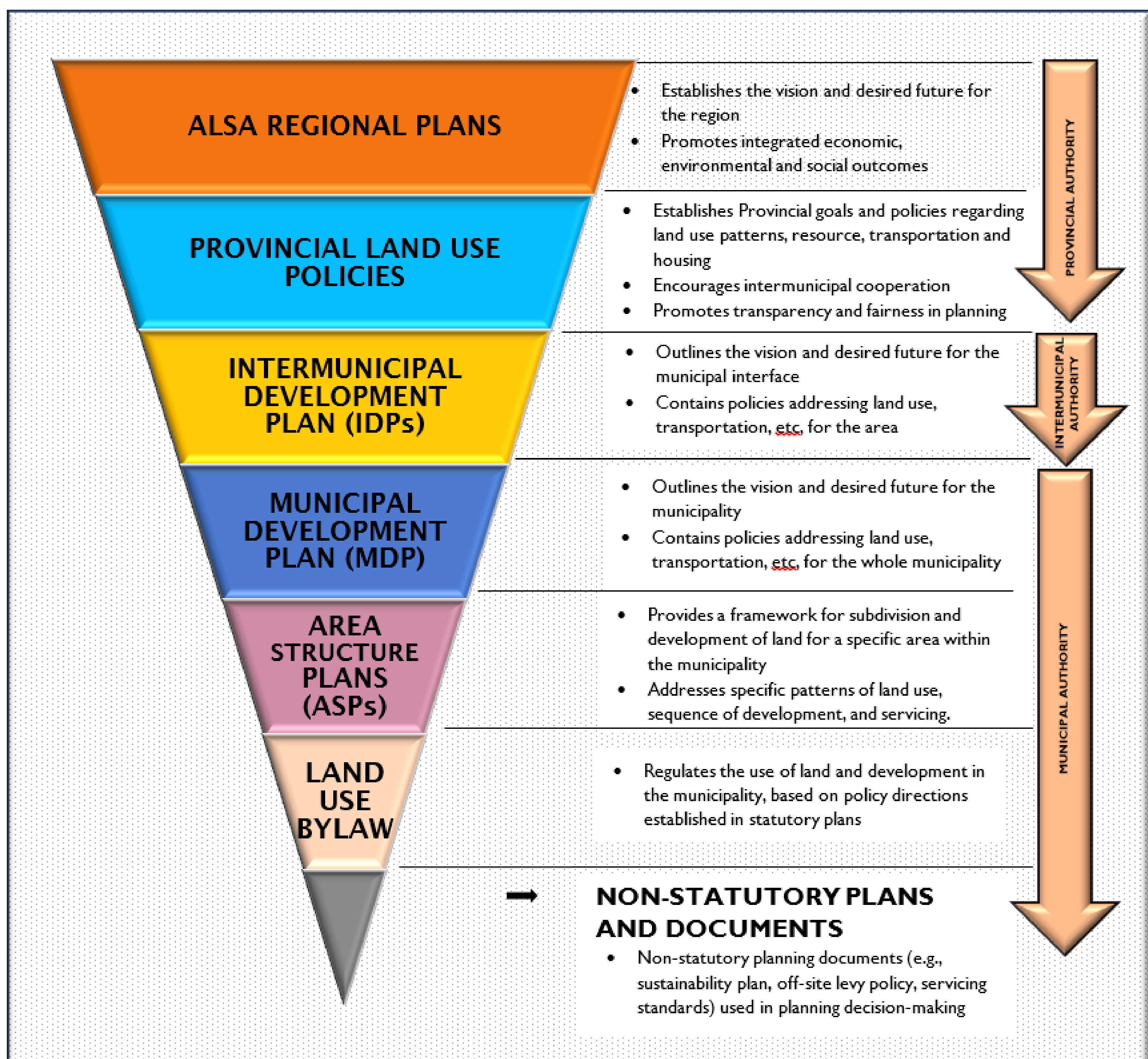


❑ WHAT IS THE MUNICIPAL DEVELOPMENT PLAN?

A Municipal Development Plan (MDP) is, essentially, a blueprint for how the Municipal District will evolve, thrive and grow over the next 10 to 20 years. The MDP is the primary, long-range, comprehensive municipal planning document. The MDP sets the future direction for the community, and provides a framework for decision-making on planning and other matters. A MDP is required under the provisions of the *Municipal Government Act*, and must address specific issues identified by legislation, including, but not limited to:

- ❖ The future land use within the municipality;
- ❖ The manner of and proposal for future development;
- ❖ The coordination of land use, future growth pattern, and other infrastructure with neighbouring municipalities;
- ❖ The provision of the required transportation systems, municipal services and facilities, either generally or specifically;
- ❖ Economic development & Environmental matters;
- ❖ Protection of Agricultural Operations; and
- ❖ The provision of municipal, school or municipal and school reserves.

