

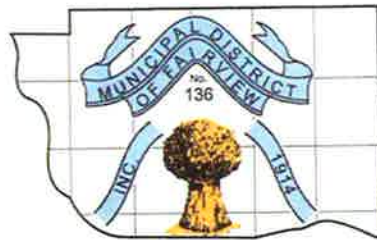
**Municipal District of Fairview No. 136**  
**Province of Alberta**



**MUNICIPAL DEVELOPMENT PLAN**  
**Bylaw No. 868**

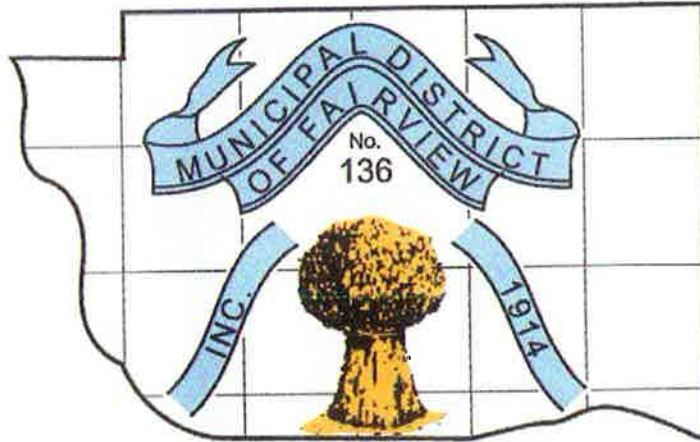
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**ADOPTED JUNE 24, 2008**



**Prepared by:**

**Municipal District of Fairview No.136**  
**and**  
**Mackenzie Municipal Services Agency**



## **MUNICIPAL DEVELOPMENT PLAN**

**BYLAW No. 868**

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# Introduction

## **1.1 M.D. OF FAIRVIEW No.136 – MUNICIPAL DEVELOPMENT PLAN**

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1. The Municipal District of Fairview No.136, Municipal Development Plan referred to as “the Plan”, is a statement of the MD’s goals, aims and policies, which will provide policy and guidance to the M.D. Council, the Subdivision and the Development Board authorities, as well as, administrative staff and the public in general. The Plan has been prepared as stipulated in Section 632 of the *Municipal Government Act*. Its purpose is to provide general policy framework as to how to evaluate future land use development, making sure development takes place in a sustainable, orderly and rational manner, balancing the land, the social and the economic needs of residents of the M.D.

## **1.2 PURPOSE OF THE MUNICIPAL DEVELOPMENT PLAN**

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1. The Municipal District of Fairview No.136, Municipal Development Plan is a legal document that is required if the population of the municipality is over 3500 by the *Municipal Government Act*, and as such is a statutory plan that has been adopted by the M.D’s Council, as a Bylaw, after a mandatory public hearing.
2. The MGA states that a Municipality with a population of less than 3,500 people may, by law, adopt a Municipal Development Plan. It is directed towards the following goals:
  - a) Identifying a long term future land use concept for the municipality.
  - b) Coordinating land use and infrastructure planning.
  - c) Establishing a framework for long term transportation improvements.



- d) Providing general requirements for municipal services and utilities.
3. It is intended that Council will use the policies and objectives outlined in this Plan when evaluating proposals for future land use change and proposals for subdivision and development.

### **1.3 STRUCTURE OF THE PLAN**

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1. The Plan provides the framework that will guide policies and future plans. The objectives and policies set out in the Plan will ensure that future development within the M.D's boundaries will occur in a sustainable, orderly and rational manner. The Plan is structured to address the following:
- a) The protection of agricultural activities.
  - b) Regulations for confined feeding operations.
  - c) Country residential development.
  - d) Hamlet growth.
  - e) Industrial and commercial development.
  - f) The protection of environmentally sensitive areas.
  - g) Transportation and servicing priorities.
2. The Plan will offer a long-range – 20 year – envisioning as to how the municipality should look, identifying goals and objectives to achieve the vision and provide a series of policies to facilitate change and manage orderly growth.

### **1.4 INTERPRETATION OF THE PLAN**

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1. The Plan sets the tone for other regulatory plans, including the land use bylaw, which serves as the M.D's regulatory tool and implementation mechanism. This has particular implications, when applying the Plan's policies in day-to-day planning, long range planning, and other decision-making processes. Assessments will be influenced by many aspects, including but not limited to:
- a) The merits of the plan and proposal.



- b) The potential impact on adjacent uses, buildings and/or structures.
  - c) The type of development and/or proposal.
  - d) The existing infrastructure and the availability and capacity for municipal services.
  - e) The impact on environmentally sensitive areas.
2. The Plan is flexible providing open opportunities for changing conditions when necessary. Therefore policies and objectives incorporated in this Plan are intended to provide direction in the evaluation of subdivision and development applications.

## **1.5 LAND USE BYLAW**

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1. The Land Use Bylaw is one of the most important implementing tools, which controls permitted uses by regulating densities, areas and site requirements. The Land Use Bylaw and future amendments will be in accordance with provisions established in the Plan.
2. Therefore, the Land Use Bylaw amendments, should be adopted and incorporated in accordance with the provisions and stipulations of the Plan. Further, amendments to zoning regulations and / or proposals for rezoning shall be considered in accordance with provisions established in the Municipal Development Plan.



## Background

### 2.1 HISTORICAL CONTEXT

---

1. Settlement in the Municipal District of Fairview No.136 began in the mid 1800's with the development of the fur trading post at Dunvegan on the Peace River. The Northwest Company and the Hudson's Bay Company were both active in the area. The Dunvegan was then a key centre for the fur trade.
2. The Municipal District of Fairview No.136 was formed in 1914, to obtain hospital services and other benefits for the rural area surrounding the Town of Fairview. At the same time two urban communities began to grow and they both remain today: the hamlet of Bluesky and the hamlet of Whitelaw.



Figure 1 Dunvegan Historic Park





3. The original site for the Hamlet of Bluesky is located 2 miles east of the present site of Bluesky, often referred as the “new Bluesky”. The hamlet was relocated to accommodate the railway. Meanwhile growth at Whitelaw occurred because it was the “end of the steel”. The railroad was later extended to the Town of Fairview and to Hines Creek. In the early days Whitelaw served as a transportation hub for farmers and timber producers.

