



# MUNICIPAL DISTRICT OF FAIRVIEW No. 136

## MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 1008/DEV/2024

2024



**BYLAW NO. 1008/DEV/2024**

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**BEING A BYLAW OF THE MUNICIPAL DISTRICT OF FAIRVIEW NO. 136, IN THE PROVINCE OF ALBERTA, TO ADOPT A MUNICIPAL DEVELOPMENT PLAN**

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**WHEREAS** section 632 of the *Municipal Government Act*, R.S.A 2000, c. M-26, requires the council of every municipality to by bylaw adopt a Municipal Development Plan; and

**WHEREAS** the Council of the Municipal District of Fairview No. 136 deems it desirable to repeal and replace the current Municipal Development Plan (Bylaw No. 868) with a new a Municipal Development Plan (Bylaw No. 1008) that reflects the current conditions and aspirations of the community; and

**WHEREAS** the Council of the Municipal District of Fairview No. 136 is satisfied that the relevant requirements pertaining to the preparation and adoption of the Municipal Development Plan have been complied with;

**NOW THEREFORE,** Pursuant to Sections 632, 606 and 692 of the Province of Alberta *Municipal Government Act*, the Municipal District of Fairview No. 136 Council, duly assembled, hereby enacts as follows:

**A. TITLE**

1. This Bylaw may be referred to as “Municipal District of Fairview No. 136 Municipal Development Plan”.

**B. PROVISIONS**

2. That the document titled “Municipal District of Fairview No. 136 Municipal Development Plan Bylaw No. 1008/DEV/2024” and attached hereto as Schedule A is hereby adopted.
3. That Bylaw No. 868 and any amendments thereto are hereby repealed.

**C. SEVERABILITY**

4. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.

**D. ENACTMENT**

5. This Bylaw shall come into effect after receiving third reading and upon being signed.

First reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
**Phil Kolodychuk, Reeve**  
M.D. of Fairview No. 136

\_\_\_\_\_  
**Lyndsey Lawrence, CAO (Acting)**  
M.D. of Fairview No. 136

Public Hearing held this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Second reading given on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
**Phil Kolodychuk, Reeve**  
M.D. of Fairview No. 136

\_\_\_\_\_  
**Lyndsey Lawrence, CAO (Acting)**  
M.D. of Fairview No. 136

Third reading and adoption given on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
**Phil Kolodychuk, Reeve**  
M.D. of Fairview No. 136

\_\_\_\_\_  
**Lyndsey Lawrence, CAO (Acting)**  
M.D. of Fairview No. 136

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## ACKNOWLEDGEMENTS

The completion of this Municipal Development Plan is the outcome of the collective effort, dedication and collaboration among several individuals and organizations. The Municipal District (MD) of Fairview No. 136 would like to thank all those involved in the preparation of this Plan, from inception to completion.

In particular, the MD would like to pay tribute to members of the Steering Committee. Their leadership, commitment and guidance offered towards the process and content, including the vision, guiding principles and policies, of the Plan was vital.

### Committee Members

- John Przybylski, Councillor, Municipal District of Fairview No. 136
- Nolan Robertson, Councillor, Municipal District of Fairview No. 136
- Robert Jorgensen, Chief Administrative Officer
- Lyndsey Lawrence, Director of Legislative Services & Development Officer

Members of the Steering Committee were instrumentally supported by staff from the Mackenzie Municipal Services Agency, which provides planning services to the MD:

### Mackenzie Municipal Services Agency

- Komiete Tetteh, Manager of Planning (Project Manager and Author)
- Taofeek Oladipo, Municipal Planner (Research Assistant and Graphic Design Support)
- Hector Perez, Senior GIS Technologist (Mapping)

The preparation of this Plan could only be undertaken with the support of Council. Thank you to members of the MD of Fairview No. 136 Council for providing the needed impetus for commencing and completing this Plan.

Finally, the MD wishes to express its gratitude to all residents, ratepayers and other stakeholders for their participation and valuable input towards the development of this Plan.

A scenic landscape featuring a wide river flowing through a valley. The foreground is dominated by a large, rocky riverbank covered in smooth, grey stones. The water reflects the bright blue sky and the surrounding green and yellow foliage. In the background, rolling hills are covered in dense forests, with some trees showing autumn colors. The sky is a vibrant blue, filled with scattered white clouds, and a bright sun is visible in the upper left quadrant, creating a lens flare effect.

# 1 OVERVIEW



## 1.1 INTRODUCTION

The Municipal District (MD) of Fairview No. 136's *Municipal Development Plan* (MDP) is the primary municipal planning document. As a *Statutory Plan*, the MDP provides a comprehensive, long-term policy and guiding framework for the ongoing development of the municipality. This Plan represents the collective vision, aspirations and commitment of the MD's residents, elected officials and stakeholders towards a shared and sustainable future. The MDP replaces, but also builds upon, the 2008 *Municipal Development Plan* (Bylaw No. 868), and its predecessor plans.

The preparation of this Plan has been occasioned by a number of factors, including the following:

1. The current *Municipal Development Plan* was adopted in 2008, more than a decade prior to the approved date of this Plan. Over the course of the intervening 15 years, the MD has witnessed varying degrees of change in its demographic, social, economic, land use and cultural landscapes. These changes have necessitated the need for a new MDP to reflect the current conditions of the municipality.
2. Changes in the relevant planning legislation, including amendments to the *Municipal Government Act*, the adoption of the *Alberta Land Stewardship Act* in 2009 and other regulations, have affected the process, scope, content, and alignment of *Statutory Plans*, as well as the nature of intermunicipal relationships, thus precipitating the need for a new *Municipal Development Plan* to address those.
3. As of 2020, the MD has completed *Intermunicipal Collaboration Framework* (ICF) Agreements with all of its five neighbouring municipalities, namely: Municipal District of Peace No. 135, Saddle Hills County, Clear Hills County, Birch Hills County and Town of Fairview. It has also adopted an *Intermunicipal Development Plan* with the Town of Fairview. Alignment with the direction and policies outlined in these documents is essential and must be reflected in, or consistent with, the comprehensive planning document of the municipality: the *Municipal Development Plan*.
4. The MD's Council recently adopted a new Strategic Plan for the municipality. The Strategic Plan identifies four key pillars and twenty-four priority goals. These important aspirations and targets are relevant for municipal planning and development.
5. Recent global and local environmental events and phenomena, such as climate change and their attendant consequences, including historic wildfires and overland flooding, and their impact on human settlement and food production—which the MD is vulnerable to—have underscored the need for greater consciousness and understanding of the nature of the interaction between land use planning, climatic shifts, lifestyle patterns and food insecurity. These and other emergent issues, such as housing insecurity and negative public health outcomes, also underlie the need for more innovative approaches to land use planning, coupled with more robust development review and approval processes, in order to improve the quality of life of people without compromising the integrity of the natural and ecological systems that support human life.

## 1.2 PURPOSE

The overarching purpose of this *Municipal Development Plan* is to provide a blueprint of how the Municipal District of Fairview No. 136—as a community—will evolve, grow and thrive over the long term. Toward that end, the MDP seeks to:

1. 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;
2. provide clear, adaptable direction for managing growth and change sustainably within the municipality;
3. stimulate socio-economic development, in harmony with the natural environment;
4. responsibly manage natural resources for current and future generations;
5. respect, preserve and promote the MD's rich heritage and cultural resources;
6. collaborate meaningfully and respectfully with neighbouring municipalities and other stakeholders;
7. maintain, reaffirm and foster the MD's role as an important regional player; and
8. provide the foundation and guiding framework for the preparation of, and/or update to, other statutory plans and planning documents in future.

## 1.3 LEGISLATIVE AND PLANNING CONTEXT

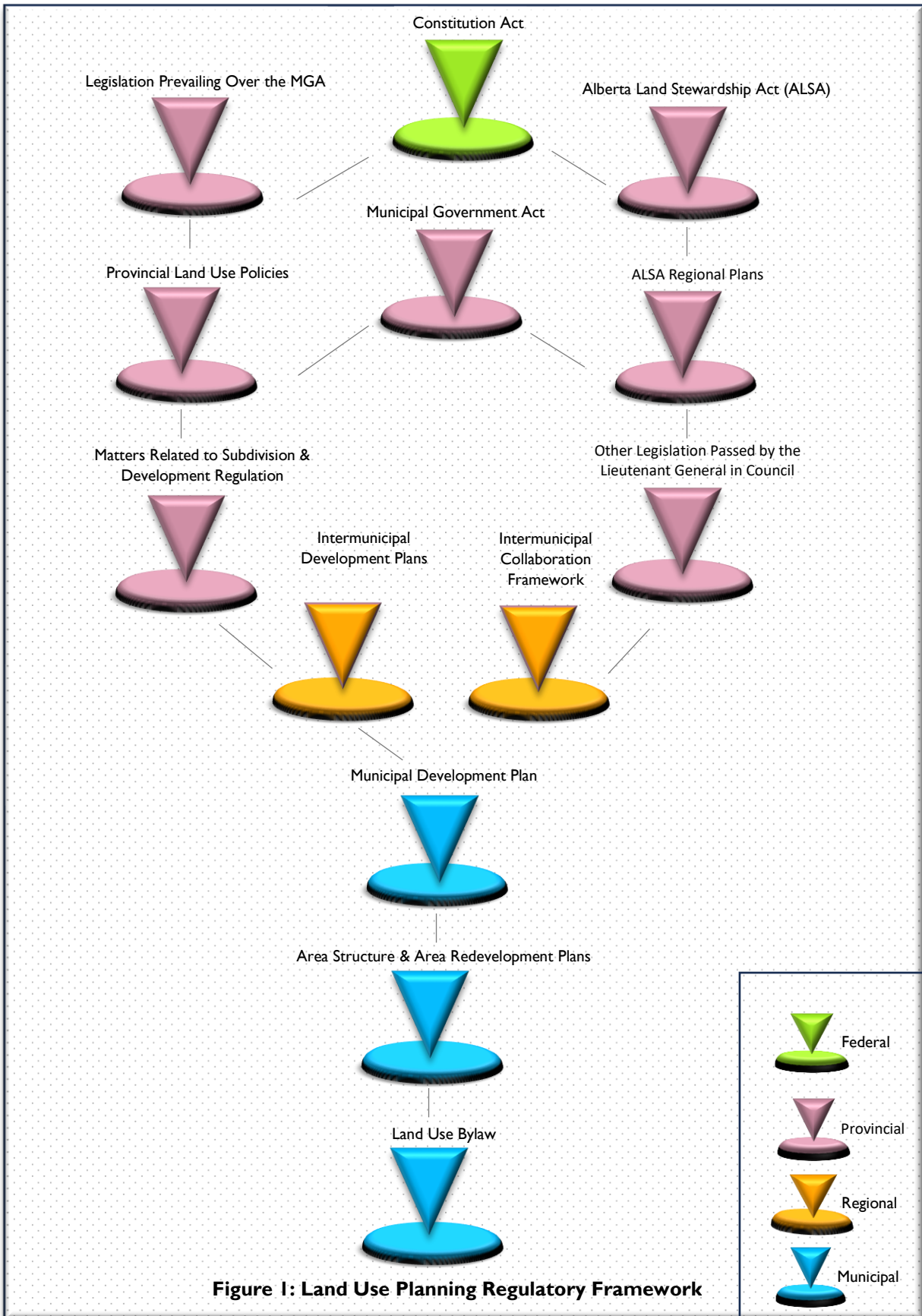
The preparation of the *Municipal Development Plan* has been informed by, and, where applicable, aligned to, the following relevant legislation, policies and documents that collectively provide the legal basis and planning framework for the creation, adoption and implementation of this Plan. Figure 1 provides an illustration of the main components of the framework and their hierarchical relationships<sup>1</sup>.

### 1.3.1 THE CONSTITUTION ACT

In Canada, the authority to make legislation is ultimately derived from the Constitution, which creates, recognizes and divides powers between two principal levels of government: federal and Provincial/territorial. The respective roles of each level of government are set out in section 91 and 92 of the *Constitution Act*. The sections devolve responsibility over municipal matters, including land use planning, to Provincial governments. Alberta municipalities are, in turn, subject to legislation passed by the Provincial Legislature, notably among the *Municipal Government Act* and the *Alberta Land Stewardship Act*.

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<sup>1</sup> Adapted from Subdivision and Development Appeal Board Training for Members and Clerks: Guidebook. February, 2023



### 1.3.2 MUNICIPAL GOVERNMENT ACT

Adopted in 2000, the *Municipal Government Act* (MGA)—the successor to the *Planning Act* of 1980—is the parent planning legislation in Alberta. The MGA, from which all municipalities in Alberta derive their planning authority, outlines the following broad objectives for municipal land use planning in Alberta in Part 17:

“The purpose of this [Part 17] and regulations and the bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted to:

- (a) achieve orderly, economical and beneficial development and use of land, patterns of human settlement; and
- (b) maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta

without infringing on the rights of individuals for public interest except to the extent that is necessary for the overall greater public interest<sup>2</sup>”.

Toward the realization of the aforementioned aims, section 632 of the MGA specifically requires the Council of each municipality to, by bylaw, adopt a *Municipal Development Plan*. The MGA also outlines the matters, both mandatory and optional, to be addressed in an MDP. These matters, which are addressed in this Plan, include:

- 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;
- Environmental matters;
- Economic development;
- Development constraints;
- Land use adjacent to sour gas facilities;
- Protection of *Agricultural Operations*;
- The provision of municipal, school or municipal and school reserves;
- The co-ordination of municipal programs relating to the physical, social and economic development;
- Financing and programming of municipal infrastructure; and
- Any other relevant planning and development matters.

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<sup>2</sup> Section 617, *Municipal Government Act*. Revised Statutes of Alberta 2000. Chapter M-26.

### I.3.3 PROVINCIAL LAND USE POLICIES

The Land Use Policies (LUP) are a set of broad policies introduced by the Government of Alberta in 1996 to guide land use planning and development across the Province. The LUP consists of the following eight policy areas that provide high-level direction, principles and priority foci for land use planning and development:

#### ➤ Section 1: Implementation and Interpretation

The LUP recognizes the fact that land use planning, development and resource management affect both Provincial and municipal interests. Thus, the LUP encourages municipalities and Provincial departments to consult with one another wherever questions relating to the spirit and intent of the policies arise during implementation.

#### ➤ Section 2: Planning Process

The process of land use planning should be conducted in a timely, fair, open, considerate and equitable manner. This is predicated on sufficient information sharing, transparent communication and the creation of proper opportunities for engagement in the planning process amongst residents, landowners, community groups, interested groups, municipal service providers and other stakeholders. Furthermore, planning decisions must recognize the rights of individuals and landowners within the context of overall public interest.

#### ➤ Section 3: Planning Cooperation

Intermunicipal and other forms of cooperation is beneficial and should be fostered, especially where issues of mutual interest or concerns exists. Cooperation is encouraged between adjacent municipalities, school districts, health authorities, First Nations Reserves and Metis Settlements, Irrigation Districts and appropriate federal departments. Avenues for collaboration include resource management, service provision, regional infrastructure, land use planning, and available tools include joint use agreements and *Intermunicipal Development Plans*.

#### ➤ Section 4: Land Use Patterns

The LUP encourages land use patterns which

- promote efficient use of land, infrastructure, public services and public facilities;
- promote resource conservation;
- enhance economic development activities;
- minimize environmental impact; and
- protect significant natural environmental features; and
- contribute to the development of healthy, safe and viable communities.

In particular, municipalities are encouraged to establish land use patterns that promote appropriate mixture of land uses, are commensurate with the level of infrastructure and services

that can be provided, and embody the principles of sustainable development, thereby contributing to “a healthy economy, a healthy environment, and a high quality of life”<sup>3</sup>.

#### ➤ Section 5: The Natural Environment

Planning must contribute to the maintenance and enhancement of a healthy natural environment. Municipalities are encouraged to—in collaboration with Provincial departments—identify significant environmental features, such as *wetlands*, ravines, valleys, stream corridors, lakeshores, as well as areas with significant fish, plant and wildlife habitats, and other areas with unique landscape, and adapt land use plans and decisions to these areas, recognizing their special values and contributions to both the locality and the province. They should also identify areas that are prone to flooding, erosion, landslide, wildfire and subsidence, and utilize mitigative measures to minimize risks to health, safety and damage to property, if *development* is to occur within or around these areas.

#### ➤ Section 6: Resource Conservation

Municipalities, through planning decisions, should contribute to the maintenance and diversification of Alberta’s agricultural industry by identifying prime agricultural lands, minimizing the fragmentation of agricultural lands, and direct non-agricultural *development* to areas that do not constrain agricultural activities. They should also contribute to the efficient use of Alberta’s non-renewable resources through identification of areas suitable for the extraction of surface materials, such as sand and gravel, as primary uses, minimizing incompatible land uses, and mitigating the impact of resource *development* on surrounding land uses. Land use planning should also contribute to the protection and sustainable utilization of Alberta’s water resources, including lakes, streams, rivers, their beds and shores, *wetlands*, groundwater, reservoirs and canals. This can be achieved by mapping areas of significant water resources, ensuring proper land uses around these, and mitigating the negative impact of *development* on water resources. Lastly, through mapping and targeted decisions and actions, land use planning should contribute to the rehabilitation, preservation, reuse of historical resources, including archeological and paleontological resources.

#### ➤ Section 7: Transportation

The LUP encourages the identification of, and planning for safe, efficient and cost-effective transportation network, including avoiding conflicting *development* and mitigating negative impact on the transportation network.

#### ➤ Section 8: Residential Development

Land use planning should be responsive to local housing needs and contribute to the *development* of well-planned residential communities, the creation of high-quality residential environment, and

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<sup>3</sup> Land Use Policies. Pp 6.

the provision of adequate, affordable housing. Intensification and diversification of housing, where appropriate, should be promoted<sup>4</sup>.

While the Land Use Policies are themselves generally voluntary, the MGA requires all municipal planning documents, including the MDP, and decisions, to be consistent with them.