Policy Planning Framework



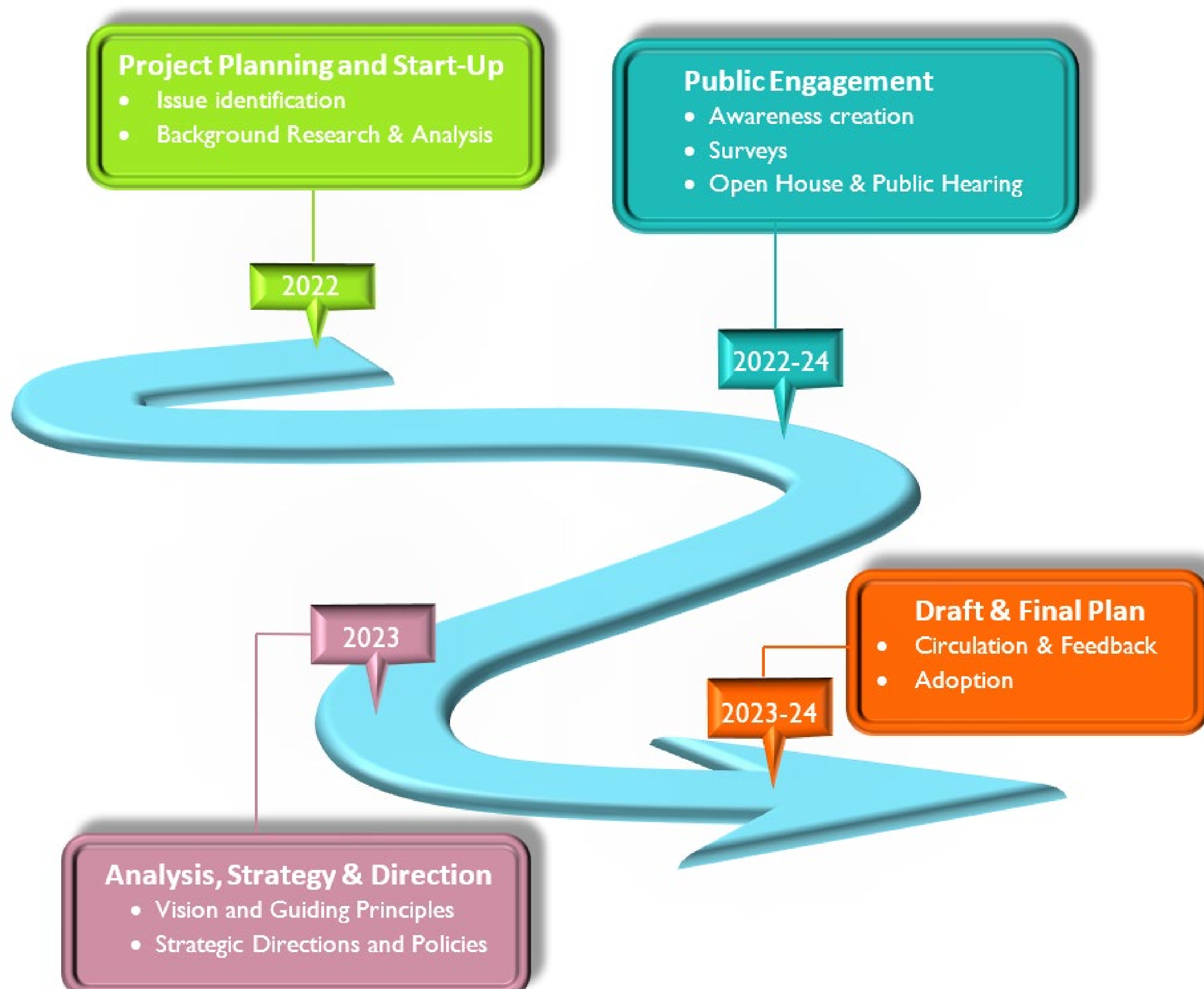
❑ WHY IS THE MDP BEING REFRESHED?

- ❖ The current MDP was adopted by Council in 2008. Since then, there have been several changes in the nature and aspirations of the community. Additionally, the Province has made several legislative changes impacting the MDP, thereby necessitating the need for a new MDP.

❑ WHY IS THE PURPOSE OF THE MDP REFRESH?

