



FORT CHIPEWYAN AREA STRUCTURE PLAN

ENGAGEMENT SUMMARY

September 26 – 28, 2017

Updated February 14, 2018



Engagement Overview

A series of engagements were held on September 26, 27, and 28, 2017. The purpose was to discuss proposed policies in the draft Area Structure Plan with community members in Fort Chipewyan. A number of meetings and other engagements were held, and include:

- meetings with representatives from First Nation and Métis leadership
- meetings with local community groups (e.g., Nunee Health, Keyano College and others)
- workshops with municipal employees
- open houses for all members of the community

Following is a full list of engagements:

- September 26, 2017, open house (held at the multiplex office building)
- September 26, 2017, meeting with Athabasca Chipewyan First Nation (ACFN) Councilor
- September 26, 2017, meeting with Métis Local 125 President, Office Administrator and Consultant
- September 26, 2017, meeting with Nunee Health staff
- September 27, 2017, open house (held at the aquatic centre)
- September 27, 2017, workshop with Keyano College staff and students
- September 27 and 28, 2017, workshops with RMWB staff
- September 27, 2017, meeting with Bicentennial Museum staff
- September 27, 2017, meeting with Pool Hall owner
- September 28, 2017, open house (held at the aquatic centre)

Participants were asked questions based on a policy questionnaire, which focused on topic areas covered in the draft ASP. Participants were asked which topic areas were of interest to them and staff recorded key concerns and ideas. Not all topic areas were discussed at each engagement.

Document Organization

This document summarizes the comments received from these engagements. Comments are summarized and organized by topic area under the five key principles of the ASP.

PRINCIPLE 1: PROTECT THE NATURAL ENVIRONMENT

PROMOTE AN ENHANCED LAKEFRONT

General comments:

- Multiple people expressed a desire for a wide range of amenities: washrooms, benches, picnic areas, outdoor exercise equipment, water tap, fire pits and cabin style structures for rainy days.
- A more defined walking trail is needed. Some people mentioned how there used to be a trail that students took to the residential school.
- Some are concerned about maintenance and want all amenities in the area to be well maintained. Educating people or putting up signs might help keep the area clean.
- There are safety concerns. The playground is being used at night by intoxicated people.
- The “noise makers” at the playground are disturbing nearby residents.
- There is a strong feeling about maintaining a natural shoreline.
- Can the use of the lakefront be regulated?

Discussion Question: *What do you think about exploring a lakefront plan and working with the community, the Province and others so that new amenities along the lakefront area appropriate?*

Comments:


- Many people stated that the policy addressed the community’s concerns around the lakefront and creating a waterfront plan.
- Decisions regarding what happens along the lakefront should be made by the community as a whole and not just by the people who live in the area.
- Background research is needed to know what the community wants and to learn from past projects.

Promote an Enhanced Lakefront

RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: The lakefront is a unique feature to be protected

- ✓ The lakefront is important
- ✓ Protect the land for traditional uses
- ✓ Recreation is okay, it can help boost tourism
- ✓ We want to have a say about changes and any new amenities
- ✓ We have mixed opinions about Place-making (boulders, boardwalk area, Monument Hill)
- ✓ Need washrooms/change areas, picnic areas, lighting, garbage bins, signs, walking path



The Plan says that the Municipality may explore a lakefront plan with the community (Policy 1.3.1)

The Plan says that the Municipality will work with the community, the Province and others so that new amenities along the lakefront are appropriate (Policy 1.3.1)

Tell us

Do these actions address your concerns?

PRINCIPLE 2: ADDRESSING HOUSING NEEDS

RESIDENTIAL DEVELOPMENT (HOUSING)

General comments:

- Multiple people mentioned that there is a need for new land for development.
- Some people expressed a desire for serviced lots because un-serviced lots could be inconvenient.
- There is concern over outside developers coming in, buying land, and selling houses to wealthy outsiders that locals cannot afford.
- Challenge – Houses are handed to people therefore ownership is a new concept.
- Some existing areas are not well served for playgrounds (Muskeg Area, Downtown by the 8-plex).

Discussion Question: What do you think about developing housing in existing residential areas (infill development) and allowing secondary suites to create more housing options?

