government programs such as the Community Facility Enhancement Program, Community Initiatives Program and Other Initiatives Program. Depending on the types of programs offered at Saprae Creek Estates the opportunity may exist for other government grants such as the Alberta Recreation and Physical Activity Project Grant and Recreation and Physical Activity Project Micro Grant.

Corporate and Private Funding

Many communities are increasingly turning to the private sector and community philanthropists for both capital and operating funding. This funding may come in the form of donations, sponsorship or facilities or programs and naming rights for facilities and may be cash, provision of equipment or provision of services. Typically the private contributions will come from those corporations and local philanthropists who have a strong presence in the community and a vested interest in the well-being the local population.

7.0 Recommendation & Next Steps

7.1 Recommendation

Through consultation with community representatives (Saprae Creek Estates Residents Society), the Municipality, and previously completed planning documentation, it is clear that a community hall is required for Saprae Creek Estates. This is due to a variety of factors outlined in this report and is summarized as follows:

- Large proportion of families in the community
- Active community association requiring significant capacity for programs and activities
- Existing space and facility constraints for community use of Vista Ridge
- Due to anticipated static growth in the community, the proposed area requirements adequately meet the community requirements both now and in the future
- Acknowledgement of the need for community space in the Regional Indoor Recreation and Community Facilities Master Plan

7.2 Next Steps

Upon the completion of the feasibility study, the following items should be considered:

- Develop a business case for Saprae Creek Estates Community Hall
- Procure a utilities review
- Procure a geo-technical study
- Procure any other engineering studies that may be required
- Ensure land use designation remains viable for anticipated uses
- Upon completion of the business case, a detailed design and construction process should be initiated:
 - Proposed spaces should be designed with flexibility in mind to accommodate a wide range of activities, and unpredictable population/demographic changes
 - Revisit proposed areas to ensure designed spaces meet the proposed activity and requirements of the community
 - Develop construction timelines – this will vary due to many factors including, but not limited to, availability of funding and selected project delivery method)

Throughout the development of the Saprae Creek Estates community hall, community consultation should continue throughout the business case, design and construction/commissioning phases.

Appendix A – Community Consultation Results

This appendix contains verbatim information obtained during community consultation sessions with representation from the Saprae Creek Estates residents. Two separate consultations were held;

- January 28, 2015 – facilitated by Municipality representatives
- July 16, 2015 – facilitated by Stantec

Saprae Creek Estates Community Consultation - January 28, 2015

This community consultation was facilitated by Municipal representatives. The information and key issues were provided to Stantec on July 7, 2015.

Consultation Details:

Date / Time: January 28, 2015, 6:30 PM

Location: Vista Ridge All Seasons Park

Attendance: Saprae Creek Estates Residents Society (18 attendees – detailed attendance list not available)

Key issues:

- Residents society currently meets in, and uses the Vista Ridge Chalet for community events and programming
- E.g. yoga etc. in hallway
- Conflict with revenue generating uses at Vista Ridge
- Pressure is expected to continue as the All Seasons Park continues to add attractions/amenities, and expand its own programming
- Residents would like their own community hall
 - See attached 'wish list' for specific ideas

Wish List:

Activities

- Weddings – 250 in attendance
- Parties – kids & adults
- Taekwondo – with floor mats
- Yoga – soft floor surface
- Arts & Crafts – tables, chairs, access to water
- Pottery?
- Movie nights – audio – video
- Presentations – audio – video
- Dance lessons – mirrors & barre

- Community Events – Safety Day, Community Cleanup, etc.
- After School Child Care
- The HUB, early childhood program
- Kid's play area / facilities
- Training sessions: First aid, etc.
- Quiet / Reading area at rear, overlooking forest?
- Music lessons, guitar, piano, etc.
- Board Meetings and AGM Meetings

Facilities:

- Dance floor for weddings (ie: accommodate 250 guest, WITH a dance floor open
- Gym equipment in the basement?
- Kid's jungle gym / play area in basement?
- Soft floor area in basement and hard floors on main floor?
- Plan for an outside water splash & play area onsite
- Office for Recreation & Facilities Managers
- Storage (separate areas) for various activities, ie: mats for taekwondo, craft materials, outdoor sports gear such as softball, etc.
- Washrooms
- Substantial kitchen for catering weddings, etc.
- Design style to suit a "nature based" community (maybe laminated beams like the airport)
- Parking (to be shared with Vista Ridge), maybe only 6 spots powered for staff
- Barbeque gas line and area, maybe covered but outdoor?
- Landscaped
- Audio-video facilities for weddings, presentations, movie nights
- Internet – free
- Good quality flooring on the main floor, maybe tile and hardwood, to a quality that would encourage use for weddings.
- Full basement area for play, daycare, fitness, with soft or carpeted flooring
- Clean-up / janitorial area
- Layered lighting, bright for some events, but indirect and soft for weddings, etc.
- Warm, comfortable and inviting
- Acoustics designed for comfortable listening, noise reduction
- Chairs & Tables suitable for weddings, with storage
- Chairs & Tables suitable for meetings, with storage