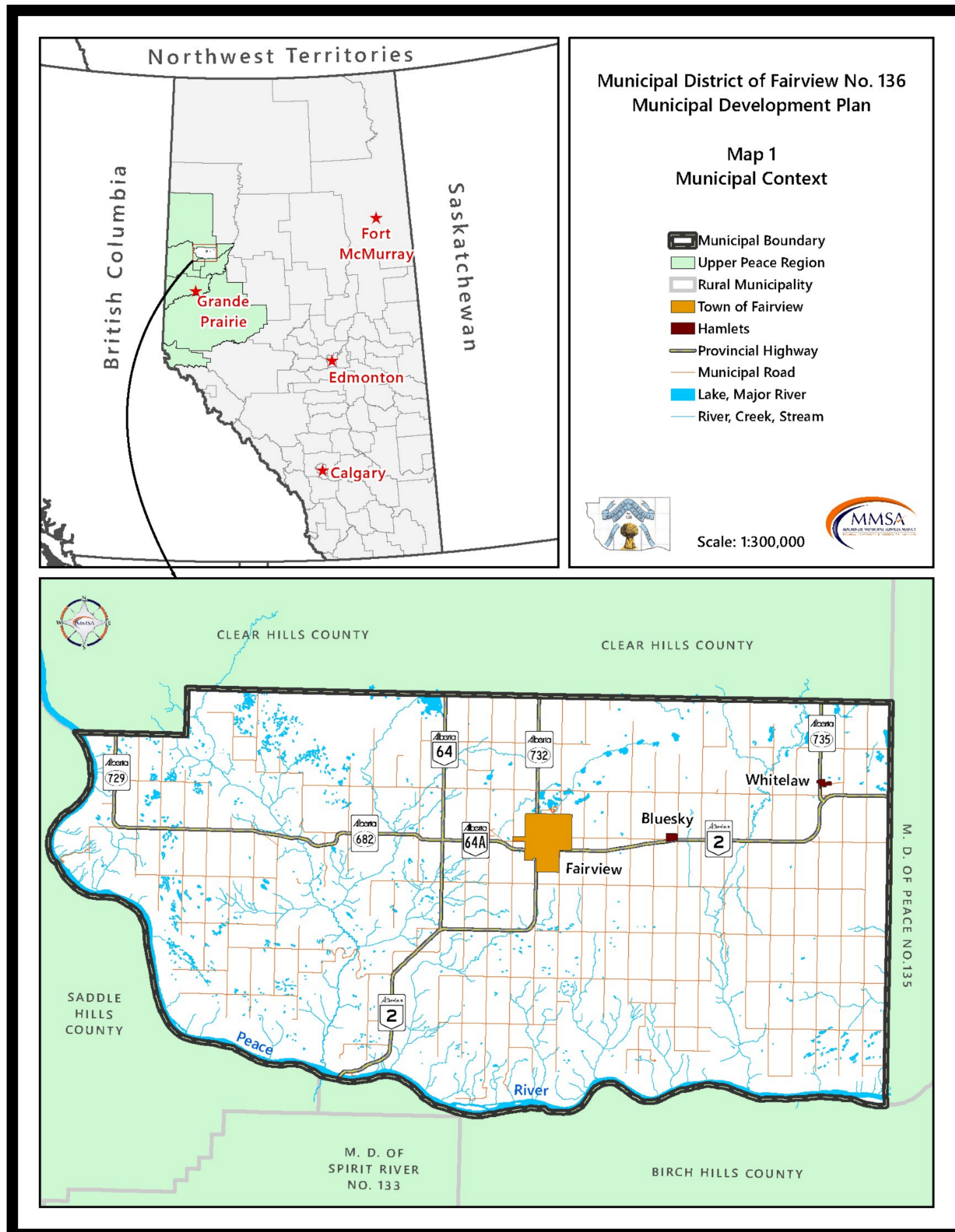
- ❖ The purpose of the new MDP is to:
 - ✓ inspire a cohesive vision, shared values and guiding principles for community development, intermunicipal relations and land use planning matters, with corresponding clear, aspirational goals, objectives and policies;
 - ✓ provide clear, adaptable direction for managing growth and change sustainably within the municipality;
 - ✓ stimulate socio-economic development, in harmony with the natural environment;
 - ✓ responsibly manage natural resources for current and future generations;
 - ✓ respect, preserve and promote the MD's rich heritage and cultural resources;
 - ✓ collaborate meaningfully and respectfully with neighbouring municipalities and other stakeholders;
 - ✓ maintain, reaffirm and foster the MD's role as an important regional player; and
 - ✓ provide the foundation and guiding framework for the preparation of, and/or update to, other statutory plans and planning documents in future.

Project Timeline



WHERE WE ARE: BRIEF HISTORY & CURRENT SITUATION

- ❖ The MD of Fairview No. 136 was established in 1913 and incorporated in 1914.
- ❖ The MD is governed by a 5 member, elected municipal Council, headed by a Reeve.



- ❖ Land Area
 - 1,373.66 km² (530.37 mi²)

- ❖ Population
 - 1,580 (2021); 1,604 (2016)

- ❖ Population Density
 - 1.2/km²

- ❖ Population Structure
 - 0-14 years: 18%
 - 15-19 years: 7%
 - 20-39 years: 20%
 - 40-64 years: 36%
 - 65+ years: 19%

- ❖ Median Age
 - 44 years

- ❖ Median Income
 - \$96,000

- ❖ Housing stock
 - 707 (2021)

- ❖ Notable Communities & Historic Settlements
 - Bluesky, Whitelaw, Dunvegan, Friedenstal
 - Gage, Highland Park, Scotswood, Waterhole
 - Red Star, Vanrena, Erin Lodge

- ❖ Major Economic Activities/Industries
 - Oil and Gas
 - Natural Gas Production 290.5 m³ (2023); Oil Production: 1775 m³
 - Natural Gas Reserves: 3.7B m³
 - Sand and gravel Extraction
 - Agriculture
 - No. of Farms: 178
 - Average Farm Size: 1,475.37 acres

- ❖ Land Use Distribution
 - Agriculture: 86.13%
 - Residential: 0.09%
 - Commercial: 0.01%
 - Industrial: 0.21%
 - Recreation: 0.11%
 - Crown Land: 13.45%

❑ PUBLIC ENGAGEMENT: WHAT WE HEARD FROM RESIDENTS & STAKEHOLDERS

❖ Community Strengths

- Rural lifestyle offered by the MD;
- Myriad recreation opportunities available to residents;
- MD's beautiful natural landscape;
- Modest level of taxation;
- Ease of connection to services and major population centres.