#### 1.3.4 ALBERTA LAND STEWARDSHIP ACT

Adopted in 2009, the *Alberta Land Stewardship Act* (ALSA) was enacted to provide the legislative basis and framework for implementing the objectives of the Alberta Land-use (LUF) Framework established in 2008. The LUF is a blueprint for promoting sustainable development through leadership, planning, and better coordination of land use management and decision-making in Alberta. The LUF sets out a new approach to managing Alberta's land and natural resources, to achieve the Province's long-term economic, environmental and social goals. The ALSA establishes seven land use regions, which are congruent with Alberta's major watersheds and aligned with municipal boundaries. It calls for the creation of a *Regional Plan* for each region. Currently, only two *Regional Plans* have been developed: South Saskatchewan and Lower Athabasca. The MD of Fairview No. 136 is located within the Upper Peace Region, which currently does not have a *Regional Plan*. Once adopted, it is required that all municipal planning documents, including the MDP, and decisions, would be consistent with the Upper Peace Regional Plan. While it is hoped that the vision, principles, policies and objectives of this Plan would be consistent with the impending Upper Peace Regional Plan, a review of the MDP is recommended following the adoption of the *Regional Plan*, the outcome of which would determine if any amendments are necessary.

#### 1.3.5 MATTERS RELATED TO SUBDIVISION AND DEVELOPMENT REGULATION

Enacted in 2022, the *Matters Related to Subdivision and Development Regulation* is largely a merger of two previous regulations: *Subdivision and Development Regulation* (Alberta Regulation 43/2002) and *Subdivision and Development Appeal Board Regulation* (Alberta Regulation 94/2021). The Regulation outlines a number of requirements, procedures and guidelines for the referral and decision-making process regarding *subdivision* and *development* applications, in addition to the requirements of the MGA. It also prescribes setback distances from oil and gas wells; sour gas wells and facilities; wastewater treatment plants; and disposal, operating and storage areas of landfill and waste management facilities for certain types of *Development*.

The Regulation also addresses the training requirements for municipal subdivision and development appeal board members and clerks.

#### 1.3.6 INTERMUNICIPAL COLLABORATION FRAMEWORK

*Intermunicipal Collaboration Frameworks* are, essentially, framework of agreements between two or more neighbouring municipalities regarding the provision of regional or shared services. Required by the MGA, the purpose of ICFs is to:

- provide for integrated and strategic planning, delivery and funding of intermunicipal services;
- allocate scarce resources efficiently in providing local services; and

<sup>4</sup> Subdivision and Development Appeal Board Training for Members and Clerks: Guidebook. February, 2023

- ensure municipalities contribute funding equitably towards services that benefit their residents.

Being a legislative requirement, the MD of Fairview No. 136 has ICFs with all of its five neighbouring municipalities. The ICFs address infrastructure and services, such as recreation, transportation, waste management and social programs, including the funding formulae or cost-sharing arrangements, and dispute resolution processes. The ICFs reaffirm the MD's important role, both as a provider and consumer of regional services, such as the Fairview municipal airport and the North Peace Regional Landfill.

### 1.3.7 STATUTORY PLANS

*Statutory Plans* are long-range land use plans required or regulated by the MGA. They include *Intermunicipal Development Plans*, *Municipal Development Plans*, *Area Structure Plans* and *Area Redevelopment Plans*.

An *Intermunicipal Development Plan* (IDP) is a *Statutory Plan* prepared collaboratively between two (or more) municipalities to provide direction for the future *development* of lands of mutual importance along their shared boundary. An IDP serves as a cooperative framework for efficient land use planning and *Development* decision-making at the interface between municipal boundaries. The matters to be addressed in an IDP are outlined in the MGA, and include, among others, future land use, the provision of transportation systems, proposals for the financing and programming of intermunicipal infrastructure, and procedures for conflict resolution relating to the administration of the plan.

This Plan, known as a *Municipal Development Plan*, also constitutes a *Statutory Plan*. As previously mentioned, all municipalities in Alberta are required to have a *Municipal Development Plan*. Previously, adopting a *Municipal Development Plan* was optional for municipalities with population under 3,500, including the Municipal District of Fairview No. 136. Now, however, adopting a *Municipal Development Plan* is mandatory for all municipalities.

An *Area Structure Plan* (ASP) is a *Statutory Plan* that provides a framework for the future *subdivision* and *development* of land within an area of a municipality. An ASP addresses issues, such as population density, land uses, transportation routes, servicing requirements, public utilities, lot configuration, reserves and sequence or phasing of *development*.

An *Area Redevelopment Plan* (ARP) also constitutes a *Statutory Plan* that provides a framework for the revitalization or preservation of an existing area within a municipality. Issues addressed in an ARP include proposed land uses, proposals for land acquisition for any municipal use, schools, parks and recreation facilities, and the justification for any redevelopment levy, if required.

#### 1.3.7.1 Intermunicipal Development Plan

IDPs are required by the MGA, unless the municipalities are members of a growth region<sup>5</sup>, are exempted from adopting an IDP by a ministerial order, or mutually agree to not adopt an IDP by resolution of

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<sup>5</sup> Growth Regions are special regions, representing major population and economic agglomerations in Alberta. Growth Regions are created by legislation for integrated planning and growth management. Currently, there are only two growth regions in Alberta: Edmonton and Calgary Growth Regions. Each Growth Region has a Growth Plan in lieu of IDPs, which are overseen by Growth Management Boards.



Council. Currently, the MD has only one IDP, specifically with the Town of Fairview, known as the Fairview IDP (Bylaw No. 962/ADMIN/2019)<sup>6</sup>, Adopted in 2019, the goals of the Fairview IDP include:

1. Ensuring optimal use of land within the Plan Area;
2. Minimizing the prospect of incompatible land uses and developments within the Plan Area;
3. Identifying and protecting environmentally and economically significant lands, to promote sustainable development;
4. Facilitating a collaborative approach to land use planning and development decision-making;
5. Promoting a regional lens to land use planning and service delivery; and
6. Strengthening the existing intermunicipal relationship.

The IDP also addresses the following matters, in accordance with legislation:

1. Future land use within the plan area;
2. The manner of and the proposals for future development;
3. The provision of transportation systems, either generally or specifically;
4. Proposals for the financing and programming of intermunicipal infrastructure;
5. The co-ordination of intermunicipal programs relating to the physical, social and economic development of the area;
6. Environmental matters within the area;
7. The provision of intermunicipal services and facilities;
8. Any other matter related to the physical, social or economic development of the area that the Councils consider necessary;
9. Procedures for conflict resolution relating to the administration of the plan;
10. Procedures for amending or repealing the plan; and
11. Provisions relating to the administration of the plan, including referral protocols for land use planning and development applications.

Given the importance and position of the IDP within the MD's planning framework, this Plan has provisions respecting or reinforcing the decisions and commitments pertaining to land use planning and decision-making within the IDP Plan Area, under Section 4.13.

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<sup>6</sup> There were other IDPs between the MD and two adjacent municipalities underway when the MGA was amended in 2019 to allow municipalities to mutually opt out of an IDP. The MD Council, along with the Councils of those other municipalities, passed a resolution recognizing their mutually beneficial working relationship and opting out of adopting an IDP.

### 1.3.7.2 Municipal Development Plan

As previously mentioned, this MDP builds upon the past MDP adopted in 2008. At the time of adoption of the 2008 MDP, having an MDP was optional for the MD. The goals of the 2008 MDP were:

1. Identifying a long-term future land use concept for the municipality;
2. Coordinating land use and infrastructure planning;
3. Establishing a framework for long term transportation improvements; and
4. Providing general requirements for municipal services and utilities.

### 1.3.7.3 Area Structure/Area Redevelopment Plan

Currently, the MD does not have any *Area Structure* or *Area Redevelopment Plans*. However, this Plan would provide the basis for future ASPs/ARPs, including when an ASP is required.

## 1.3.8 LAND USE BYLAW

As with the MDP, all Alberta municipalities are required to adopt a *Land Use Bylaw* (LUB), pursuant to the provisions of MGA. However, the LUB is not a *Statutory Plan*, unlike the MDP. The LUB regulates the use of land and *development* within the MD, consistent with the direction provided by *Statutory Plans*, including the MDP. In other words, the LUB serves an implementation tool for the MDP and other *Statutory Plans*. The current *Land Use Bylaw* (Bylaw No. 876) was adopted in 2009. The *Land Use Bylaw* is scheduled to be refreshed, subsequent to the adoption of this Plan, to reflect the policy direction contained herein.

## 1.3.9 NON-STATUTORY PLANS

Apart from *Statutory Plans*, the MD may commission, prepare and/or adopt other plans, studies, standalone policies and bylaws that may be used in conjunction with the standard planning documents to make decisions on planning and other related matters. In spite of the fact that not all of these documents are required by legislation, they do provide or contain additional important information, or context, to improve upon the process and quality of planning decision-making. Following are the key ones:

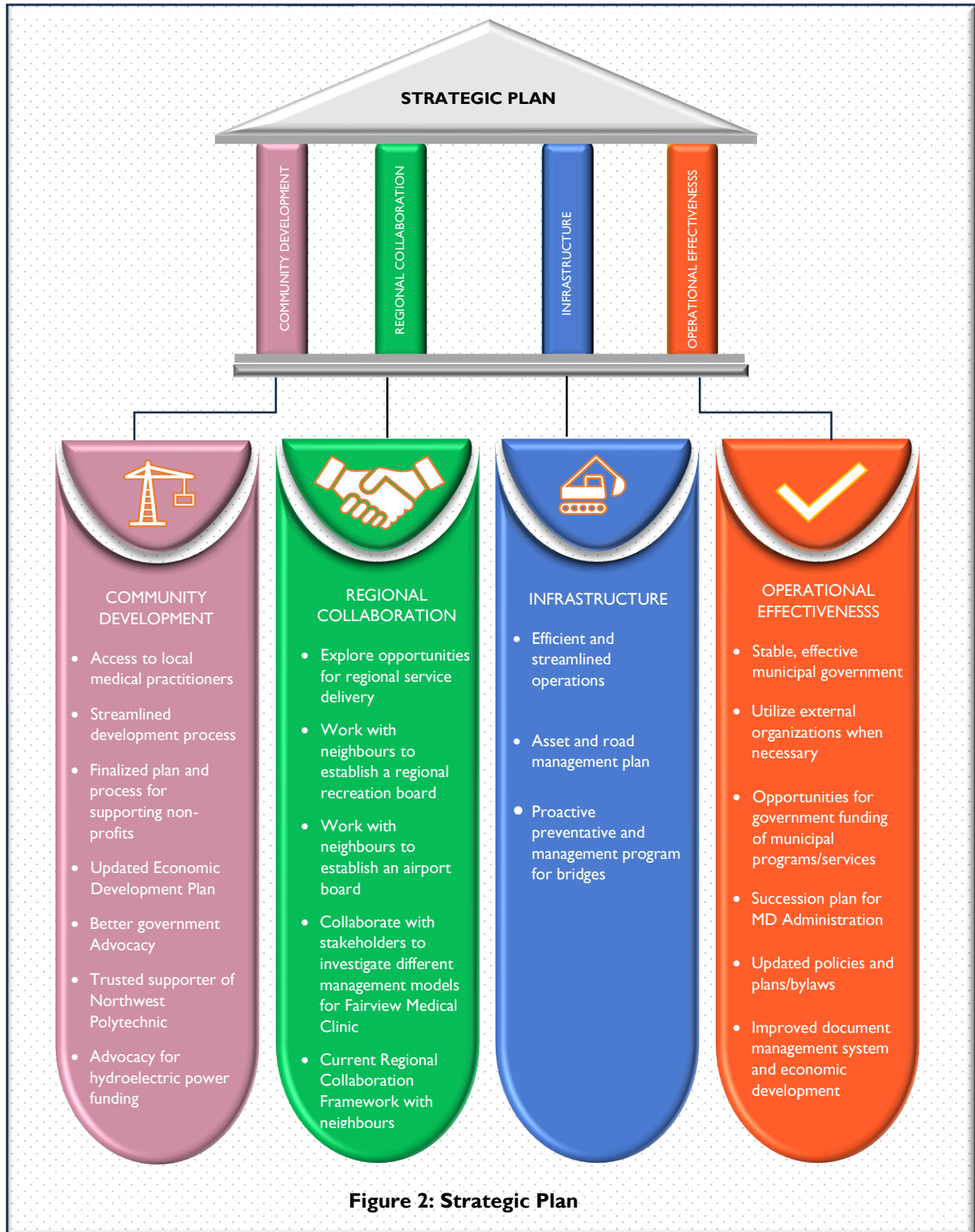
### 1.3.9.1 Strategic Plan

A Strategic Plan is a medium-term plan initiated or completed by municipal Councils. They convey Council's priorities for the municipality, and deal with issues, such as infrastructure, regional collaboration, and access to key Provincial services, such as health care, protective and emergency services. At the time of creation of this Plan, the MD's Council had completed a four-year draft Strategic Plan, which contains goals germane to this Plan (see figure 2).

### 1.3.9.2 Economic Development Plan

In 2017, the MD and the Town of Fairview commissioned the Heart of Peace Economic Development initiative that culminated in the completion of two reported studies: Fairview Retail Market Analysis and Fairview Industrial Market Analysis, both prepared by Cushing Terrel Architecture Inc. The studies examined the retail and industrial landscapes in the two municipalities, and included some market analysis and demand forecast for commercial and industrial land uses. However, the joint economic development

committee was ended shortly afterwards. In 2021, a joint regional economic growth plan was submitted to both Councils for consideration. The plan has, however, not been adopted.



### I.3.9.3 Capital Plan

A Capital Plan is a plan of investment in amenities and infrastructure that benefits the community, as envisioned by Council. It is required by the MGA. The current Capital Plan for the MD includes a number of projects that are proposed to be completed to maintain and replace aging infrastructure.

### I.3.10 PUBLIC PARTICIPATION POLICY

Adopted by Council in 2018, the Public Participation Policy outlines the Municipal District of Fairview No. 136's approach to public participation. It defines the role of the MD in informing and engaging stakeholders in the municipal decision-making process, including planning and *development*.

### I.3.11 GRAVEL PIT STUDY

The Gravel Pit Study was completed in 2017 by the Mackenzie Municipal Services Agency for the Municipal District of Fairview No. 136. The purpose of the study was to examine the visual, environmental, social and other impacts of private sand and gravel pit operations within the MD, and to develop guidelines and regulations for ensuring sustainable gravel pit *development* and operations. The study contains a number of guidelines, standards, regulations and application checklist for new gravel pit operations, in addition to those contained in the *Land Use Bylaw*. These requirements are aimed at reducing the noise, dust, erosion, pollution and other negative impacts associated with gravel pit *development* and operations. The Gravel Pit Study also identifies "Restriction Zones" where gravel pit operations are prohibited due to the presence of important water sources or *Environmentally Sensitive Areas* (ESAs). The study further requires applicants for new gravel pit *developments* to apply for a *Land Use Bylaw* Amendment to redesignate their land to Sand and Gravel Pit District, which includes a public hearing, prior to applying for a *Development Permit*. This is to ensure that residents and adjacent landowners are consulted, and that their concerns are factored into the decision-making process.

### I.3.12 RELATIONSHIP BETWEEN THE MDP AND OTHER PLANS AND POLICIES

The position and role of the *Municipal Development Plan* in relation to other municipal and regional policies and planning documents, is established by the MGA. This is often represented by an arrangement or structure referred to as the planning framework (Figure 3). The MGA requires all documents to be consistent with each other. However, in the event of any conflict or inconsistency between documents, the higher-level document will prevail over the lower-level document to the extent of the inconsistency or conflict. There is, albeit, one exception to this rule of interpretation: that is, where there is a conflict between a *Statutory Plan* and a "Permitted Use" within the *Land Use Bylaw*, the *Land Use Bylaw* prevails over the *Statutory Plan*<sup>7</sup>.

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<sup>7</sup> This exception is the result of case law, where the courts have directed that a Statutory Plan should be "read down" if it conflicts with a Permitted Use in a Land Use Bylaw. Owing to this decision, some schools of thought argue that the Land Use Bylaw is not subservient to statutory plans, although the larger school of thought is that it serves to implement the policies of Statutory Plans, including the MDP.

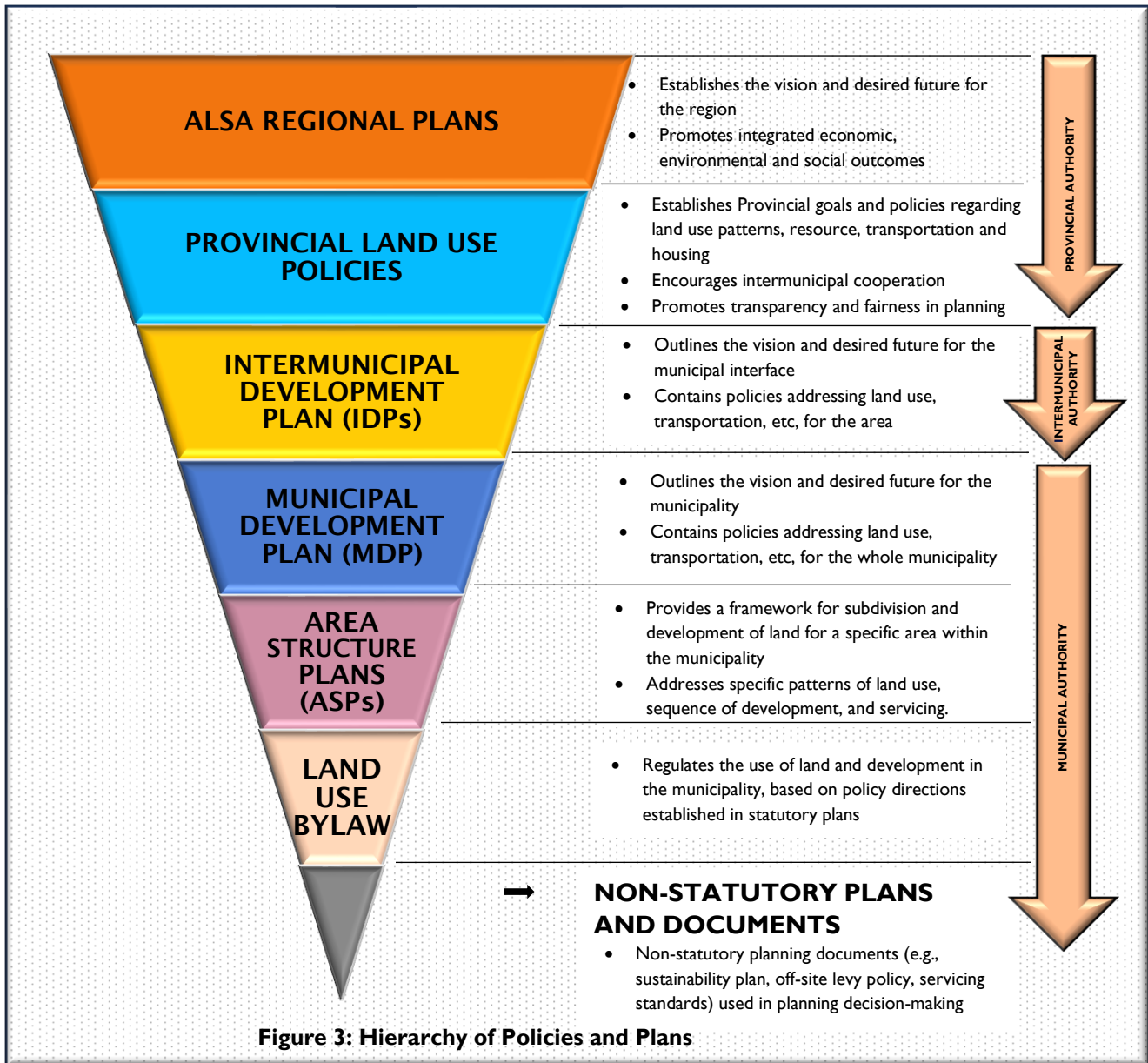


Figure 3: Hierarchy of Policies and Plans

## 1.4 PLAN PROCESS

The approach to developing the *Municipal Development Plan* was participatory, and guided by the principles of transparency, shared responsibility and collaboration. Spanning a period of about two years, the plan process included several important elements, stages and iterations, which sought to ensure that the Plan captured the broad inputs of all the key players involved, including residents, local and external partners, as much as possible, and reflected their shared values and aspirations for the community. Figure 4 highlights the key phases that were pivotal to the planning process, and marked important milestones in completing the project.