Saprae Creek Estates Community Consultation - July 16, 2015

Consultation Details:

Date / Time: July 16, 2015, 7:30 PM

Location: Vista Ridge All Seasons Park

Attendance: See the following attendance list

Table 2 – Attendance list for July 16 Saprae Creek Estates Community Consultation

| Name | Representing | Contact |
|-------------------|--------------|--|
| Barry Kowalsky | Stantec | Barry.Kowalsky@stantec.com |
| Amanda Machell | Stantec | Amanda.Machell@stantec.com |
| Donna McQuade | RMWB | Donna.mcquade@rmwb.ca |
| Koralee Samaroden | RMWB | Koralee.samaroden@rmwb.ca |
| Pam Garbin | SCRS | garbin@shaw.ca |
| Lloyd Lawley | SCRS | llawley@shaw.ca |
| Marilyn Rustad | SCRS | marilynrustad@gmail.com |

Meeting Notes:

High Level Site Planning

- New Area Structure Plan coming this year
- Preferred location is the lot adjacent to Vista Ridge; this lot currently owned by the RMWB
- Potential for minimal community expansion in the future, of 19-20 lots. Outside of this, the community will not grow due to space constraints (adjacent golf course is under development)
- 6 acres in the preferred location is required
- A 1 level structure is preferred
- Preferred location was previously a dumping site, may have significant organic material underneath
- Preferred layout:
 - Parking at the front of the site
 - Facility in the middle of the site
 - Play area at the back of the site
- Security system required

Main Hall

- Main room of facility to accommodate a capacity of 200 people
- Community would like a daycare operating out of the community centre

- Daycares require specific set of standards, dedicated areas, etc.
 - Due to complexity of day care requirements, the community has agreed that this was not what they were looking for. Youth programming as a drop in service will be considered, to be accommodated in the main hall.
- Dance lessons
 - Require one wall of main hall mirrored
 - Removable barres (to be stored away when not in use)
- Build-in audio system to accommodate;
 - Training courses
 - Larger meetings
 - Movie-nights
- 2 large storage rooms
 - One for seasonal storage, chairs, tables
 - Sports and program equipment
- Youth programming in main room

Smaller, Multi-Purpose Room

- Smaller, multi-purpose room to be located off the main room
 - Capacity of 10-15 people
 - Acoustic considerations (to allow the room to operate independently from main room)
 - This second room provides a solution to existing over-booking of Vista Ridge meeting room, where opportunities are lost
- Music lessons in multi-purpose room will require acoustic considerations

Fitness Centre

- Small fitness room required
 - Capacity of 20 people
 - Basic fitness equipment such as treadmills, ellipticals, bikes, weights, etc.

Offices

- 2 generic office spaces, located side-by-side, are required:
 - 1 dedicated for RMWB contact office, includes locked storage space, public counter partition
 - 1 dedicated for Saprae Creek Residents Society

Support Spaces

- Residential-style kitchen, 2 fridges
- 220 Voltage required for potential services (i.e. laundry)
- Utility room
 - Secure, locked

- Washrooms
 - Required adjacency to outdoor children's play area
 - Keep in mind, the facility will be built with existing septic system, and will be transitioned into low pressure city sewage that is projected to be built soon.
- Housekeeping closet

Outdoor Area

- Outdoor area requires:
 - Covered (roofing overhang) area directly adjacent to the main facility, includes informal seating and tables. This type of space is required both at the front of the facility and at the back of the facility.
 - Large open green space for various games (i.e. bocce, Frisbee, etc.)
 - Large covered pad with seating and picnic tables, accommodating 50 people (seating/tables should be secured to the pad). This structure should not have walled sides
 - BBQ/fire pits
- Outdoor children's playground
 - Splash park is desired (existing sewer limitations may render this space non-feasible, however area could be dedicated near the children's playground for potential development into a splash park following sewer upgrades in the community)
 - This area requires adjacency to indoor facility washrooms
- Outdoor storage shed required
 - Various maintenance equipment
- Parking lot
 - Transfer hub
 - Needs to act as a transfer spot for resident's meeting to take buses (existing pick-up process on the road is unsafe), 10-15 additional parking spots for this function
 - Requires electrical outlets for residents using the transfer service, 10-15 spots with outlets
 - Parking permits could be an option for this service
 - Vista Ridge to use this community centre parking lot as overflow parking
 - Should not be an issue as Vista Ridge closes at 4 pm, and only open on Friday evenings
- Potential for noise pollution affecting adjacent neighbors to the community centre
 - Leave existing treed perimeter as a barrier to surrounding properties
 - Other considerations such as access points should be included to avoid disruption of adjacent properties