❖ Challenges and Concerns

- High cost of living;
- Low/slow population growth;
- Low tax base;
- Limited employment opportunities;
- Inadequate/dwindling services, including health and child care services;
- Poor/aging infrastructure;
- Environmental issues (e.g., wildfires and overland flooding);
- Housing insecurity;
- Crime;
- Growth of large farms.

❖ Opportunities

- Proximity to important urban centres (Fairview & Grande Prairie);
- Availability of vast lands;
- Available natural resources (e.g., oil and gas, sand and gravel);
- Rich historical heritage;
- Recreation development potential.

❖ Community Aspirations

- Preservation and enhancement of MD's rural character;
- Sustainable agriculture;
- Economic diversification;
- Environmental protection;
- Access to critical services, including healthcare and policing;
- Additional recreation opportunities;
- More community engagement opportunities;
- Responsible and transparent governance;
- Balanced and equitable land uses;
- Prevention/mitigation of incompatible land uses;
- Respect for private property rights;
- Heritage preservation;
- Housing affordability;
- Social cohesion.

□ OUR FUTURE: COMMUNITY VISION AND GUIDING PRINCIPLES

❖ Vision Statement

“Municipal District of Fairview No. 136 is a dynamic, liveable and thriving community that fosters balanced and responsible growth”

❖ The 7 Pillars & Guiding Principles



➤ Engaged Citizenship and Responsible Leadership

The MD will foster active, citizen engagement, and provide proactive, transparent and accountable leadership and governance through timely, effective citizen-centred, decision-making and communication.



➤ Environmental Stewardship

The MD will actively protect and enhance the beauty and integrity of its physical and natural environment, including rivers, streams, wetlands and the Grimshaw Gravels Aquifer, through responsible land use planning and environmental stewardship.



➤ Preservation of Agriculture and MD's Rural Character

The MD recognizes its predominant agricultural and rural character, and is committed to preserving and enhancing these for the well-being of residents.



➤ Economic Diversification

The MD supports a strong and diversified local and regional economic base that offers meaningful employment and income-generating opportunities for residents, without compromising the integrity of the natural environment.



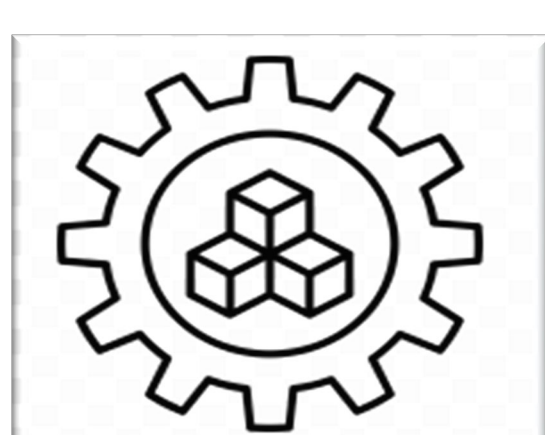
➤ Responsible Growth

The MD supports planned, manageable population growth and physical expansion at appropriate locations and commensurate with existing or planned infrastructure and services.



➤ Spirit of Collaboration

The MD strongly believes in, and pursues, active and mutually-beneficial relationships with neighbouring municipalities, governments, stakeholders and other actors.



➤ Enhanced Program and Service Delivery

The MD is committed to adequate and efficient delivery of infrastructure, programs and services that meet the evolving needs of the community.

□ OUR FUTURE: PRIORITY AREAS AND POLICY COMMITMENTS

- ❖ Priority areas represent areas of importance for policy making and action, based on community and stakeholder feedback.
- ❖ 11 priority areas have been identified.
- ❖ Policies are deliberate statements of intent, action or principled position the MD has taken or seeks to achieve on a matter, either directly or indirectly.
- ❖ **Shall** means mandatory policy.
- ❖ **Should** means desired, but not mandatory, policy.
- ❖ **May** means discretionary policy.
- ❖ Support could be of material or non-material forms, as determined by Council.



□ POLICY HIGHLIGHTS

❖ **Agriculture and Rural Character** (See section 4.2 for detailed list of polices)



- ✓ The MD **shall** recognize and affirm the right to farm within the municipality by supporting the provisions of the Agricultural Operation Practices Act (AOPA). This shall include notification...that agriculture is the primary use in the rural areas of the municipality, and that Agricultural Operations take precedence over any other form of land use.
- ✓ The MD **shall** encourage and support the development of different types and sizes of Agricultural Operations, including smaller-scale market gardens that meet local demand.
- ✓ Notwithstanding the requirements of the Agricultural Operation Practices Act, the MD **shall** not support an application for a Confined Feeding Operation that is
 - located within
 - 3.2 km (3 miles) from the boundary of a hamlet, Town, settlement or multi-parcel country residential Subdivision;
 - 3.2 km (3 miles) from the Grimshaw Gravels Aquifer;
 - 1.6 km (1 mile) from the boundary of an adjacent rural municipality, unless supported by that municipality;
 - 0.6 km (1 mile) from a Provincial Park, community facility or municipal recreation area;
 - 1.6 km (1 mile) from the Peace River;
 - 0.8 km (0.5 mile) from waterbodies, minor watercourses, creeks, registered drainage channels, and Environmentally Sensitive Areas;
 - 0.8 km (0.5 mile) of a highway;
 - 150 m (0.09 mile) of a municipal roadway;
 - A Growth or Potential Growth Area identified in this Plan.
 - incompatible with adjacent land uses; or
 - likely to cause adverse health and/or environmental impact.
- ✓ The MD **should** encourage and support agricultural innovation through knowledge, research and education.