## 2.2 ACTUAL SITUATION

1. The Municipal District of Fairview is located in the northwest side of Alberta, approximately 565 kms northwest of Edmonton and about 114 kms northeast of Grande Prairie. The M.D. covers a surface of 1,390.66 square kilometres, and is bound to the north by Clear Hills County; to the south by the Peace River and Birch Hills County; to the west by Saddle Hills County and the Peace River; and to the east by the Municipal District of Peace No.135.



Figure 2 Location of M.D. of Fairview No.136  
Source: <http://en.wikipedia.org>

2. In the 2006 Census, the M.D. had a population of 1,432 inhabitants living in 571 dwelling units, a decrease of 20.5% from 2001 Census.
3. The M.D's predominant land use pattern is dominated by agricultural related activities. Lands within the M.D. are classed as either 2 or 3



soils under the Canada Land Inventory - Soil Classification for Agricultural - (see Figure 1, pg 16). The remainder of the land is classified under soil type 4, 5, 6 or 7, which range from moderately severe limitations for crop production to no capability for agricultural production.

4. Extensive agricultural pursuits, such as grain and livestock are activities found in the M.D. Industrial related activities play also a key role in the M.D's economy with gas plants and other similar structures related to the gas and industries. Sand and gravel extraction can be found throughout the M.D.



## Goals and Objectives

### 3.1 GOALS AND OBJECTIVES

---

1. The broad goal of the Municipal District of Fairview No.136 is “***to provide opportunities for economic development to encourage growth***”. General objectives of the M.D. are to:
  - a) Continue providing residents with better services and infrastructure thus providing better quality of life for M.D. residents and businesses;
  - b) Support the continual development of the hamlets, providing services to bedroom communities;
  - c) Encourage the preservation of agricultural land;
  - d) Strengthen the preservation and enhancement of the M.D.’s agricultural sector;
  - e) Provide adequate areas suitable for commercial and industrial development;
  - f) Provide adequate areas suitable for the development of confined feeding operations;
  - g) Ensure efficient and responsible growth management of land, infrastructure and other sources;
  - h) Protect environmentally sensitive areas, critical habitats, and lands located on the Grimshaw Gravels Aquifer;
  - i) Promote hamlets beautification via landscaping and streetscaping; and



- j) Encourage good communication channels with neighbouring municipalities.

### 3.2 DEFINITIONS

---

1. In this plan the following definitions may apply:

- a) **Confined Feeding Operations (CFO):** means under the Agricultural Operation Practice Act *"an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include seasonal feeding and bedding sites."*
- b) **Country Residential Development:** means development other than a farmstead separation on a site for a cluster of private detached single family dwellings in a rural surrounding.
- c) **Extensive Agriculture:** means any farming operation for the purpose of raising livestock, grains, grasses and hay, but does not include confined feeding operations or intensive agriculture.
- d) **Farmstead:** means either of the following:
  - i. A developed residence with associated outbuildings and servicing which serves, or has served, as the primary residence for farm operation. Associated outbuildings may include such structures as a barn, Quonset, granaries, and other similar buildings and/or related improvements normally associated with a farm operation; or
  - ii. A farmyard which was once an established residence and which contains some or all of the following: an abandoned residence; a developed water source; and established sewage collection system; and existing shelterbelt, or any other features that may indicate a previous developed residence and that it formed part of a farm operation.
- d) **Hamlet:** means an unincorporated community within the Municipality's boundaries, as defined by the MGA.
- e) **Infrastructure:** means public or private utility service systems in the municipality that may include, but are not limited to transportation, water and sewer.



- f) **Intensive Agriculture Operations:** means methods used on areas of land to raise crops or keep livestock, including poultry and swine, but does not include confined feeding operations.
- g) **Land Use Bylaw:** means a bylaw for the Municipal District of Fairview No.136, passed by Council pursuant to the provision of the Municipal Government Act and intended to regulate and control the use and development of land, buildings and structures of the Municipality.
- h) **Municipal Development Plan (MDP):** means the principal statutory land use plan for the M.D. and accepted by Council, in accordance with Section 632 of the Municipal Government Act. Often referred in this document as "The Plan."
- i) **Municipal Government Act (MGA):** refers to the Municipal Government Act, Chapter M-26.1
- j) **Municipality (M.D.):** means the Municipal District of Fairview No.136, and when necessary it also means the area contained within the boundaries of the Municipality.

### **3.3 PRIORITY TO AGRICULTURE**

---

1. For the most part, the Municipal District of Fairview No. 136 is an agricultural community, and one of which strongly desires the retention and maintenance of the agricultural sector, as well as, the protection of farmable lands.
2. The M.D. of Fairview, Municipal Development Plan, is based on the principle of *protection of agricultural base operations*, including the defence of better agriculture land and the protection of farming related activities as well as activities associated with sustainable agricultural practices. No legitimate activity related to the production of agricultural products should be curtailed solely because of objections of near-by residents.
3. Agricultural production may involve the use of irrigation pumping equipment, aerial ground seeding, spraying and farm equipment. In addition, the raising of livestock and poultry, may include the application of such inputs as chemical and natural fertilizers; as well as pesticides including insecticides, herbicides and fungicides.
4. Noise, odors, dust and fumes caused by these activities are permitted as part of the activities related to agricultural base practices. When conducted in accordance with generally accepted practices, these



activities, may occur on holidays, Sundays, weekends, at night and during the day.

5. The aforementioned statement is a reminder to those who live in proximity to agricultural activities, to be aware that agriculture is of vital importance within the M.D.; and such practices shall be permitted for agricultural production. The M.D., strongly supports the "***right to farm***" concept, which exempts agricultural base operations from nuisance claims.



# Agriculture

## 4.1 INTRODUCTION

---

1. Agriculture is the most important activity in the Municipal District of Fairview No.136, constituting approximately 80 per cent of the total land. Grain farming activities are the most common, including wheat, barley, canola, oats, etc.
2. Intensive agricultural activities such as dairy farms, apiaries and nursery are also vital for the M.D's economy. Therefore, it is very important to protect and to preserve agricultural related activities. In the long term such activities will represent an opportunity for value added; an opportunity for home business (i.e., bio-diesel); and the potential for auction markets.