## 1.5 PLAN INTERPRETATION

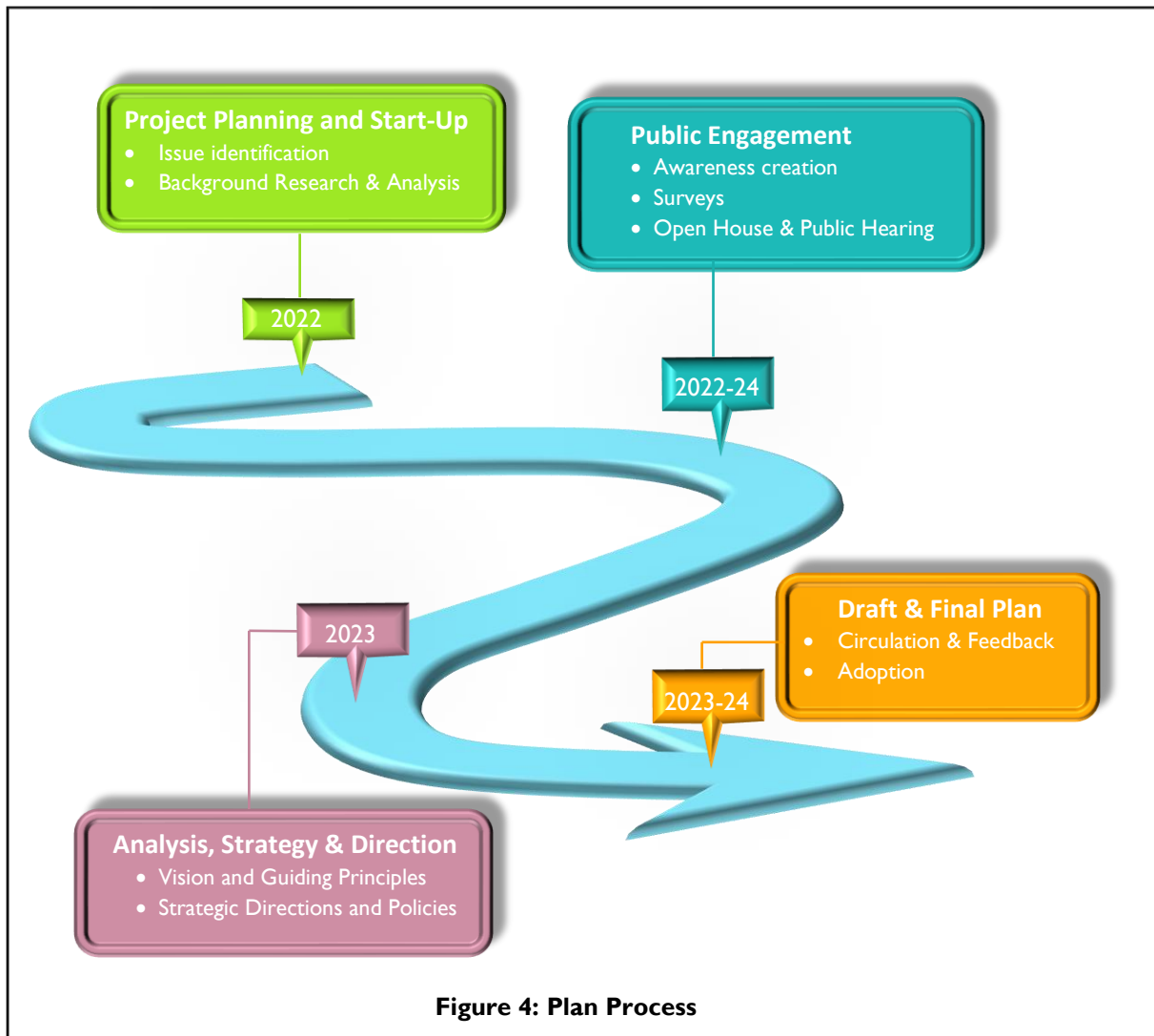
For the purpose of interpreting this MDP, the definitions provided in Appendix A shall apply, and all defined terms are highlighted in *italics* within the text. All other words and terms shall have the meaning assigned to them in the *Municipal Government Act*, the *Matters Related to Subdivision and Development Regulation* and/or the *Land Use Bylaw*. Where no such definition exists, the customary and ordinary meaning of the word or term shall apply.

The boundaries of the policy areas and *Growth and Potential Growth Areas* are approximate and not absolute. Minor adjustments to these areas may be as necessary, and shall not require an amendment to the Plan.

The MDP uses “shall”, “should” and “may” statements when addressing policies. The interpretation of these operative terms are as follows:

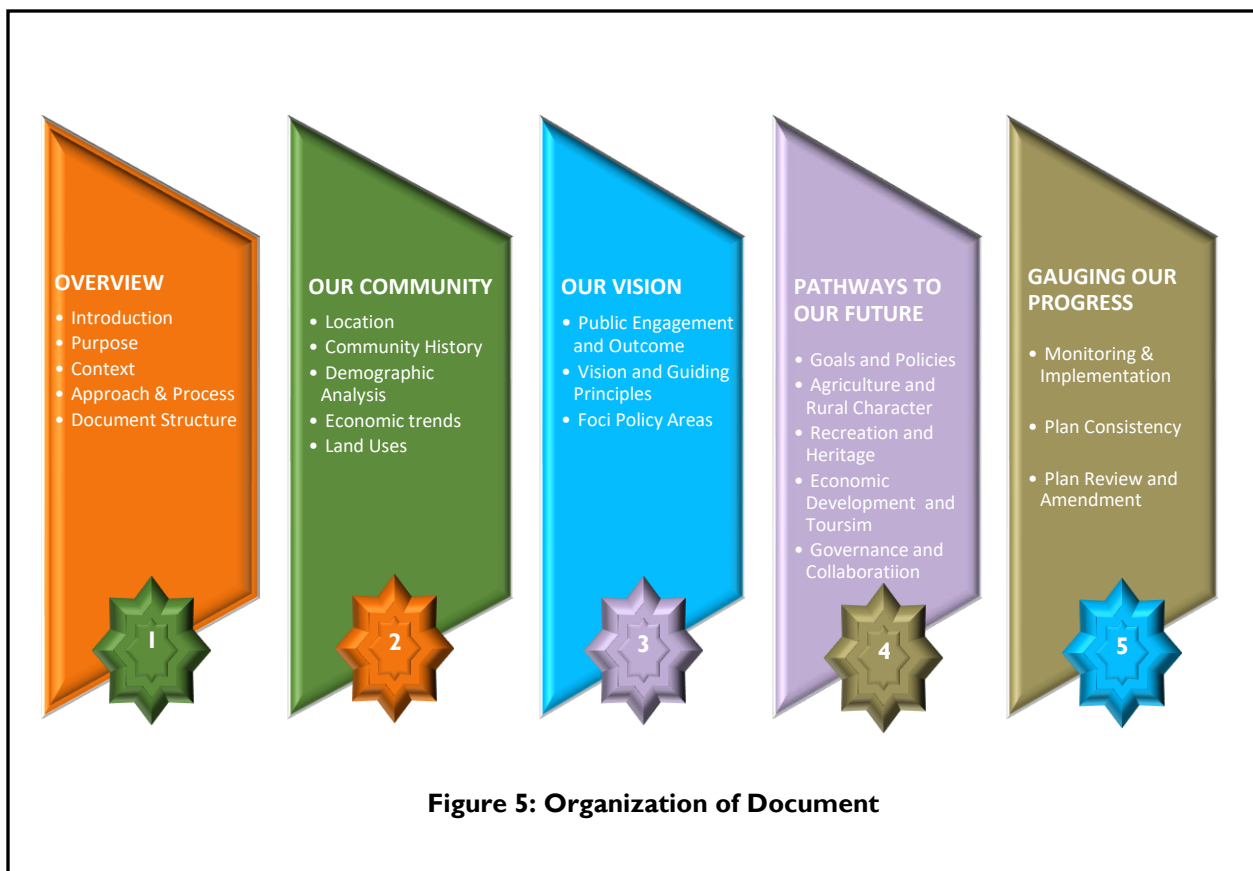
- Shall – means the MD and/or their designate is/are obligated or mandated to pursue the policy.
- Should – means the MD and/or their designate is/are directed to strive to pursue the policy, but not obligatory.
- May – is discretionary, meaning that the pursuit of those policies is entirely up to the MD and/or their designate as the context dictates.

Additionally, where “support” used in conjunction with a policy statement, it shall mean providing appropriate assistance, which may be material or non-material, as deemed appropriate by Council.



## I.6 PLAN STRUCTURE

The MDP document is structured into sections and subsections. Each section is dedicated to a major topic area, which are further broken into subsections that address the key issues under each. Section 1 and 2 address the foundational issues of the Plan, which together provide the framework for policy formation. Section 3, 4 and 5 set the future direction for the community, including the overarching community vision, guiding principles, goals, objectives, policies, and implementation framework. Figure 3 provides more details about the layout of the document. The MDP structure works best when the document is viewed in its entirety and interpreted holistically and contextually rather than as separate sections. Similarly, the vision and goals of the MDP are more likely to be realized by addressing the complete set of policy directions.







2

**OUR COMMUNITY**

## 2.1 LOCATION AND REGIONAL CONTEXT

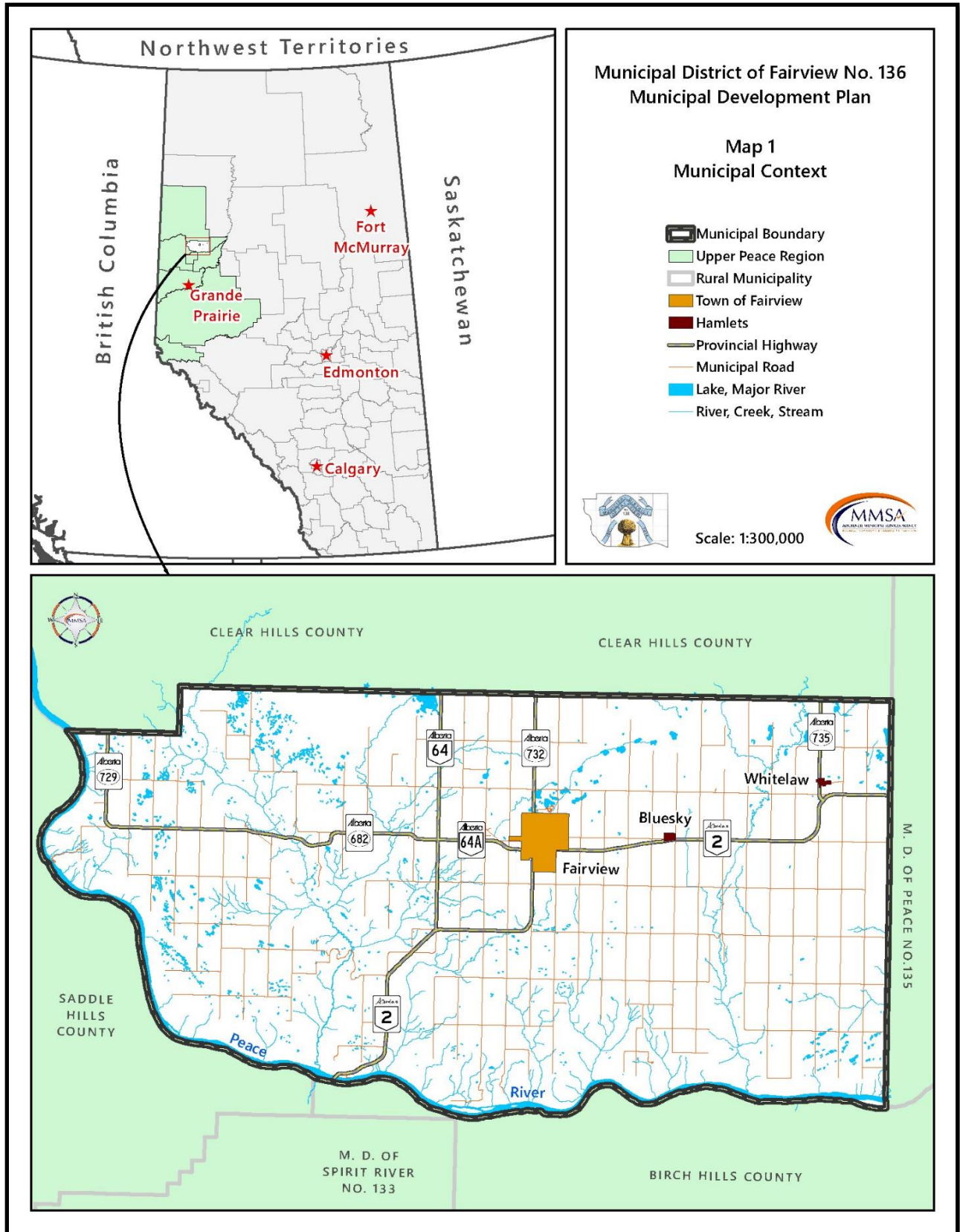
Lying along the northern banks of the Peace River, approximately 565 kilometers northwest of the city of Edmonton and 114 kilometers northeast of Grande Prairie, the Municipal District of Fairview No. 136 is a rural municipality located in the northwestern part of Alberta. Encompassing an area of approximately 1,373.7 square kilometers (92,488 hectares), and spanning 58 kilometers from east to west at its longest and 28 kilometers from north to south at its widest, the MD of Fairview No. 136 is a large municipality.

The MD shares boundaries with six other municipalities, only one of which is urban, with the other five being rural (Map 1). Fairview, the urban municipality, is located in the central part of the MD, and functions as a regional service centre. The five neighbouring rural municipalities include the Municipal District of Peace No. 135 to east; Clear Hills County to the north; Saddle Hills County to the west; and Municipal District of Spirit River No. 133 and Birch Hills County to the south. The Peace River, a major waterbody in the region, forms the western and southern boundaries of the MD.

Ecologically, the area occupied by the MD is characterized by aspen parkland with mixedwood stands understory. Physiographically, the MD lies partly within the Peace River and Dunvegan formations, with gently rolling lowland formation rising north from the top of the Peace River, and slopes and flats along the Peace River Valley.

On a larger scale, the MD is part of two important recognizable, but overlapping, geographic regions: Peace River Country, and Upper Peace Region. Peace River Country, the wider but loosely defined region, is an ecological and historic region extending from northwest Alberta to the Rocky Mountains in northeastern British Columbia, covering an area of between 260,000 to 390,00 square kilometres. The Alberta portion extends from the city of Grande Prairie to the town of Valleyview in the south, to the towns of High Prairie and Lesser Slave Lake to the east, to Fort Vermillion, High Level and Rainbow Lake in the north, with the MD and the town of Fairview together forming what is often called “*the heart of the Peace Country*”.

Upper Peace Region—the second smaller but well-defined region—constitutes one of seven land use regions in the Province. These land use regions, which are congruent with the province’s major watersheds and aligned with municipal boundaries, were created by the Alberta government to manage public and private lands and natural resources, to achieve Alberta’s long-term economic, environmental and social goals through *Regional Plans*. The Upper Peace Region, roughly corresponding to the Peace River/Slave River water basin, is comprised of the MD, along with 33 other communities, including 7 First Nations Reserves. The region’s boundaries are defined by Clear Hills County to the north and Willmore Wilderness Park to the south, with the British Columbia-Alberta border constituting its western boundary, and the Municipal Districts of Peace No. 135, Smoky River No. 130, and Greenview No. 16 forming the eastern boundary.



## 2.2 MUNICIPAL AND COMMUNITY HISTORY

Municipal District of Fairview No. 136 is a historically-rich community. While the area has had a long history of the presence of First Nations, predating the arrival of Europeans, the MD's contemporary development story is traceable to the mid 1800s and linked with the growth of fur trading at Dunvegan, an unincorporated community located in the southwestern part of the MD along the Peace River. Historic Dunvegan was a key trading and missionary centre that emerged around Fort Dunvegan, established in 1805 by the North West Company and named after Dunvegan Castle in Scotland, and later included other buildings and trade post erected by Hudson Bay Company, another fur trading business. The site, which is currently designated a historic site, is home to the Dunvegan Provincial Park, one of the many important attractions in the MD.

Other important historic communities and settlements, whose growth and/or disappearance are intertwined with the MD's evolution and growth history, include Gage, Friedenstal, Vanrena, Highland Park, Lothrop, Scotswood, Erin Lodge and Waterhole.

Formally, the MD was incorporated as a municipality in 1914, and has since facilitated or corresponded with the growth of newer settlements, including Bluesky and Whitelaw, which are still part of the MD.