□ POLICY HIGHLIGHTS

❖ Housing and Residential Development (See section 4.3 for detailed list of polices)



- ✓ The MD **shall** actively and continuously monitor the housing situation within the municipality through official census data and reports, studies, surveys and other means to help it better understand and respond to the current housing situation, including evaluating the relevance of existing polices contained in this Plan and other relevant documents
- ✓ The MD **may** support proposals for affordable and/or supportive housing development, including seniors housing and assisted living, at appropriate locations within the municipality to enable seniors to age in place.
- ✓ The MD **may** support organizations, such as North Peace Housing Foundation, to undertake housing Developments within or outside the MD for the benefit of residents.
- ✓ The MD **may** support supervised housing facilities for other vulnerable populations at appropriate locations, subject to the provisions of the Land Use Bylaw.
- ✓ The MD **may** advocate or support local, regional and other advocacy initiatives regarding affordable and supportive housing development for the benefit of residents and newcomers.
- ✓ The MD **may** provide incentives in the form of land donation, tax exemption and other means, where appropriate, legally and circumstantially permissible, to support affordable housing Development within the municipality.
- ✓ Subject to the provisions of the *Municipal Government Act*, the MD **may** use land designated as Community Services Reserve for affordable housing development.
- ✓ Farmstead Separation subdivisions **shall** only be allowed if:
 - the parcel contains an existing, habitable residence;
 - the parcel has legal and physical access;
 - there is appropriate water and sewer services;
 - the proposed parcel is the minimum necessary to accommodate onsite improvements and services, amenities, woodlots and other areas with no significant agricultural value, as established in the Land Use Bylaw.
- ✓ The MD **should** encourage the development of multi-parcel country residential developments that are of compact, clustered form, conserve land and reduce potential conflict with adjacent land uses.
- ✓ The MD **shall** recognize residential development as a legitimate use within the hamlets and Agricultural Policy Area, while minimizing potential conflicts with non-residential uses.
- ✓ The MD **shall** encourage different and appropriate forms, types and styles of housing, including single and multi-family dwelling units, stick-built, post-frame and factory-built dwelling units, such as but not limited to the single-detached dwellings, semi-detached dwellings, apartments, tiny homes, manufactured homes and shouses, provided they are suitable to the location, are compatible with adjacent uses, are subject to the provisions of the Land Use Bylaw, and comply with the requirements of the Alberta Building Code in force at the time of development.

□ POLICY HIGHLIGHTS

❖ Commercial and Industrial Development (See section 4.4 for detailed list of polices)



- ✓ The MD **should** encourage new commercial and industrial developments in clustered forms to conserve land, promote synergies, and reduce potential conflict with adjacent land uses.
- ✓ With exception to Home Occupations, the MD
 - **may** limit new commercial Developments to the Growth and Potential Growth Areas, unless the site has unique characteristics that warrant an alternative location;
 - **may** not allow new commercial Developments on Better Agricultural Land, unless no suitable alternative location is available.
- ✓ No industrial development **shall** be allowed on Better Agricultural Land, unless:
 - the proposed development has unique site requirements or is location specific;
 - the MD determines that there is no suitable alternative location; and/or
 - the development is undertaken in accordance with an approved Area Structure Plan.
- ✓ The MD **should** not allow natural resource extraction industries
 - in close proximity to Growth Areas, Potential Growth Areas and other areas of concentrated residential development;
 - in areas known to possess unique environmental and/or historical resources and features that would be disturbed or destroyed by the resource extraction, unless appropriate measures are taken to mitigate the impact of the resource extraction on the environment and/or identified historical resources.
- ✓ The MD **may** support proposals for small and large-scale alternative energy developments, including but not limited to, solar energy projects, biofuel generation plants, small modular nuclear reactors, and wind energy conversion systems, subject to the applicable Provincial regulations and the requirements of the Land Use Bylaw.

❖ Crown Land Management (See section 4.5 for detailed list of polices)



- ✓ The MD **shall** support the continued use, development and enhancement of Crown land for recreation and other public uses that do not conflict with uses of adjacent private lands.
- ✓ The MD's support of Crown land development **shall** be informed by the following considerations:
 - Impact on the transportation network, including the development of new roads, if any; and
 - Potential loss of alternative resource development opportunities, recreation opportunities and/or Environmentally Sensitive Areas.
- ✓ The MD **shall** establish and maintain a working relationship with the relevant Provincial government departments to ensure that both parties participate and coordinate decisions regarding future uses of Crown land, including leases and other dispositions, to ensure that the interests of the MD are considered in the development or disposition of Crown land.
- ✓ The MD **may** not support the sale of Crown land adjacent to waterbodies, hazard lands or Environmentally Sensitive Areas.