Operating/Funding Considerations

- Existing casino fund, cannot be spent on revenue-generating

- This community prefers to run the facility, potentially mirroring the Anzac model
- Maintenance considerations
 - Potentially use Anzac/Conklin operating models
- Saprae Creek Estates Residents Society is a volunteer board

Existing inventory

- Old fire hall, unavailable to the community however the Municipality uses it for summer recreational programming, 2 times per week during the summer
- Outdoor rink adjacent to the fire hall, used by firefighters for training
- Vista Ridge meeting room, used by the community for all programming needs
- Some residents basements are currently being used for storage
- Existing covered ice rink meets the community's needs
- Existing outdoor recreational site (location of old fire hall) includes children's playgrounds, baseball diamond and soccer field. These spaces meet the community's needs.

Appendix B: Land Use Bylaws for Saprae Creek Estates and Surrounding Area

The following land uses are applicable to the community of Saprae Creek Estates. The zone Urban Expansion (UE) has also been included as it is located directly adjacent to the community.

104. SE Suburban Estate Residential District

104.1 Purpose

The purpose of this district is to provide for multi-lot (more than 3) country residential development with specific development criteria for the Hamlet of Saprae Creek Estates.

104.2 Permitted Uses

The following are permitted uses:

Accessory Building (Bylaw No. 00/011)

Home Occupation

Park

Public Use/Utility

Satellite Dish Antenna

Single Detached Dwelling

104.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Amateur Radio Antenna

Family Care Dwelling

Home Business

Manufactured Home

104.4 Discretionary Use - Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

Community Service Facility

Intensive Agriculture

Outdoor Recreation Facility

Residential Sales Centre (Bylaw No. 08/001)

104.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district:

- (a) for single detached dwellings, the site provisions under Country Residential (CR) District shall apply, except that residential lots registered under Plan 852 1969 prior to 1992, and which are less than 0.8 ha in size, are deemed to be conforming.
- (b) the minimum floor area of a single detached dwelling shall be 112.0 m², excluding the area of an attached garage.
- (c) Manufactured homes are a discretionary use only in accordance with the following:
- (i) development permits may be issued for manufactured homes east of Spruce Valley Drive;
 - (ii) temporary development permits for manufactured homes may be issued for lots west of Spruce Valley Drive in conjunction with the development of a single detached dwelling;
 - (iii) a temporary development permit for a manufactured home, issued in accordance with subsection
 - (ii) above, shall be valid for a maximum term of two (2) years;
 - (iv) a development permit for a manufactured home may only be issued in conjunction with the simultaneous issuance of a development permit for a single detached dwelling;
 - (v) notwithstanding subsection (iii) above, the manufactured home shall be removed upon completion of the single detached dwelling;
 - (vi) an irrevocable letter of credit in the amount of \$5,000.00 shall be provided prior to issuance of the development permit for the manufactured home as a security to ensure compliance with the requirements of this section;
 - (vii) upon the removal of a manufactured home from a lot west of Spruce Valley Drive subsection (ii) above shall no longer apply to that lot.
- (d) Intensive agriculture and market gardens may be approved east of Spruce Valley Drive provided such use is not inconsistent with the restrictive covenant registered on the lots in the Saprae Creek Estates Subdivision.
- (e) The re-subdivision of Lots 159, 165, 175, 194, 195 and 207, Block 1, Plan 852 1969, may be permitted if all parcels to be created have a minimum lot area of 0.8 ha and have minimum lot frontage of 50 m. Consolidation of residential parcels for the purpose of facilitating resubdivision shall not be permitted. (Bylaw No. 00/084)
- (f) Notwithstanding Section (a), all new residential lots on lots 1 and 2, Block 1, Plan 032 5670 as shown on Schedule "A" attached hereto and forming part of this Bylaw, shall have a minimum area of 0.8 hectares. (Bylaw No. 05/36)

112. EP Environmental Preservation District

112.1 Purpose

The purpose of this district is to provide for the preservation of natural open space and the protection of environmentally sensitive lands from incompatible development.

112.2 Permitted Uses*

The following are permitted uses:

Home Occupation

Accessory Building (Bylaw No. 01/043)

* The uses listed as Permitted Uses apply only to those areas of the Regional Municipality of Wood Buffalo which lie outside of the Urban Service Area or those areas within the Urban Service Area to the North and West of the Athabasca River. In those parts of the Urban Service Area to the South and East of the Athabasca River all uses listed as Permitted Uses under this section shall be considered Discretionary Uses – Development Officer and shall not be considered as Permitted Uses. (Bylaw No. 07/036)

112.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Home Business

Outdoor Recreation Facility

Park

Parking Lot/Structure

Public Use/Utility

112.4 Discretionary Uses - Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

Market Garden

Manufactured Home existing prior to the passing of this bylaw

Single Detached Dwelling existing prior to the passing of this bylaw

112.5 Site Provisions

(a) Notwithstanding Section 16, all developments require a development permit.

