

BYLAW NO. 1003-DP-2013

**BEING A BYLAW OF THE
TOWN OF FAIRVIEW
IN THE PROVINCE OF ALBERTA**

**TO REPEAL THE
TOWN OF FAIRVIEW MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 969/DP/2010
AND TO ENACT THE NEW TOWN OF FAIRVIEW MUNICIPAL DEVELOPMENT PLAN**

WHEREAS Section 632 of the Municipal Government Act, Chapter M-26 empowers Council to adopt a Municipal Development Plan, which provides for a long term framework and policy direction with regards to future land use, growth patterns, infrastructure provision, and transportation within the Town of Fairview; and


WHEREAS Section 63 (1) and 2(b) of the Municipal Government Act, Chapter M-26 empowers Council to undertake a comprehensive review and update of the Town of Fairview Municipal Development Plan and Council has deemed it necessary to repeal said plan and adopt a new Town of Fairview Municipal Development Plan; and

WHEREAS the Council of the Town of Fairview has held public hearings pursuant to Section 230 of the Municipal Government Act;


NOW THEREFORE, the Council of the Town of Fairview, duly assembled, hereby enacts as the following:

1. That this bylaw shall be known as the Town of Fairview Municipal Development Plan bylaw;
2. That the Town of Fairview Municipal Development Plan Bylaw No. 969/DP/2010 is hereby repealed;
3. That the attached Schedule A is hereby adopted as the Town of Fairview Municipal Development Plan;
4. That Bylaw No. 1003-DP-2013 shall take effect on the date of its final passage by Council.

First reading given on the Third day of September, 2013.




Gordon MacLeod, Mayor



Larry Davidson, Chief Administrative Officer

Second reading given on the First day of October, 2013.




Gordon MacLeod, Mayor



Larry Davidson, Chief Administrative Officer

Third reading given on the First day of October, 2013.



Gordon MacLeod, Mayor







Larry Davidson, Chief Administrative Officer

**TOWN OF FAIRVIEW
BYLAW No. 1003-DP-2013**

SCHEDULE "A"

That the attached document be adopted as the Town of Fairview Municipal Development Plan.

Gordon MacLeod, Mayor


Larry Davidson, Chief Administrative Officer

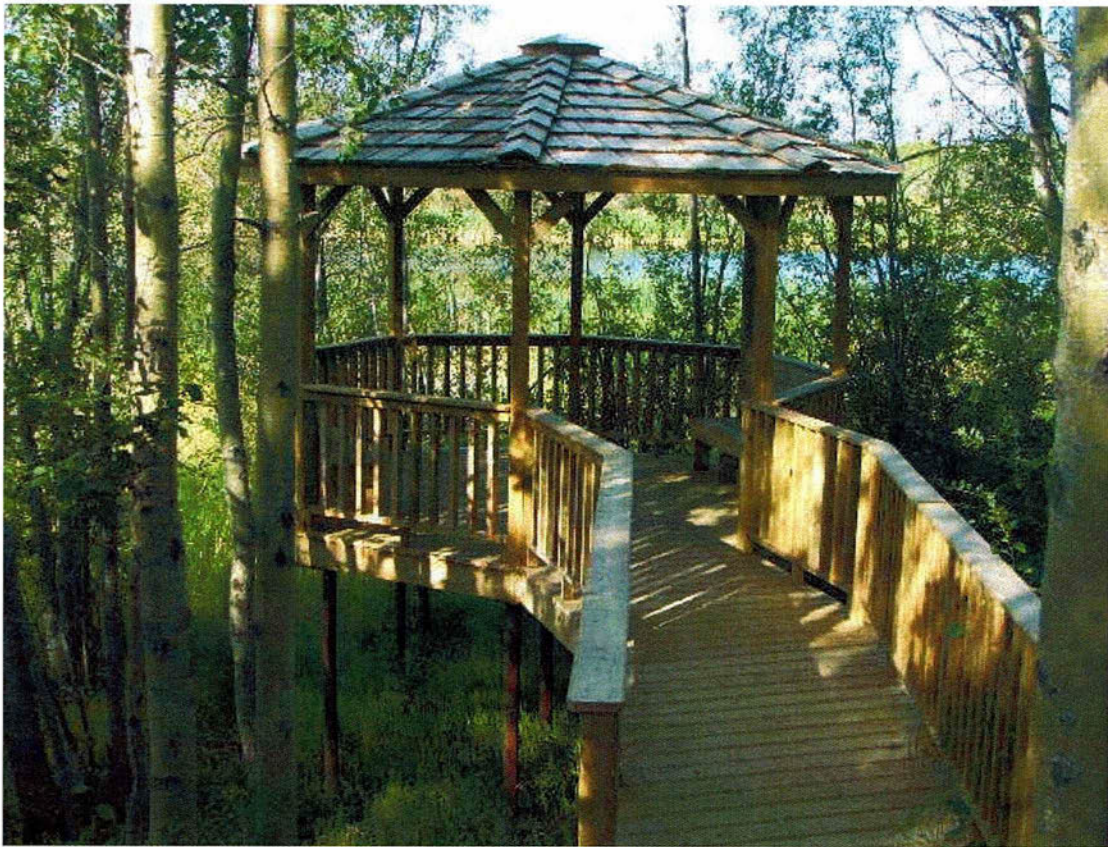
EFFECTIVE THIS FIRST OF OCTOBER, 2013.

Town of Fairview

Municipal Development Plan

Bylaw No. 1003-DP-2013

Adopted October 1, 2013



“Fairview is a citizen based vibrant and innovative regional agricultural and energy sector service hub powering the “Heart of the Peace”.

TOWN OF FAIRVIEW
MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 1003-DP-2013

Adopted October 1, 2013

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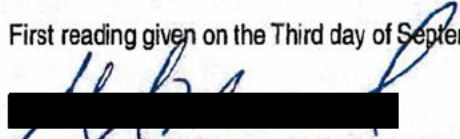
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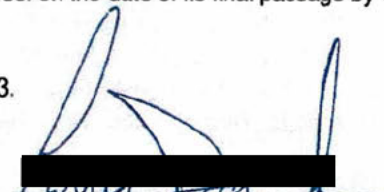
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First reading given on the Third day of September, 2013.

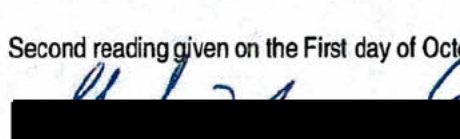


Gordon MacLeod, Mayor

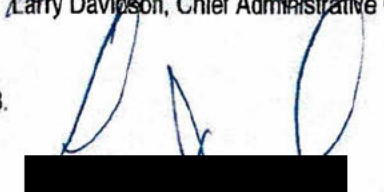


Larry Davidson, Chief Administrative Officer

Second reading given on the First day of October, 2013.



Gordon MacLeod, Mayor



Larry Davidson, Chief Administrative Officer

Third reading given on the First day of October, 2013.



Gordon MacLeod, Mayor



Larry Davidson, Chief Administrative Officer

PREAMBLE

TOWN OF FAIRVIEW

Town of Opportunity

The name “Fairview” is indicative of the Town’s appearance. The community prides itself in being one of the most visually appealing locations in the Province of Alberta. From well-kept neighbourhoods to welcoming community entrances and citizens, the Town has numerous attributes that make it the “Heart of the Peace”.

The Town of Fairview was incorporated on April 25, 1949 and has grown steadily since then. The Town is a regional service centre offering a wide range of goods and services. The municipality has a strong economic base in agriculture, petroleum, forestry, education, health services and various government agencies. These agencies include: Alberta Sustainable Resource Development, Alberta Agriculture, Alberta Financial Services Corporation, Provincial Courthouse, Alberta Children and Youth Services and Canada Post Office.

The Grande Prairie Regional College (GPRC) Fairview Campus is a regional college with an innovative and creative approach to the provision of post-secondary educational opportunities. The College plays an important role in the development of the Fairview area. The College, together with the municipality’s excellent recreation, cultural and municipal services, makes Fairview a very desirable place to live and work.

This Municipal Development Plan is based on a vision by Town Council and the community for the future development of the Town of Fairview. While respecting the Town’s tradition of sound, forward-looking land use planning, this vision is built on the existing strengths of the Town while realizing the opportunities for the further enhancement of the municipality.

Whether it’s from a community perspective, or economic viewpoint, the Town is always open for business and growth opportunities.

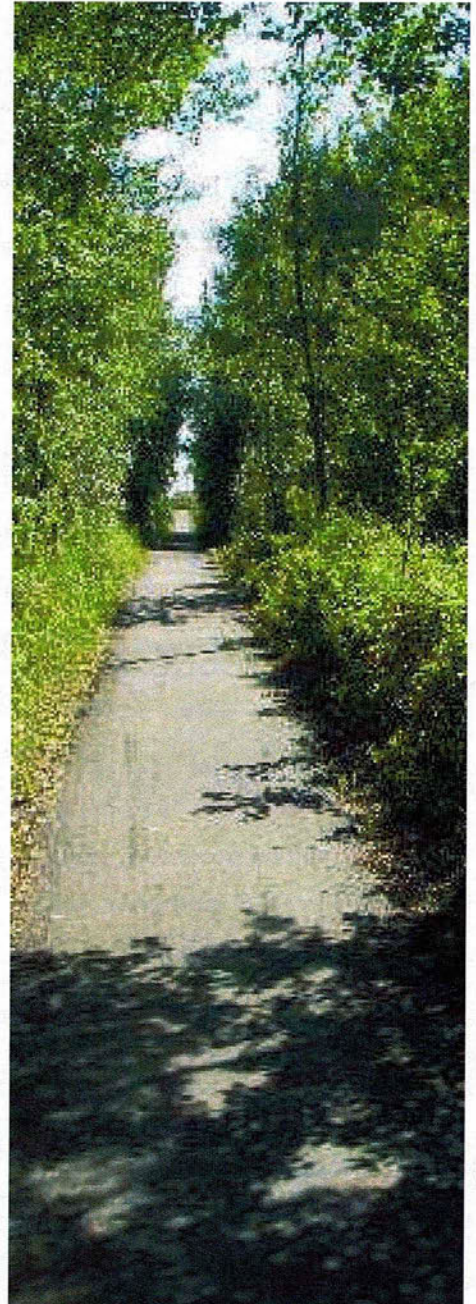


Figure 1. Cummings Lake trail
Source: Town of Fairview

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1.0. INTRODUCTION

This document is the official Municipal Development Plan for the Town of Fairview. This Plan replaces the previous municipal development plan adopted by Council in April 2011.

The policies contained in this Municipal Development Plan are intended to guide future growth and development of the Town of Fairview. The implementation and interpretation of the plan will be flexible, with decision-makers being encouraged to work within the spirit and intent of the policies contained in the plan.

All lands within the Town of Fairview's corporate boundaries will be considered the planning area for this Municipal Development Plan.

1.1. PURPOSE

The purpose of this Municipal Development Plan is to provide a framework for guiding local decision making for Council as well as administration, residents and developers. This framework will provide guidance to achieve the Town's long-term vision.

1.2. BASIS

In 2013 Town Council authorized an update of the then current Municipal Development Plan. The update was undertaken by the Steering Committee that consisted of the Chief Administrative Officer and two Town staff. The Steering Committee is aided by the Mackenzie Municipal Services Agency.

1.3. VISIONING AND GUIDING PRINCIPLES

The Steering Committee developed a vision statement that supported the people's vision for the Town in 2030. The vision and guiding principles represent the key tools that provide direction to the Town's future development; in addition they provide guidance for future growth.