□ POLICY HIGHLIGHTS

❖ **Parks and Recreation** (See section 4.6 for detailed list of polices)



- ✓ The MD **may** develop a Recreation Master Plan to facilitate future recreation planning and development.
- ✓ The MD **should** collaboratively with neighbouring municipalities and other stakeholders to support the continued development and provision of recreation services that benefit residents, within its budgetary constraints.
- ✓ The MD **should** support the development of areas with high recreation or heritage potential, including but not limited to the following areas or sites:
 - The Peace River valley;
 - Pratt's landing; and
 - Historic sites.
- ✓ The MD **should** promote the spirit of volunteerism and sense of community ownership and stewardship of recreation sites through initiatives, such as but not limited to:
 - volunteer recognition and appreciation;
 - community grants; and
 - supporting active citizen groups.
- ✓ The MD **should** provide a mix of small, medium and large parks/open spaces to meet the varied needs of residents.
- ✓ The MD **should** promote opportunities for multiple use of recreation spaces by encouraging multifunctional design as part of new Development proposals.
- ✓ The MD **shall** support the use of river corridors, lake shores and other Environmentally Sensitive Areas for passive recreation purposes.

❖ **Culture and Heritage** (See section 4.7 for detailed list of polices)



- ✓ The MD **should** develop a strategy for preserving and/or developing sites/areas containing unique heritage resources/history for recreation uses alone or as part of a Recreation Master Plan.
- ✓ The MD **should** collaborate with the appropriate Provincial government department(s) and other stakeholders to identify and catalogue tangible and intangible heritage resources.
- ✓ The MD **may** consider designating historic communities, such as Dunvegan, Friedenstal, Waterhole and Gage, as formal municipal heritage area/sites through a bylaw or policy, and develop appropriate markers for commemorating these areas, as well as standards for future development in those areas.
- ✓ The MD **should** consider establishing heritage interpretative centers at appropriate locations throughout the municipality.
- ✓ The MD **should** support local heritage societies to preserve and/or enhance local heritage resources.
- ✓ The MD **should** engage with residents on heritage preservation projects.

□ POLICY HIGHLIGHTS

❖ Infrastructure (See section 4.8 for detailed list of polices)



- ✓ The MD **may** develop a Transportation Plan to assess future transportation needs and to facilitate planning and development.
- ✓ The MD **should** prepare ten-year capital plans to guide infrastructure planning and investments.
- ✓ The MD **shall** properly operate all municipal infrastructure in an efficient and cost-effective manner.
- ✓ The MD **should** properly maintain all municipal infrastructure, including through the development of maintenance plans, in accordance with existing municipal policies and standards.
- ✓ The MD **shall** prioritize the safe operation, maintenance, fiscal sustenance and, if needed, future expansion of the Fairview Airport to meet municipal, regional and other needs.
- ✓ All roads and accesses **shall** be developed and maintained in accordance with MD's policies and standards.
- ✓ All developments **shall** be required to have access to water and sewage systems either via
 - connection to existing municipal servicing where available; or
 - the provision of private servicing compliant with provincial standards, where municipal servicing is not available or feasible to provide or extend at the time of Development
 unless the MD determines that servicing is not required.
- ✓ The MD **may** support the development or installation of public utility infrastructure, such as but not limited to telecommunication towers, gas lines and electric power lines, at appropriate locations for the benefit of residents and businesses.

❖ Environment and Sustainability (See section 4.9 for detailed list of polices)



- ✓ The MD **should** create an inventory of all Environmentally Sensitive Areas, including wetlands, within its boundaries to help guide the location of future development away from these areas.
- ✓ The MD **may** require an Environmental Impact Assessment or related studies for any proposed development at the cost of the developer.
- ✓ The MD **shall** encourage the retention or development of treed areas/shelterbelts and vegetation between uses, where possible, as part of subdivision and/or development approval process.
- ✓ No alteration to the bed and shore of waterbody or watercourse **shall** be allowed by the MD, unless otherwise approved by the appropriate Federal and/or Provincial department or agency.
- ✓ No permanent development or infrastructure **shall** be allowed by the MD on lands located within a designated 1:100-year floodplain or otherwise known to be flood-prone or vulnerable to ice jamming, unless:
 - the development or infrastructure has been properly flood-proofed; and/or
 - the development or infrastructure is relocated or properly mitigated against the risks and impacts of ice jamming; and
 - written certification is provided by qualified professionals to the MD, confirming that the flood and /or ice jamming hazards have been mitigated.