Comments:

Infill

- There are mixed opinions about infill. Some people like infill but others are concerned that it will increase density and make people live too close to one another (like “sesame street”).
- People are holding on to their lot to pass it on to their kids and this a challenge for infill development.
- Space for storage, ATVs and boats is important, subdividing lots will not work.
- Incentives are needed to encourage infill development.

Residential Development (Housing) RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: We have concerns about housing

- ✓ Many types of households need housing (singles, families, Elders)
- ✓ Large families living together
- ✓ Mixed opinions about higher density and multi-family housing types
- ✓ Mixed opinions about “infill” (developing vacant lots)
- ✓ Make more land available

The Plan suggests several ways to create more housing

Strategy 1: Develop housing in existing residential areas (“infill”) (Policy 2.1.1)

- ✓ Encourage housing on vacant lots
- ✓ Subdivide larger lots
- ✓ Encourage a range of housing types from single family to small apartments

Strategy 2: Allow for secondary suites (a second dwelling often located in a basement or above a garage) (Policy 2.1.6)

- ✓ Reduce overcrowding
- ✓ Create more living space for families
- ✓ Income (rentals, BnBs)
- ✓ Tourist accommodations

Do you have any concerns about these strategies? **Tell us**

Residential Development (Housing) RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

Strategy 3: Identify new areas for future neighborhoods (aka “Possible Growth” areas) (Objective 2.2)

- ✓ Several new areas are identified for residential development
- ✓ A range of housing types could be developed (from single family to small apartments)
- ✓ Densities between 5 and 24 units per hectare required
- ✓ Could be serviced or un-serviced (trucked services)
- ✓ Developer-driven
- ✓ Further study of lands by the developer are needed

Secondary Suites

- Multiple people expressed support for allowing secondary suites in the community. Secondary suites were felt to create more choices for people.
- Some people were concerned that allowing secondary suites would increase the number of people per house which in turn could cause a shortage of space for storing boats and skidoos.
- Challenge - lots may be too small, 'not far enough from mom.'
- Most of the houses in the community were built with federal money and come in standard designs that don't allow for opportunities to develop secondary suites.

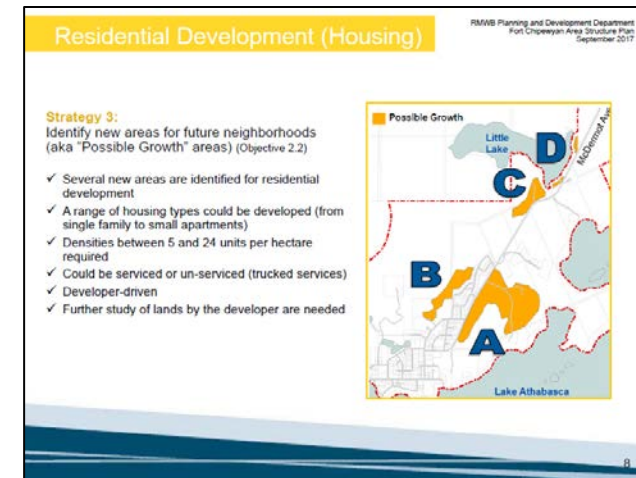
Discussion Question: What do you think about identifying new areas for future neighbourhoods ("Possible Growth" areas)?

Comments:

- Technical studies are needed as soil quality might be an issue.
- New areas should be developed to a higher standard (e.g., with nicer homes) and should include parks and playgrounds.
- Land near the Yanik Airstrip was felt to be a good option. However, it was explained that the area is not suitable as it is an Environmentally Significant Area (Falcon range).
- Some people want to be able to develop next to the lake.
- Concerns about locals not getting first opportunity to buy.

Discussion Question: What do you think about the four (4) “Possible Growth” areas (A, B, C, and D) that the Plan identifies?

Possible Growth Areas	Responses
A (Sandy Bay area)	<ul style="list-style-type: none"> The preferred area for future residential development. Some people suggested that this area may be large enough to meet the community’s land needs. Some people prefer to see country residential lots and single-family houses here.
B (North of the arena and pool)	<ul style="list-style-type: none"> Multiple people said that the area was muskeg and needed further technical studies to confirm that it is developable. Land behind the school is very wet.
C (South of Little Lake)	<ul style="list-style-type: none"> Most people were concerned with this location because it is currently used to house dogs. Many people did not see the dog lot moving in the future. May have muskeg.
D (Next to Little Lake and McDermot Avenue)	<ul style="list-style-type: none"> There are mixed feelings about this location. Some people like it and want to see retail commercial here along with houses. Meanwhile others said that it was far from the community and it would be better for tourist activities. There are concerns about contamination in the area as there used to be fuel tanks in the past.



