

Dunvegan Gardens

PRESENTATION TO PUBLIC HEARING – MAY 8, 2018

Development Vision for Dunvegan Gardens

To retain the agricultural/horticultural related focus of the site, while adding related activities and business opportunities that respond to new trends in the greenhouse and agri-tainment industry such as:

- ❖ expansion of outdoor events incorporating patios, event lawns and gardens to host gatherings / events;
 - ❖ local food and beverage processing, packaging and sales;
 - ❖ petting zoos and animal interaction venue;
 - ❖ food concessions;
 - ❖ country store and market;
 - ❖ farm life activities and events.
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- ❖ The agrarian character of the area will be preserved and serve as the basis of future development.
 - ❖ As the site evolves over time, new structures may be developed, re-purposed and re-positioned. With this it is recognized that development parameters and considerations need to be incorporated.
 - ❖ Development parameters and considerations are outlined in the planning documents that were submitted (ASP Amendment & Direct Control Land Use Bylaw Amendment).

Planning Timeline - 2018

January 5 th	Draft applications submitted to RMWB (ASP Amendment, LUB Amendment (Direct Control), Definitions for new Land Uses)
January 10 th	IBI / RMWB / Dunvegan Gardens – Conference Call to discuss Submission
January 15th	Received meeting notes from Conference Call
January 22 nd	Next Draft Submission to RMWB
January 23 – Feb 9th	RMWB Circulation – Telephone discussion with Planner
February 9 th	Final Draft Submission to RMWB (further refinements / revisions)
February 9th	RMWB requested Public Open House
February 14 th	Letters of invitation mailed to Draper residents (list provided by RMWB) Invitation letters to mailing addresses that were returned – hand delivered
February 16 th & 23 rd	Notification of Public Open House advertised in Fort McMurray Today newspaper
February 27 th	Public Open House held at Syncrude Sport & Wellness Centre
March 2 nd	Public Open House Summary submitted to RMWB
March 1st – April 5th	RMWB Senior Leadership Review
April 10th	1st Reading by Council
May 8th	Public Hearing

Public Open House February 27th

- ❖ Attendance: 21 visitors signed-in (2 RMWB Planners in attendance)
- ❖ Presentation boards were on display to show intent and the process of application.
- ❖ Comments were generally positive and supportive with the following themes:
 - This is a local business that should be encouraged.
 - Important family destination.
 - Would be very disappointing to lose an important local business.
 - Provides family activity opportunities that are generally lacking in Fort McMurray.
 - Supportive of the local food scene.
 - Hosts community events – community minded.
 - Encourage residents to beautify their community.
 - Local “green” business – need more “green” in Fort McMurray

RMWB Rationale for Recommendation

- ❖ Circulation comments provided by RMWB to applicant were limited – meeting minutes from January 11th meeting (RMWB & Applicant)
- ❖ Use definitions for *Breweries, Wineries and Distilleries; Community Garden; and the Keeping of Animals* were with the application on January 5th.
- ❖ RMWB did not request additional or supporting information for:
 - Traffic and transportation
 - Mitigation strategies
 - Feedback from residents