## 4.2 OBJECTIVES AND POLICIES

---

The following policies shall apply to areas identified for future agricultural development:

1. Objective: *To protect better agricultural land for agricultural purposes.* The Municipal District shall:
  - a) Protect and encourage the use of good farming practices;
  - b) Encourage the preservation of top soils; and
  - c) Promote recognition and respect for agricultural practices.
2. Objective: *To minimize conflicts between agricultural and non-agricultural uses.* The Municipal District shall:

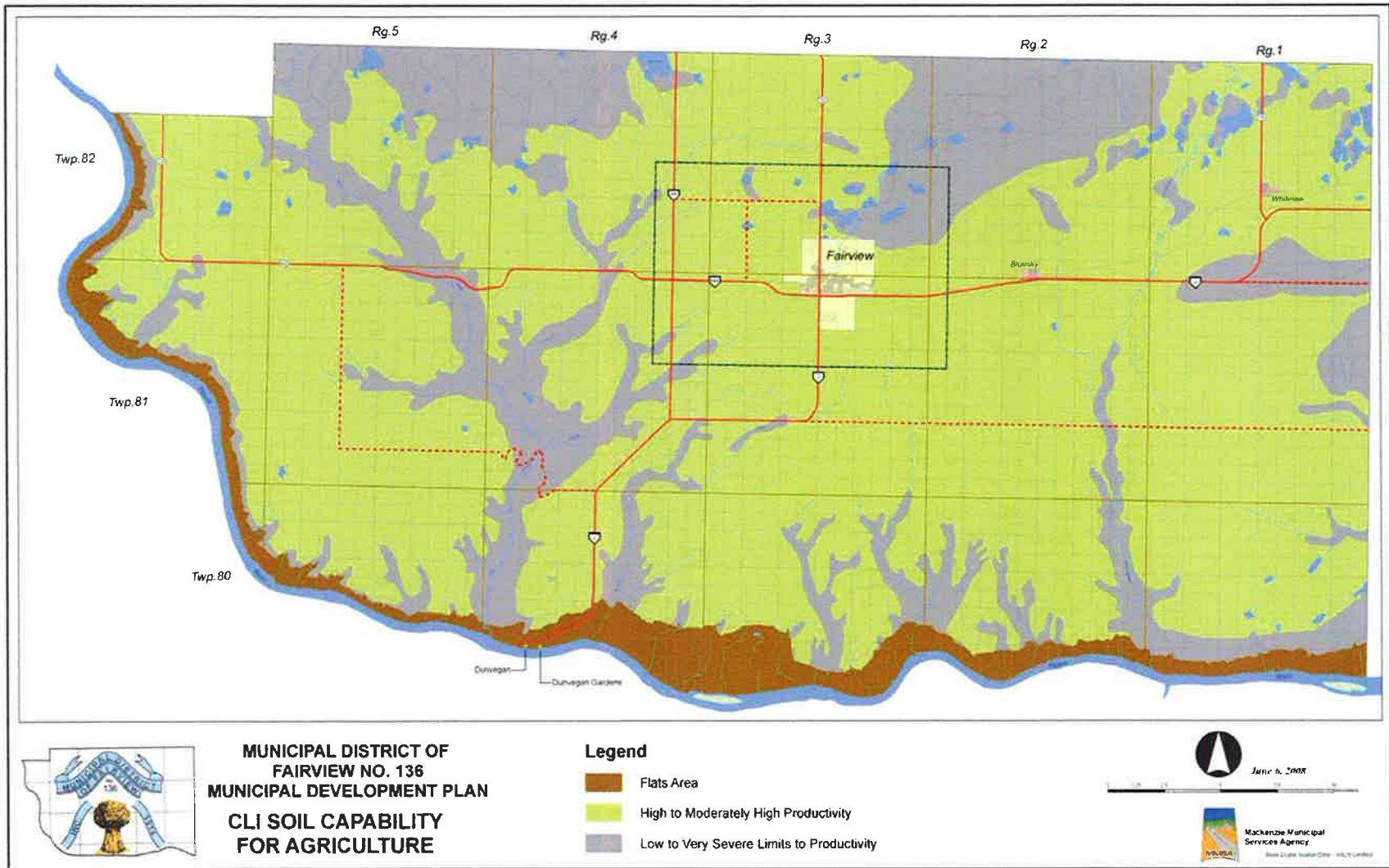


- a) Evaluate the impacts on any existing or future agricultural operations when considering a subdivision and/or development proposal.
3. Objective: *To generate incentives for agro-tourism.* The Municipal District shall:
- a) Promote agricultural tours; and
  - b) Promote and encourage educational training in partnership with Agricultural Service Board and educational institutions.
4. Objective: *To encourage opportunities for marketing agricultural products.* The Municipal District shall:
- a) Promote future agricultural development.

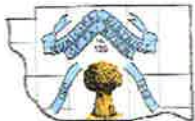








Map 2 CLI - Soil Capability for Agriculture



# Confined Feeding Operations

## 5.1 INTRODUCTION

---

1. The Municipal Development Plan has established siting guidelines to respond to AOPA/NRCB in the referral process and balance competing / conflicting land uses within the rural land base. Guidelines outlined in the Plan are intended to assist in making informed and proper decisions with regards to applications for Confined Feeding Operations and balancing interest across the rural land base, as defined in the AOPA Act.

## 5.2 OBJECTIVE AND GUIDELINES

---

The following policies shall apply to areas identified for the future development of confined feeding operations:

1. Objective: *To establish effective land use guidelines with respect to CFO's within the M.D's boundaries, through the identification of appropriate land suitability factors via public and municipal engagement.*
  - a) Guidelines: Key factors regarding the siting of CFO's include proximity to: watercourses, recreational amenities, urban settlements, hamlets and environmentally sensitive areas. The Municipal District shall utilize the following guidelines (see Figure 3):
    - i. 0.5 mile buffer from top of river bank and main creek river bank;
    - ii. 2 mile buffer from hamlets and the Town of Fairview;
    - iii. 2 mile buffer from the Grimshaw Gravel Aquifer area.





- iv. 1 mile buffer from the Sand Lake Natural Area; and
- v. The primary CFO must be built on the quarter section in which the developer resides.