Discussion Question: What do you think about allowing a variety of housing types in the “Possible Growth” areas?

- Multiple people are supportive of having a mix of housing types and allowing all housing types.
- Some people have concerns about mixing manufactured houses and trailers with single-detached houses as they may not be aesthetically appealing and could decrease property values.
- Do not want to see trailers in new areas. Trailers are okay in the Downtown, they are already there.
- There is a need for more multi-family options (e.g. 1 bedroom apartments) for singles and young families.

The following table summarizes general responses to allowing different housing types:

Housing Types	Responses
Single detached and manufactured houses	<ul style="list-style-type: none"> • There is a desire for more single-detached houses in the possible growth areas.
Duplex and semi detached	<ul style="list-style-type: none"> • Many people are supportive of these housing types in areas closer to the downtown.
Row housing (tri plex, 4-plex, Townhouses)	<ul style="list-style-type: none"> • Some people are supportive of up to 4 units closer to or in the core area.
Apartments	<ul style="list-style-type: none"> • Apartments are more accepted near or in the downtown. • Many people do not want to see buildings that are more than two stories tall.

Residential Development (Housing) RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

The Plan identifies several potential areas for possible development. Would you like to see development in these areas? Tell us

	✓ OK	✗ Not OK
A		
B		
C		
D		

The Plan allows for a variety of housing types in these areas (Policy 2.2.3). Do you agree? Tell us

	✓ OK	✗ Not OK
Single Detached and Manufactured Homes		
Duplex and Semi-detached Houses		
Row Housing (3-Plex, 4-Plex and Townhouses)		
Apartment Buildings (2 stories)		

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TRADITIONAL LAND USES

Discussion Question: Are traditional land uses present in the “Possible Growth” areas?

- Many people are not aware of or did not have the knowledge / experience to speak about the presence of traditional land uses in the “Possible Growth” areas.
- Some people wanted a TLU study to be done for the areas.

Residential Development (Housing)

RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: Protecting our traditional land use areas is important

The Plan says that developers should respect traditional land use areas (Policy 2.2.7). Developers are encouraged to engage with ACFN, MCFN and Métis leadership groups. Note that this policy says developers “should” consult — not “must”

Tell us

Traditional land uses (TLUs) may or may not exist in the Potential Growth areas. Are you aware of any sites that might affect the size/location of the proposed areas? Can you provide “black out” areas?

If a development application comes forward in a Potential Growth area, how would you like developers to engage with you?

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PRINCIPLE 3: ECONOMY AND TOURISM OPPORTUNITIES

ECONOMIC DEVELOPMENT AND TOURISM

General comments:

- Tourism is the future of the community but residents need training.
- Some of the challenges for developing eco-tourism opportunities are a lack of awareness and the cost of fuel.
- Multiple people mentioned that Little Lake is a good location for developing eco-tourism uses such as canoe rentals, cottages, and restaurants.
- There is a need for an information centre where tourists can obtain information.

Discussion Question: What do you think about supporting the development of eco-tourism by allowing home businesses, home occupations, live-work opportunities and tourist accommodations such as bed and breakfasts in residential areas and the “Core”?

Comments:

- Home businesses, home occupations and live-work opportunities expand opportunities for commercial activities and many people are supportive of allowing them in residential areas.
- Tourist accommodations should have views towards the lake.
- Bed and breakfasts are okay in residential areas.

Discussion Question: Do you agree with directing retail commercial uses to the “Core” and commercial areas?

Comments:

- There are mixed opinions about limiting commercial uses to the “Core” and commercial areas only. Some people support it but others are concerned that prohibiting commercial uses (such as corner stores) in residential areas might limit future economic development.
- Commercial lots are not available in the “Core.”
- Some people want to see commercial uses (convenience store) near the arena. They would be more accessible for youth.