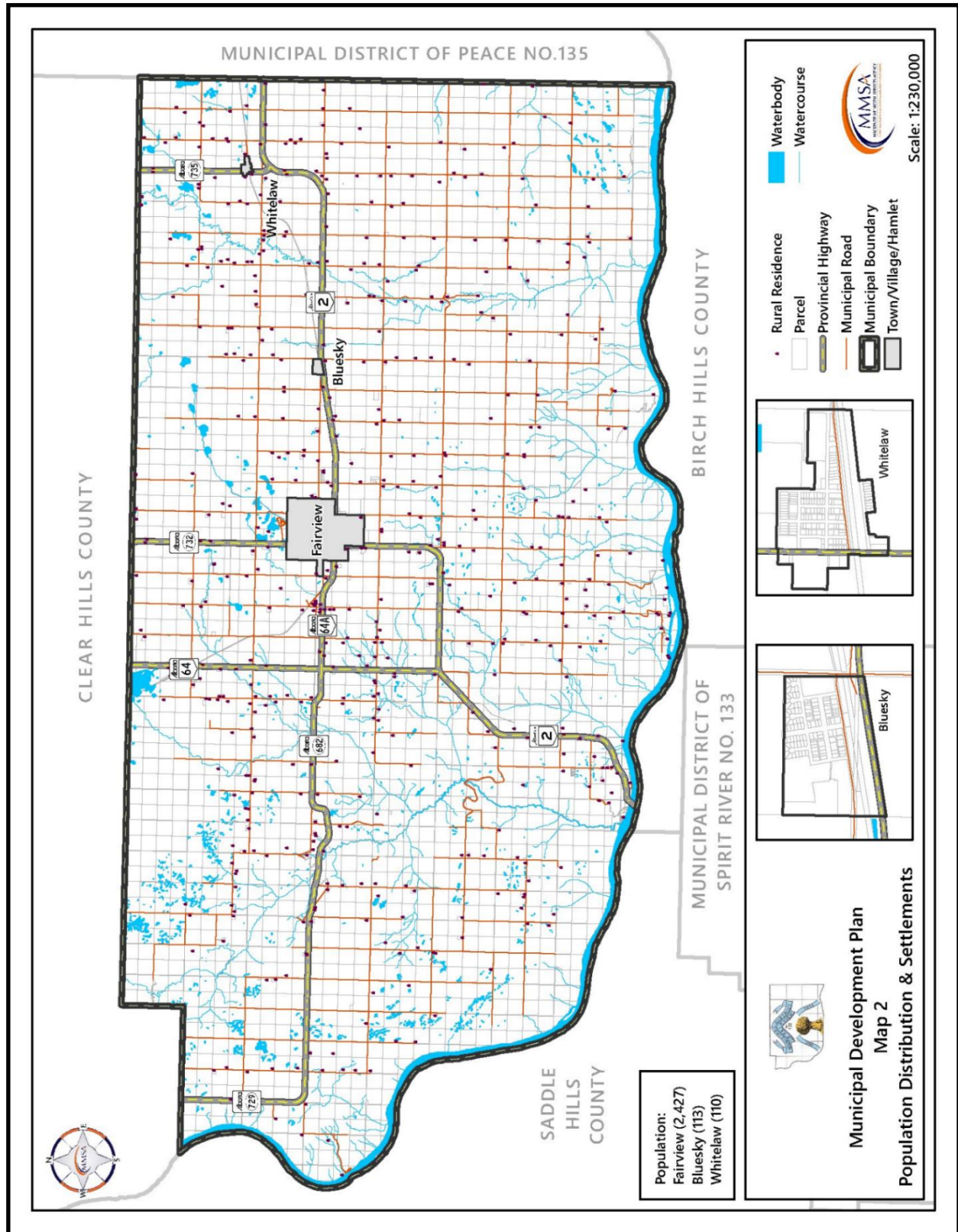
## 2.3 CONTEMPORARY SITUATION

Present-day Municipal District of Fairview No. 136 is a vibrant and welcoming community that is home to over 1,500 residents. The municipality plays an important role in the local and wider region. This role does not only stem from an economic standpoint, owing to the abundance of land and the presence of oil and natural gas and other resources within the MD, but also from its scenic landscapes, rich cultural heritage, amenities and vast opportunities for varied rural lifestyles which have contributed to making the MD a place of adventure, for both residents and visitors alike.

The MD's contemporary situation, which are reviewed, discussed and analysed in greater detail in the ensuing sections, demonstrate how some aspects of the community have evolved over time, while others have largely remained the same.

### 2.3.1 SETTLEMENT AND SPATIAL STRUCTURE SPATIAL

Map 2 shows the spatial and settlement structure of the MD. The spatial structure is characterized by two population centres—namely, the *hamlets* of Bluesky and Whitelaw—and a generally sparse distribution of rural residents mostly in the central part of the MD, along with small residential clusters along major transportation corridors and around the town of Fairview. Together, Bluesky and Whitelaw accommodate less than 15% of the MD's total population, with the majority residing in the rural areas of the municipality. However, both *hamlets*—due to their relatively small land area—have higher population and housing densities when compared to the rural parts of the MD. Furthermore, as later sections will show, the *hamlets* have a more diverse land use base compared to the rural parts of the MD.



### Hamlet of Bluesky

Located approximately 10 km east of Fairview, along Highway 2, the *hamlet* of Bluesky is one of the two population centres within the MD. The *hamlet*, which covers an area of 0.37 km<sup>2</sup>, has a 2021 population of 113 and a housing stock of 62, resulting in a population density of 305.4 persons per square kilometre and a housing density of 167.6 houses per square kilometre, respectively. Bluesky's emergence and initial growth was linked to the discovery of heavy oil in a well east of the *hamlet* in 1952, in a geological formation named after the community: Bluesky Formation. Today, the mostly residential community has basic services, along with a church and few recreation amenities, including an outdoor staking rink. See Map 2 for the current land uses in the *hamlet*.



### Hamlet of Whitelaw

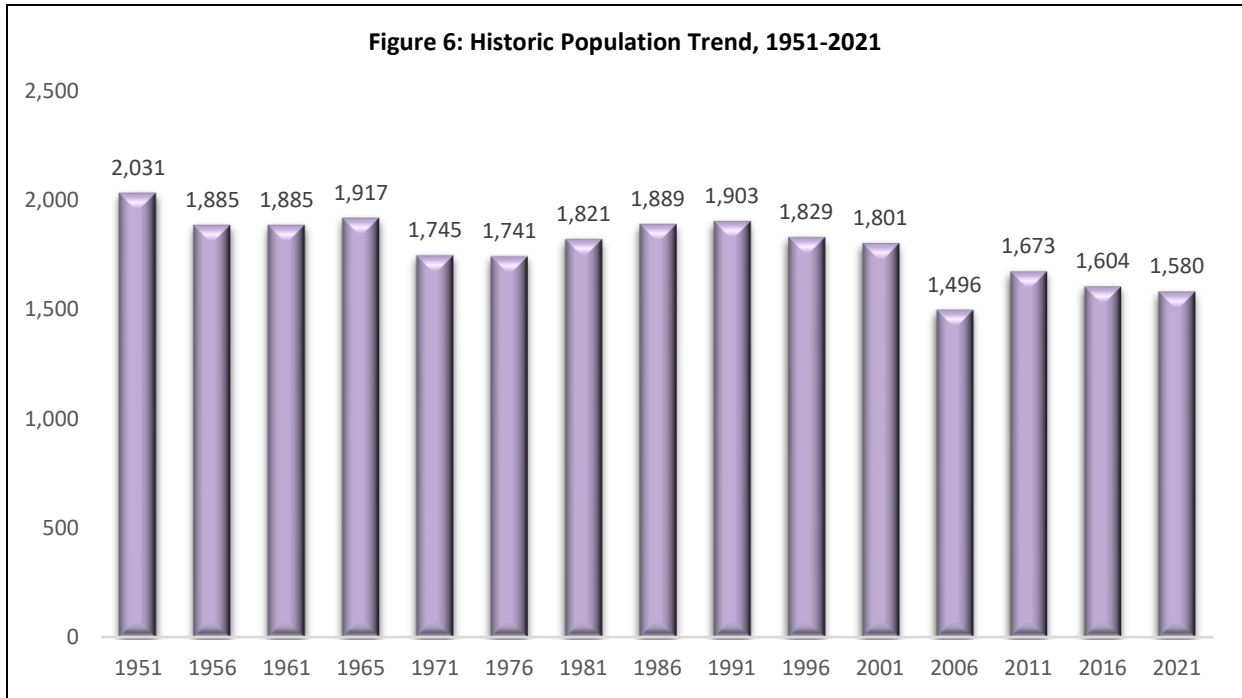
The *hamlet* of Whitelaw, located approximately 20 km northeast of Fairview, along Highway 735 in the northeastern part of the MD, occupies an area of 0.64 km<sup>2</sup>. Though slightly larger in size, Whitelaw has a smaller population of 110, compared to Bluesky, with approximately the same housing stock (61) as Bluesky's. However, owing to its larger land area, Whitelaw's population and housing density is 171.9 persons per square kilometre and 95.3 houses per square kilometre, respectively. As with Bluesky, Whitelaw has some community facilities to support residents. See Map 2 for the current land uses in the *hamlet*.



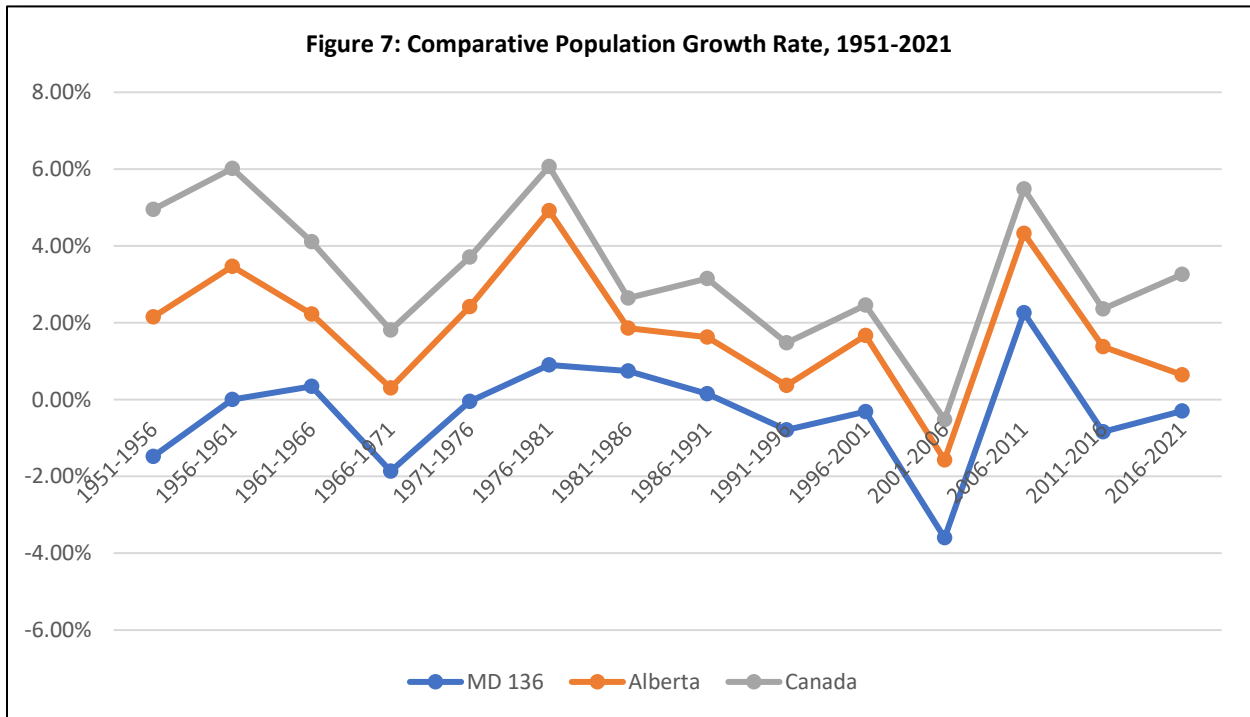
## 2.3.2 POPULATION AND DEMOGRAPHIC TRENDS

The MD's population has fluctuated over time (figure 6<sup>8</sup>). After experiencing a peak population of 2,031 in 1951, the municipality's population decreased modestly in the following years, before rebounding in 1965 and then falling and rising again in subsequent years—a pattern that is repeated over the course of the past seven decades. However, the sharpest drop in population occurred between 2001 and 2006, when the population dipped to 1,496 from 1,801, representing a 20.8% reduction. The pattern of population growth in the MD is common in northwest Alberta where majority of municipalities have experienced stagnant population growth over the past five or so decades.

<sup>8</sup> Statistics Canada Census Profile, 1996 – 2021; Alberta Municipal Affairs Census and Population List, 1951-1991

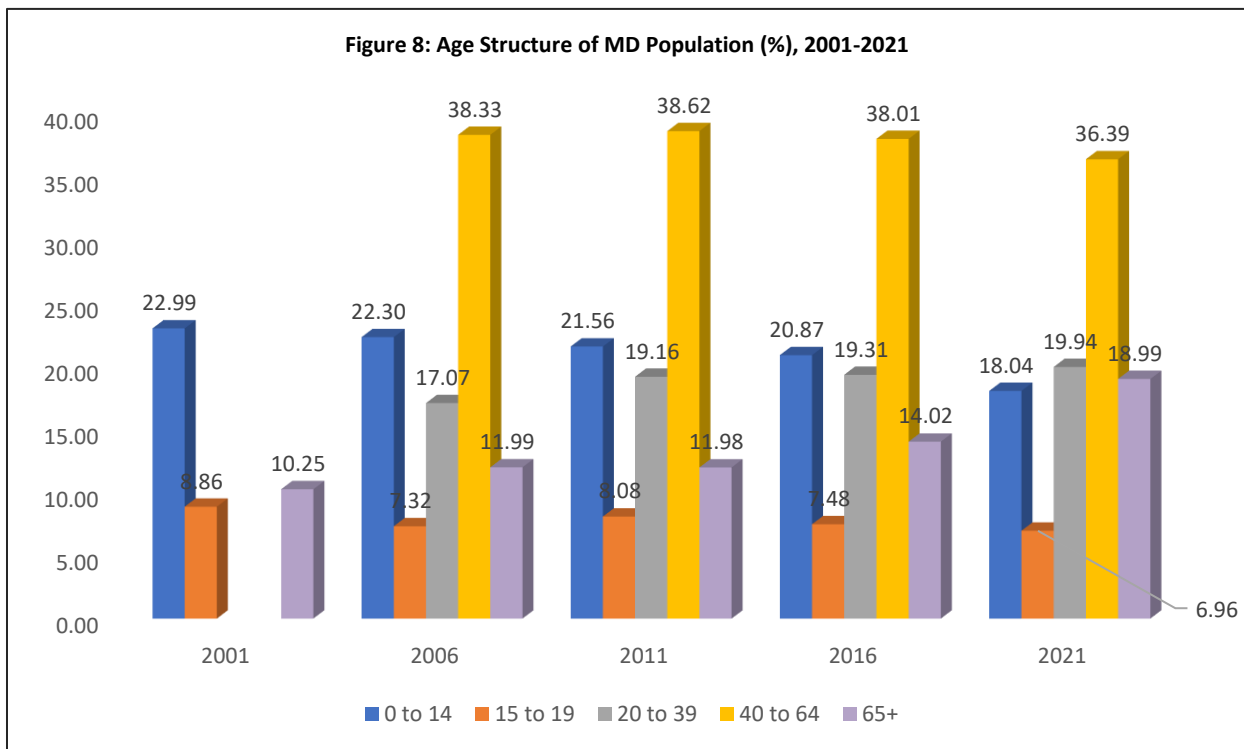


The MD’s population growth pattern is reflected by the annual growth rate (figure 7), which is similar to that of Alberta and Canada<sup>9</sup>. Compared to Alberta and Canada, however, the MD has experienced negative growth rate over the course of the same period.



<sup>9</sup> Calculated from Statistics Canada Census Data, various years.

A review of the age structure of the MD’s population shows that despite the overall diminishing population growth pattern, the age distribution of the population has been changing since 2001. More specifically, the share of seniors (that is, those 65 years and above) has been increasing steadily, compared to other age groups—including children (0-14), youth (15-19), young adults (20-39) and old adults (40-64)—which have either shrunk, stabilized or marginally increased over the same time period (figure 8<sup>10</sup>). In 2001, seniors constituted 10.25% of the population; by 2021, they made up 19% of the population. This represents 8.74 percentage point increase (or 62.2% increase in the actual population of seniors, from 185 in 2001 to 300 in 2021) over a span of two decades, a trend that is likely to continue into the future. By contrast, the share of children declined from 23% in 2001 to 18% in 2021, also representing 5 percentage point dip or 45.6% decline in the actual number of children. While the youthful population (both in numbers and share) also decreased over the same period, their rate of decline has been less prominent. On the other hand, the combined population of young and older adults (that is, the working age group) has been stable.