2. Objective: *To minimize environmental and nuisance impacts of new and / or expanding CFO's.* The Municipal District shall require:

- a) Mandatory manure management by:
  - i. Spreading manure incorporated or injected within 48 hrs, regardless of soil classification; and
  - ii. Spreading manure, incorporated or injected, within 500 meters away from residences.

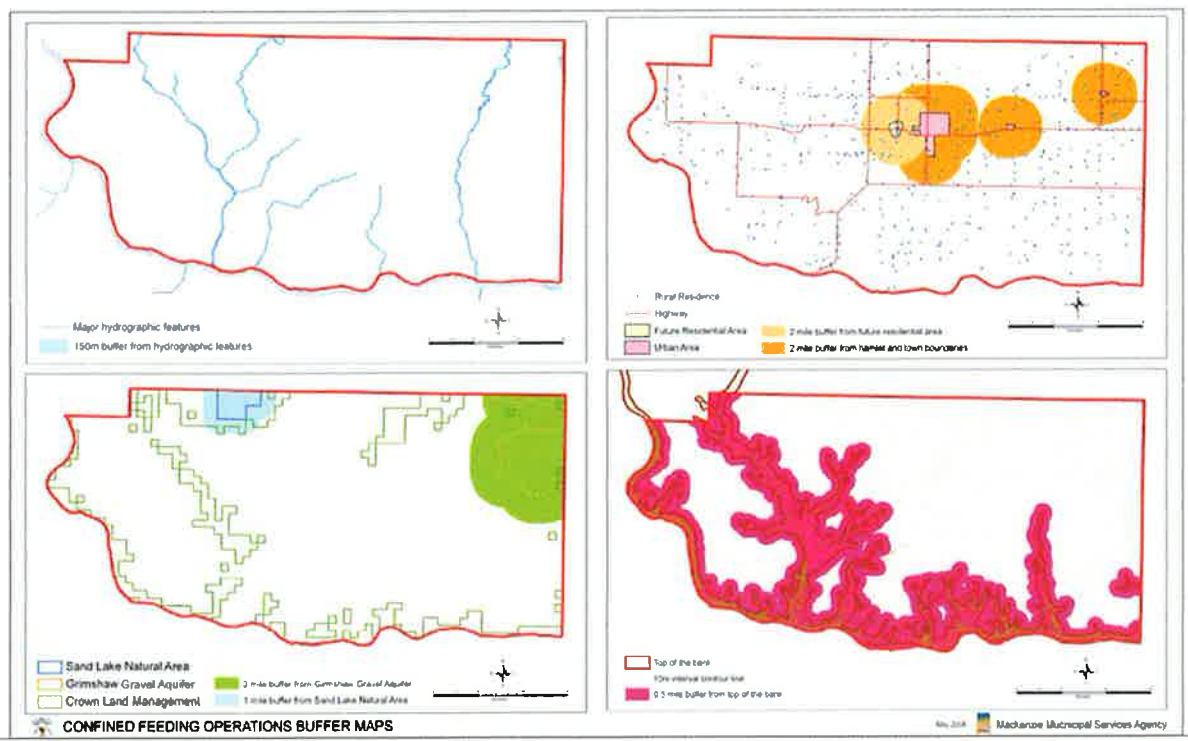


Figure 3. Buffer Areas



# Hamlets

## 6.1 INTRODUCTION

---

1. Bluesky and Whitelaw are the only two hamlets located in the Municipal District of Fairview No.136. Bluesky and Whitelaw have maintained a relative stable growth rate in the last decade.
2. Most of the land in both hamlets are used either for commercial or residential purposes. Commercial and industrial uses are commonly located alongside the highway and/or the railway lands. Both hamlets have water and sewer systems capable of servicing all residents.



Figure 4 Hamlet of Bluesky



Figure 5 Hamlet of Whitelaw



## 6.2 OBJECTIVES AND POLICIES

---

The following policies shall apply to hamlet development:

1. Objective: *To promote the orderly and efficient growth and development of hamlets.* The Municipal District shall:
  - a) Encourage commercial activities, hamlet residential uses and light industrial development; and
  - b) Evaluate each development and subdivision proposal accordingly to ensure servicing needs are met.
  
2. Objective: *To continue beautification improvements of hamlets.* The Municipal District shall:
  - a) Encourage and develop design principles for new hamlet residential development;
  - b) Promote infrastructure network, considering both pedestrian and vehicular traffic; and
  - c) Promote construction of pathways to interconnect open spaces, schools, and recreation facilities where feasible.



# Country Residential

## 7.1 INTRODUCTION

---

1. Subdivision history throughout the M.D. shows that most of the land subdivided involves farmstead separations. The demand for country residential development in the last few years had increased and it appears that it will continue into the foreseeable future. The Municipal District of Fairview No.136 is committed to managing the development of country residential subdivisions in a manner that respects and protects both environment and agricultural areas. A farmstead separation and country residential zoning are two different types of development. For farmstead separation refer to land use bylaw – definition.

## 7.2 OBJECTIVE AND POLICIES

---

The following policies shall apply for areas identified for future country residential development:

1. Objective: *To promote country residential development in suitable areas.* The Municipal District shall:
  - a) Review country residential development on an individual basis;
  - b) Encourage the location of country residential development on poorer agricultural land and/or locations identified for future country residential development;
  - c) Ensure that new development will not adversely affect the surrounding land uses;
  - d) Discourage concentration of country residential development in agricultural areas and;



- e) Evaluate fragmented parcels
2. Objective: *To accommodate multiple lot country residential development in one concentrated area.* The Municipal District:
- a) May allow country residential development;
  - b) Shall ensure that all developments are adequately serviced by developers;
  - c) Shall ensure that lots are kept to the minimum size required; and
  - d) Shall allow the subdivision of cut-off parcels which in the opinion of the Municipal District are impractical to farm.
3. Objective: *To accommodate farmstead separations throughout the Municipal District.* The Municipal District:
- a) May allow for the separation of an existing farmstead from an unsubdivided quarter section; and
  - b) Ensure that the size of any subdivision for farmstead separation purposes shall be kept to the minimum size required to accommodate the proposed use.
4. Objective: *To minimize the negative effects of multi-lot country residential developments.* The Municipal District :
- a) Should approve new multi-lot country residential developments only when the demand warrants them, after consideration of available lots and location choices;
  - b) Should ensure the developer provide adequate servicing;
  - c) Should ensure that any development minimizes negative impacts on the road system;
  - d) Should ensure that developments do not interfere with farming operations;
  - e) Should ensure that multi-lot developments are in suitable locations (i.e., scenic sites, topographic features, etc);
  - f) Shall not permit the development of multi-lot country residential uses on better agricultural land;





- g) May require an area structure plan for all such development proposals; and
- h) Shall evaluate density restrictions on multi-lot proposals after site specific consideration of servicing capabilities.