The Town of Fairview Vision Statement is:

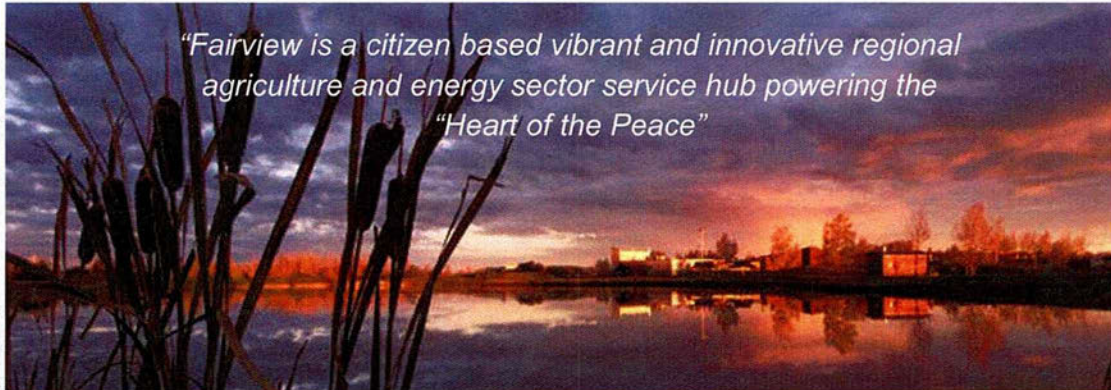


Figure 2. Fairview Campus Pond

Source: The Mighty Peace Tourist Association

The Plan was prepared with the guiding principle that *"all future growth in the Town will occur in an orderly, efficient and economically sound manner"*. The five principles are:

- Provide a framework for future planning and development while coordinating the local and regional infrastructure system.
- Enhance the municipality as a place for living, working and leisure activities by providing an environment that encourages a sense of community pride.
- Diversify, strengthen and improve economic growth by encouraging businesses, industries, commercial and institutional operations located in Town.
- Encourage residential development to occur in a manner that will provide for a variety of housing accommodation while maintaining effective and sustainable land use planning.
- Provide policy directions that will guide the location of new development within the Town while establishing land use patterns that encourage compatibility between existing and future development.

1.4. CONSOLIDATED GOALS

1.4.1 Regional Context

- To strengthen the Town's role as a leader in the provision of services in the region.
- To strengthen the Town's role as the centre of manufacturing, industrial, commercial and retail business in the region.
- To strengthen the Town's role as the social, cultural and recreational centre in the region.

1.4.2 Economic Context

- To continually improve and diversify the Town's economy.
- To promote business retention and entrepreneurship.
- To strengthen regional partnerships to promote economic development.

1.4.3 Physical Context

- To provide a diversity of recreational facilities to Fairview.
- To provide adequate and efficient municipal services that will sustain existing development as well as facilitate future development.
- To provide a safe and efficient road network.
- To provide needed utilities.
- To facilitate a mix of quality housing types to best suit the diversified needs of residents.
- To ensure an adequate supply of land exists for all land uses.
- To encourage a vibrant and diversified downtown core.

1.4.4 Social Context

- To provide a safe, clean living environment for the residents.
- To provide high quality gathering places for public functions.

1.5. PLANNING AREA

- 1.5.1 The planning area includes all lands located within the corporate boundary at the time of passing the Town of Fairview Municipal Development Plan Bylaw.

1.6. LEGISLATIVE CONTEXT

1.6.1 Municipal Government Act

The Municipal Development Plan (MDP) is intended to provide a framework for ongoing development in the Town. The Municipal Development Plan has been prepared in accordance with Section 632 of the Municipal Government Act (MGA), which states the following:

1. A council of a municipality with a population of 3500 or more must, by bylaw adopt a municipal development plan.
2. A council of a municipality with a population of less than 3500 may adopt a municipal development plan.
3. A municipal development plan
 - a. must address:
 - i. the future land use within the municipality,
 - ii. the manner of, and the proposals for, future development in the municipality,
 - iii. the co-ordination of land use, future growth patterns, and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
 - iv. the provision of the required transportation systems, either generally or specifically within the municipality and in relation to adjacent municipalities, and
 - v. the provision of municipal services and facilities, either generally or specifically.
 - b. may address:
 - i. proposals for the financing and programming of municipal infrastructure,
 - ii. the co-ordination of municipal programs relating to the

- physical, social, and economic development of the municipality,
- iii. environmental matters within the municipality,
 - iv. the financial resources of the municipality,
 - v. the economic development of the municipality, and
 - vi. any other matter relating to the physical, social, or economic development of the municipality.
- c. may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, goals, objectives, targets, planning policies and corporate strategies,
 - d. must contain policies, compatible with the subdivision and development regulations, to provide guidance on the type and location of land uses adjacent to sour gas facilities,
 - e. must contain policies respecting the provision of municipal, school, or municipal and school reserves, including, but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities, and
 - f. must contain policies respecting the protection of agricultural operations.

1.6.2 Province of Alberta Land Use Policies

The Municipal Development Plan has been prepared in accordance with Section 622 (3) of the Municipal Government Act (MGA), which states the following:

“(3) Every statutory plan, land use bylaw and action undertaken pursuant to this Part by a municipality, municipal planning commission, subdivision authority, development authority or subdivision and development appeal board or the Municipal Government Board must be consistent with the land use policies.”

1.6.3 Provincial Land Use Framework

The Provincial Land Use Framework was approved in 2008 with the intent of managing growth and development more effectively and efficiently at a regional level. The Framework divides the province into seven regional

planning areas based on the boundaries of major watersheds. It also identifies objectives that promote sustainable economies, healthy ecosystems and friendly communities. The Framework contains seven basic strategies that will help improve land use decision making in Alberta. For the purpose of this Plan one statement states that:

“Promote efficient use of land to reduce the footprint of human activities on Alberta’s landscape.”

Municipal Development Plans are required to be consistent with the Land Use Framework.

1.7. ORGANIZATION AND IMPLEMENTATION

The Municipal Development Plan for the Town of Fairview may be cited as “the Plan”. The Plan is organized in three major parts:

Section 1 – 2 INTRODUCTION & BACKGROUND, which includes the introduction, purpose and legal basis for the Plan, along with a vision and guiding principles, as well as economic and demographic trends.

Section 3 – 16 GOALS, OBJECTIVES AND POLICES contains the goals, objectives and policies adopted by Council to direct the future physical, social and economic development for the Town of Fairview.

Section 17 IMPLEMENTING THE PLAN describes mechanisms available to Council for implementing the policies contained in this Plan.

Compliance with policies in this Plan shall be interpreted and applied as follows:

- **“shall”**, means mandatory compliance
- **“should”**, means compliance in principle but subject to the discretion of the Development Officer
- **“may”**, means discretionary compliance or a choice in applying policy

For a complete understanding of the Town of Fairview Municipal Development Plan, it is strongly recommended that the reader go through the entire document and not read specific sections or policies in isolation of the rest of the document.

2.0. BACKGROUND

2.1. HISTORICAL OVERVIEW

The first settlers north of the Peace River arrived in the last few years before the First World War. The trail to Dunvegan brought the settlers past a watering hole four miles south of the present site of Fairview. There a hamlet named "Waterhole" sprang into existence and served as a centre for the area until the railway was built to the north in 1928, bypassing Waterhole.

The inhabitants of the hamlet moved to a new site by the railway which was called Fairview after one of the homesteads. By the end of the summer of the same year, Fairview already had six grain elevators, three hotels and a variety of businesses, serving a population of approximately 450 persons. On March 28th, 1929 Fairview achieved the status of a Village and 20 years later (April 25th, 1949) it was incorporated as a Town.

To this date, Fairview remains a thriving community with a diversified economic base. Fairview is currently the home to over 3,162 people.

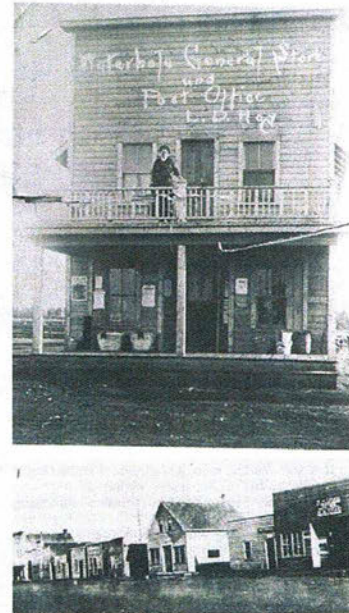


Figure 3. Hamlet of Waterhole

Source: (1, p. 8-9)

2.2. REGIONAL SETTING

The Town of Fairview is situated approximately 85 km southwest of Peace River, and 128 km northeast of Grande Prairie, on a height of land that overlooks a beautiful rural setting that gently slopes down to the magnificent Peace River, 28 km to the south.

Fairview is physically bisected by a major transportation corridor, providing easy access to tourists and residents. Being situated at the intersection of three (3) major Highways (2, 64A, and 732) provides a strategic location for services and community facilities. Fairview offers all types of amenities to its residents: public schools, comprehensive medical facilities, a seniors housing complex and extended health care. In all cases the Town is a family and recreation oriented community with a multitude of extra-curricular activities and numerous outdoor recreational pursuits.

2.3. ECONOMIC CLIMATE

Agriculture, forestry, as well as, oil and gas related activities form the major economic base in Fairview. Agriculture and related services form 25% of the Town's economy. Retail and trade 10%, followed by educational services, construction, health and social services with each having less than 10% of the total economy. GPRC Fairview College Campus and the Fairview Health Complex are the two major employers in Town. The Devon Gas Plant located in the rural area (Municipal District of Fairview No. 136) is another major employer for the Town.

Figure 4, below, shows the current breakdown of employment in the Town, by industry, and is based on the 2011 National Household Survey.

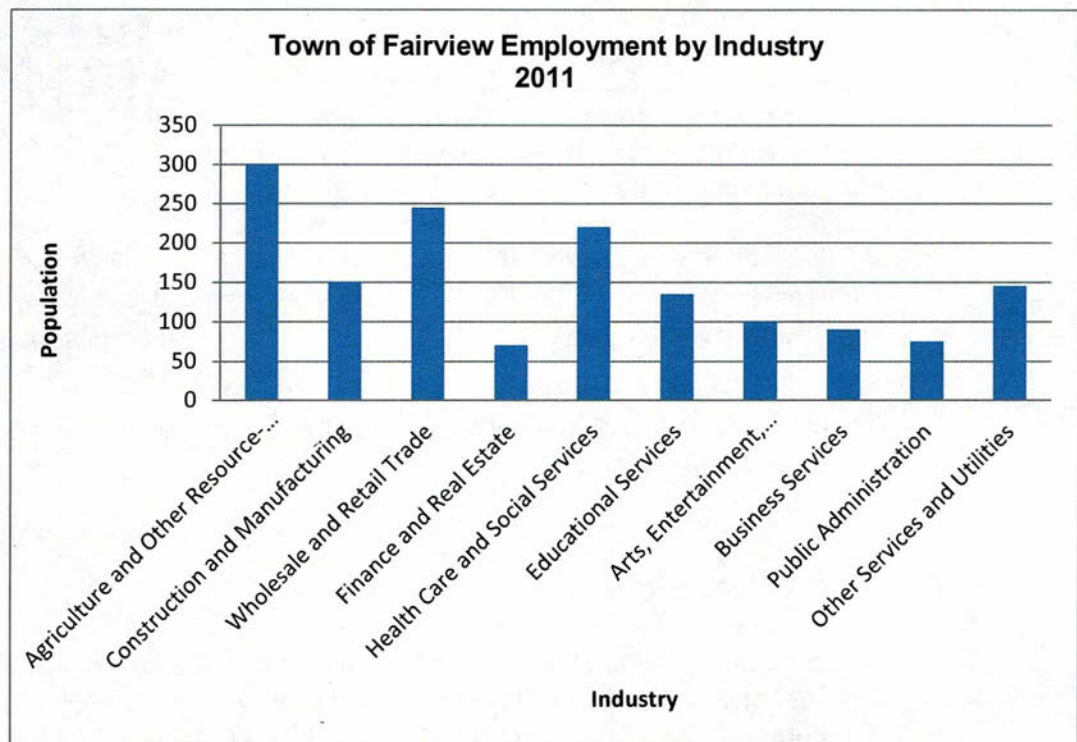


Figure 4. Employment by Industry

As identified in Figure 4, agriculture and other resource-based industries are the predominant industry in Town.