(b) Clearing, tree cutting, trail construction, irrigation, or similar activity require prior permission be obtained from the Development Authority.

(c) Any development permit applications or request for clearing, tree cutting, trail construction, irrigation, or similar activity which requires the restoration and rehabilitation of a site upon completion

of such activity shall be accompanied by detailed landscaping plan prepared to the satisfaction of the Development Authority.

(d) The extraction of sand, gravel, or aggregate is not permitted.

(e) Development permit applications for:

- (i) any swimming and wading pool;
- (ii) any water fountain and/or water sculpture;
- (iii) any water reservoir and water tank;
- (iv) any ornamental pond or lake;
- (v) any water retaining excavation, structure or vessel that could affect sub-soil characteristics;

shall be accompanied by a report, satisfactory to the Development Authority, by a qualified, registered Professional Engineer, detailing the structural components of the proposal which will limit any risk to the bank stability.

114. PR Parks And Recreation District

114.1 Purpose

The purpose of this district is to provide for the development of land for parks and recreational facilities intended for the use and enjoyment of the public at large.

114.2 Permitted Uses*

The following are permitted uses:

Accessory Building

Park

Parking Lot/Structure

Public Utility/Use

* The uses listed as Permitted Uses apply only to those areas of the Regional Municipality of Wood Buffalo which lie outside of the Urban Service Area or those areas within the Urban Service Area to the North and West of the Athabasca River. In those parts of the Urban Service Area to the South and East of the Athabasca River all uses listed as Permitted Uses under this section shall be considered Discretionary Uses – Development Officer and shall not be considered as Permitted Uses. (Bylaw No. 07/036)

114.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Community Recreation Facility

Outdoor Recreation Facility

Project Accommodation (Bylaw No. 06/001)
Recyclable Materials Drop-Off Centre (Bylaw No. 08/001)
Resort Facility
Spectator Sport Facility

114.4 Discretionary Uses - Planning Commission

Deleted (Bylaw No. 01/043)

114.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

- (a) Front Yard (minimum): 6.0 m, except 41.0 m when the site is adjacent to a primary or secondary highway.
- (b) Side Yard (minimum): 6.0 m
- (c) Rear Yard (minimum): 6.0 m
- (d) Building Height (maximum): 12.2 m for principal building

114.6 Additional Requirements: Float Plane Base

In addition to the above regulations, the development of a float plane base in the Urban Service Area is subject to the following:

- (a) Side Yard, Interior (minimum): 1.2 m
- (b) Side Yard, Exterior (minimum): 3.0 m
- (c) Building Height (maximum): 6.0 m for principal building
- (d) Accessory development may include office buildings, fuel storage, and maintenance facilities integral to the operation of the base.
- (e) Fuel storage facilities shall be located to the satisfaction of the Development Authority in accordance with Provincial Regulations.

115. UE Urban Expansion District

115.1 Purpose

The purpose of this district is to protect land in the Rural Service Area suited for future urban and hamlet expansion from premature subdivision and development.

115.2 Permitted Uses

The following are permitted uses:

Accessory Building
Essential Public Service
Outdoor Recreation Facility
Park
Public Use/Utility

115.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Amateur Radio Antenna
Extensive Agriculture
Intensive Agriculture
Market Garden
Temporary Project accommodation (Bylaw No. 06/001)
Deleted (Bylaw No. 08/001)
Satellite Dish Antenna
Deleted (Bylaw No. 06/030)
Deleted (Bylaw 03/019) Resort Facility – specific to parts of N ½ Sec 15-88-8, NW ¼ Sec 17, and SW ¼ Sec 20-88-9-W4M (Bylaw No. 10/012)
Campground (Bylaw No. 07/034) - specific to parts of NW 1/4 Sec 17 and SW ¼ Sec 20-88-9-W4M.
(Bylaw No. 03/019)

115.4 Discretionary Use - Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

Airport
Automotive Wrecker
Manufactured Home (accessory to Intensive or Extensive Agriculture)
Natural Resource Extraction and Processing (Bylaw No. 00/011)
Storage Facility
Single Detached Dwelling (accessory to Intensive or Extensive Agriculture)
Security Suite
Temporary Building or Structure
Waste Management Facility

115.5 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this district.

(a) Lot Area (minimum): 2.0 ha

(b) The subdivision of one (1) lot from an unsubdivided quarter may be allowed to accommodate an existing residence and related improvements, provided the balance is retained for agricultural purposes.

(c) All other standards shall be at the discretion of the Development Authority.

115.6 Deleted (Bylaw No. 08/001)