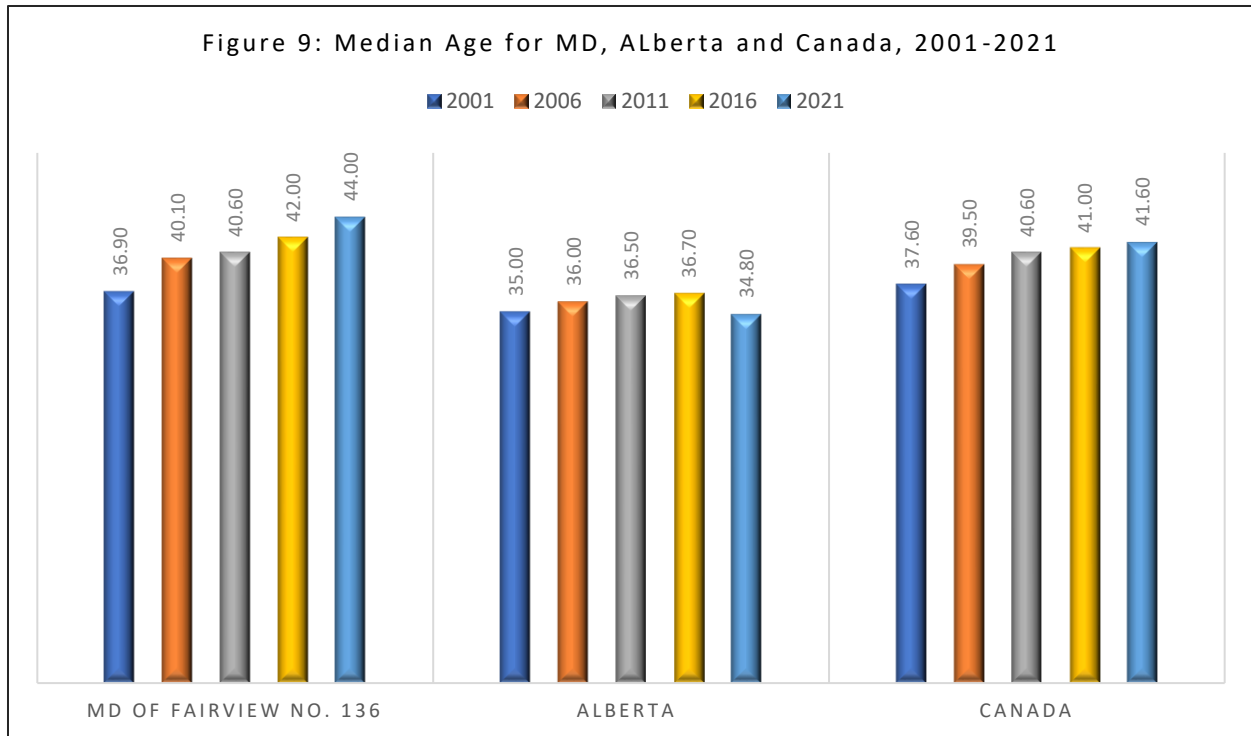


Another manifestation of the MD’s aging demographic trajectory is the increasing median age of the population (Figure 9<sup>11</sup>). The median age—the age that divides the population into two numerically equal groups such that half the population is younger and half the population is older than that age—has risen from 36.9 in 2001 to 44 in 2021, a 19.3% increase. Furthermore, the MD’s median age is higher than Alberta’s and, in general, compares or aligns closely with that of Canada.

<sup>10</sup> Statistics Canada, Community Profile, 2001-2021. Data for young adults (20-39) and older adults (40-64) are excluded for 2001 because the data is structured differently.

<sup>11</sup> Statistics Canada, Community Profile, 2001-2021





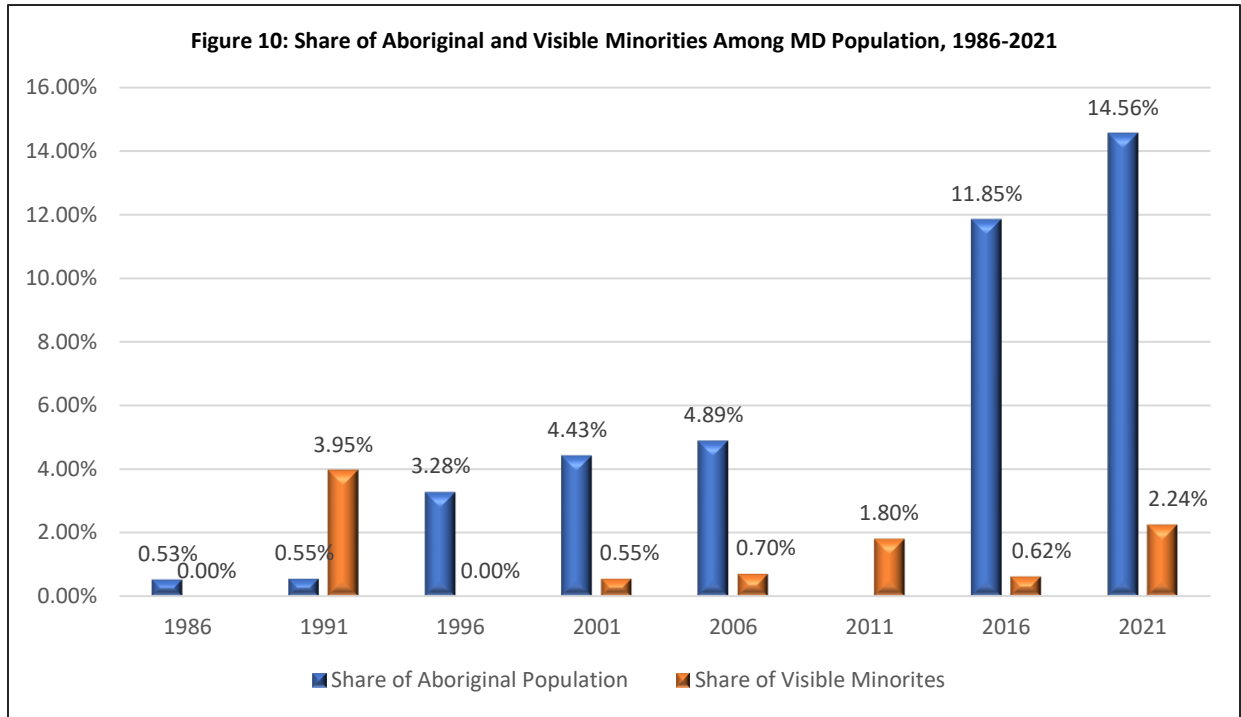
Plausible reasons for the MD’s aging population include migration and declining birth rate—factors which also typically contribute to population decline.

One major implication of the increasing growth of seniors within the MD’s population is the impact on healthcare, social and municipal services, such as recreation. This is because as people generally age, their healthcare, social and recreational needs also change, in terms of the nature, scope and complexity. Aging demographics, in general, imply additional healthcare, assisted living and other support services, as well as an increased demand for passive recreation opportunities, which may increase the strain on current services. Although the MD’s situation is far from becoming a predominantly aging population, the current data are an indicator to the municipal government and other stakeholders of the need to become cognizant and proactively advocate and plan for services that would be needed as a result of the changing dynamics of the population.

Apart from aging demographics, there are two other important elements of population change also taking place in the MD. Compared the aging population, these elements of demographic shift are cultural in nature, however. One of these is the growing presence of Indigenous population. Indigenous population refers to three distinct classes of people—namely, First Nations (Indians), Métis and Inuit people—who are considered the native population of Canada. As Figure 10<sup>12</sup> shows, the composition of the Indigenous population within the MD has risen from 0.53% in 1986 to 14.5% in 2021, representing a colossal increase

<sup>12</sup> Alberta Regional Dashboard – MD of Fairview No. 136. Data not available for 2011 Aboriginal Population

of 2,200% over a period of 35 years. This is an encouraging sign, considering the fact there are no First Nation Reserves within the MD’s geographic boundaries.



The other factor has to do with the presence of visible minorities. Visible minority refers to persons—other than Indigenous people—who are non-Caucasian in race or non-white in colour. Visible minorities are sometimes referred to as Racialized Populations or Groups<sup>13</sup>. Visible minorities mostly comprise of South Asian, Chinese, Black, Filipino, Arab, Latin American, Southeast Asian, West Asian, Korean and Japanese people, and include first and later generation immigrants. While visible minorities have been a part of the MD’s population for several decades, their presence is now becoming more recognized, due in part to new or increased international migration, including skilled workers who are supporting the local and regional economy. Compared to First Nations, the growth of visible minorities among the MD’s population is less pronounced, however.

The main implication of the growing presence of First Nations and visible minorities within the municipal population is that there is the need for deliberate engagement with these other demographic groups in municipal planning and decision-making. Such measures, if implemented, would enhance the quality and outcome of decisions and projects by encouraging diverse perspectives. They will also promote inclusion and a sense of belonging, which are vital for community cohesion, development and progress.

<sup>13</sup> Statistics Canada started using the terms in lieu of visible minority in the 2021 Census.

### 2.3.3 LAND BASE

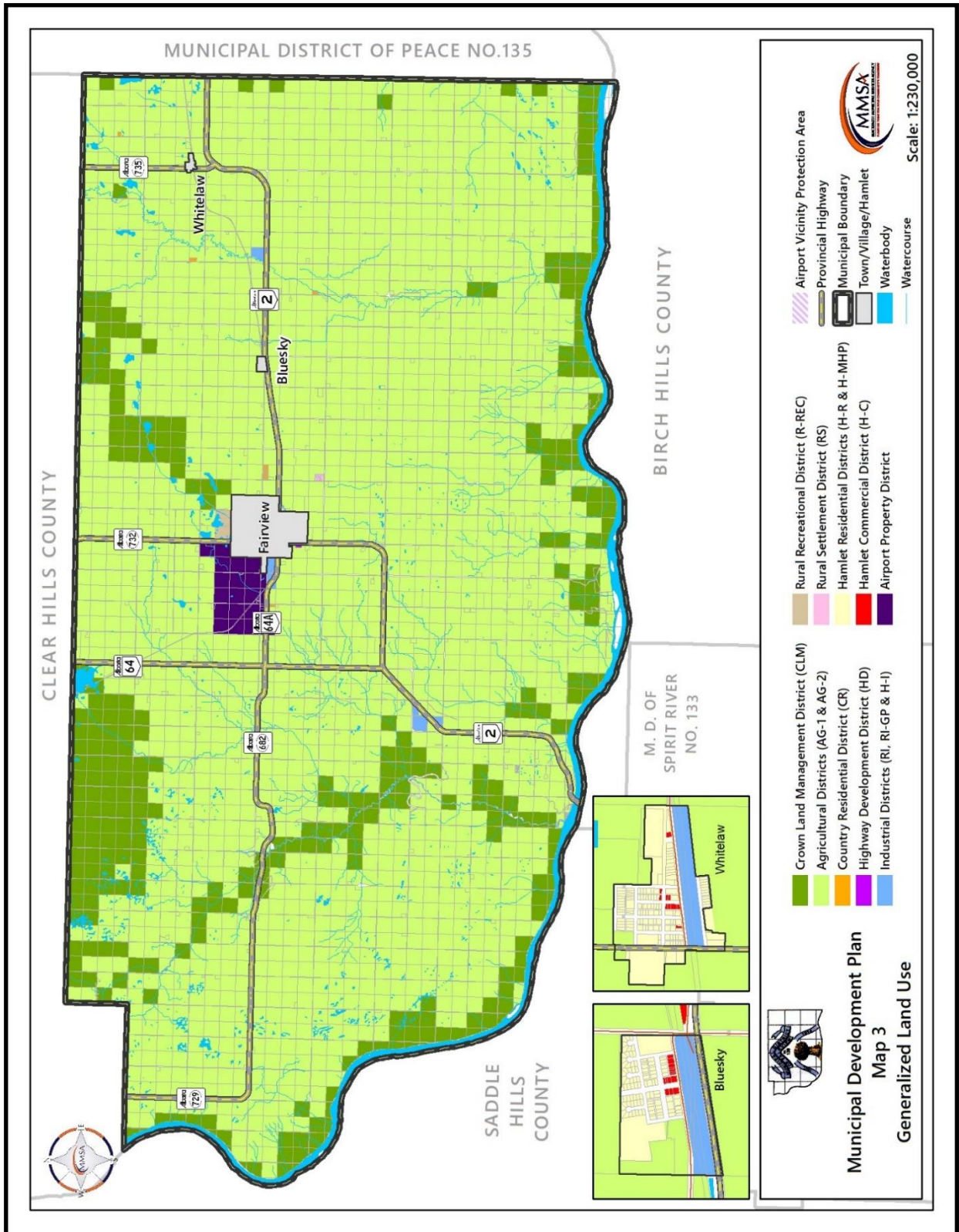
Table I provides an overview of the generalized land uses within the MD, based the current land use patterns, which are shown with additional detail in Map 3<sup>14</sup>. As is evident from both, agriculture remains the predominant land use within the MD, encompassing over 80% of the land base. This is followed by Crown Land, which are lands owned or held in trust by the Alberta Government, and require Provincial approval prior to developing or using them. Crown land include provincial parklands, undeveloped lands and grazing leases. By contrast, residential, commercial and industrial land uses, including in the two *hamlets*, occupy less than 5% of the MD's total land base, combined.

**Table I: MD of Fairview No. 136 Generalized Land Use Distribution**

Land Use	Land Area			Share of Municipal Land (%)
	Hectare	Acres	Km <sup>2</sup>	
<b>Agriculture</b>	116042.46	286747.16	1160.42	86.13
<b>Residential</b>	120.91	298.78	1.21	0.09
<b>Commercial</b>	17.583	43.45	0.18	0.01
<b>Industrial</b>	280.42	692.93	2.80	0.21
<b>Recreation</b>	144.54	357.17	1.45	0.11
<b>Crown Land</b>	18127.82	44794.82	181.29	13.45

The above statistics reinforce the primacy of agriculture as the dominant land use within the MD, even though, as will be seen later, the actual number and amount of land occupied by farms have been declining over the years. Furthermore, it must be pointed out that not all lands districted or designated as agriculture are necessarily being used primarily or strictly for farming or related activities. This is because each land use district, including agricultural ones, is generally designed to accommodate or support a range of community uses that are appropriate, compatible and consistent with the overarching aim for each land use district. The ensuing sections will provide additional information regarding the type of activities or uses in the municipality that fall under each land use rubric as well as other aspects of the community, including, where applicable, changing trends and/or comparisons between the MD's current situation and other regional municipalities and/or Alberta as a whole, in order to provide a better picture and understanding of the municipality and changes taking place over time.

<sup>14</sup> The table and map do not entirely reflect the exact names of the current land use districts owing to the expected rewrite of the Land Use Bylaw, which may result in changes to the name, number and area of existing land use districts. It is also intended to accommodate possible future amendments to the district without requiring an amendment to the MDP.



### 2.3.4 LOCAL ECONOMY

The MD’s economic landscape is dominated by agriculture, forestry, fishing and hunting, followed by resource extraction, including mining, quarrying and oil and gas extraction. At the same time, however, there exist other types of economic activity, such as retail, construction, manufacturing and small businesses, including *Home Occupations*, contributing to economic diversification.

#### 2.3.4.1 Employment and Labour Force Participation

Figure 11 shows the trajectory of employment and labour force participation for the MD from 1981 to 2021, juxtaposed to that of Alberta<sup>15</sup>. As it could be seen, with exceptions to 1981 and 2021, the MD has had a higher employment rate compared to Alberta. This is in part a reflection of the strength and resilience of the local and regional economies. Similarly, except for 2021, the MD’s labour force participation rate exceeds that of the Province.

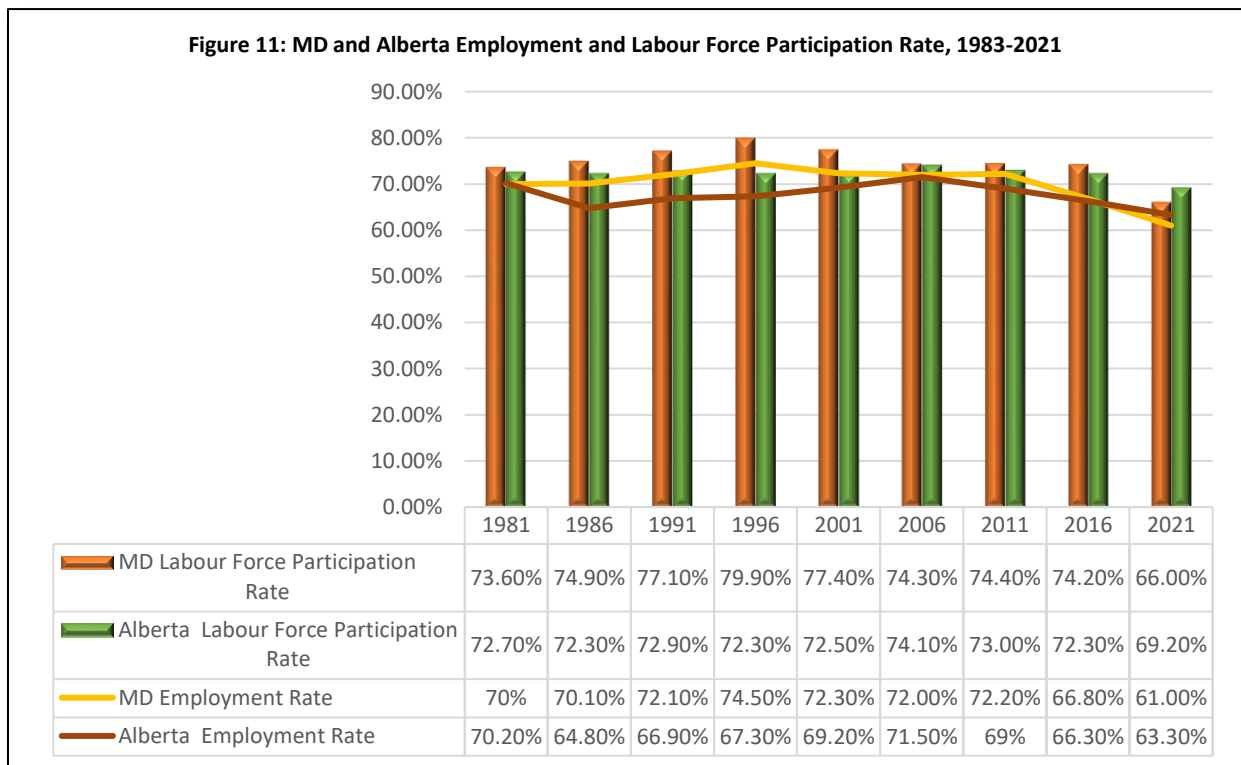


Table 2 shows the distribution of employment by industry for the MD, other rural Upper Peace Region municipalities and Alberta. The data indicate that agriculture, fishing and forestry together employ a little over 30% of the labour force, while mining and resource extraction employ less than 9% of the workforce, which is lower than healthcare and social assistance, with retail trade, administrative, professional and technical occupations playing important roles.

<sup>15</sup> Alberta Regional Dashboard, 2023.