Highlights of the economic climate in the Town of Fairview include:

- The Town is in position to provide water service to neighbouring municipalities.
- The Town has the capacity to attract and provide services for industries and businesses.

- There is an opportunity to access services provided by the College for industrial and municipal training.
- Fairview is in the economic position to continue as a regional service centre.

2.4. DEMOGRAPHIC TRENDS

Highlights of demographic changes and their impact on Fairview include:

- Overall population growth has been stable, at an average annual growth rate of 0.09% over the last 30 years.
- Household dynamics are dramatically changing due to the economic climate. Many families require a two-person income. This has an impact on housing choices and lifestyle.
- Young people move to bigger centres to pursue education or employment opportunities.
- Young people are taking much longer to marry and start a family. Overall, the demographic profile is made up of more singles and single-parent families than in the past years.
- In Fairview, there is very little difference between the proportion of the population represented by seniors and the proportion represented by adults. Seniors (50 and more years old) represent 36.21% of the population, while adults (20 – 49 years old) represent 37.16%. The difference is less than 1%.
- As people age, they prefer to stay close to family and friends, and have direct access to services (health and recreation).

2.5. HISTORICAL GROWTH

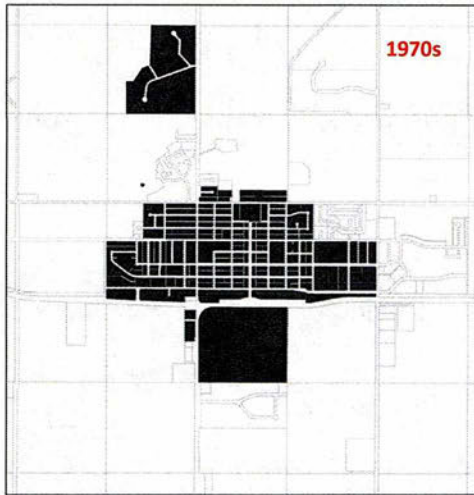
In the last four decades Fairview's growth has depended on population influxes that have increased developments, resulting in the expansion of the Town's boundary. Highlights of major growth events are as follows:

1970s: Construction of the Provincial building, the hospital and expansion of the Fairview College

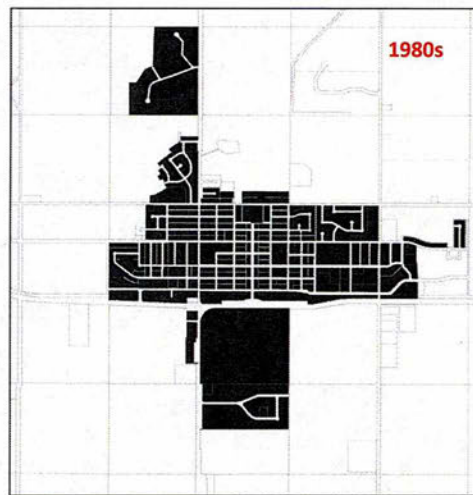
1980s: Construction of commercial stores and the expansion of infrastructure

1990s: Oil and gas explorations continue to flourish

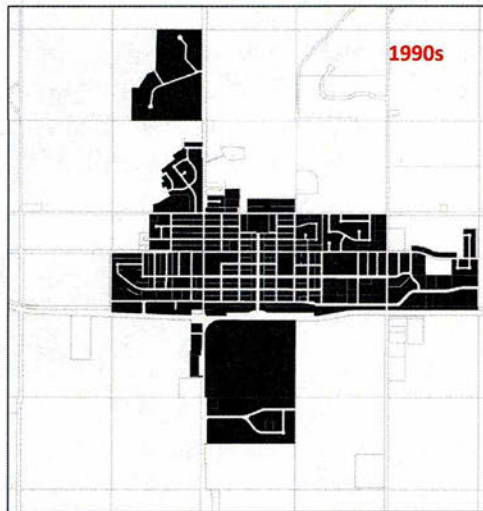
2000s: Construction of the aquatic centre and the seniors centre



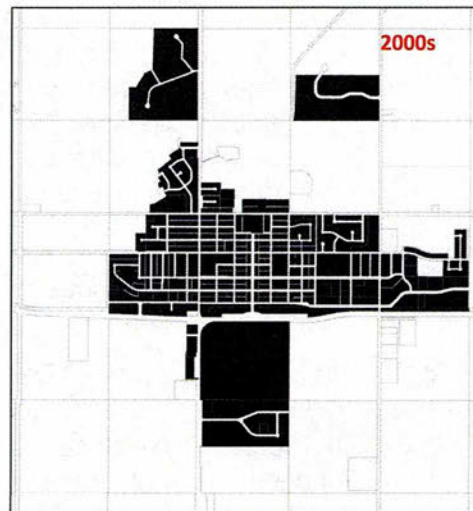
Town Council pressured the government to build a Provincial Building instead of having several government offices throughout the Town. A hospital was built, providing an array of services, and the Fairview College was expanded.



The Town is consistently showing a steady growth of approximately 2.5% per year. The contributing projects included commercial stores, the expansion of water and sewer capabilities, the upgrading of the water treatment facility and the Cummings Lake recreation area.



At the beginning of the 1990s Fairview's population decreased. The 90s were not exactly easy for Fairview. The loss of grain elevators and the railway, along with agricultural services and the centralization of services, had a negative impact on Fairview's economy. However, by the mid 90s oil and gas services helped to revitalize the Town's economy.



The last decade saw the opening of a number of new businesses, and the expansion of some existing ones. Also, the Fairview Regional Aquatic Centre was built, providing a competition sized pool, water slide and Jacuzzi. The Harvest Lodge Senior Citizen Complex was constructed to accommodate the demand for seniors housing. The Town has seen a significant growth in the number of single detached dwelling units being occupied, and new units being constructed by retired farmers.

2.6. HISTORIC RESIDENTIAL CONCEPT DESIGNS

The historical residential design concepts as shown on Figure 5, found in the Town of Fairview include the following:

- (1) **Grid Pattern:** similar to the new urbanism concept, this approach includes compact growth with a pedestrian orientation. In Fairview this residential concept was developed close to downtown, and is characterized by smaller lots, back lanes, sidewalks, and connectivity to community services.

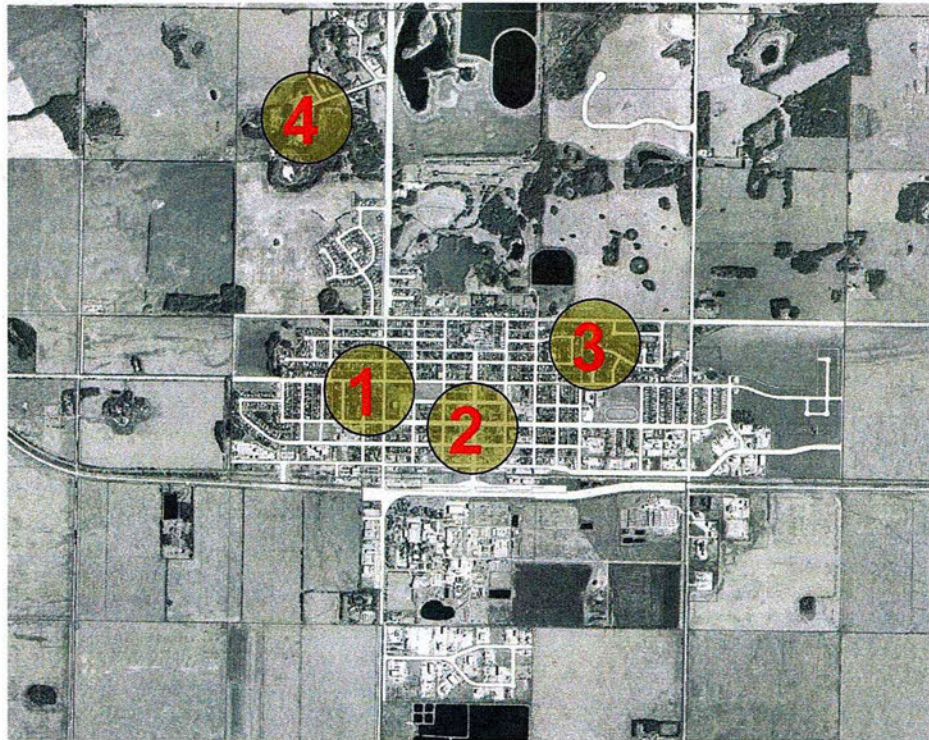


Figure 5: Residential Concepts

- (2) **Downtown:** very similar to the grid pattern, the design concept for downtown Fairview focused on entertainment and small business and is where people meet and gather.
- (3) **Cul-de-sac:** in the mid-70s this concept was brought to Town. Cul-de-sacs were the new “thing” in urban planning. It is characterized by bigger lots, no sidewalks, no connectivity, garage in the front, and no specific shape.
- (4) **Country Residential:** located within the limits of the Town. It is characterized by lots large enough to have the feeling of being on the farm but close enough to Town to access services and other amenities.

2.7. HOUSING TRENDS

There are a number of housing trends in Fairview. One is the tendency to have a large home for a small family. However, another trend is to build smaller homes on smaller, left-over lots, as infill development in established neighbourhoods. The inclination for developers in newer subdivisions is the development of semi-detached homes on relatively smaller lots.

Despite the efforts by the Town, affordable housing for seniors and residents in need is still a significant challenge. The Town needs to encourage private investors to develop seniors housing. All levels of government are working to meet the growing need for affordable housing. While provincial and federal governments take responsibility on this matter, local governments are also responsible to provide and plan for affordable housing.

3.0. POPULATION GROWTH

Goal: A consistent and efficient land use plan to accommodate a total population of 5,000 inhabitants by the year 2030.

Fairview's population growth has remained steady for the last 30 years, with an average annual growth rate of 0.09%. There was steady population growth in the mid-1970s and the beginning of the 1980s. During the 1980s, most of the communities in the north experienced an "economic boom" due to the discovery of deposits of oil and natural gas in the region.

The population in Fairview in 1996 was 3,262 and in 2011 it was 3,162, a decrease of 3.16% (Statistics Canada). Population figures indicate that Fairview has had a steady population growth, with an average growth rate of 0.5% from 1981 to 2011.