Economic Development and Tourism

RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: We have opportunities for tourism development. We need more tourist accommodations and tourism needs to be culturally appropriate.

Eco-tourism

- ✓ Means travel to natural areas
- ✓ Led or organized by local people
- ✓ Tourism that benefits the community



The Plan supports eco-tourism development by:

- ✓ Allowing tourist accommodations in the downtown or “core” (Policy 3.1.1, 3.3.3)
- ✓ Allowing bed and breakfasts (Policy 3.3.3)
- ✓ Allowing home businesses, home occupations and live-work opportunities in the “core” and residential areas (Policy 3.1.2 and 3.3.5)
- ✓ Directing commercial uses (retail) to the “core” and “commercial” areas (Policy 3.3.1, 3.3.2)

Tell us

Do you agree with these?
Do you have any other ideas to develop eco-tourism?

Would you like to see the Little Lake Growth area (areas “C” or “D”) developed for uses other than residential? (e.g., eco-tourism, canoe rental, café)

PRESERVING OUR “SENSE OF PLACE”

General comment:

- FireSmart tree removal along McDermont Avenue has changed the sense of place.

Discussion Question: What do you think about working with the community to identify and maintain areas that are important to the community?

Comments:

- Tower Hill (the Telus tower hill) should be developed as a view point because it has a panoramic view of the community.
- The view of the Lake from the community is important.
- Should develop seasonal activities such as a fishing derby and natural tourism.

Preserving our “Sense of Place”


RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: We are proud of the ‘sense of place’ that makes Fort Chipewyan unique and wish to preserve this

The Plan supports working with you to identify and maintain areas that are important to you (Policy 3.1.3)

Sense of Place

- ✓ Culturally significant sites
- ✓ Natural areas
- ✓ Scenic views



Tell us

Do you have any thoughts?

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SUSTAINABLE INDUSTRIAL DEVELOPMENTS

General comments:

- There are concerns about a lack of space for storing old vehicles and a need for a car crusher.
- Concerns about industrial lot next to reservoir, it is an eyesore.

Discussion Question: What do you think about allowing only light industrial developments on lands near Lake Athabasca and the reservoir?

Comments:

- There are mixed opinions about the industrial lands by Lake Athabasca. Some people want it to be transferred to either a residential or commercial use while others said that it should remain as it is.
- Many people mentioned that allowing only light industrial uses near the Lake is good as it will protect the Lake.

Discussion Question: What do you think about directing all new industrial uses to only the McDermont Avenue area?

Comments:

- Multiple people expressed support for directing all new industrial uses to the McDermont Avenue area only.
- Automotive shops should only be allowed here.

Sustainable Industrial Developments

RMWB/PD
Fort Chipewyan Area
September 2011

You told us: You are concerned about the economy and the environment (especially Lake pollution)

The Plan says a number of things about new industrial development.

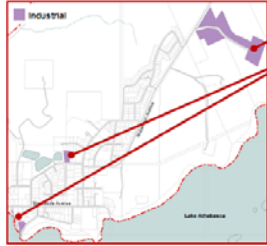
- ✓ No new industrial outside the purple areas (Policy 3.4.1)
- ✓ Directs new industrial uses to the McDermont Avenue area (Policy 3.4.6)
- ✓ On lots that are zoned for industrial use, allow only "light industrial" developments (Policy 3.4.7)

"Light industrial" development

- ✓ No noise, dust, heat or odours
- ✓ Includes laydown yards, construction services, and other uses

Tell us

Do you have any thoughts?



PRINCIPLE 4: ADDRESSING CULTURAL NEEDS

PROTECT HISTORIC AND CULTURALLY SIGNIFICANT AREAS

General comments:

- Multiple people expressed support for the requirements of the Historic Resources Act and getting approval from the Province. However, some people had concerns that the requirements could create roadblocks for development.
- The sundial by Dog Head at Wylies Point should be protected.

Discussion Question: What do you think about the Municipality working with the community to identify, preserve and protect locally significant historic places and adding them to a municipal register and the Province's Listing of Historic Places?

Comments:

- We should preserve culturally significant areas, natural areas and scenic views.
- Multiple people are supportive of creating a municipal list of historic resources.