# Commercial and Industrial Development

## 8.1 INTRODUCTION

---

1. Commercial and industrial developments are key components to the economic growth of the Municipal District of Fairview No.136. Diversification of the municipality's economy is important, to ensure long-term health and viability of the economic base. The M.D. will continue to work hand in hand with the economic development officer to develop strategies that encourage new business and at the same time, develop new technologies.
2. Industrial activity within the M.D. is related to the oil and gas industries. The oil and gas sector includes the Devon gas plant, with associated scrubbing facilities, as well as a number of oil and gas servicing companies based in and around the Town of Fairview.

## 8.2 OBJECTIVES AND POLICIES

---

The following policies shall apply to areas identified for future commercial and industrial development:

1. Objective: *To support rural commercial, industrial and tourism based business in the municipality.* The Municipal District shall:
  - a) Facilitate diversified industrial development; and
  - b) Support natural resource extraction operations
2. Objective: *To support concentrated patterns of industrial and commercial development in suitable areas.* The Municipal District shall:



- a) Encourage industrial development in areas identified for such use;
- b) Identify suitable locations for highway commercial developments;
- c) Communicate with Alberta Infrastructure Transportation and other adjacent urban centres to facilitate highway commercial developments;
- d) May allow for exceptions of this type only for industries with unique site requirements; and
- e) Encourage the location of commercial and industrial development based on the following criteria:
  - i. Compatibility of existing land uses;
  - ii. Accessibility and transportation network;
  - iii. Provision of required services;
  - iv. Possible impacts on adjacent land uses; and
  - v. Land is unsuitable for agriculture purposes.

3. Objective: *To protect resource extraction for subsequent development.*  
The Municipal District shall:

- a) Discourage developments which would interfere with the future use of the natural sensitive areas

4. Objective: *To ensure the safe and efficient extraction of natural resources.* The Municipal District shall:

- a) Ensure adequate plans and permits meet appropriate government standards in terms of construction and environmentally sound site practices; and
- b) Follow up developments to ensure they do not result in negative impacts on adjacent land uses and / or landowners.



# Recreation

## 9.1 INTRODUCTION

---

1. The M.D. offers a wide range of recreational facilities for all ages that include: a ski hill, campgrounds, swimming pool, trails, baseball diamonds etc. Recreation facilities located within the M.D. include:
  - a) An outdoor arena, curling rink and a community hall, in the Hamlet of Whitelaw.
  - b) An outdoor rink, baseball diamond, playground and an outdoor stage in the Hamlet of Bluesky.
  - c) Downhill ski slopes at the Fairview Ski Hill.
  - d) Natural landscape features and a trail system at the Sandhill Lake Natural Area, which is under Provincial jurisdiction.
  - e) Camping site areas and trails at both Pratt's Landing Recreation Area and the Historic Dunvegan Provincial Park.
  
2. According to historians, evidence suggests that the earliest inhabitants of the Dunvegan area were the Beaver Peoples or Dunne-Za. The site was named Fort Dunvegan after the founder's ancestral castle back in Scotland. Over the years the Fort developed into a major Roman Catholic and Anglican mission site. The remainder of the fort is being restored and now the Historic Dunvegan Provincial Park is a landmark within the M.D, and is recognized nationally for it's historic significance.



## 9.2 OBJECTIVES AND POLICIES

---

The following policies shall apply to areas identified for recreation purposes:

1. Objective: *To make the general public and tourists aware of the historic importance of the Municipal District.* The Municipal District shall:
  - a) Educate the community in general about the valuable importance of preserving historical sites in the area such as the Historic Dunvegan Provincial Park.
2. Objective: *To facilitate the development of more recreational facilities.* The Municipal District shall:
  - a) Identified areas for potential recreation and leisure activities;
  - b) Continue lobbying for funding to establish recreational facilities for children and youth;
  - c) Encourage support in upgrading and / or expanding community centres located in the area; and
  - d) Encourage the opportunities for recreational development and campground area development.



# Transportation

## 10.1 INTRODUCTION

---

1. There are four types of road systems within the municipality. Highway 2, 64 and 64A are considered Primary Highways. There are also four Secondary Highways: 682, 729, 732, and 735. Within the M.D. there are numerous municipal roads that provide services to the hamlets, commercial and industrial development, as well as country residential subdivisions (See Map 4 – Transportation Network).
2. The Airport is located west of the Town of Fairview, via Highway 64A. At the present time, the airport facility is being upgraded to provide better services. The other major transportation system was the CN rail line, which discontinued its services in the 1990's as a result of grain handling facilities being closed.