YEAR	POPULATION	POPULATION CHANGE (%)	AVERAGE ANNUAL POPULATION CHANGE (%)
1981	3,027		
1986	3,234	6.4%	1.28%
1991	3,023	-6.9%	-1.38%
1996	3,262	-0.58%	-0.11%
2001	3,150	3.55%	0.71%
2006	3,300	4.5%	0.9%
2011	3,162	-4.1%	-0.82%
AVERAGE		0.5%	0.09%

Figure 6. Population Growth Rate

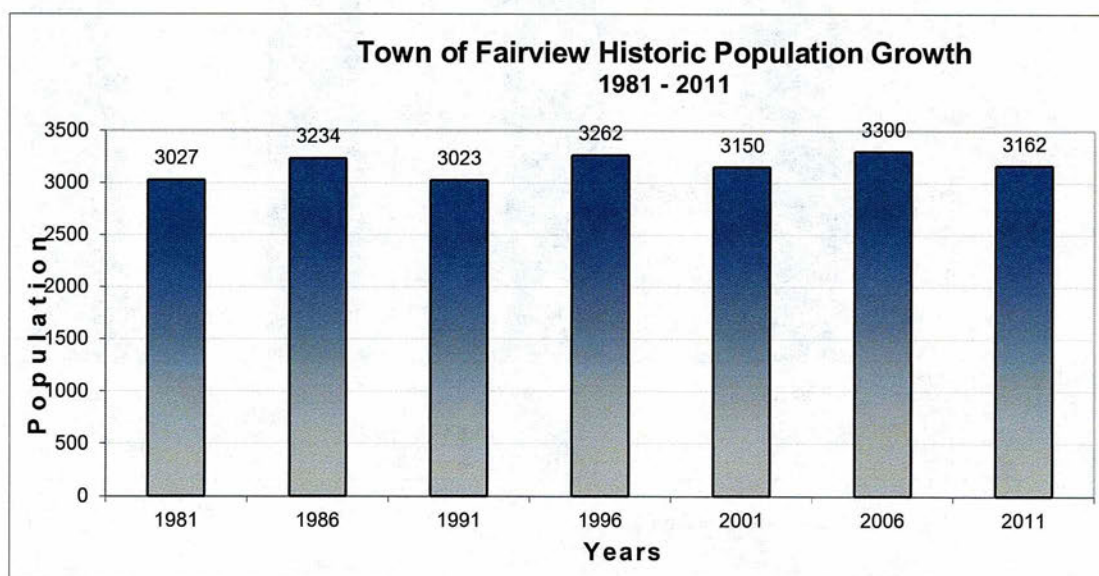


Figure 7. Historic Population Growth

Population projections for the Town of Fairview take into consideration birth rate, migration and survival rates. Based on these considerations, the Town could expect to grow to approximately 5,000 inhabitants by 2030.

It is challenging to estimate population trends because the population is influenced by many variables in any given year. The main factor affecting population trends in the Town is the state of the local economy. If the economy is healthy and thriving, the population is likely to increase. On the other hand, if the economy is weak and struggling, the population is not likely to grow, and may even shrink. Based on these assumptions, the information provided above is subject to change but can be used as a general guide to determine housing requirements and associated land requirements to accommodate future growth.

The population trend in Fairview indicates that age groups are distributed equally. The population breakdown is 37% of adults (20-49 years old), 36% of seniors (50 and more years old) and 26% of people under 20 years of age.

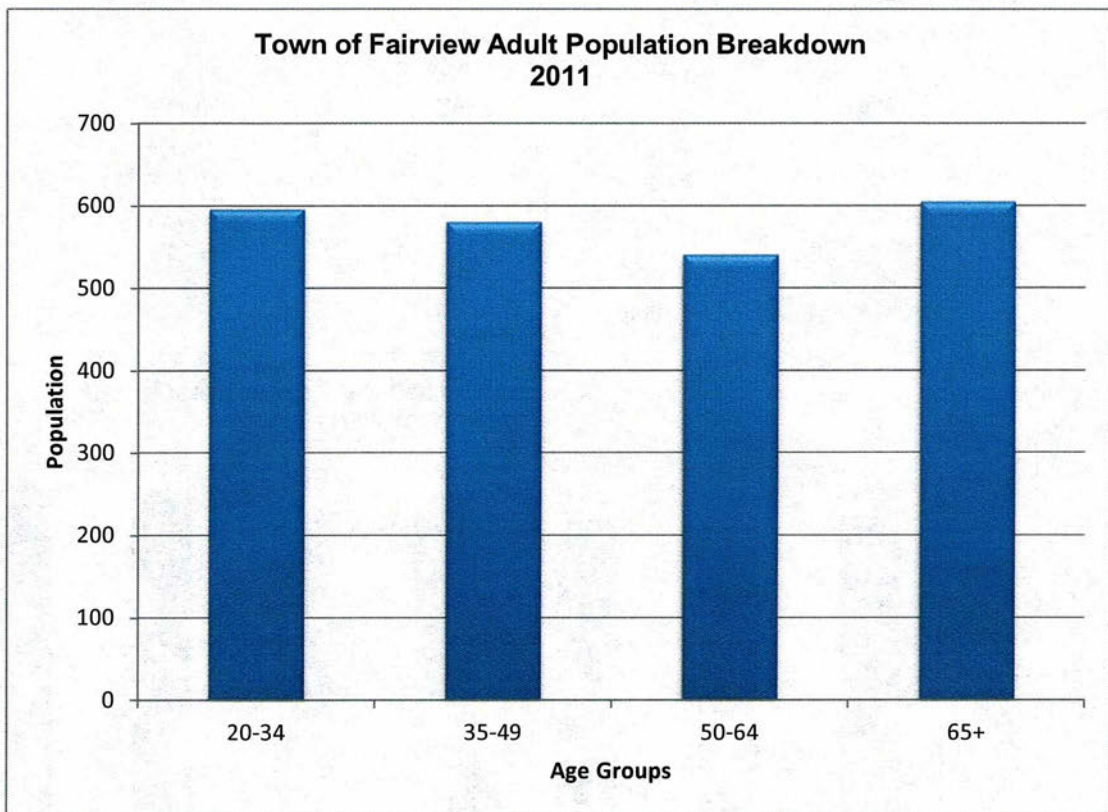


Figure 8. Population by Age Group

Objectives

The population growth objectives established in this Plan include the following:

- To encourage growth in a land use pattern that is efficient, effective and economically viable.
- To provide an overall framework for the future planning and development of the Town.
- To coordinate land use planning with the development of local and regional infrastructure systems.
- To facilitate and support the provision of social and recreational services for all ages.

Policies

3.1. Population Growth

Fairview shall plan for a projected population of 5,000 inhabitants by the year 2030.

3.2 Evaluation of Demographic Trends

The Town shall monitor and evaluate demographic trends and respond appropriately to address them.

4.0. GROWTH MANAGEMENT AND DESIGN

Goal: Encourage the development of attractive and well designed neighbourhoods which provide a mix of housing options to meet the needs and requirements of the community.

Growth Management is the method used to ensure that as population grows there will be services available to meet the needs and demands of the people. This growth will be based on the principle of the orderly and economic development of the Town. This may relate to such things as: the expansion of the Town boundaries, the provision of infrastructure, and land use patterns. The focus will be on the effective use of the Town's resources in relation to its growth and the impact on neighbouring municipalities.

In order to achieve a controlled and well-managed growth strategy to sustain a population of approximately 5,000 inhabitants by 2030, **Map 1 – Future Land Use Patterns** illustrates a conceptual preferred land use pattern for future residential, commercial and industrial development. This map was developed through technical analysis with the Steering Committee. However, more specific land use designations, exact locations of elements and/or nodes and precise distances and areas shall be determined upon further detailed planning in the form of Area Structure Plans (ASP), Recreation Master Plans or Downtown Revitalization Plans.

A brief explanation of **Map 1 – Future Land Use Patterns** is as follows (see page 18):

Residential Development: Residential neighbourhoods shall continue to be basic building forms which will follow existing patterns. However, prior to future expansion, and to achieve sustainable development and the efficient use of land, the Town will encourage development on existing vacant lots. Innovative approaches that introduce higher density and variety in lots and housing types shall be encouraged.

Residential development infill, where appropriate, and Secondary Suites, shall be encouraged to provide a greater selection of housing options.

Downtown: Downtown will remain the core of the Town. To be a vibrant downtown, it is necessary to encourage mixed uses that will accommodate housing, offices and shops. Downtown will be the focal point of cultural events and entertainment attractions for the community.

Commercial Corridor: Fairview's commercial corridor will remain parallel to Highway 2. Future commercial development shall meet the needs of the community and could include restaurants, coffee shops, retail stores, hotels/motels and any other services related to Highway 2.

Industrial Areas: The existing industrial areas in town will continue to be developed as industrial areas.

Parks and Open Spaces: Kinsmen Park, Beaver Ridge Park, Bickell Heights Park, Off-Leash Dog Park and Cummings Lake represent the main areas for parks and open spaces. A trail system will continue to expand to connect with future trails. This system will connect parks, playgrounds, schools, and other recreation facilities.

The “Town of Fairview Parks Upgrade Plan, 2013”, “Town of Fairview Urban Trails Upgrade Plan, 2013” and the “Cummings Lake Recreation Area Planned Redevelopment Map 2012-2015” provide a comprehensive discussion of the current status of the Town’s parks and its trail system.

Objectives

The Growth Management in the Town of Fairview, as well as the urban form, shall be administered in an orderly and efficient manner, as shown on **Map 1 – Future Land Use Patterns:**

- Avoid unnecessary growth expansion;
- Manage growth within the Town’s fiscal capabilities;
- Avoid “leap-frogging” in the development of new areas by encouraging orderly, economical and continuous development.

Policies

4.1. Future Land Use Policy

The Town shall encourage growth and development in accordance with **Map 1 – Future Land Use Patterns** – and in keeping with the policies contained in this document.

4.2. New Development

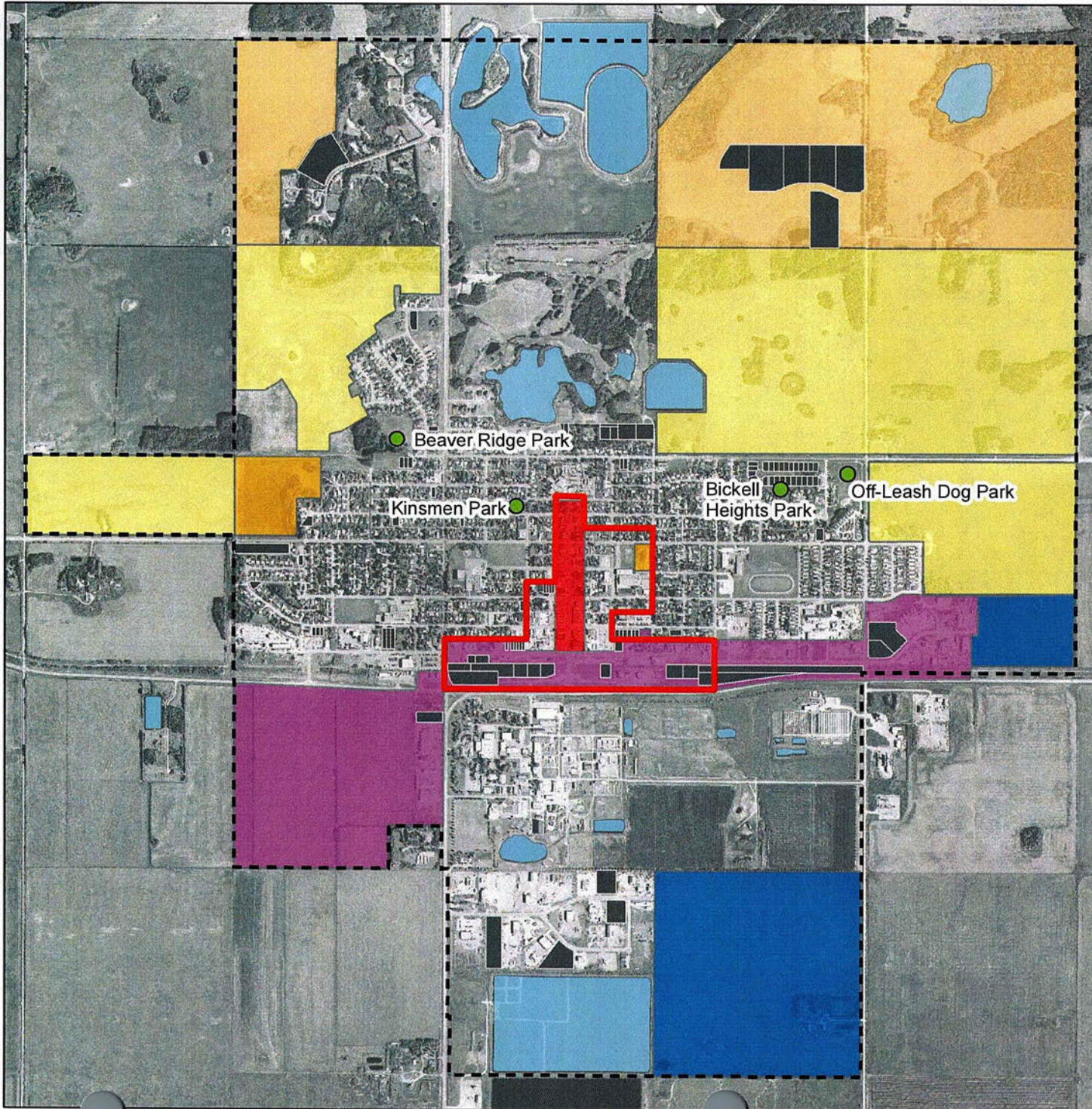
The Town requires new development to take place in an orderly and efficient manner. New development shall not take place unless it meets all the requirements of transportation, infrastructure, community services, parks and recreation.