□ POLICY HIGHLIGHTS

❖ Economic Development and Tourism (See section 4.10 for detailed list of polices)



- ✓ The MD **may** develop an Economic Development Plan in future to serve as basis for economic policy and decision-making, in addition to this and other applicable planning documents.
- ✓ The MD **shall** promote the development of a multi-faceted local economy, prioritizing the growth of diverse economic activities, including agriculture, resource extraction, commerce, manufacturing, tourism, renewable energy, Home Occupations and knowledge-based businesses.
- ✓ The MD **may** support ecotourism and agritourism as a means of boosting economic growth and diversification.
- ✓ The MD **shall** collaborate with relevant actors, including adjacent municipalities and industrial players, to market the natural resource and other economic development opportunities and potential within the municipality.
- ✓ The MD **should** consider installing directional signage along highways and within hamlets and settlement areas to inform the travelling public of local tourism, heritage and commercial opportunities.
- ✓ The MD **may** support training opportunities for residents in existing and new economic sectors by recognizing and supporting regional higher educational institutions.
- ✓ The MD **may** consider establishing business parks at strategic locations to attractive new businesses, promote clustering and facilitate economic growth.

❖ Community Programs and Services (See section 4.11 for detailed list of polices)



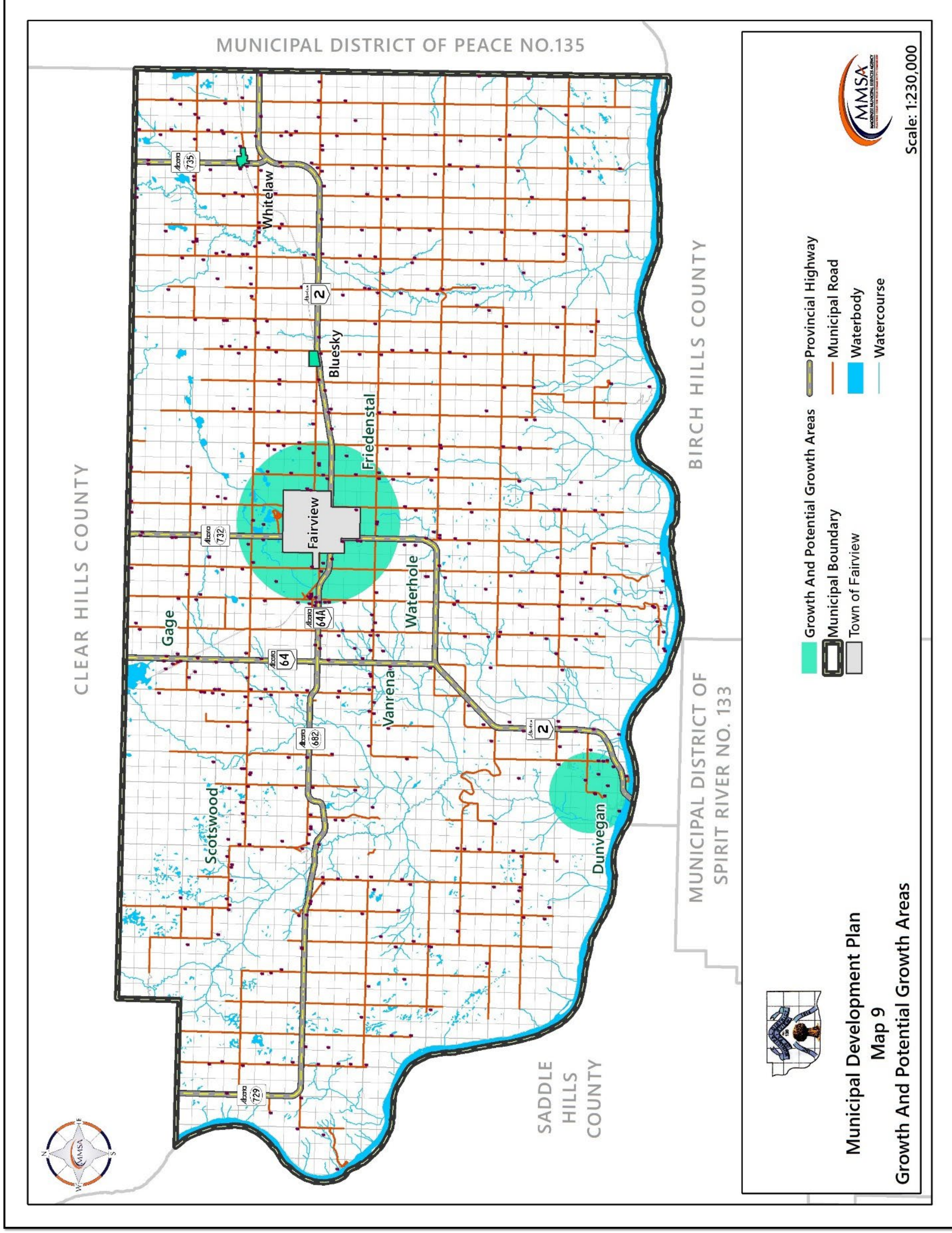
- ✓ The MD **should** maintain and improve the current level of municipal services, including recreation, to residents.
- ✓ The MD **shall** work with the Peace River School Division No. 10 and the Holy Family School Division regarding the dedication, use and disposition of Municipal and School Reserve lands.
- ✓ Subject to the provisions of the *Municipal Government Act*, the MD **should** secure or donate lands for appropriate future community needs, including but not limited to:
 - Schools;
 - Public libraries;
 - Health centre;
 - Fire halls;
 - Police station;
 - Ambulance services facility;
 - Day care facilities;
 - Senior citizen facilities;
 - Special needs facilities;
 - Community centres; and
 - Facilities providing municipal services to the public.