## 10.2 OBJECTIVES AND POLICIES

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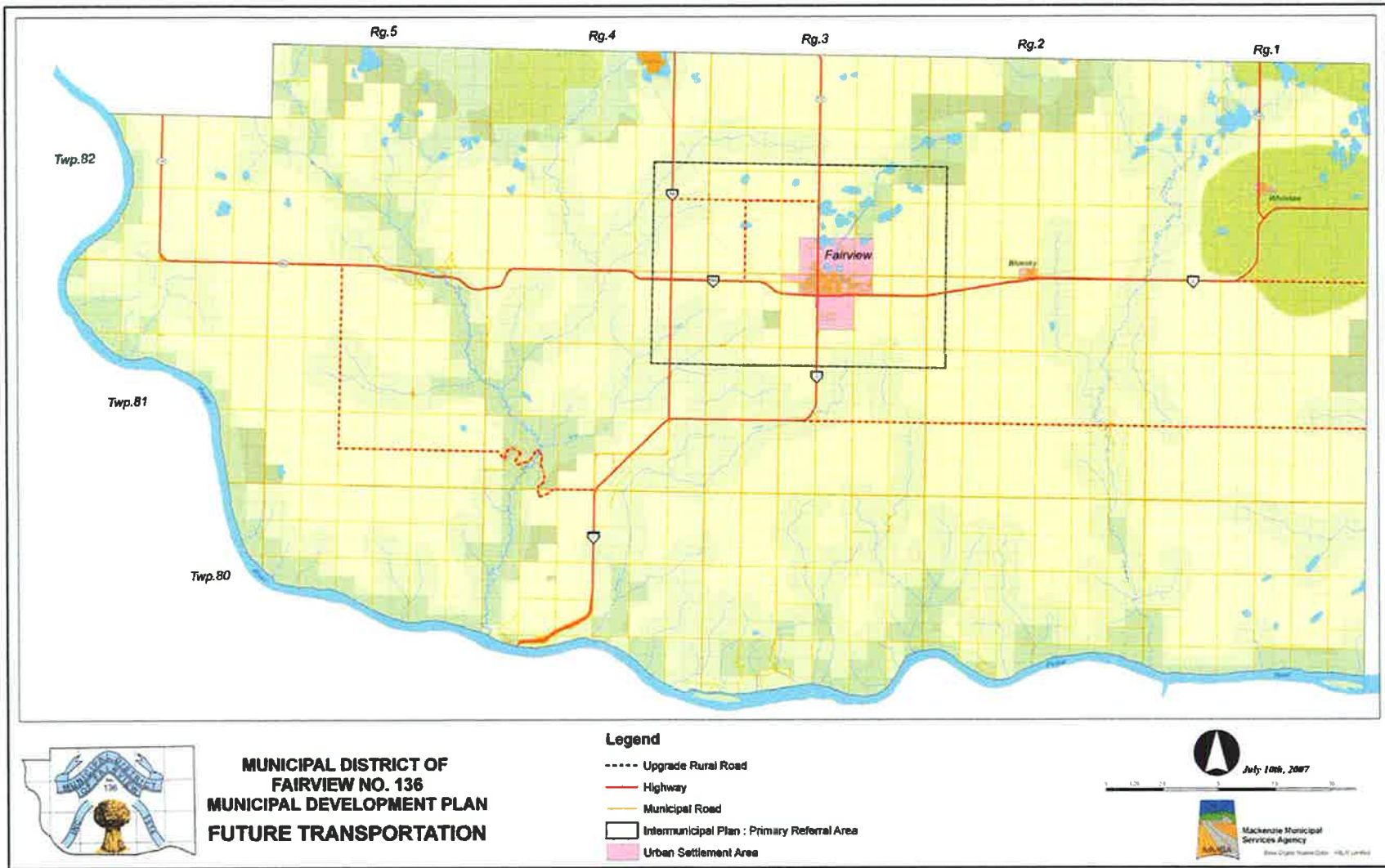
The following policies shall apply to future transportation networks:

1. Objective: *To provide better road access for residents, businesses and tourists.* The Municipal District shall:
  - a) Continue upgrading maintenance of rural roads; and
  - b) Make services such as road access a requirement for any new development.
2. Objective: *To protect the integrity of road network and to pursue the implementation of road use agreements.* The Municipal District shall:
  - a) Monitor developments adjacent to roads;



- b) Evaluate new proposals to ensure minimal impact on road network;
  - c) Refer to policies established under the Highway 2 Access Study when dealing with developments on Highway 2; and
  - d) Continue lobbying for municipal funding to upgrade rural roads.
3. Objective *To protect the integrity of other transportation systems.* The Municipal District shall:
- a) Carefully evaluate development proposals within the airport vicinity protection area; and
  - b) Continue proper channel communications with neighbouring municipalities and government agencies in regards to protecting the transportation network.





Map 3 Transportation Network





## Services and Utilities

### 11.1 INTRODUCTION

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1. The Municipal District of Fairview No.136 provides residents with basic rural services essential for health and safety. The M.D. is responsible for providing hamlet residents with potable water, waste disposal and safe roads..

### 11.2 OBJECTIVE AND POLICIES

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1. Objective: *To ensure that all developments are adequately and properly serviced.* The Municipal District shall:
  - a) Evaluate each development and subdivision proposal to ensure servicing needs are met; and
  - b) Explore the feasibility of providing potable water to rural residents that are unable to access rural water lines.
2. Objective: *To preserve the Railway right-of-way for future utility corridor.*



## Municipal Reserves

### 12.1 INTRODUCTION

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1. The *Municipal Government Act*, Section 664(1) and 671(1), states that Reserves are established for the purposes of preventing pollution or providing public access to and beside bed and shore. Municipal reserves are also used for public parks, public recreation areas, as well as buffers that separate areas of land that are used for various purposes, as referred in the Act.

### 12.2 GOAL

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1. To use municipal reserve allocations effectively, in terms of their use for parks, recreation and / or the separation of incompatible land uses.

### 12.3 POLICY

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1. The Municipal District will allocate municipal reserve in accordance with the provisions of the *Municipal Government Act*, if, at the time of the subdivision it is required that reserve is mandatory. The Municipal District shall base municipal reserve allocation at 10% of the land to be developed.
2. The Municipal District will require municipal reserves in the form of money – in-lieu, unless land is required to provide a buffer between incompatible uses, parks and / or recreation.
3. The Municipal District may require, the land to be developed, to be designated as “environmental reserve” under the provision established in the *Municipal Government Act*.



# Implementation

## 13.1 IMPLEMENTATION OF THE PLAN

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1. The Municipal District of Fairview No.136 Land Use Bylaw will be the primary method used by the Municipal District to implement the Municipal Development Plan. The Plan will also be implemented through the use of other planning processes related to infrastructure, economic development and recreation.
2. It is also important that in all private development areas, the developer will be responsible for providing the municipal services, roads and utilities. The Municipal District Council may enter into a “developer’s agreement” with the developer to address servicing provisions and other matters related to required infrastructure.

## 13.2 AMENDMENTS TO THE MUNICIPAL DEVELOPMENT PLAN

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1. This plan and all its maps – attached hereto –, shall constitute the Municipal District of Fairview Municipal Development Plan. This plan shall only be amended when Council deems it necessary. An amendment will be considered:
  - a) Where an application to amend the plan is made in writing to the Municipal District of Fairview.
  - b) Where any major policy intent is to be changed.
  - c) Where an amendment to the Land Use Bylaw is in conflict with the Future Land Use Map.
  - d) Where other statutory plans may conflict with the policies established in this plan.