Protect Historic and Culturally Significant Areas

RMWB PSD
Fort Chipewyan ASP
September 2017

Fort Chipewyan is rich in historic resources

- ✓ Historic resources are recorded in the Province's *Listing of Historic Resources*
- ✓ Dark green areas are suspected of having historic resources
- ✓ Red areas have important resources that need to be protected
- ✓ Development around historic resources needs to take special steps and/or seek approval from Alberta Culture

Protect Historic and Culturally Significant Areas

RMWB PSD
Fort Chipewyan ASP
September 2017

The Plan supports Provincial requirements that how all subdivisions and developments in areas that contain or are believed to contain historic resources will be required to comply with the *Historical Resources Act* (Policy 4.1.1)

What does this mean?

- ✓ Approval by Alberta Culture likely will not be required for decks, sheds, and activities that don't disturb the ground.
- ✓ If a subdivision is smaller than 10 hectares (25 acres), approval is likely not needed unless there is a Historic Resources with a Historic Value of 1, 2, 3, or 4

The Plan supports working towards identifying, preserving and protecting locally significant historic places in collaboration with the community. The Municipality will work to ensure that significant historic places are added to a municipal register and the Province's *Listing of Historic Places* (Policy 4.1.2)

What do you think about this?

Tell us

CREATE A MUNICIPAL CEMETERY

General comments:

- The maintenance of the existing cemetery is a concern as the Diocese has only one person to do this.

Discussion Question: What do you think about the creation of a new cemetery that is designed to be culturally sensitive?

Comments:

- It is important to have space between plots because families build fences or enclosures (roof structure) around the graves. It is also important to have space between plots so that people don't have to walk on top of the graves.
- Some people expressed concerns about underground seepage flowing downhill to homes as the cemetery will be located on a slope.

COMMUNITY GARDENING AND AGRICULTURAL OPPORTUNITIES

General comments:

- Local agriculture can support local businesses, like the new grocery store.
- People go to the reserve to garden as the existing community garden is full and there is a waiting list.
- Livestock should be addressed along with vegetation.

Discussion Question: What do you think about supporting local food production opportunities such as community gardens, market gardens and greenhouses in the Community Core, Residential, Parks and Recreation and Public Service areas?

Comments:

- Local food production is important and there is a desire to see more community gardens.
- Community gardens should be allowed in all the areas identified so that they are easily accessible to people.

Create a Municipal Cemetery


RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: Our cemetery is nearly full, we will need to plan for a new one

The Plan supports the creation of a new cemetery that is designed to be culturally sensitive (Policy 4.2.1)

What do you think about this?

Tell us



Community Gardening and Agricultural Opportunities

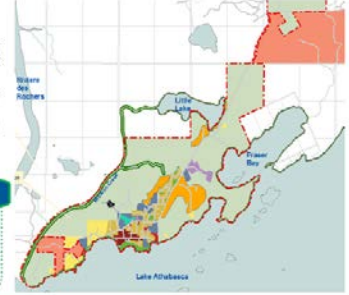
You told us: Food security and high food prices are concerns for our community

The Plan supports local food production opportunities, such as community gardens, market gardens and greenhouses (Policy 4.3.2). These may go in the following areas:

- Community Core
- Parks and Recreation
- Country Residential
- Public Service
- Hamlet Residential

Do you have any concerns about local food production?

Tell us



- Some people want to have community gardens near the Arbor right beside the church, around the Country Residential lots in the west end of the community and at Woodman Street (locally called “Sesame Street”).
- New gardens should not be allowed near or on contaminated sites and at the lakefront because there is a bird habitat that would be damaged.
- Greenhouses should be allowed. A year-round greenhouse can serve as an income source in addition to food production.
- Be clear about whether livestock are allowed.
- What does the policy mean by ‘support’? What type of support can the RMWB offer?

PRINCIPLE 5: SERVICING

WATER AND SEWER SERVICE LEVELS

Discussion Question: *What do you think about requiring new development to be serviced where feasible but also considering un-serviced development?*

Comments:

- New areas should be entirely serviced or un-serviced – there should not be a patchwork.
- Un-serviced lots are okay.