**MD OF FAIRVIEW NO. 136
MDP REFRESH**

**□ GROWTH AND
POTENTIAL
GROWTH AREAS**

➤ Areas within the MD anticipated for future expansion of residential, commercial and industrial developments.

➤ Due to the advantages of existing developments and services, the MD supports responsible growth in these areas.



**Municipal Development Plan
Map 9
Growth And Potential Growth Areas**

- Growth And Potential Growth Areas
- Municipal Boundary
- Town of Fairview
- Provincial Highway
- Municipal Road
- Waterbody
- Watercourse

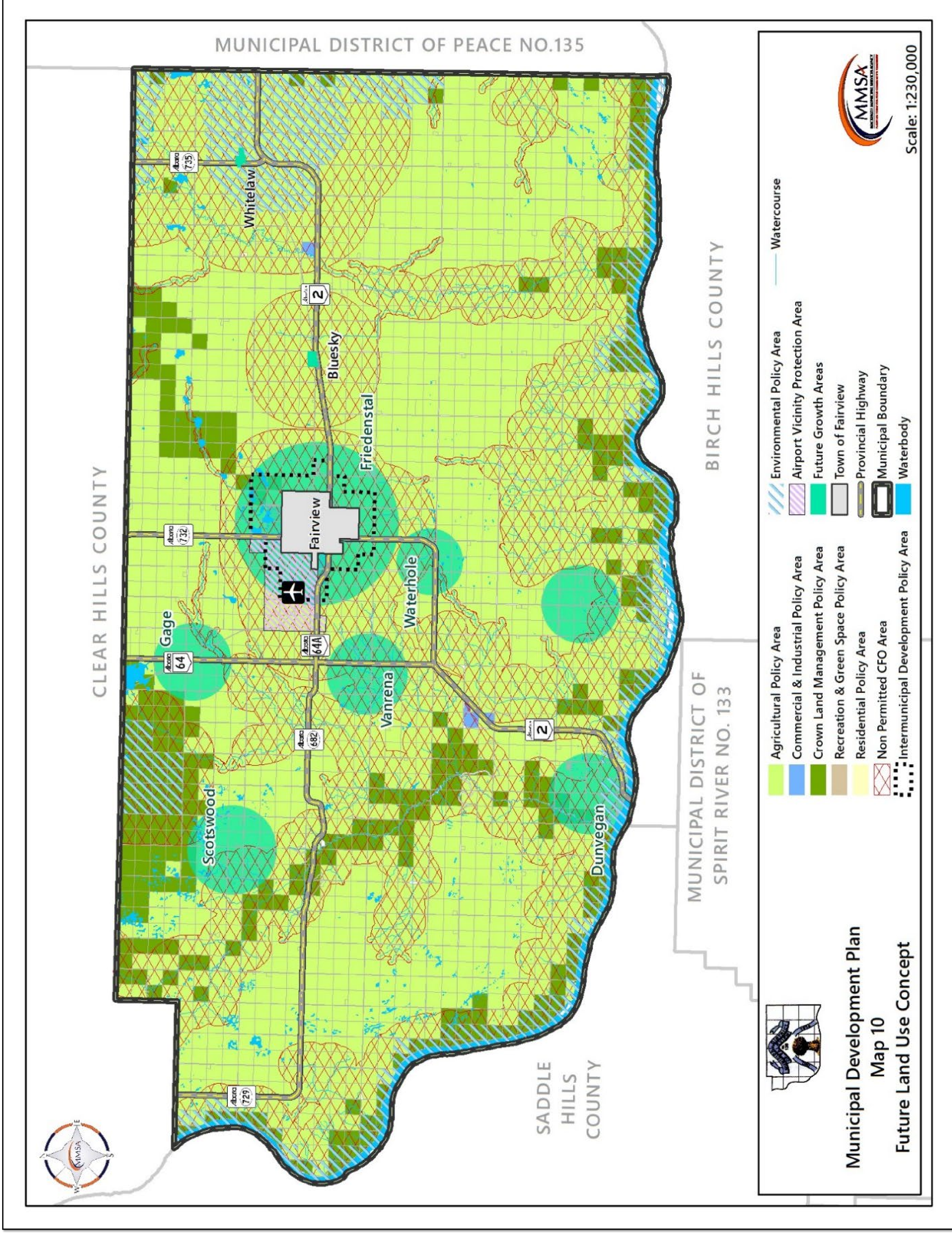


Scale: 1:230,000

**MD OF FAIRVIEW
NO. 136
MDP REFRESH**

**□ FUTURE LAND
USE CONCEPT**

➤ This map shows the preferred uses of land within the MD, including areas protected from certain types of activities



MUNICIPAL DISTRICT OF FAIRVIEW NO. 136



MD OF FAIRVIEW NO. 136 MDP REFRESH

THANK YOU!

- Thank you for attending or participating in the Open House for the MDP refresh.
- Your feedback is important to us, and will be useful in finalizing the MDP document.
- Please complete the following exit survey either on paper or on online using the following link:

<https://www.surveymonkey.com/r/MDPES24>