2. In evaluating amendments to this plan, Council must consider the provisions established in the Municipal Government Act and the Provincial Land Use policies.

### **13.3 EVALUATION OF PROPOSALS**

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1. To ensure that an adequate evaluation takes place prior to rendering an approval of rezoning, subdivision and development permits, the following factors shall be considered, depending on the type of development:
  - a) Existing and proposed use;
  - b) Site area and preliminary development concept;
  - c) Accessibility and impact on existing transportation network;
  - d) Water supply;
  - e) Type of sewage system / disposal;
  - f) Soil type and conditions
  - g) Type of foundation;
  - h) Adjacent land uses and impact on land uses, buildings or structures, and impact on adjacent landowners;
  - i) Percolation test and results; and
  - j) Other information deemed necessary by Council and the Development Officer.

### **13.4 INTERMUNICIPAL PLANNING**

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1. The Municipal District of Fairview No. 136 realizes the importance of working on a basis of communication and cooperation with its municipal neighbours.
2. The Municipal District wants to ensure that its transportation and municipal servicing systems are coordinated with the ones developed by the adjacent municipalities.



3. When a proposal to develop land within the Municipal District may have an effect on any of the adjacent municipalities, the Municipal District will request comments from the affected municipality.

### **13.5 REZONING AND SUBDIVISION OF LAND**

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1. The Municipal District will not recommend the approval of an application for subdivision unless the proposal conforms to the spirit and intent of this Municipal Development Plan and its consistency with the general land use pattern as shown on Schedule A..



# Financial Management

## 14.1 INTRODUCTION

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1. In order to maintain the attractiveness of the Municipal District as a place to live and do business in, it is essential that the municipal operation be managed in a financially sound manner. The cost to developers and the property tax burden must both be kept to a minimum in order to encourage continued growth and prosperity. The Municipal District of Fairview No. 135, is committed to ensuring that its finances are managed well. To that end, the following principles and policies have been included as part of the Municipal Development Plan.

## 14.2 PRINCIPLES

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1. The Municipal District will continue to provide basic services to the residents of the Municipal District at a level compatible with financial resources.
2. New developments will not create financial burden on existing residents.
3. The Municipal District will be managed so as to minimize the costs to its residents

## 14.3 POLICIES

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1. The Municipal District should:
  - a) Take advantage of grants and other funding programs to reduce local cost;



- b) Monitor the property taxation system to minimize tax arrears, perhaps increase penalties and take other steps to ensure payment of taxes;
- c) Maintain a minimal level of staff and equipment and investigate contracting other needed services;
- d) Maintain strict budget control;
- e) Obtain letters of credit from private developers to ensure completion of private projects;
- f) Keep current liabilities, long term debt and debt service charges within affordable limits;
- g) Continue to operate on a cash basis as much as possible, and create reserves for future expenditures; and
- h) Enter into long-term debenture from time to time as needed.