Water and Sewer Service Levels RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: There is interest in new lands for development, and in expanding municipal services

The Plan says the following about servicing Growth Areas:

	✓ Agree	✗ Do not agree
✓ That new development should be serviced where feasible, but that un-serviced development may be considered (Policy 5.1.7)		
✓ Developers will be responsible for putting in services, such as water, sewer, power, gas and roads (Policy 5.1.8 and 5.2.2)		

Tell us

The Plan says the following about servicing in general:

	✓ Agree	✗ Do not agree
✓ That the RMWB may prepare a water and sewer plan for Fort Chipewyan (Policy 5.1.2)		
✓ May explore extending services to First Nations Reserves (on cost recovery basis) (Policy 5.1.2)		

Tell us

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ROAD SAFETY, PEDESTRIAN CONNECTIVITY

General comments:

- Multiple people expressed a need for road improvements in the community.
- Skidoos and quads are a safety concern and should not be allowed on the roads.
- Multiple people mentioned that there are safety concerns at the intersection of Mackenzie Avenue and McDonald Street, where large trucks have driven off the road.
- The roads are narrow and don't have curbs so passing pedestrians is difficult.

Road Safety, Pedestrian Connectivity RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: We have concerns about transportation

The Plan recommends exploring road improvements (Policy 5.3.3)
Do you support this?

	✓ Agree	✗ Do not Agree
✓ Safety concerns between the Northern Store and Post Office		
✓ Need sidewalks to Dog Head Reserve		
✓ Need a bypass road around the community for moving dangerous goods		
Street lights		
Street signs		
Sidewalks		
Marked crosswalks		
Trails		
Exploring a winter (bypass) road around the community		
Look into safety concerns between the Post Office and Northern Store		

Tell us

What do you think overall?

15

Discussion Question: What do you think about exploring road improvements?

The following table summarizes responses to the above discussion question:

Type of Road Improvements	Response
Street Lights	<ul style="list-style-type: none"> Street lights are needed especially at some problem areas: Big Dock area, Muskeg area subdivision, and on the way to Dog Head Reserve. There is a need for caution lights at the school.
Street Signs	<ul style="list-style-type: none"> Street signs are needed at some problem areas in the Muskeg area subdivision.
Sidewalks	<ul style="list-style-type: none"> Sidewalks are needed along McDermot Avenue all the way to the end of the Muskeg area subdivision and all the way to Dog Head Reserve.
Marked Crosswalks	<ul style="list-style-type: none"> Marked crosswalks are needed at the Nunee Health Centre and multiplex corner, the Northern Store, and by the Chief Corner Gas.
Trails	<ul style="list-style-type: none"> We need trails for walking, cycling and skiing only as most of the existing trails in the community are for quads. Would like to see a trail from Dog Head to the Muskeg area, in the Sandy Bay "Possible Growth" area and on the informal path along McDermot Avenue going to Muskeg area subdivision.
Bypass road	<ul style="list-style-type: none"> Multiple people expressed a need for a bypass road for transporting fuel and other dangerous goods through the community.
Northern Store / Post Office	<ul style="list-style-type: none"> There is a safety concern at the Post Office and the Northern Store because the seating area reduces the visibility of vehicles and pedestrians.

Road Safety, Pedestrian Connectivity

RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: We have concerns about transportation

- ✓ Safety concerns between the Northern Store and Post Office
- ✓ Need sidewalks to Dog Head Reserve
- ✓ Need a bypass road around the community for moving dangerous goods



The Plan recommends exploring road improvements (Policy 5.3.3). Do you support this?

Tell us

	✓ Agree	✗ Do not Agree
Street lights		
Street signs		
Sidewalks		
Marked crosswalks		
Trails		
Exploring a winter (bypass) road around the community		
Look into safety concerns between the Post Office and Northern Store		

What do you think overall?

MAINTAIN ACCESS TO “BIG DOCK”

General comments:

- Multiple people stated that there is a need for washrooms and a paved parking area.
- Could we build a new boat launch by the Fish Plant?
- Maintenance of the dock is a concern. The dock needs to be dredged and debris and old boats should be removed.
- The RMWB maintains the area (does unofficial upkeep) around the dock but there is a need for more education and signage to maintain the cleanliness of the area.
- Currently parking is very chaotic.
- New boat launches are needed at Big Dock, by the fish plant and by Monument Hill.