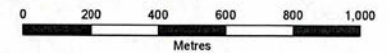
Town of Fairview Municipal Development Plan

Bylaw No. 1003-DP-2013

Map 1 Future Land Use Patterns



-  Downtown Redevelopment Plan Area
-  Residential Development
-  Acreages
-  Seniors Housing
-  Downtown
-  Commercial
-  Industrial
-  Undeveloped/ Vacant Land
-  Park
-  Pond, Reservoir or Lagoon
-  Town Boundary



September 17, 2013

5.0. RESIDENTIAL DEVELOPMENT

Goal: Encourage residential development to occur in a manner that will provide for a variety of housing accommodation while maintaining an effective and sustainable land use plan.

Population projection helps to estimate the demand for the housing types that will provide housing choices that match the requirements of the changing population.

Today, the housing market in the Town satisfies homebuyers. However, the downturn of the economy and the new tendencies in lifestyles are encouraging developers to come up with new approaches. Developers are encouraged to design neighbourhoods that incorporate Smart Growth principles.

Respondents to a survey completed in June 2010 suggested the following:

- 43% agree to having a mix of low-density with high-density.
- 39% agree to having an increase of high-density in new residential neighbourhoods.
- 33% agree to have an increase of residential densities in established neighbourhoods.
- 48% of the respondents agree to having a greater variety of lots and housing unit sizes
- 39% agree to encouraging Secondary Suites
- 41% agree to developing smaller homes on smaller lots.

Preliminary results of a Housing Study, suggests that Fairview is meeting affordable housing needs for its population. The same study suggests that by the year 2026 Fairview could need another 50 affordable units to meet the requirements of those in need.

Objectives

The housing objectives were developed to fulfill the Town's vision and strive to facilitate a mix of quality housing types reflecting the needs of the community. The policies in this section will address affordability, neighbourhood design and densities. Policies to provide for a mix of compatible land uses in all residential areas while maintaining the character of the Town will be outlined.

The housing objectives established in this Municipal Development Plan are to:

- Facilitate and preserve an adequate supply of residential lots;
- Encourage a variety of housing types and styles for entry-level, mature adults and seniors market;
- Ensure that the design and development of residential areas provide open spaces, green areas and other recreational facilities that provide for a high quality living environment;
- Encourage appropriate residential infill development on existing vacant lots;
- Facilitate the development of future residential areas in suitable locations with adequate access to transportation networks, water and sewer systems, and parks and recreation areas.

Policies

5.1. Areas for Residential Development

All residential areas shall be located in designated areas as shown on **Map 1 – Future Land Use Patterns**

5.2. Orderly Development

New residential development shall occur in a contiguous manner and shall be designed in an efficient land use pattern that corresponds to existing residential development.

5.3. Availability of Land Supply

The Town shall maintain an inventory of all vacant, serviced, residential lots, and shall make that inventory available to potential developers.

5.4. Housing Types

The Town shall monitor housing needs and evaluate how to address it on a yearly basis. The Town will encourage a variety of housing types to be available for its residents through the following:

1. Development of affordable housing projects;
2. Encourage infill development;
3. Allowing the development of Secondary Suites.

5.5. Senior Housing

The Town shall continue to provide and facilitate the provision of a variety of housing unit types for its senior population.

5.6. Affordable Housing

The Town shall encourage and promote the provision of affordable housing units within residential areas by:

1. Encouraging a mix of housing types and densities;
2. Allowing the development of Secondary Suites in selected residential districts;
3. Facilitating the access to rental housing;
4. Allocating rental units in new developments through incentives.

5.7. High Density Development

The Town shall ensure that high density development occurs in a compatible manner with low density residential neighbourhoods and that such developments are the subject of a binding agreement with the Town, and shall:

1. Have a minimum of 19.5 dwelling units per gross hectare with a minimum of 15% medium/high density residential, the proportion to be determined at the Area Structure Plan stage;
2. Ensure that the development is compatible with surrounding areas to limit potential impacts on low density areas;
3. Ensure that the development provides sufficient parking and access to recreation areas and open spaces;
4. Ensure infrastructure capability.

5.8. *Future Development Design Guidelines*

Through Area Structure Plans, the Town shall ensure that new residential development is well designed and is developed in a manner that guarantees safety, attractiveness, and accessibility to municipal services. Area Structure Plans for new residential areas shall be required and shall be prepared by developers for Council consideration in accordance with the Municipal Government Act. In addition, each ASP shall be supported by a Technical Report. Overall, new residential neighbourhoods shall:

1. When possible, preserve all wetlands and watercourses, and maintain stands of trees;
2. Encourage the location of new development in centrally located areas close to recreation facilities, schools, entertainment and shopping areas;
3. Provide adequate green areas and open spaces to service the neighbourhood.

5.9. *Secondary Suites*

The Town may permit Secondary Suites in selected residential districts. Where permitted, Secondary Suites shall:

1. Be located in the primary dwelling unit;
2. Have all utilities provided independent of the primary dwelling;
3. Have separate entrance, and separate on-site parking;
4. Comply with all relevant regulatory bodies.

5.10. Low Density Infill in Existing Neighbourhoods

The Town shall support infill residential development on vacant or underutilized parcels of land in established neighbourhoods according to the Land Use Bylaw, providing due regard is given to the following:

1. Compatibility in height, scale and design of surrounding buildings;
2. Continuity with nearby streetscape and lotting patterns;
3. Compatibility with surrounding land uses;
4. Appropriate landscaping and parking;
5. Infrastructure capability;
6. Encouragement of additional low density infill units through semi-detached or two or more single-detached units replacing a single-detached unit;
7. Public consultation.

6.0. ECONOMIC DEVELOPMENT

Goal: Promote business retention and entrepreneurship by developing policies and programs to attract investment and employment.

It is in the best interest of the Town to have an economy that is stable, viable and growing. Community and regional planning can complement the sustainable economy of the municipality as the physical growth of the municipality plays a significant role in its economic development. A coordinated approach to regional economic development will be beneficial to the Town.

Objectives

In terms of coordinating the physical and economic development of the municipality, the Town will:

- Play an active role in the promotion of the municipality;
- Work with regional partners to promote economic development;
- Continually encourage business, industry and government to locate in the Town;
- Encourage and facilitate the creation of an adequate supply of serviced land to meet residential, commercial, industrial and institutional development needs;
- Work with community and regional organizations to create effective community planning and economic initiatives.

Policies

- | | |
|---|---|
| <i>6.1. Economic Development Strategy</i> | The Town shall develop an economic development strategy that considers short term and long term economic development to attract residents and business to Town. |
| <i>6.2. Development Studies</i> | The Town shall develop marketing tools to target potential commercial and industrial sectors. |
| <i>6.3. Tourism Development</i> | The Town shall promote tourist attractions located within the area. |

6.4. Regional Partnerships

The Town shall continue to partner with local and regional organizations and community service groups to further economic development stimulus.

6.5. Future Study Areas

Map 1 – Future Land Use Patterns identifies lands for other uses with the intent to satisfy future demand for residential, commercial and industrial development.

These Future Study Areas shall be subject to further examination by both the Town and the landowner(s) to determine whether or not the lands within the Future Study Areas will be designated for future residential, commercial or industrial development. Depending upon the land use direction given by Council, following the detailed examination of the Future Study Areas this Plan may need to be amended to properly reflect Council's direction.

7.0. DOWNTOWN

Goal: Beautify downtown as a place to do business, entertain and reside all year round.

Fairview's downtown area is positioned as the core for business; composed of diverse commercial and retail businesses. Fairview's downtown includes: retail stores, restaurants, pharmacies, banking outlets, hotels and a post office.

Continuing efforts are being made regarding downtown beautification to enhance the character of the Town while promoting the local economy.

Objectives

Downtown shall feature new improvements in the form of special events that attract people. Improved parking and sidewalks along with landscaping will provide better accessibility to establishments. Pedestrian oriented sidewalks with urban vegetation and architectural features will enhance Mainstreet.

Downtown objectives derived from this Plan are to:

- Ensure that Downtown continues to be an attractive and vital place by improving the streetscape and accessibility;
- Resume and continue with the implementation of the CNR Lands and Mainstreet Area Redevelopment Plan;
- Encourage local organizations to promote activities and special events in the Downtown core;
- Allow mixed use development in a way that does not conflict with existing uses.

Policies

7.1. Main Street Area Redevelopment Plan

The Main Street Area Redevelopment Plan shall provide policy direction to facilitate Downtown development.

7.2. *Mixed use Development*

1. The Town shall support the introduction of mixed use development into the Downtown area at appropriate locations;
2. All mixed use developments, where residential and commercial uses are integrated, shall be evaluated on their individual merits, considering: design, site location and input from residents.

8.0. COMMERCIAL DEVELOPMENT

Goal: Ensure that land is available for a wide range of commercial activities.

The commercial activity in the Town plays an important role in the economic base of the municipality. The Town wants to ensure that locations are available for a wide range of commercial activities that are compatible with similar development.

The Town of Fairview's commercial corridor is typical of other urban centres. The commercial corridor located adjacent to Highway 2 provides easy accessibility and visibility. Desirable locations for future commercial expansion include the area in the south west, as shown on **Map 1- Future Land Use Patterns** (see page 18).

Objectives

The Commercial Development objectives established in this Plan are to:

- Identify locations and policies for long term commercial development;
- Improve the quality and aesthetics of development along commercial corridors;
- Promote commercial development that generates opportunities for local employment.

Policies

8.1. Location of Commercial Development

Commercial development shall be located in areas so designated on **Map 1 – Future Land Use Patterns**

8.2. Area Structure Plans and Technical Reports

Area Structure Plans for new commercial areas shall be required and shall be prepared by developers for Council consideration in accordance with the Municipal Government Act. In addition, each ASP shall be supported by a Technical Report.

*8.3. Aesthetics and Standards
for Commercial
Development*

The Land Use Bylaw shall be amended to include design guidelines to help improve the aesthetics and standards for commercial development, paying attention to the maintenance of architectural standards.