**Table 2: Employment by Industry for MD, Rural Upper Peace Region Municipalities and Alberta, 2021<sup>16</sup>**

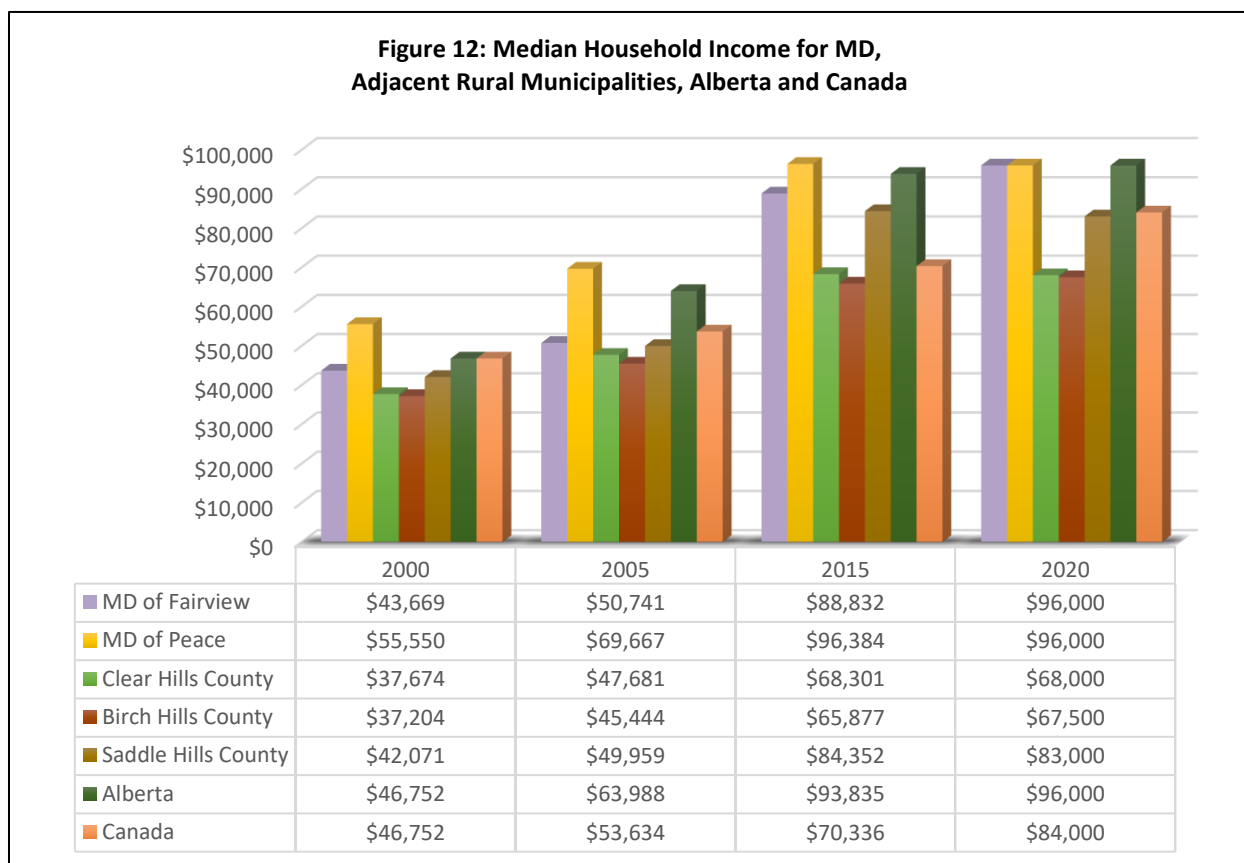
Sector	MD 136 (%)	MD of Peace (%)	Clear Hills County (%)	Brich Hills County (%)	County of Grande Prairie No. 1 (%)	MD of Greenview No. 16 (%)	Saddle Hills County (%)	MD of Smoky River No. 130 (%)	MD of Spirit River No. 133 (%)	Alberta (%)
Agriculture, Forestry, Fishing and Hunting	33.14	22.15	33.82	50.46	8.78	13.24	32.57	38.46	25.71	2.87
Mining, Quarrying, Oil and Gas	8.72	6.96	10.29	8.26	12.77	12.23	11.49	6.04	11.43	5.07
Utilities	0.00	0.00	0.74	0.00	0.92	0.90	0.77	0.00	0.00	1.02
Construction	6.98	8.86	8.46	5.50	11.12	9.99	7.66	5.49	12.86	9.45
Manufacturing	2.91	5.06	4.41	4.59	4.10	5.16	0.00	3.85	0.00	5.34
Wholesale Trade	1.74	3.16	2.94	4.59	3.72	2.69	1.53	4.40	0.00	3.22
Retail Trade	8.14	4.43	5.51	3.67	10.05	5.72	4.98	3.30	4.29	11.37
Transportation and Warehousing	1.74	8.23	6.62	2.75	6.18	6.73	5.75	6.59	8.57	5.77
Information & Cultural Industries	1.16	0.00	0.00	0.00	0.61	0.90	1.53	0.00	0.00	1.29
Finance and Insurance	0.00	2.53	0.74	0.00	0.02	0.90	0.77	1.10	0.00	3.07
Real Estate and Rental and Leasing	1.74	1.27	0.00	0.00	2.19	1.12	0.00	0.00	0.00	1.77
Professional, Scientific and Technical	4.07	3.16	2.21	2.75	6.33	1.68	2.68	4.40	8.57	8.00
Management of Companies and Warehouses	0.00	0.00	0.00	0.00	0.15	0.34	0.00	0.00	0.00	0.20
Administrative & Support, Waste Management and Remediation Services	4.65	4.43	3.68	1.83	2.92	3.59	3.07	1.65	0.00	4.12
Educational Services	4.07	7.59	5.88	1.83	5.98	3.93	7.66	6.04	12.86	6.70
Health care and Social Assistance	9.88	10.13	5.88	3.67	8.44	7.63	5.36	8.24	8.57	12.81
Arts, Entertainment and Recreation	1.16	1.27	0.00	0.00	1.38	2.24	1.92	1.10	0.00	1.92
Accommodation and Food Services	2.91	3.16	1.10	0.00	2.84	5.27	0.77	2.20	0.00	5.97
Other Services (Excluding Public Administration)	3.49	3.80	5.88	0.00	5.91	6.17	8.43	3.30	2.86	4.70
Public Administration	3.49	4.43	1.84	4.59	3.91	9.32	3.45	3.30	4.29	5.32

<sup>16</sup> Statistics Canada, Community Profiles, 2021

Overall, the data also show that while the MD’s employment structure is not markedly different from other rural municipalities in the region, there are significant differences between the MD’s economic structure and that of the province as a whole, which is more urban or advanced in nature. This is not surprising, given the large concentration (85%) of Alberta’s population in urban areas, compared to rural areas (15%).

**2.3.4.2 Median Income**

Figure 12 shows the median household income for the MD, compared to neighboring rural municipalities, Alberta and Canada, from 2000 to 2020<sup>17</sup>. As the data reveals, the MD has witnessed a consistent growth in median household income, rising from \$43,669 in 2000 to \$96,000 in 2020. In some cases, the spike in median household income in the MD has been higher than in neighbouring rural municipalities as well as Alberta and Canada as a whole, especially from 2015 to 2020 when the province and majority of the adjacent rural municipalities experienced a decline or stagnation in median household income. As of 2020, the MD’s median household income is higher than that of Canada and equal to that of the MD of Peace No. 135 and Alberta, all of which recorded higher household income than the MD in 2000. As an indicator of economic wellbeing, the comparatively higher amount indicates that households in the municipality are generally better off financially compared to households in some other communities, including that of Alberta and Canada as a whole.



<sup>17</sup> Statistics Canada, Community Profiles, 2001-2021.

**2.3.4.3 Agriculture and Livestock Operations**

Agricultural activities in the MD are classified by farms, which are further categorized on the basis of size or land area, type of output or commodity, use of land, tenure system, financial and other characteristics. Table 4 provides a snapshot of the changing number and land area of farms in the MD between 2001 and 2021<sup>18</sup>. Based on the data, the total number of farms in the municipality has fallen from 325 in 2001 to 178 in 2021, while the total land area occupied by farms also shrunk from 323,648 acres in 2001 to 298,024 acres in 2016, representing 82% and 8.6% drop, respectively. Similarly, the share of municipal land being used for agriculture also fell to 87.80% in 2016 from 95.35% in 2001, while the MD’s share of farms in Alberta dropped from 0.61% to 0.43%. While the decline in both the number and total area of farmlands has been occurring steadily since 2001, the sharpest decrease in farmlands took place between 2001 and 2006, while the largest decrease in the total land area of farmlands occurred between 2006 and 2011.



**Image Credit: Curtis Galbraith**

**Table 3: Number and Area of Farmlands in MD and Alberta**

Year	Farms in MD	Total Area of Farms (acres)	Share of MD Land Base (%)	Farms in Alberta	Total Area of Farms (acres)	Share of Alberta Land Base (%)	MD Share of Alberta Farms (%)
2001	325	323,648	95.35	53,652	52,058,898	31.83	0.61
2006	260	314,796	92.74	49,431	52,127,857	31.87	0.53
2011	225	304,190	89.62	43,234	50,498,834	30.88	0.52
2016	202	298,024	87.80	40,638	50,250,183	30.73	0.50
2021	178	N/A	N/A	41,505	49,157,232	30.06	0.43

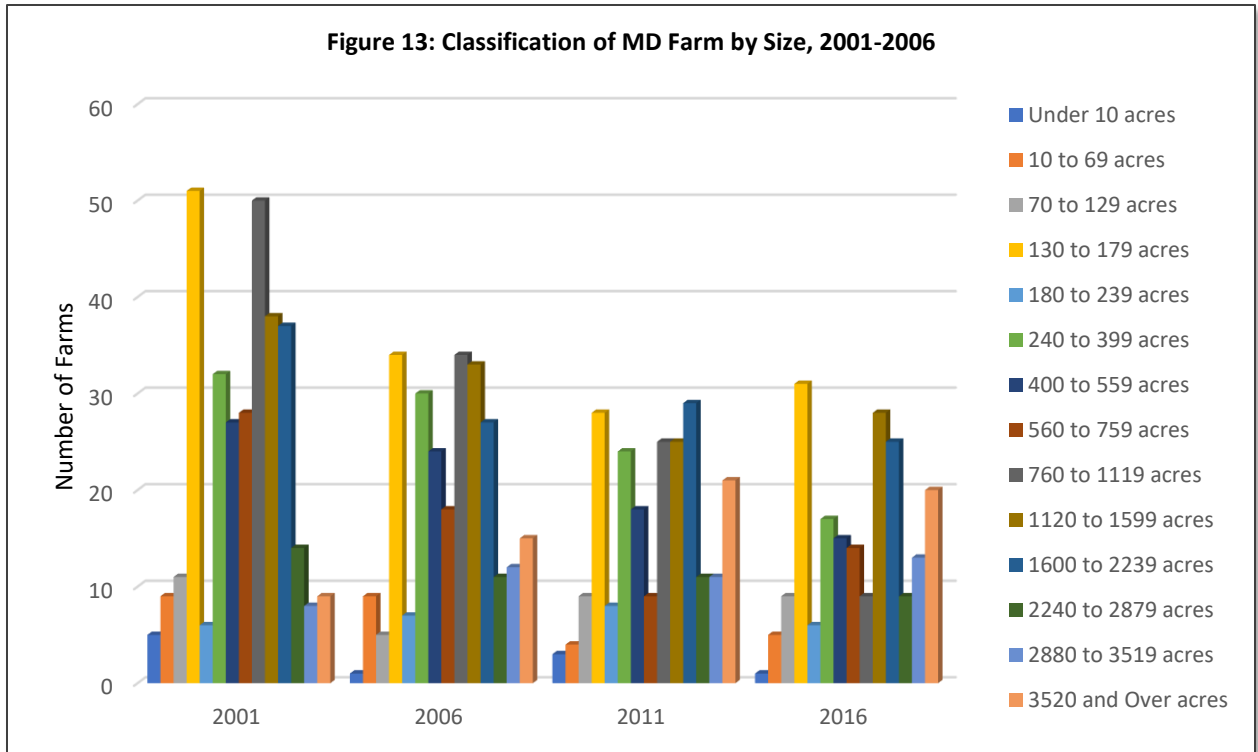
To a certain extent, a similar observation could be made about the trajectory of farmlands in Alberta over the same period, where both the number and area of farmlands have generally been declining. However, unlike the MD, the number of farms in Alberta increased between 2016 and 2021, while the share of farmlands has generally stabilized.

While the total number of farms in the MD has been dwindling, the size of farms is also changing. Figure 13 shows the distribution of farms by different ranges of size from 2001 to 2016<sup>19</sup>. The information points towards an increase in, or growth of, very large farms (that is, farms over 2,880 acres in size) to the detriment of small and medium sized farms, including and especially those under 10 and 70 acres.

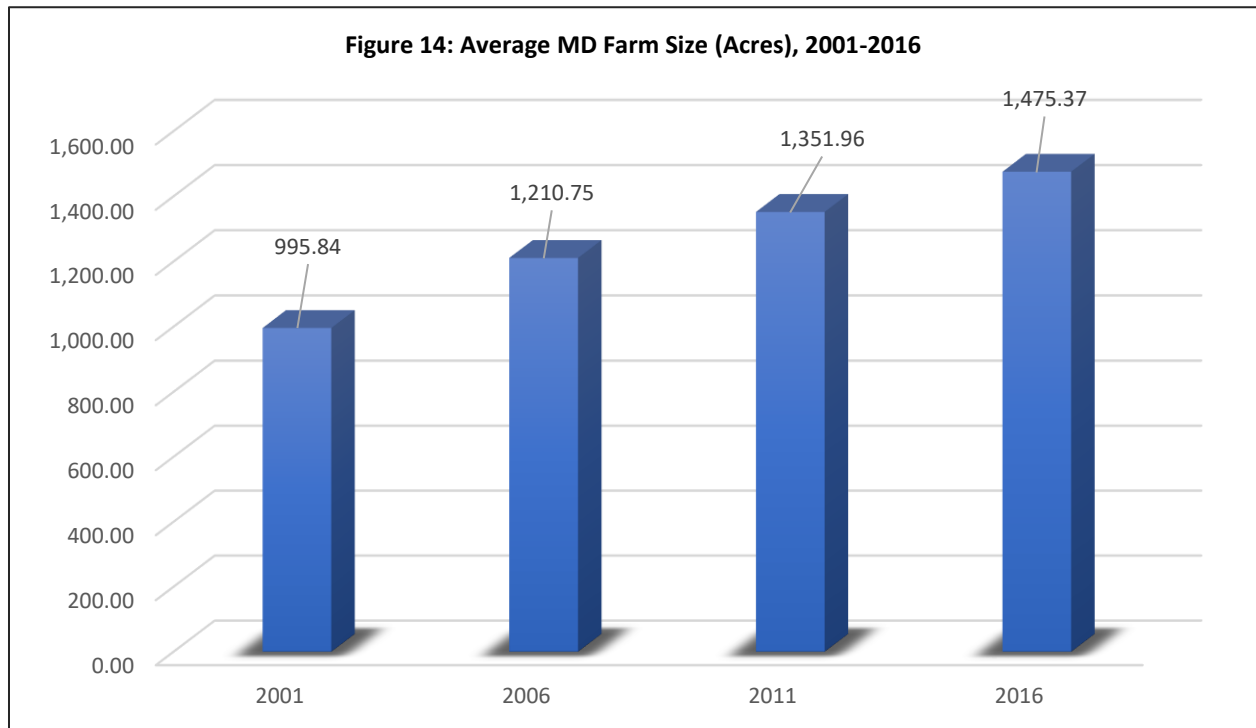
<sup>18</sup> Census of Agriculture for Alberta: I.D., M.D. and County Data by Region, 2002-2016; Statistics Canada, Canadian Agriculture at a Glance, 2022; Alberta Regional Dashboard – MD of Fairview No. 136.

<sup>19</sup> Census of Agriculture for Alberta: I.D., M.D. and County Data by Region, 2002-2016





The trend is also corroborated by the increase in average farm size, which rose consistently from 995.84 acres in 2001 to 1,475.37 acres in 2016 (Figure 14)<sup>20</sup>.



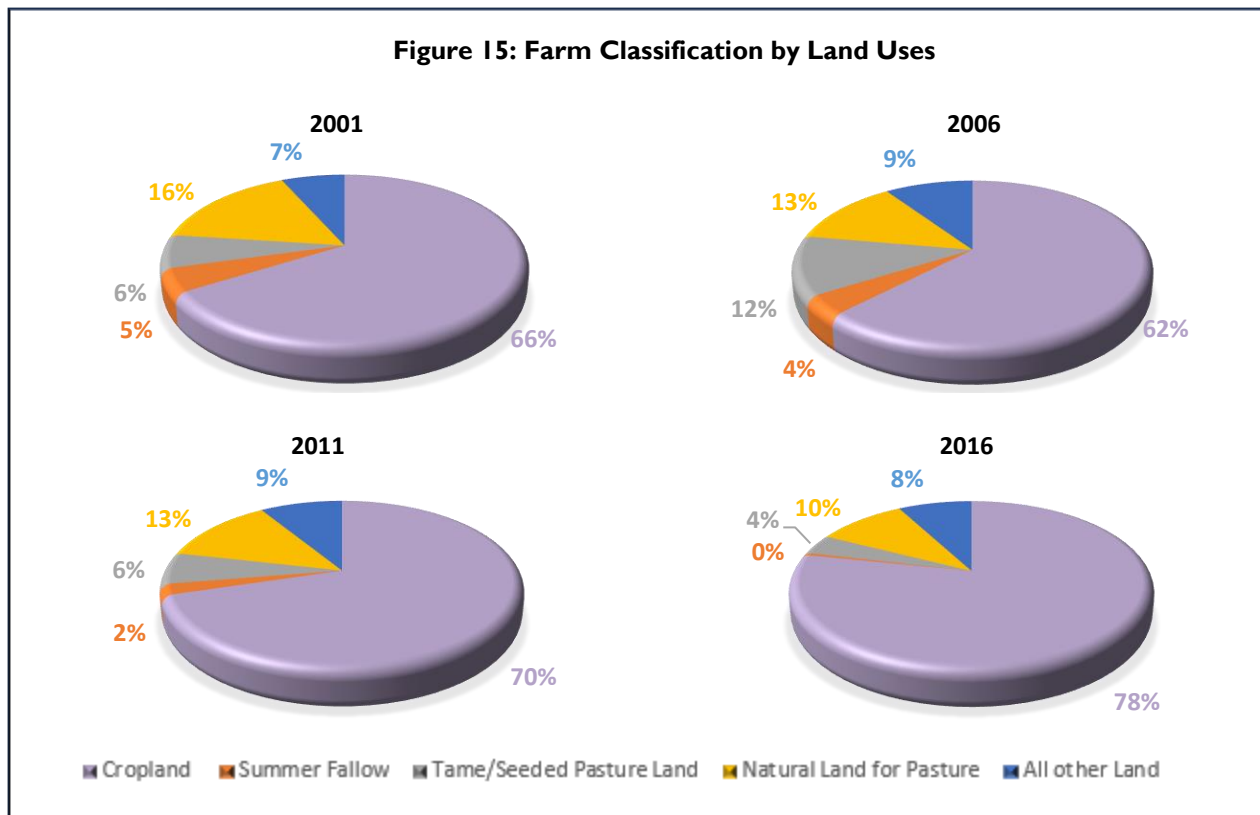
<sup>20</sup> Census of Agriculture for Alberta: I.D., M.D. and County Data by Region, 2002-2016

The above trend may likely be due to the consolidation of smaller farms into larger farms for large-scale commercial *Agricultural Operations* as well as the conversion of small farms into non-agricultural uses, as will be seen later. Table 4<sup>21</sup> shows that the trend of decreasing number of farms and increasing average farm size is not unique to the MD; a similar pattern exists in neighbouring municipalities within the region.