Discussion Question: What do you think about the Municipality working with other stakeholders to maintain access to Big Dock?


Comments:

- There is general support for maintaining access to the dock.
- The dock is a historical landmark and an important feature that people use to get in and out of the community. It is also an evacuation route.
- Other aspects of the dock should be considered: parking, maintenance.

Maintain Access to “Big Dock”

RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: Big Dock is valuable and dredging is needed.



About Big Dock

- ✓ Federal facility
- ✓ Used often by the community
- ✓ Important for summer barge shipments
- ✓ Possible evacuation route

The Plan says that the Municipality will work with stakeholders to maintain access to Big Dock (Policy 5.4.1)

Tell us:

What do you think?

WATER QUALITY IS CRITICAL

General Comments:

- There are mixed opinions about the water quality. Multiple people stated that it is a concern. However, other people said that they had no concerns.
- There are concerns that the water coming out of the sewage lagoon may be polluting other water courses including lake Athabasca.

Discussion Question: What do you think about exploring a new source for the community's water and actions to reduce the contamination of Lake Athabasca?

Comments:

- There is a general support for exploring a new water source. However, some people stated that the policies should be more detailed and describe how it can be achieved.
- Policy should mention where water would be taken from. There is general consensus that the water should be drawn from up the lake (to the north).
- Some people felt that these policies to reduce pollution were not needed because the Hamlet does not create the pollution - industry does.

Discussion Question: What do you think about having a development setback of 30 metres from lakes?

Comments:

- A 30 metre setback is good and is already being followed.

Water Quality is Critical


RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us: We have concerns about the source of our drinking water (Lake Athabasca)

The Plan recommends exploring a new source for the community's water (Policy 5.1.5)

The Plan recommends actions that developers can take to reduce the potential to contaminate Lake Athabasca

- ✓ 30m setbacks from lakes (Policy 1.2.3)
- ✓ Take Environment Reserve when new lands are subdivided (Policy 1.2.8)
- ✓ Only allow "light industrial" on lands near the Lake and drinking water reservoir (Policy 3.4.7)



Tell us

Do you support these steps to address water quality concerns?

PROMOTE FIRE SAFETY

General comments:

- Some people stated that the current FireSmart initiatives will not protect the community. For example, the east side of McDermot Avenue from Muskeg Area to the former lodge site has not been cleared.

Discussion Question: What do you think about limiting building heights to two stories unless additional firefighting equipment and training are provided?

Comments:

- Multiple people do not want to see high-rise buildings in the community and are supportive of restricting building heights to two stories.

Promote Fire Safety

RMWB Planning and Development Department
Fort Chipewyan Area Structure Plan
September 2017

You told us:


- ✓ Our volunteer fire departments lacks "mutual aid" of another fire department
- ✓ Concerns about building heights more than two stories tall

The Plan says that new buildings will be limited to two stories tall, unless additional fire fighting equipment and training are provided (Policy 5.5.4)

The Plan says that new subdivisions and developments will be required to include fire preparedness measures, such as FireSmart (Policy 5.5.2)

Tell us

What do you think?



OTHER THINGS YOU SHARED

Working Together

- The RMWB needs to meet with the rural community on a regular basis.
- The First Nation bands and the Metis leadership should be included in the design of community projects.
- There is a desire from the community to be involved in the development permit approval process.
- There are concerns regarding the jurisdiction of Fort Chipewyan. Leadership feel that the community should be treated differently because it is an isolated community.

Land and Housing

- There are concerns about the RMWB's land sale process. The community wants to be aware of and have a say in the process.
- There are concerns about land encroachment as some people are using municipal lands near their houses.
- What are the roles of the RMWB and a developer when land development occurs?
- How does the ASP take into consideration ACFN's Addition to Reserve application?
- Housing is a main concern for the community. It was suggested that Wood Buffalo Housing and Development should play a very important role in providing low-income housing.
- We need education on finances (e.g., mortgages) because people are not accustomed to buying homes.

Transit

- There is a lack of public transit for people in town.

Parks

- The western part of the Hamlet is not well served for parks.
- We want to see more playgrounds and outdoor exercise areas (example in the Muskeg area subdivision).

Recycling

- There is interest in having a recycling program and a food waste compost system in the community.