8.4. Home-based Business

The Town shall encourage and regulate home-based business through performance standards in the Land Use Bylaw, which includes the following but is not limited to:

1. Traffic and parking issues;
2. Aesthetics;
3. Impacts on adjacent properties;
4. Maintaining residential use as a primary use.

9.0. INDUSTRIAL DEVELOPMENT

Goal: *To continue to develop Fairview's industrial base and to continue to provide opportunities for operations of this kind.*

Industrial development has had a positive impact on the Town's assessment base and is an important part of the economic activity that occurs in the Town of Fairview. The Town aims to continue to develop its industrial land base and provide opportunities for operations of this kind

Objectives

The Industrial Development objectives established in this Plan are to:

- Encourage an adequate inventory of serviced and unserviced industrial sites of varying sizes to meet the needs of business and industry;
- Maintain appropriate development policies and standards for industrial sites;
- Mitigate the negative environmental effects often associated with industrial development.

Policies

9.1. Location of Industrial Development

Industrial development shall be located in designated areas, as shown on **Map 1-Future Land Use Patterns**.

9.2. Phasing of Industrial Development

New industrial development shall occur in an orderly manner. Priority shall be given to existing serviced lots being developed prior to new unserviced areas.

9.3. Area Structure Plans

An Area Structure Plan shall be required for any new industrial development and shall be prepared by the developer in accordance with the Municipal Government Act.

10.0. CULTURE AND RECREATION

Goal: To continue developing an integrated system with schools, parks, open space, culture and related facilities to enhance the quality of life for all residents while maintaining and preserving the natural environment.

Fairview is a beautiful and clean town with excellent medical, education, shopping, recreation and service facilities. The Cummings Lake Recreation Area, located 2 km north of the Town on Highway 732, offers fishing, campground areas, baseball diamonds, horseshoe pits, a playground and an extensive trail system.

Fairview's major recreational facilities include: a curling rink, an arena, a skateboard park, a splash park, tennis courts, an outdoor skating rink, ball diamonds, soccer fields and a golf course. The indoor Regional Aquatic Centre is located on the GPRC Fairview Campus. The recreational complex located in the college includes: theatre, racquetball, squash courts, sauna and weight room.

The Town's major recreational facilities are:

- Fairplex Arena
- Fairview Regional Aquatic Centre
- Cummings Lake Recreation Area (Campground)
- Bickell Heights Playground
- Splash/Skateboard park
- Beaveridge Park
- Kinsmen Park
- Playfields

Other recreational facilities are:

- Trail System
- Tennis Courts
- Golf
- Curling
- Bowling
- Gymnastics

The Town's major cultural facilities are:

- Art Gallery – at the Fine Arts Centre
- Theatre – at the Grande Prairie Regional College (Fairview Campus)
- Pioneer Museum
- RCMP Museum
- Public Library

Objectives

Culture and Recreation objectives are to:

- Ensure that the provision of parks and open space areas and other recreational facilities is in relation to demographic trends;
- Provide residents with parks, open spaces and other recreational facilities within convenient walking distance;
- Maintain a recreation master plan that will identify existing trail systems, parks and green spaces, as well as an action plan required to upgrade each element;
- Develop neighbourhood parks and open space within each Area Structure Plan in a way that connects to the Town's existing trail network.

Policies

10.1. Recreation Master Plan

The Town should implement a recreation master plan to upgrade parks and recreation in the near future. The plan would provide standards and guidelines in consultation with prospective park users.

The "Town of Fairview Parks and Trails Redevelopment Plan, 2013" and the "Cummings Lake recreation area planned redevelopment map 2012-2015" provide a comprehensive discussion of the current status of the Town's parks and its trail system.

10.2. Park Linkages

Parks, natural areas, school sites and recreation facilities should be linked to a trail system providing connectivity and

continuity through the Town as presented on **Map 2 – Culture and Recreation Sites** (see page 34).

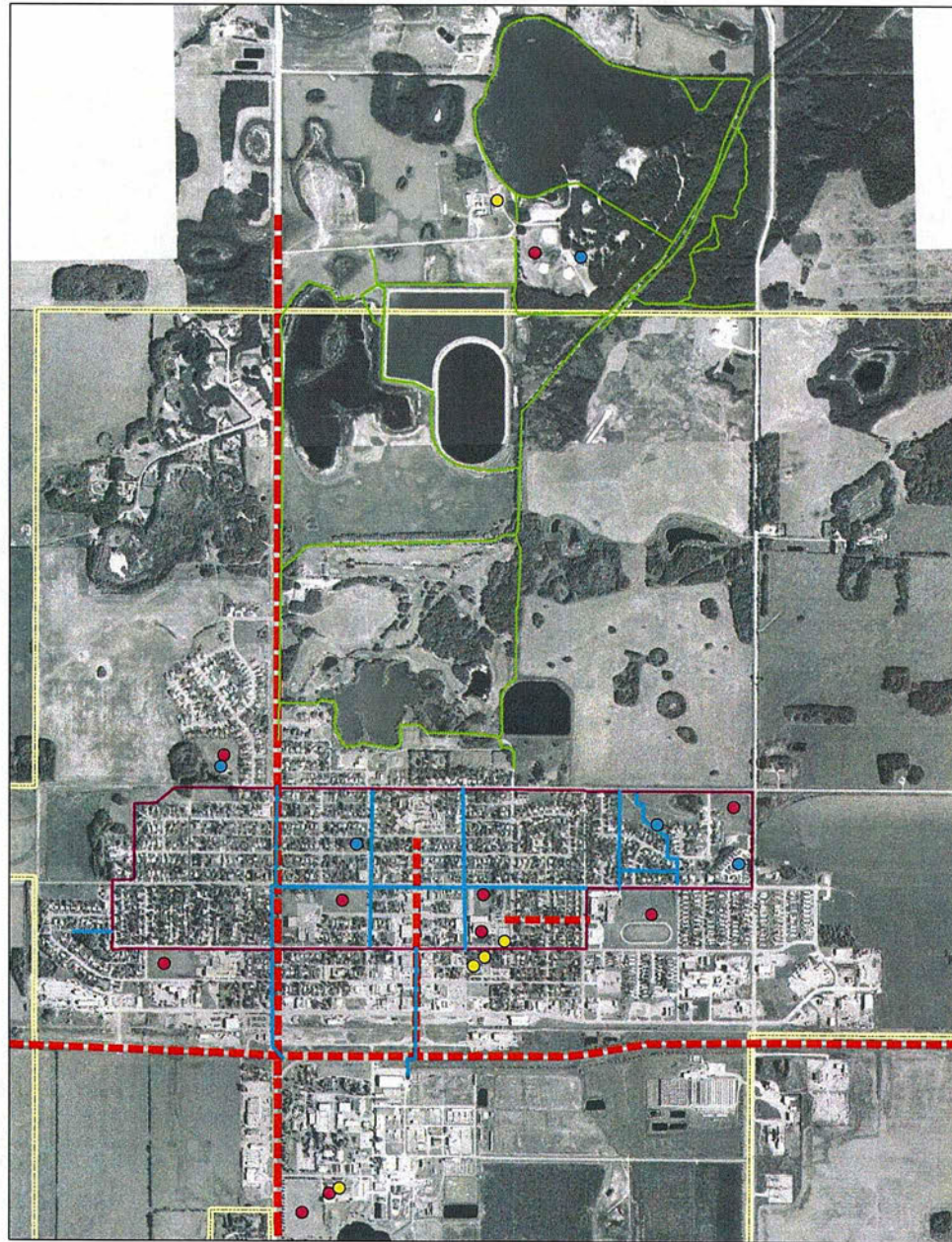
10.3. Municipal Reserve

The Town shall require municipal reserves to meet the necessary standards for neighbourhood open space, parks and playground requirements.

10.4. Park Requirements for Area Structure Plans

Further to the general requirements outlined in policy 17.4., the Town shall require that Area Structure Plans address matters in relation to parks, open space and recreation as follows:

1. Site location of parks, green spaces and playgrounds in relation to the neighbourhood;
2. Integration of open space and trail system into the Town's Recreation Master Plan;
3. The amount of municipal reserves;
4. Contribution for the development of parks, playgrounds and other open spaces.

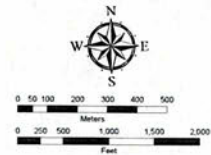


**Town of Fairview
Municipal Development Plan**

Bylaw No. 1003-DP-2013

**Map 2
Culture and Recreation Sites**

- Cultural Facility
- Playground
- Recreation Site
- - - Main (Road) Connector
- Community Trail
- Community Trail Connections
- Cummings Recreation Trails



September 17, 2013

11.0. EDUCATION

Goal: To continue developing a complement of education facilities, from elementary schools to post-secondary institutions, to enhance the quality of educational opportunities for all residents.

Fairview's major educational facilities include: an elementary school, a K – 12 Catholic school, a high school, an alternative high school, and a community college as identified on **Map 3 – Education Facilities** (see page 37).

The Town's major educational facilities are:

- E. E. Oliver Elementary School
- St. Thomas More School
- Fairview High School
- Fairview and Area Learning Store:
The Fairview and Area Learning Store is an outreach school serving between 110 and 150 Fairview and surrounding area students per year. It offers a full high school program with a variety of optional courses delivered either in print or online on a timetable of the students' choosing. Best of all, there are never course conflicts because the students can choose what to take, when to take it, and when to complete it!
- Grande Prairie Regional College:
GPRC Fairview Campus delivers state-of-the-art career programs & specialty training. Students benefit from smaller class sizes coupled with high quality personalized instruction, ensuring comprehensive opportunities for the learners of the region as well as students from across Canada and around the world. Programs include hands-on training to give graduates a head start in their chosen field. Instruction in selected programs is provided in learning centres through both classroom instruction and videoconference.

Objectives

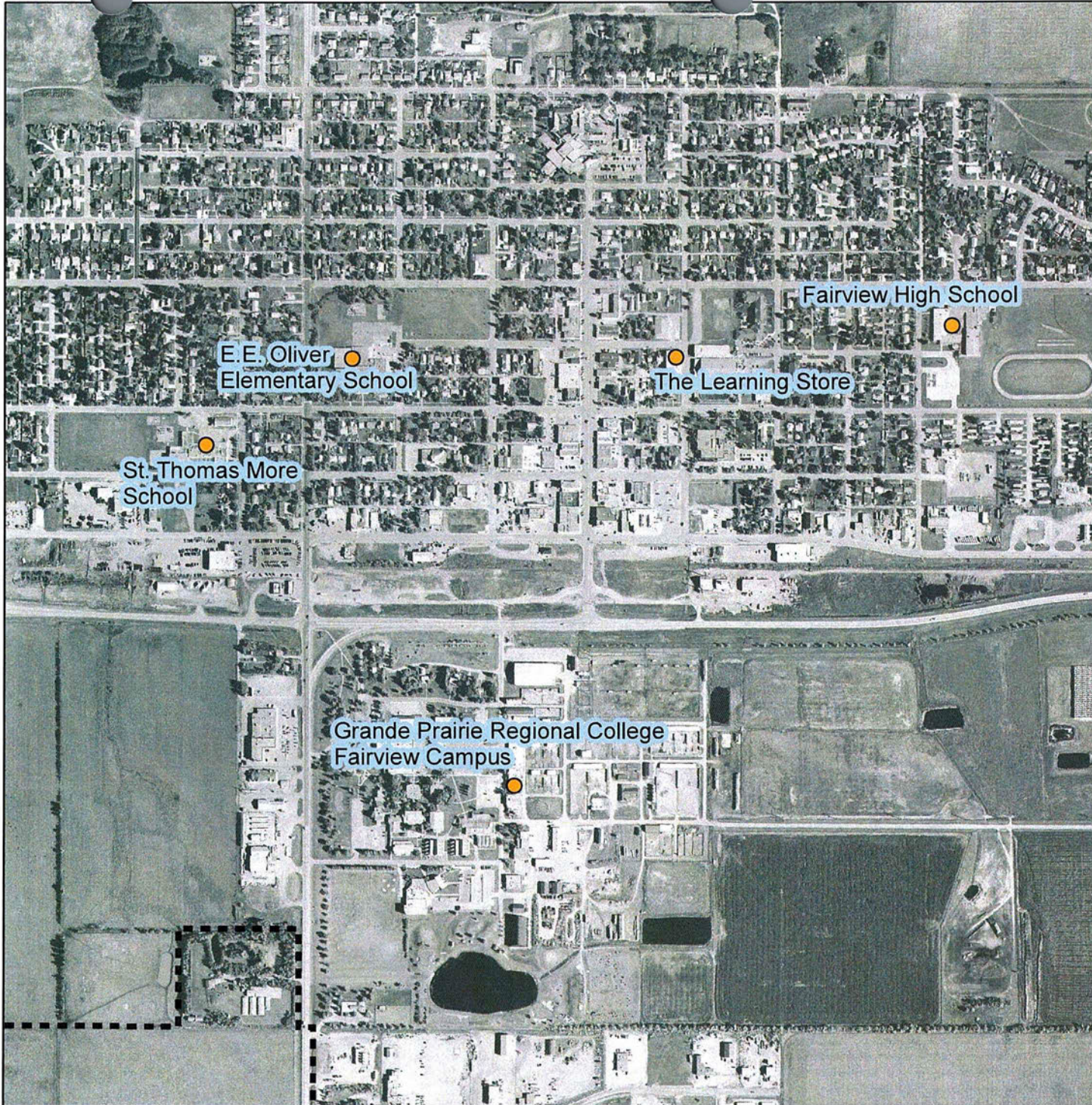
Education objectives are to:

- Encourage and facilitate the retention of the existing educational facilities and the development of additional educational facilities to meet the needs of residents.

Policies

11.1. New School Sites



The Town in consultation with the local school boards shall monitor growth rate and demographic changes in order to facilitate the provision of anticipated school site locations in new Area Structure Plans.

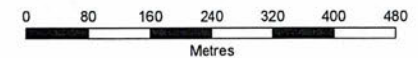


**Town of Fairview
Municipal Development Plan**

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**Map 3
Education Facilities**

-  Education Facility
-  Town Boundary



September 17, 2013

12.0. MANAGEMENT OF ENVIRONMENTALLY SENSITIVE AREAS

Goal: *Protect environmentally sensitive areas and minimize negative impacts of development on natural areas.*

The Town recognizes the value of its proximity to Cummings Lake and the associated responsibility to ensure the protection of the area. The Town shall limit and restrict development in any natural areas identified on **Map 4 – Natural Areas** (see page 40) to ensure the long-term protection and preservation of these lands.

Objectives

The objectives for Environmentally Sensitive Areas are to:

- Review the impacts of development on natural areas, considering issues of land use compatibility, buffering, linkages and recreational uses;
- Implement policies which will help to minimize the negative impacts of development on natural areas, incorporating such policies within Recreation Master Plans, Land Use Bylaw and Area Structure Plans;
- Implement policies to preserve natural areas wherever possible.

Policies

12.1. Protection of Natural Areas

The Town shall protect all environmentally significant areas.

12.2. Linking and Integrating Open Space

The Town requires, wherever possible, that natural areas be integrated into the design of new development areas. Natural Areas are to form part of an integrated system linked to the trail system through the Area Structure Plan and subdivision process.

12.3. Conservation of Natural Areas

The Town shall use, but is not limited to, the following means of protecting and preserving natural areas:

1. Environmental reserve dedication in accordance with the Municipal Government Act;
2. Municipal Reserve dedication;
3. Environmental Reserve easements.

12.4. Natural Areas Assessment

The Town shall require a Natural Area Assessment for any proposed development which would adversely affect any natural area identified on **Map 4 - Natural Areas**. If required, a Natural Area Assessment shall include, but not be limited to:



1. A description of the proposed development, including its purpose, alternatives and staging requirements;
2. A description of the biophysical environment that would be affected;
3. A prediction of the effects on the environment that would be affected;
4. Recommended measures to mitigate the potential effects identified;
5. A presentation of the results in a way that could assist decision-makers in determining a final course of action.

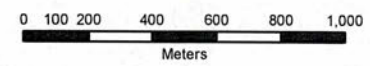


Town of Fairview Municipal Development Plan

Bylaw No. 1003-DP-2013

Map 4
Natural Areas

-  Natural Areas
-  Town Boundary



September 17, 2012

13.0. TRANSPORTATION

Goal: Provide for the safe and effective movement of people, goods and services throughout the Town.

The Town's road network plays a key role in the development of the municipality and in the implementation of this Municipal Development Plan. Fairview has excellent highway access as Highways No. 2, 64A and 732 divide the Town into four segments. The main means of transportation is road access connecting the Town with other communities in Alberta.

Objectives

The Transportation objectives are to:

- Plan for roadway improvements to address the transportation needs of its population, and accommodate the needs of cars, trucks, cyclists and pedestrians;
- Facilitate the maintenance and extension of the transportation infrastructure;
- Coordinate truck and dangerous goods movements to minimize impacts on residential areas.

Policies

13.1. Transportation Update

The Town shall determine future road networks and improvement requirements.

13.2. Road Network Map

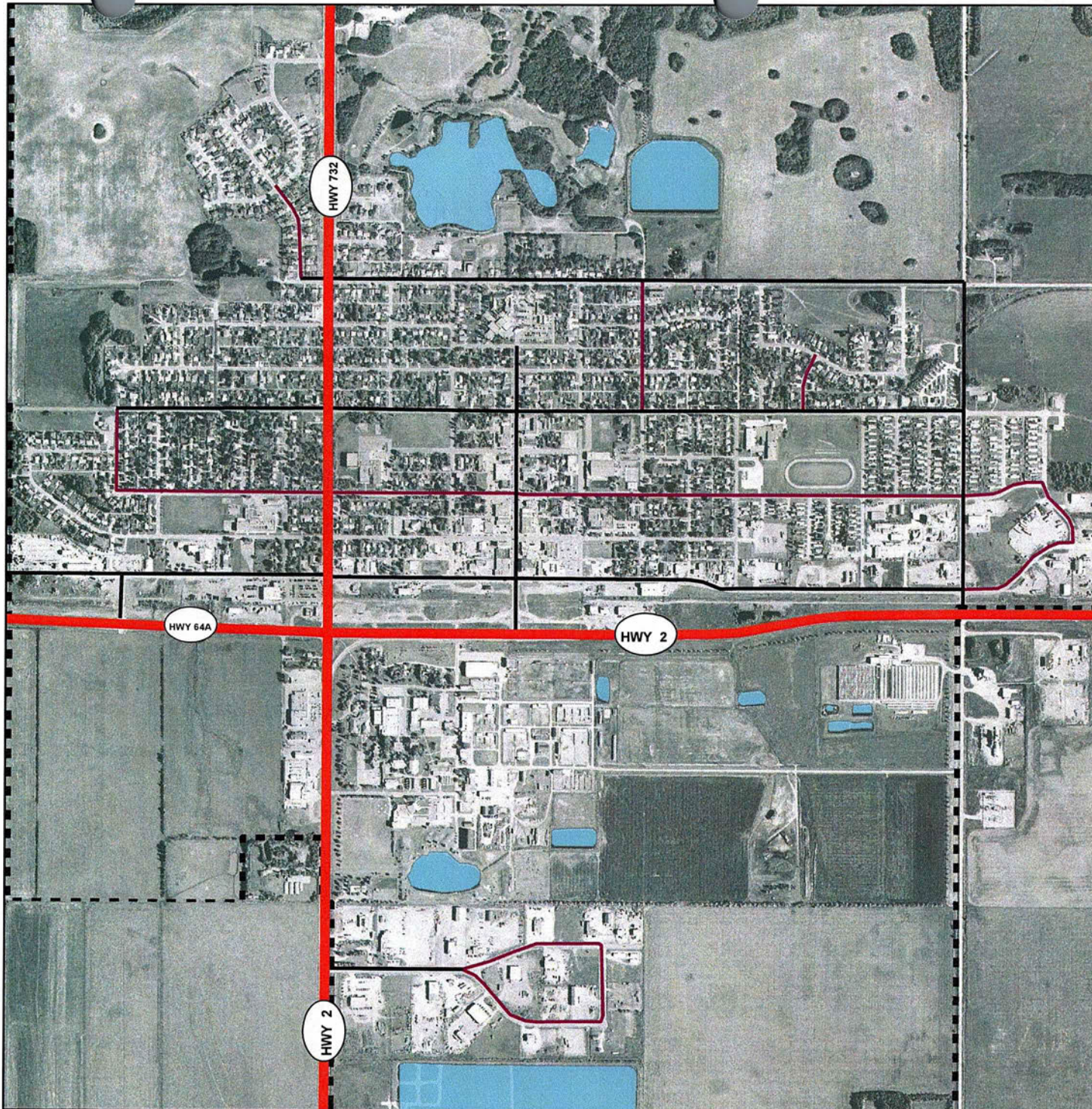
The Town shall use **Map 5 - Road Network** (see page 43), as a guide for future land use plans.

13.3. New Area Structure Plans The Technical Reports included in the Area Structure Plans for new neighbourhoods should address the following road and rail transportation factors:

1. The staging of the roadway system;
2. The provision for safe roadway access;
3. Safe and convenient roadway crossing for pedestrians and bicycles.
4. The provision of as-built drawings for updating the Town's Geographic Information System (GIS).

13.4. Noise Attenuation Area Structure Plans for new neighbourhoods shall examine issues related to noise from transportation corridors and suggest mitigation measures that should be undertaken during the subdivision and development process.

13.5. Alternative Transportation Standards The Town may consider the development of a pedestrian/bicycle walkway system that will connect community facilities with residential areas.



**Town of Fairview
Municipal Development Plan**

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**Map 5
Road Network**

- Highway
- Arterial Road
- Collector Street
- Town Boundary



September 17, 2013

14.0. INFRASTRUCTURE

Goal: Plan and develop municipal infrastructure in the most effective and efficient manner to meet the present and future growth needs of the Town.

The provision of municipal services and utilities is a key factor as the Town of Fairview continues to grow. There will be a need to expand and increase the Town's infrastructure and its capacity. The Town shall ensure that municipal services and utilities are developed in a manner that complements the planning of the municipality.

Objectives

The Infrastructure objectives are to:

- Ensure that municipal utilities and services are provided in an efficient, economic and coordinated manner relative to the development of the Town.
- Ensure that public utility managers and/or agencies are informed of future development in order to coordinate the extension of public utilities.

Policies

14.1. Provisions for New Developments

The Town shall ensure that new development is consistent with the efficient, economic and coordinated provision of municipal infrastructure and public utilities.

14.2. Water System

The water treatment and distribution system shall be upgraded to accommodate the estimated population projection for 2026.

14.3. Sewage System

The sewage treatment and distribution system shall be upgraded to accommodate the estimated population projection for 2026.

15.0. HEALTH AND SOCIAL SERVICES

Goal: *Ensure that health and social services are provided.*

One of the main purposes of this Plan is to ensure that policies and programs are implemented for the protection and well-being of the Town of Fairview residents.

Alberta Health Services and other care providers are responsible for the health services in Fairview, including the Fairview Health Complex and ambulance services. The Fairview Volunteer Fire Department provides fire protection services for the Town and the Municipal District of Fairview.