**Table 4: Number, Area and Average Farm Size for MD and Selected Adjacent Municipalities**

Year	MD of Fairview			MD of Peace			Clear Hills County			Birch Hills County			Saddle Hills County		
	No. of Farms	Total Area of Farms (acres)	Av. Farm Size (acres)	No. of Farms	Total Area of Farms (acres)	Av. Farm Size (acres)	No. of Farms	Total Area of Farms (acres)	Av. Farm Size (acres)	No. of Farms	Total Area of Farms (acres)	Av. Farm Size (acres)	No. of Farms	Total Area of Farms (acres)	Average Farm Size (acres)
2001	325	323,648	995.84	217	193,274	890.66	572	655,183	1,145.42	324	475,126	1,466.44	574	637,093	1,109.92
2006	260	314,796	1,210.75	201	224,340	1,116.12	495	595,075	1,202.17	268	487,356	1,818.49	498	590,683	1,186.11
2011	225	304,190	1,351.96	166	207,215	1,248.28	443	585,129	1,320.83	295	560,111	1,898.68	463	610,801	1,319.22
2016	202	298,024	1,475.37	129	190,797	1,479.05	390	524,958	1,346.05	182	463,260	2,545.38	381	535,279	1,404.93

There are other varying degrees of change within the MD’s agricultural sector that are noteworthy. One of these is the fact that, despite the reduction in farmlands, the share of cropland, which constitutes the largest agricultural land use type, consistently increased from 2001 to 2016 (figure 15<sup>22</sup>).



<sup>21</sup> Census of Agriculture for Alberta: I.D., M.D. and County Data by Region, 2002-2016

<sup>22</sup> Census of Agriculture for Alberta: I.D., M.D. and County Data by Region, 2002-2016

Another is the distribution of farms based on the type of output or commodities produced. As Figure 16<sup>23</sup> below shows, majority of the existing farms are being used for grain (including wheat) and oil seed production. This is followed by hay, cattle/beef and wheat, with poultry, sheep and goat and other commodities having fewer farms.

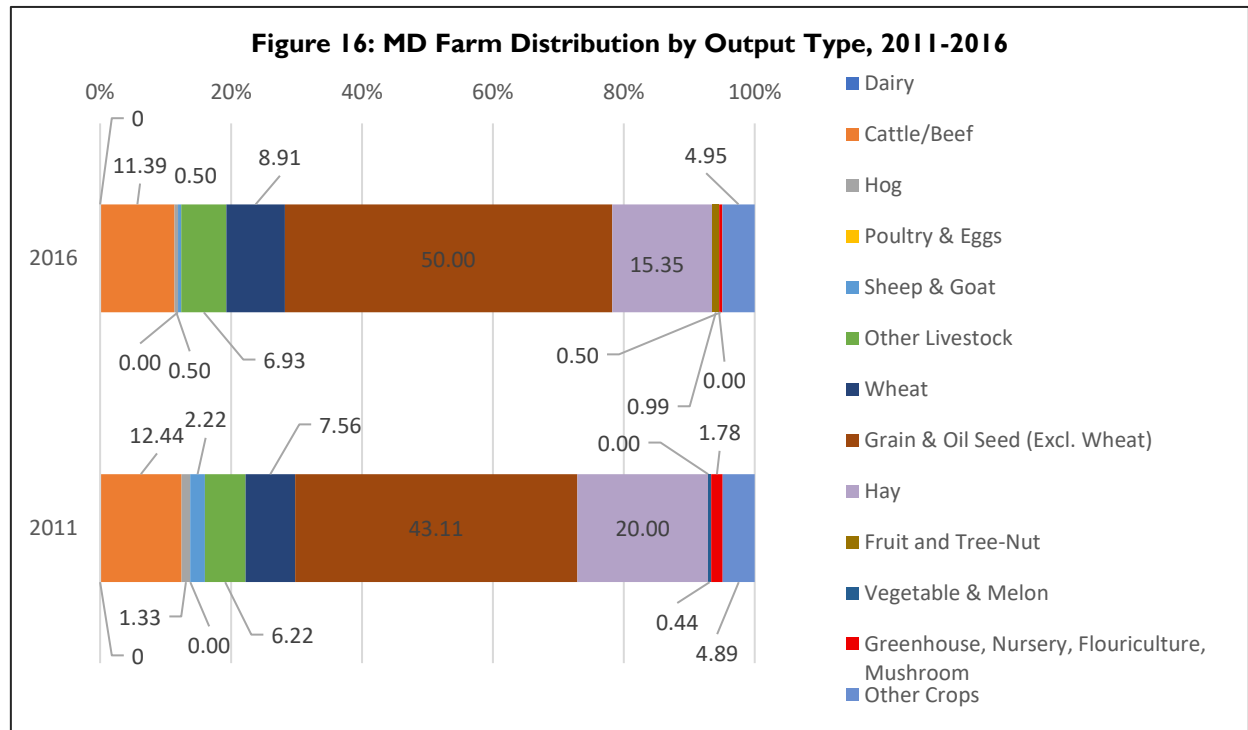


Table 5 shows the top five crops and livestock produced in the MD since 2001<sup>24</sup>. With 93,164 acres of land under cultivation, canola remains the single largest crop under production in the MD. This is followed by wheat, alfalfa, barley and oats. Furthermore, compared to other crops, canola is the only crop that has consistently witnessed an increase in the amount of land dedicated to it since 2001.

**Table 5: Major Crops and Livestock Production in the MD, 2001-2021**

Year	Major Field Crops Grown by Acres of Land					Primary Livestock Produced (Head Count)				
	Canola	Wheat	Alfalfa	Barley	Oats	Cattle & Calves	Pigs	Sheep & Lambs	Horses & Ponies	Goats
2001	46,611	62,647	26,842	21,154	8,665	21,134	2,414	763	523	345
2006	61,853	46,039	22,209	20,629	11,938	20,265	13,702	N/A	372	14
2011	84,072	72,895	16,698	10,304	8,709	7,393	N/A	1,093	326	N/A
2016	99,265	66,825	17,149	7,440	6,341	7,482	N/A	811	273	140
2021	93,164	46,647	N/A	17,785	4,901	6,383	3,632	N/A	N/A	N/A

\* N/A=Data not available

<sup>23</sup> Census of Agriculture for Alberta: I.D., M.D. and County Data by Region, 2011-2016,

<sup>24</sup> Census of Agriculture for Alberta: I.D., M.D. and County Data by Region, 2002-2016, Alberta Regional Dashboard.

In terms of livestock, cattle and calves are the main animals produced, followed by pigs, sheep and lambs, horses and ponies, and goats. However, based on the available data, it appears that all of the different types of livestock population are diminishing. Currently, there are two *Confined Feeding Operations* (CFO), which are intensified or industrial-scale livestock farms, located within the MD.



**Image Credit: Moonlight Farm**

#### 2.3.4.4 Forestry

Compared to other municipalities in the region, including surrounding municipalities, such as Clear Hills County and Birch Hills County which have significant forest cover, the MD does not have extensive forest cover. Thus, there is no commercial lumbering or forest-based industries operating within the MD. However, there are some Crown lands, mostly in the north and southern parts of the MD along the Peace River, with forest or tree cover. Those along the Peace River are reserved and form part of the Provincial Park system.

#### 2.3.4.5 Oil and Gas

As previously observed, oil and gas activities constitute an important sector of the local economy. The MD is located within the Montney Formation, a liquid rich formation spanning 50,000 square miles from northeastern British Columbia to northwest Alberta, supporting the exploration and development of natural gas liquids, oil and gas fields<sup>25</sup>. Part of the MD also sits on the Dunvegan Formation, which is believed to hold the largest deposit of light shale oil and condensate as well as vast amount of natural gas<sup>26</sup>. Major oil and gas operators in the region include Birchcliff Energy, Harvest Operations Corporation

and Polar Star Canadian Oil and Gas Ltd, and Canadian Natural Resources Ltd, which operates a natural gas plant in the MD. These activities have created direct jobs while spurring other activities, both direct and indirect, including oilfield services, some of which are located in nearby Fairview.



**Dunvegan Gas Plant Operated by Canadian Natural Resources Ltd**

<sup>25</sup> Industrial Profiles, Heart of Peace.

<sup>26</sup> Industrial Profiles, Heart of Peace

#### 2.3.4.6 Mining

The MD has significant sand and gravel deposits, spawning multiple sand and gravel operations throughout the MD. Many of these operations produce raw, screened and crashed gravel and sand, which are used for various purposes, including road construction, concrete manufacturing, snow treatment and other activities. The MD of Fairview owns two of such operations.



A Gravel Operation in the MD.

As previously mentioned, in 2017, Mackenzie Municipal Services Agency, which provides planning services to the MD, conducted a gravel pit study that mapped and examined the landscape of sand and gravel pit operations in the MD, including their impact and developed appropriate recommendations or measures to better regulate and manage these activities.

### 2.3.5 ENVIRONMENT

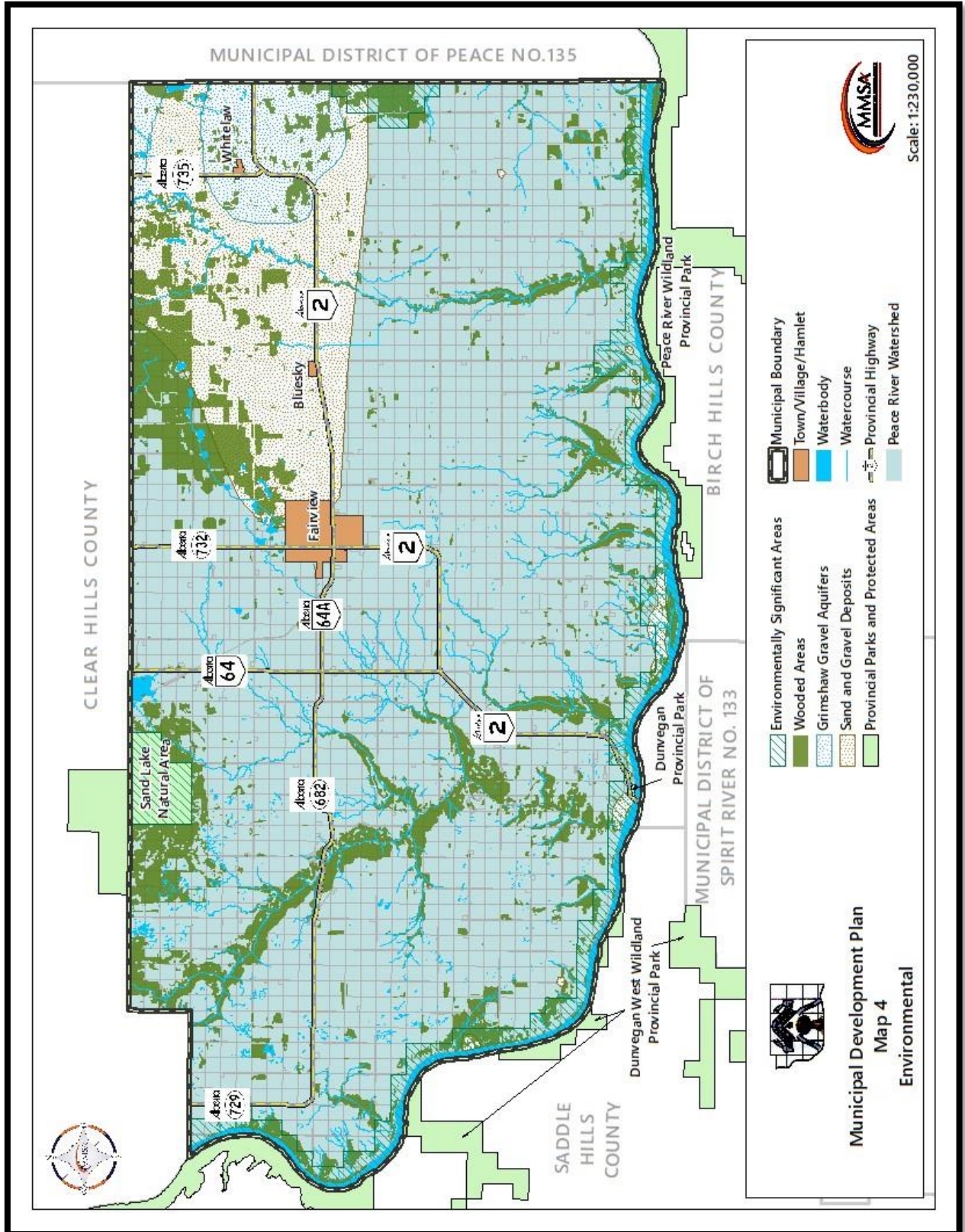
In many ways, the MD's physical environment mimics the typical characteristics of the prairie region of Canadian<sup>27</sup>, including its topography, vegetative cover, climatic conditions and weather patterns. **Map 4 - Environmental** shows the key environmental features within (and to a very limited extent outside) the MD.

#### 2.3.5.1 Vegetative Cover

The MD's vegetative cover is dominated by grasslands, both native and other classes, as well as coniferous, broadleaf deciduous and shrubs, punctuated by pockets of woodlands and aspen forest cover, lakes, rivers, and *wetlands*.



<sup>27</sup> The Canadian Prairie represents the vast stretch of land sandwiched between British Columbia and Ontario, and comprises of Alberta, Saskatchewan and Manitoba. Featuring plains, forests and grasslands, the region—which boasts an array of other natural resources, including oil and gas—is often considered Canada's breadbasket and a crucial economic lynchpin. For more information, see <https://thecanadaguide.com/places/the-prairies/>



### 2.3.5.2 Waterbodies and Watercourses

The entire western and southern boundaries of the MD comprise of the Peace River, the largest waterbody both in the MD and the region. Taking its headwaters from the Rocky Mountains in British Columbia and flowing northeast across Alberta into the Slave River, the Peace River is a resource-rich, history-laden watercourse. It serves as a water source for several communities along it, including the town of Peace River, for both potable and non-portable uses, such as agriculture.



The Peace River is dammed in northern British Columbia, where the Bennett dam, completed in 1968, supplies about 30% of the province's electricity needs. It is also used as a means of water transport and for recreation purposes, such as boating and canoeing. Within the MD, the river extends for approximately 180.85 km. However, the entire land area encapsulated by the MD is part of the Peace River watershed (see Map 4), showing the important connection between the river and the MD's physical land and geographic features. While the river's steep slopes are unsuitable for *Development*, they provide a habitat and serve as winter grounds for several wildlife found in the area, such as deer, elk and moose<sup>28</sup>. In addition to the Peace River, there are numerous streams, creeks and lakes dotted across the MD's landscape, including Leith (Little Burnt) River, Boucher Creek and Hay Lake. Some of the minor watercourses are tributaries of the Peace River.

### 2.3.5.3 Grimshaw Gravels Aquifer

The *Grimshaw Gravels Aquifer* is described as a glacio-fluvial deposit of coarse sand and gravel located within the Peace River Watershed, in northwest Alberta<sup>29</sup>. The aquifer, whose deposits are believed to have been formed as a result of river action over underlying sandstone and shale rock some 2.5 to 5.3 million years ago, is considered the most economically viable aquifer in the region. It is a critical environmental resource, serving as water source for several communities located in the region, including Berwyn, Grimshaw, Webberville, Duncan's First Nation Reserve and Whitelaw, with a combined population of about 7,000. Within the MD, the aquifer is located at the northeast, covering an area of approximately 54 square kilometers, representing nearly 4% of the MD's total land area. While the aquifer is protected from contamination by an overlying drift cover, it is still prone to contamination as the drift cover is uneven in thickness, with shallow or absent cover at some portions of the aquifer. This exposes it to risks of contamination generated from surrounding land uses<sup>30</sup>. To protect this vital resource, a number of bodies, including the Mighty Peace Watershed Alliance and the Grimshaw Gravels Aquifer Management

<sup>28</sup> Smoky River Land Use Survey, Peace River Regional Planning Commission, 1980 and Mighty Peace Watershed Alliance.

<sup>29</sup> Grimshaw Gravels Aquifer Management Advisory Association, Mighty Peace Watershed Alliance. Grimshaw Gravels Aquifer Source Water Protection Draft Plan, 2018.

<sup>30</sup> Grimshaw Gravels Aquifer Management Advisory Association, Mighty Peace Watershed Alliance. Grimshaw Gravels Aquifer Source Water Protection Draft Plan, 2018.

Advisory Association, with representation from a broad spectrum of stakeholders, have been established or tasked to develop resources, promote awareness creation, provide recommendations and prepare a water source protection plan to protect and manage the aquifer.

#### 2.3.5.4 Provincial Parks and Natural Areas

There are four Provincially-managed parklands and natural areas located within and adjacent to the MD. These special areas, which contain unique natural and environmental features, are created by legislation and managed by the Alberta government for a number of goals, including preservation of natural heritage and low-impact recreation. While public access is not restricted to these sites, there are specific regulations that determine and limit the range of activities that are allowed at each site. In addition, some of these activities require special permits.

##### Sand Lake Natural Area

Sand Lake Natural Area is located along the MD's northern boundary with Clear Hills County. The 7,028.44 acre site, which is governed by the *Wilderness Area, Ecological and Reserves and Natural Area and Heritage Rangelands Act*, comprise of a mosaic forested ridges and *wetlands*, and is home to a variety of plants and animals<sup>31</sup>. Recreation activities supported include hunting, hiking and cross-country skiing.