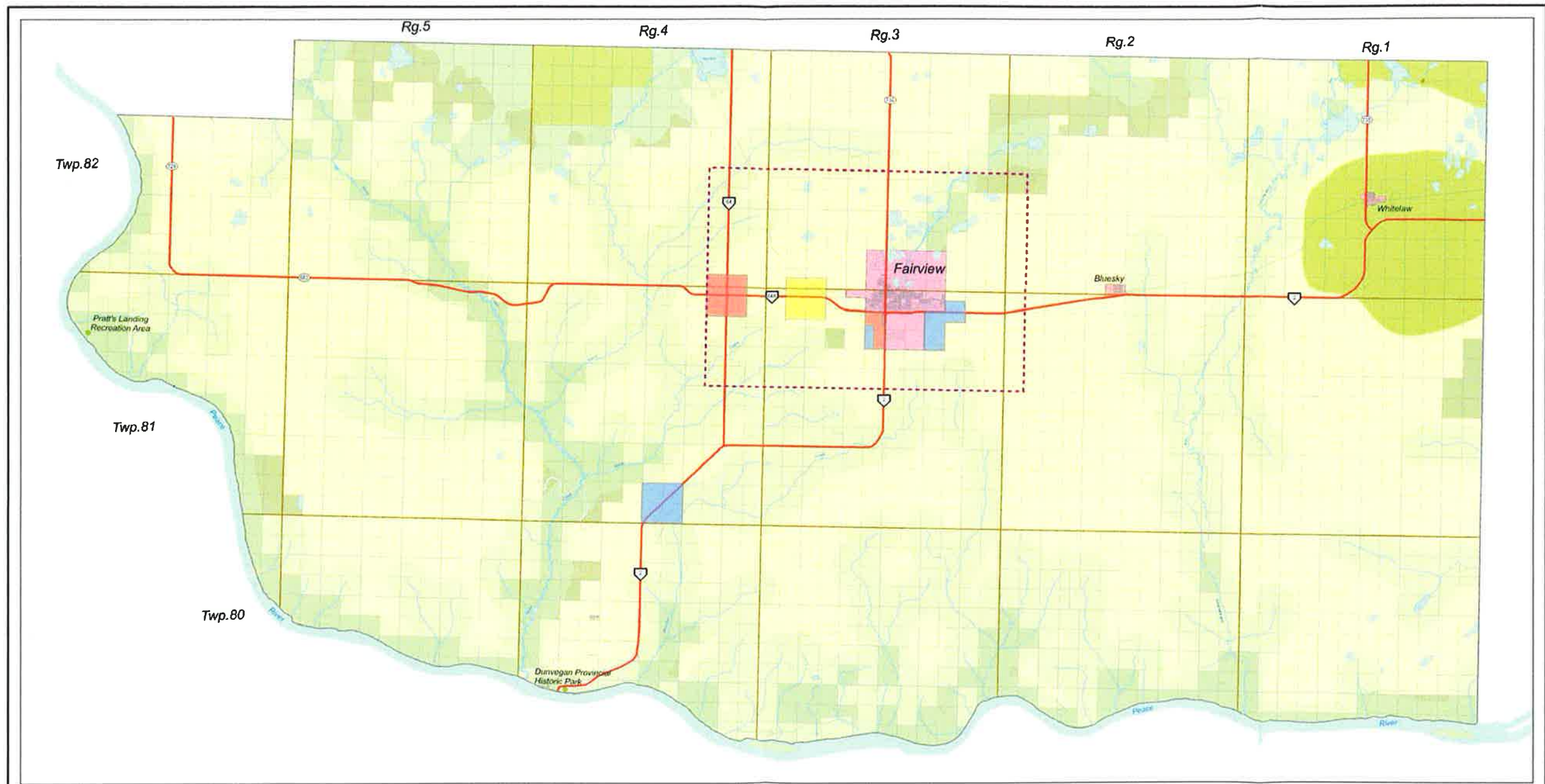


## **APPENDICES**

- Schedule A Future Land Use Map
- Schedule B Confined Feeding Operations Map
















**MUNICIPAL DISTRICT OF  
FAIRVIEW NO. 136  
MUNICIPAL DEVELOPMENT PLAN  
LAND USE POLICY AREAS**

**Legend**

- |   |  |
|---|--|
|  Future Industrial Development               |  Environmentally Sensitive/Conservation Areas |
|  Highway Commercial                          |  Park and Protected Areas                     |
|  Country Residential Area                    |  Agricultural Areas                           |
|  Urban Settlement Area                       |  Crown Land                                   |
|  Intermunicipal Plan : Primary Referral Area |  |

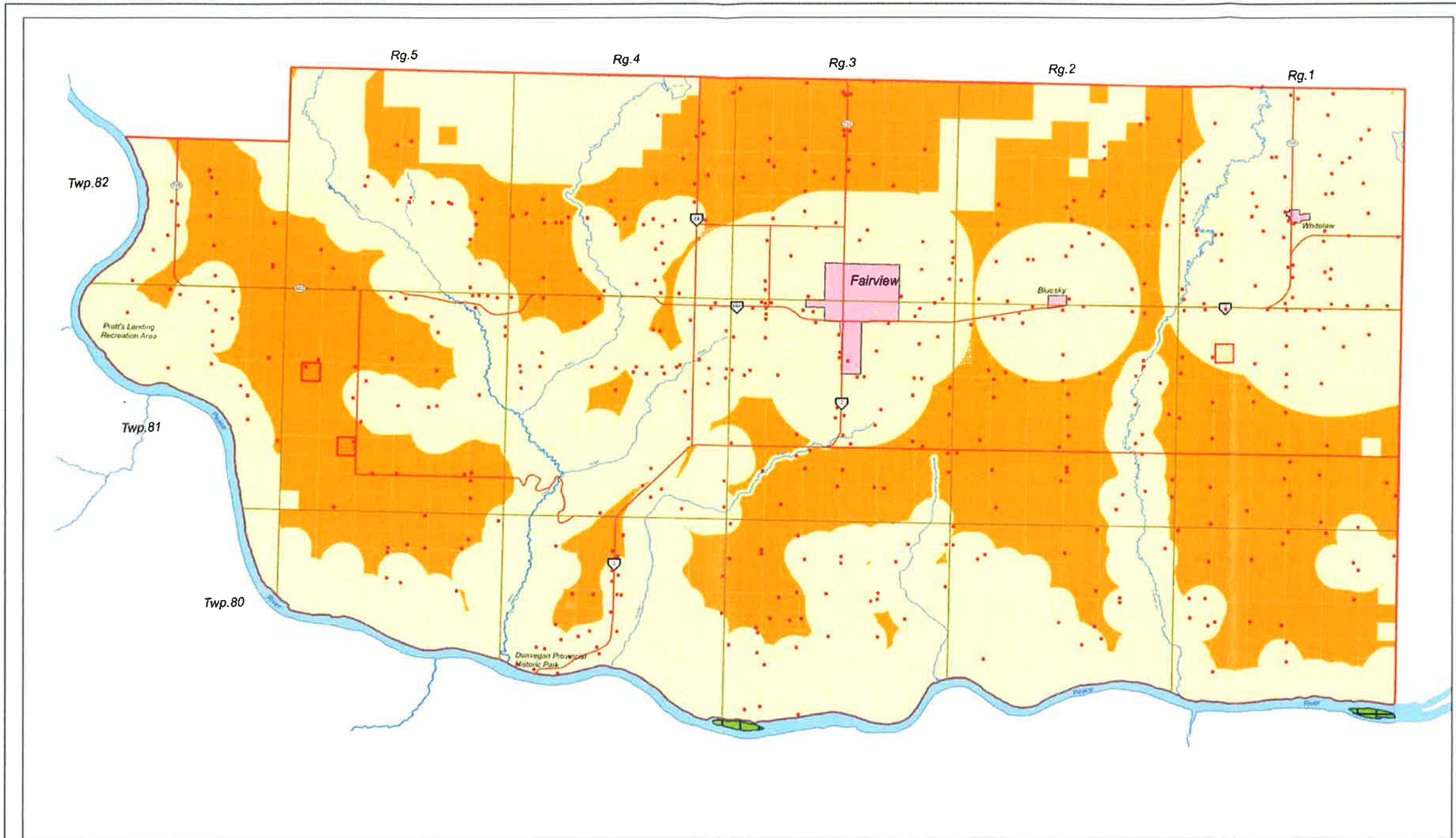
June 6, 2008



**Mackenzie Municipal Services Agency**  
Rose Digital Spatial Data - AIS, IS Limited

**Schedule "A" – Future Land Use Map**

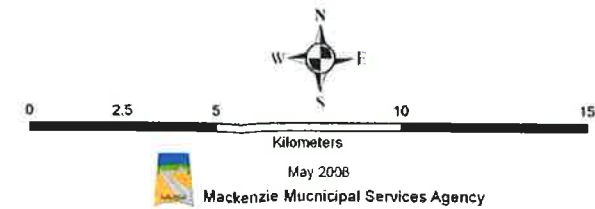




**MUNICIPAL DISTRICT OF  
FAIRVIEW NO. 136  
MUNICIPAL DEVELOPMENT PLAN  
CONFINED FEEDING OPERATIONS  
PERMITTED & EXCLUSION AREAS**

**Total County Area (345,033 acre)**

- CFO Exclusion Area (206,619 acre [60%])
- CFO Permitted Area (138,414 acre [40%])
- Existing CFO Site



**Schedule "B" – Confined Feeding Operations Map**