The local detachment of the RCMP provides police service to the community and surrounding area.

Objectives

The objectives of the Health and Social Services are to:

- Meet the health and social service needs of residents and communities of the surrounding area.
- Provide emergency and protective services in an effective and efficient manner relative to land use development and planning.

Policies

15.1. Social Services and Health Facilities

The Town shall facilitate the provision of required sites for public service facilities.

15.2. Emergency and Protective Service

The Town shall ensure that the provision of emergency and protective services is accessible and equitable to all its residents, within the scope of its authority.

16.0. INTERMUNICIPAL PLANNING AND COOPERATION

Goal: To maintain mutually beneficial relationships with neighbouring municipalities, authorities and other agencies in the region.

The Town desires to maintain its relationships with its neighbouring municipality, the Municipal District of Fairview No. 136. The Provincial Land Use Regulations pursuant to the Municipal Government Act states that:

“Municipalities are also encouraged to pursue joint agreements, regional service commissions and any other joint cooperative arrangements which can contribute to such intermunicipal land use planning”.

This is particularly important since a Protocol Agreement has been signed by the following five municipalities:

- Clear Hills County
- Village of Hines Creek
- Municipal District of Fairview No. 136
- Municipal District of Peace No. 135
- Town of Fairview

The purpose of the Protocol Agreement is to proactively and efficiently address and manage joint projects, services and initiatives.

Objectives

The Intermunicipal Planning and Cooperation objectives are:

- To effectively coordinate land use, future growth patterns, transportation systems and municipal infrastructure with neighbouring municipalities.
- To provide reciprocal referrals and notifications.
- To maintain open communication to resolve problems and seize opportunities.
- Seek partnerships with neighbouring municipalities, public and private interests in providing services to local ratepayers in the most cost-effective and efficient manner possible.

Policies

16.1. *Communication and Collaboration with Neighbouring Municipalities*

The Town shall develop and maintain effective processes for communication, cooperation and collaboration at the political and administrative levels between the Town of Fairview and neighbouring municipalities.

16.2. *Intermunicipal Development Plan with Neighbouring Municipalities*

1. The Town shall prepare, where appropriate, an Intermunicipal Development Plan with adjacent municipalities and in accordance with the Municipal Government Act, to effectively coordinate land uses, future growth patterns, transportation systems and municipal infrastructure

2. In the absence of an Intermunicipal Development Plan with neighbouring municipalities, the Town shall develop a formal understanding and appropriate mechanism to ensure coordination of future land use and growth patterns with municipal infrastructure and servicing.

16.3. *Future Subdivision and Development Impacts that Cross Municipal Boundaries*

Where future subdivision and development have impacts that cross municipal boundaries, the Town shall use and encourage the use of Area Structure Plans and development agreements, to address potential development impacts and matters such as, but not limited to:

1. Paying the cost for existing services;
2. The type, amount, location, density and phasing of future land uses;
3. Compatible land use and future growth patterns in border areas;
4. Transportation issues and impacts;
5. Coordination of other major

infrastructure and servicing;

6. Environmental implications;
7. Plan implementation, including phasing requirements;
8. Continued protection of natural areas;
9. Continued coordination and connection of park systems; and
10. Fiscal implications.

16.4. Cooperative Delivery of Services

The Town shall continue to cooperate with neighbouring municipalities, other agencies and non-government organizations to explore cost-effective ways of delivering municipal services, recreational services and the development of recreational facilities that will benefit taxpayers.

16.5. Dispute Resolution Mechanisms

The Town should seek to resolve issues and concerns through the use of alternative dispute resolution mechanisms in accordance with the North Peace Protocol Agreement.

16.6. Adjoining Land Use Policy

The Town may support an adjoining land use policy based upon an agreement between the Town and adjacent municipalities in the absence of an Intermunicipal Development Plan.

17.0. IMPLEMENTATION

Goal: To effectively implement the goals, objectives, and policies set out in this Municipal Development Plan.

The Municipal Development Plan will provide guidance and direction for Council's and Administration's decision making regarding growth and development. Detailed planning will be required in certain cases through the preparation of Area Structure Plans and Area Redevelopment Plans. The Land Use Bylaw governs and regulates land use with respect to the location and size of buildings, therefore conformity between it and the Municipal Development Plan must be achieved.

The effectiveness of this Plan shall be reviewed at the midpoint of Council's term. The midpoint review shall be carried out by a review committee composed of the Chief Administrative Officer, the Development Officer, the Municipal Planning Commission, and the Town's Municipal Planner from the Mackenzie Municipal Services Agency – with recommendations presented to Council.

If amendments are required, they should be made through an amendment process. Implementation of the policies outlined in this Plan will require investment in community infrastructure, amenities and services.

Objectives

The Implementation objectives are to:

- Apply policies outlined in this Municipal Development Plan to guide future growth and development.
- Provide a policy framework for more detailed planning and development control through the Land Use Bylaw, Area Structure Plans and Area Redevelopment Plans.
- Effectively coordinate policies with strategic planning and the Town's budget plan.
- Monitor and update the Municipal Development Plan through an amendment procedure.

Policies

17.1 Conformity with the Land Use Bylaw

The Town shall perform a review of the existing Land Use Bylaw to ensure consistency with policies outlined in the Municipal Development Plan.

17.2. Compliance with other Statutory Plans

Proposed development, subdivision applications, amendments to the Land Use Bylaw and Development Permit applications shall refer to and comply with the Municipal Development Plan.

17.3. Appeals to the Subdivision and Development Appeal Board (SDAB)

The Subdivision and Development Appeal Board shall have regard to the policies of the Municipal Development Plan in their decision making process.

17.4. Area Structure Plan and Technical Report Requirements

The Municipal Planning Commission will review and comment on Area Structure Plans or amendments which propose significant change to the extent or nature of areas. Such Area Structure Plans shall include a Technical Report which addresses among other things:

1. Parks and open space;
2. Pedestrian walkway system;
3. Transportation (see Section 13.3);
4. Site conditions and topography;
5. Market demand for commercial and residential development;
6. Servicing infrastructure and capacities;
7. Lot sizes and anticipated house types and densities;
8. Effect on existing infrastructure and utilities;
9. Compliance with policies in the Municipal Development Plan;
10. Fiscal impact review;

17.5. Amending the Municipal Development Plan

11. Public consultation;
12. Other requirements deemed necessary by the Approving Authority.

A Municipal Development Plan amendment shall be preceded by a report addressing the following:

1. The nature and purpose of the amendment;
2. The proposed wording or graphics for the amendment;
3. The technical justification for the amendment;
4. The effect of the proposed amendment on adjacent land uses;
5. The effect of the proposed amendment on municipal infrastructure and services;
6. Landowner and public participation information.

17.6. Monitoring the Municipal Development Plan

The Town shall monitor ongoing progress related to the MDP policies and undertake a review when deemed appropriate.

18.0. GLOSSARY OF TERMS

“Affordable housing” – a term used to describe dwelling units whose total housing costs are deemed to be for those that have a median income.

“Area Redevelopment Plan” – a plan adopted by Council as an Area Redevelopment Plan Bylaw, pursuant to the Municipal Government Act, which provides a framework for future development in an already developed area.

“Area Structure Plan” – a plan adopted by Council as an Area Structure Plan Bylaw, pursuant to the Municipal Government Act, that provides a framework for future subdivision and development of an area.

“Bisected” – means an area that is divided or split in equal parts.

“Commercial corridor” – an area along a major arterial road (highway) designated for the sale of a variety of goods and services.

“Cul-de-sac” – means a dead end street or a closed and no through road.

“Density” – means a calculation of the number of persons, families or dwelling units per unit of land (hectares). The more persons, families or dwelling units on a hectare, the higher the density.

“Goal” – an idealized end towards planned action which provides an indication of what is to be achieved.

“Guiding principle” – a specific strategic direction or principle for achieving a vision or goal.

“Grid pattern” – a grid in which streets run at right angles to each other forming a gridiron pattern.

“GPRC” – the Grande Prairie Regional College. (Fairview College Campus)

“High density development” – implies the development of more housing in less space in the form of apartment buildings, townhouses, fourplex, etc.

“Infill development” – development in mature or built up areas, occurring on vacant or underutilized lands behind or between existing development and which is compatible with the characteristics of surrounding development.

“Land Use Bylaw” – the bylaw that divides the Town into land use districts and establishes procedures for processing and deciding upon development applications. It sets out regulations that affect land, building and development in the Town of Fairview and includes a zoning map.

“Mixed use development” – the practice of allowing more than one type of use in a building. In planning terms this can mean some combination of residential, commercial, office, institutional or other land uses.

“Municipal infrastructure” – all physical improvements that are required to provide roads, boulevards and walkways, sanitary sewer, storm sewer, water service, and parks.

“Municipal reserve” – land provided as part of a subdivision by the developer without compensation for park and school purposes in accordance with the provisions of the Municipal Government Act.

“Municipal Utilities”:

1. facilities for the collection, treatment, distribution or supply of water;
2. facilities for the collection, treatment, movement or disposal of sanitary sewage;
3. storm water drainage facilities; and
4. electrical utilities.

“Natural area” – the presence of one of the following: natural vegetation; naturally-occurring water; some other natural feature.

“Neighbourhood” – existing residential areas and any new areas that become subject to an Area Structure Plan.

“Objectives” – a broad statement used as the basis for policy making.

“Open space” – space owned and maintained by a public agency and dedicated for the common use and enjoyment of the general public. This could include open green space, parks, public squares or other spaces, but does not include stormwater ponds or systems.

“Policy” – a statement identifying a specific course of action for achieving objectives.

“Population projection” – the estimate of future population.

“Secondary Suite” – a dwelling unit that is self-contained, including: kitchen, bathroom, living and sleeping area, but incorporated as a secondary suite use within an existing structure that was originally designed as a single dwelling unit.

“Senior housing” – housing that is restricted to seniors which generally contains limited or no medical supportive services.

“Smart growth” – is a collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save money over time. Smart growth principles ensure that growth is fiscally, environmentally

and socially responsible and recognizes the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies. The Smart Growth Principles are:

1. Mix land uses. Each neighbourhood has a mixture of homes, retail, business, and recreational opportunities.
2. Build well-designed compact neighbourhoods. Residents can choose to live, work, shop and play in close proximity. People can easily access daily activities, transit is viable, and local businesses are supported.
3. Provide a variety of transportation choices. Neighbourhoods are attractive and have safe infrastructure for walking, cycling and transit, in addition to driving.
4. Create diverse housing opportunities. People in different family types, life stages and income levels can afford a home in the neighbourhood of their choice.
5. Encourage growth in existing communities. Investments in infrastructure (such as roads and schools) are used efficiently, and developments do not take up new land.
6. Preserve open spaces, natural beauty, and environmentally sensitive areas. Development respects natural landscape features and has higher aesthetic, environmental, and financial value.
7. Protect and enhance agricultural lands. A secure and productive land base, provides food security, employment, and habitat, and is maintained as an urban containment boundary.
8. Utilize smarter and cheaper infrastructure and green buildings. Green buildings and other systems can save both money and the environment in the long run.
9. Foster a unique neighbourhood identity. Each community is unique, vibrant, diverse, and inclusive.
10. Nurture engaged citizens. Places belong to those who live, work, and play there. Engaged citizens participate in community life and decision-making.

“Statutory plans” – namely inter-municipal development plans, municipal development plans, area structure plans and land use bylaws.

“Streetscape” – the visual elements of a street, including the road, adjoining buildings, street furniture, trees, open spaces, etc. that combined will be forming the street’s character.

“Vision” – a positive snapshot of the desired state for the Town of Fairview at a particular time in the future.

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