

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, 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.

C.3.2

Preserve residential character of Saprae Creek

Saprae Creek 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 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.

DIRECTION **R.1**

Strategic Regional Population Distribution

The regional growth strategy is to concentrate new development while encouraging new and migrant workers to become permanent residents of the region, thereby minimizing the transient nature of the workforce. Through stability and permanence, municipal service provision will become more sustainable. The Priority Growth Areas of Fort McMurray and Anzac will accommodate the bulk of the growth, while more modest increases in population will be accommodated in other rural communities. Work camps will continue to provide accommodation for those on short-term employment, but long-term operational employees will be encouraged to settle in developed areas. To accommodate the oil sands construction workforce and remote operations, two new consolidated work camps will be supported at locations where significant employment is expected. Consolidated work camps promote efficiency through economies of scale, and are able to provide more amenities to workers.

R.1.1

Direct population growth to Priority Growth Areas

Priority Growth Areas are locations where significant population and service growth will be accommodated. Fort McMurray will continue to be the primary settlement area and service centre for the region. Anzac will also grow substantially to become a small urban centre over time with associated services. To accommodate growth in these two Priority Growth Areas, the Municipality will work with the Province to secure an adequate amount of land for expansion and will ensure the release of these lands for development purposes in an efficient and timely manner.

R.1.2

Protect and enhance Areas of Stability

Areas of Stability are locations where rapid growth is not desired and where the existing character and structure of the community is to be respected.

In some of these communities, including Fort Chipewyan, Fort MacKay, Janvier and Conklin, modest, incremental growth will occur in keeping with the desires of local residents. In other communities, including Fort Fitzgerald, Draper, Saprae Creek, and Gregoire Lake Estates, the capacity for growth will be defined by environmental constraints or community boundaries. In Areas of Stability, service provision will be addressed in accordance with community need, population size, and density.