**Sand Lake Natural Area**  
Image Credit: Hudson M

##### Dunvegan West Wildland Provincial Park

Extending along the south bank of the Peace River from Dunvegan to the BC border, the Dunvegan West Wildland Provincial Park features a unique mixture of grassland, aspen forest and steep-sided creek



**Dunvegan West Wildland Provincial Park**  
Image Credit: Alberta Parks

valleys<sup>32</sup>. The 51,810.72 acre site, which is governed by the *Provincial Parks Act*, contains hoodoos and fossil beds. There are habitats for nesting bald eagles, golden eagles, falcons, snakes, deer and elk. Recreation activities supported at the park include fishing, hiking, backcountry camping, powerboating and canoeing.

<sup>31</sup> Alberta Parks. Sand Lake Natural Area.

<sup>32</sup> Alberta Parks. Dunvegan West Wildland Provincial Park.



### Peace River Wildland Provincial Park

Encompassing an area of 24,562.18 hectares, the Peace River Wildland Provincial Park is a pristine parkland protecting forest and grassland habitats around the confluence of the Peace and Smoky Rivers. The area is an important wildlife corridor for elk, deer and bears, and is home to a variety of birds<sup>33</sup>. Recreation activities supported at the park include, among others, swimming, equestrian, dog sledding, snowshoeing, tobogganing, fishing, trail running, hiking, backcountry camping, powerboating, canoeing and birding.



**Peace River Wildland Provincial Park**  
Image Credit: Travelalberta.com

### Dunvegan Provincial Park

Located about 21km southwest of Fairview, at the north end of Alberta's only suspension bridge, Dunvegan Provincial Park is a historic provincial park siting along the banks of the Peace River. The park features trails, boat launch, day use area with picnic amenities, campgrounds and Historic Dunvegan—a Federally and Provincially designated historic site, which contains a Hudson's Bay Company Factor's House, St. Charles Church and Rectory and Visitor's centre<sup>34</sup>. Recreation activities supported at the park include guided tours, swimming, fishing, trail running, mountain biking, camping, powerboating, canoeing/kayaking and wildlife viewing.



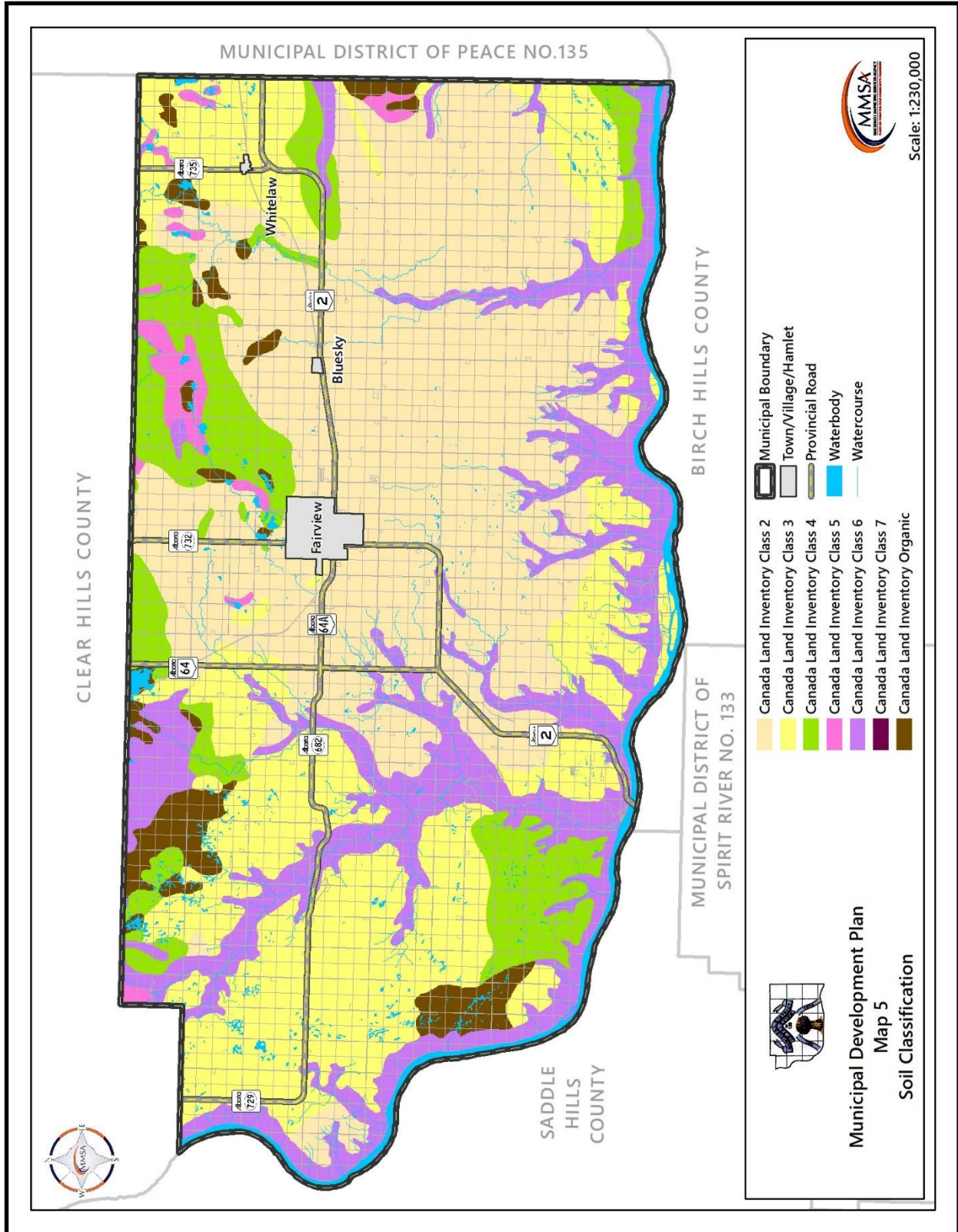
**Dunvegan Provincial Park Entrance**  
Image Credit: Keith Graham

#### 2.3.5.5 Soils

The type of soils present in the MD are shown in **Map 5 – Soil Classification**. The classification is based on the Canada Land Inventory (CLI) Classification System, which classifies soils based on their potential for the production of field crops. As it could be seen, majority (that is, over 50%) of the soils in the MD are considered class 2, which have moderate limitations that restrict of the range of crops or require moderate conservation practices. These soils are mostly found in the central and eastern parts of the MD. Class 3 soils, having moderately severe limitations that restrict of the range of crops or require special conservation practices, form the next largest soil type, making up about 30% of the land base.

<sup>33</sup> Alberta Parks. Peace River Wildland Provincial Park.

<sup>34</sup> Alberta Parks. Dunvegan Provincial Park.



The Class 3 soils are mostly located in the western, southern and northeastern parts of the MD. Class 4 soils, characterized by severe limitations that restrict of the range of crops or require special conservation practices, comprise less than 5% of the total land area, and are dispersed across the MD. In addition to Class 1 soils (which have no significant limitations in use for crop production and are not found anywhere in Alberta), Class 2, 3 and 4 soils are considered *Better Agricultural Lands*, and underscore the MD's agricultural strength and potential. Class 5, 6 and 7 soils (which have severe limitations – Class 5 and 6 to no capacity – Class 7) are considered marginal agricultural lands, and are unsuitable for many types of crop production. Each of these soil types make up less than 5% of the MD's land base. Also found in the MD in limited amounts are organic soils, which are largely developed from organic deposits and contain 30% or more of organic matter<sup>35</sup>.

### 2.3.6 INFRASTRUCTURE

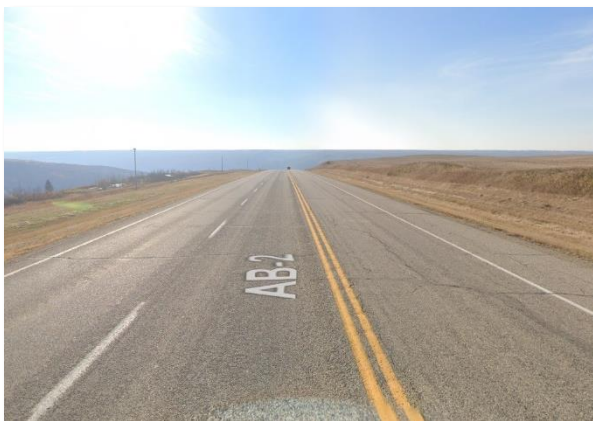
The MD is served by various infrastructure, including transportation and utilities, some of which are municipally-managed. **Map 6 – Infrastructure** depicts the location of the key infrastructure.

#### 2.3.6.1 Transportation

The transportation system within the MD comprises of provincial highways, a well-developed network of local roads, and a municipal airport. While there are no scheduled bus services operating within the MD, there is a bus service that runs from Grande Prairie to Peace River through the MD, with a stopover at Fairview.

#### Roads

The road network includes six provincial highways and municipal roads, which together facilitate the efficient movement of people and goods throughout the MD. These six provincial highways, spanning 84 km in combined length, include Highway 2, Highway 64, Highway 64A, Highway 729, Highway 732, Highway 735 and Highway 682. The municipal roads, which are approximately 856 km in length, are classified into three, namely: collector roads, residential roads and field access/recreational roads. The classification system is used to determine priority for year-round maintenance.



**A Provincial Highway (Highway 2)**



**A Municipal Road**

<sup>35</sup> Environment Canada. The Canada Land Inventory.

In addition to connecting people to service centres, recreation sites, businesses and other places of interest, the road network, particularly the provincial highways, also serve as attraction points for new commercial and residential *developments*.

### Municipal Airport

The Fairview Municipal Airport is an aerodrome owned and operated by the MD. The airport, which is located 5 nautical miles northwest of the town of Fairview and has one runway, is set up to utilize cargo service, aid commercial agricultural pesticide and herbicide applications, and support medical evacuation aircraft, pleasure aircraft and flight training activities. The unmanned facility operates 24 hours a day, seven days a week and retails aviation fuels onsite.



**Fairview Airport Runway**



**A Small Aircraft Taking off At Fairview Airport**

### Bridges

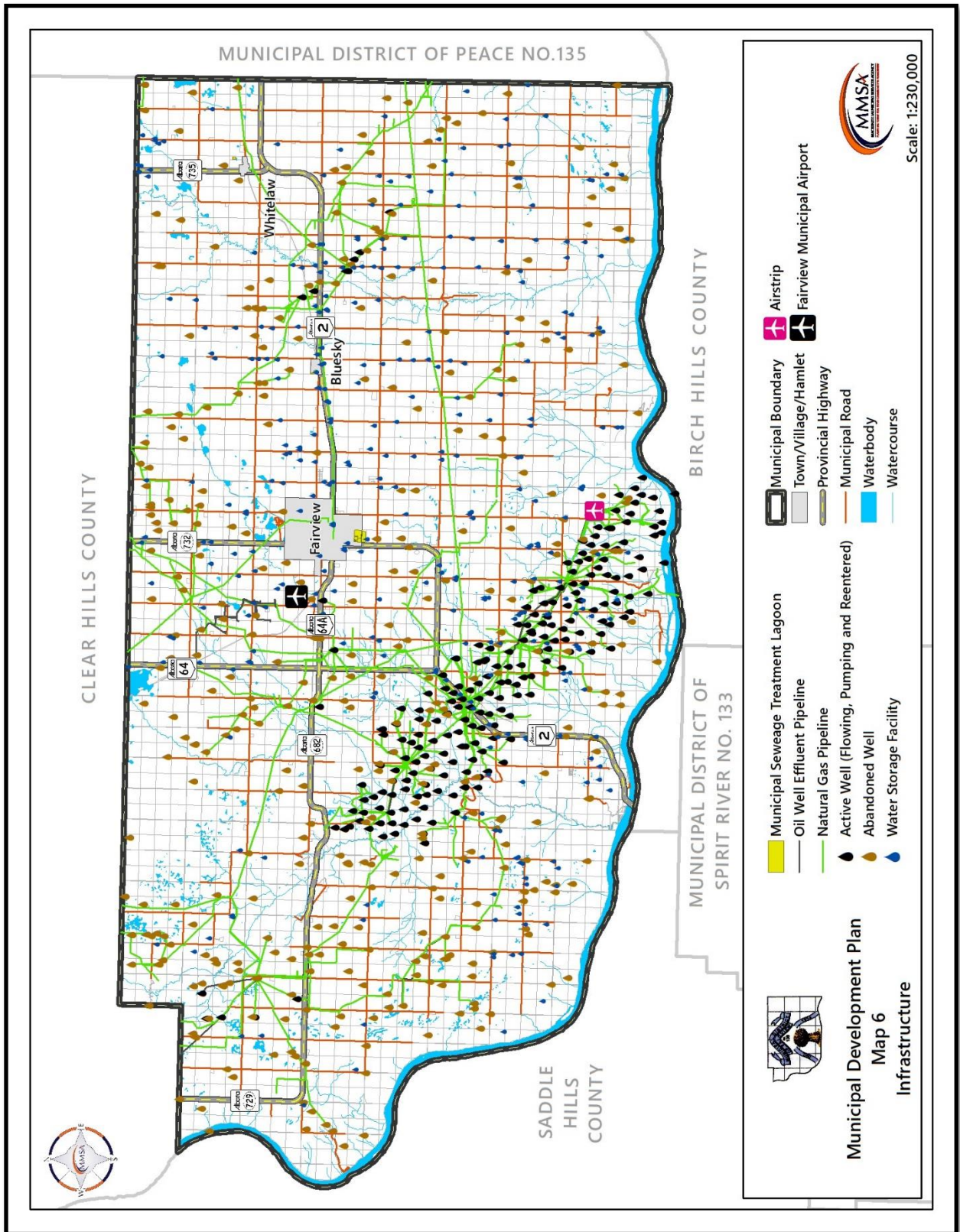
There are 57 bridge structures within the MD, which include 1 major bridge, 15 standard girder bridges and 41 bridge size culverts. In addition, there are various structures maintained by the Alberta government as part of the provincial road network. However, the most prominent bridge structure in the MD is the Dunvegan Bridge, the only suspension bridge in Alberta. Built in 1960 across the Peace River, the Dunvegan Bridge, colloquially referred to as the “Golden Gateway to the North”, is an iconic and important local landmark.



**Dunvegan Bridge**

### Railway

There is currently no railway line serving the MD. In the past, however, there was a railway operated by Canadian National, which has since been removed.



### 2.3.6.2 Utilities

Available utility infrastructure in the MD include power lines, water treatment and distribution systems, sewage disposal systems, drainage and storm water management systems, as well as oil and gas wells and lines.

#### Water

The MD provides treated water to the *hamlets* of Bluesky and Whitelaw for a fee. The water provided to Bluesky residents comes from the Town of Fairview's water treatment and distribution system, which is pumped from the Peace River into the town's reservoir system and treated. The water distributed to Whitelaw is chlorinated water pumped from a natural spring site located on the *Grimshaw Aquifer*. Rural properties rely on private wells, distributed water from the Fairview Rural Water Co-op or truck fill stations operated by the MD for a fee.

#### Wastewater

As with water, the MD provides sewer service to the *hamlets* of Bluesky and Whitelaw, also for a fee, which are treated through sewer lagoons. The remainder of the MD use private sewage disposal systems, including open discharge septic systems, septic holding tanks, and absorption fields. There is also a recreation vehicle dump station operated by the MD in Bluesky which is freely available to residents.

#### Stormwater Management

Stormwater is managed in the MD through drainage ditches. Drainage patterns within the MD are affected by local topography and alterations made to the landscape through *development* and other activities. There are private and municipally-controlled drainage ditches used for flood and erosion control and drainage.

#### Waste Collection and Landfill

The MD provides curbside garbage collection to the residents of Bluesky and Whitelaw for a fee through a private waste collection company. There is also a landfill located north of Fairview, at SW-27-82-03-W6, known as the North Peace Regional Landfill. This landfill serves the MD, town of Fairview, Clear Hills County and the Village of Hines Creek. The landfill accepts different types of waste, including household waste, burnable debris, metals, unusable appliances and compost piles. Recycling bins are made available at the *hamlets*, landfill and MD office.



#### Oil and Gas Wells and Pipelines

There is significant oil and gas infrastructure spread throughout the MD, which are owned and operated by private utility companies. These include oil and gas wells and pipelines. Currently, there are 1,141 oil and gas wells, including 221 active wells and 390 abandoned wells, located within the MD—the latter of which could pose potential environmental risks. There are also 69 km of natural gas pipelines, and 860.85 km of oil pipelines located within the MD.

2.3.7 HOUSING

Housing represents another important form of land use within the MD—its significance being underscored by the current national discourse around affordability and security. The housing trends and current situation within the MD, including total dwelling stock, types, tenure, suitability, affordability and other indicators, are presented and analyzed in the following subsections.

2.3.7.1 Stock and Type of Housing

Table 6 and 7 show the number and composition of dwelling units, respectively, from 2001 and 2021. Overall, Table 6 shows that the total housing stock in the municipality has been increasing, except for 2006 when there was a significant drop in housing. Notably, however, the number of dwelling units in Whitelaw and Bluesky has been declining since 2011. This implies that majority of the new housing developments has been occurring in the rural parts of the MD.

**Table 6: Housing Stock in the MD and Hamlets, 2001-2021<sup>36</sup>**

Year	Whole of MD		Whitelaw		Bluesky	
	Total Dwelling Units	Change from Past Census	Dwelling Units	Change from Past Census	Dwelling Units	Change from Past Census
2001	650	-	N/A	N/A	N/A	N/A
2006	571	-79	N/A	N/A	N/A	N/A
2011	640	+69	65	N/A	66	N/A
2016	683	+43	61	-4	65	-1
2021	707	+24	50	-11	53	-12

\*N/A=Not Available/Applicable

Regarding housing types, Table 7 shows that single-detached dwelling remains the dominant housing type within the MD, accounting for more than 80% of the total housing stock. The remainder of the housing stock is comprised of movable dwellings, which includes manufactured homes, modular homes and other types of prefabricated dwellings, and represents a growing share of the total housing stock. Other housing types, such as apartments, row housing and semi-detached homes, are currently non-existent within the MD. This is not surprising, as these forms of housing, which are generally designed to



**A Single-detached, County Residential Development in the MD**

**Image Credit: Lenny Bassnet**

<sup>36</sup> Statistics Canada, Community Profile, 2021.

accommodate multi-family units on relatively small parcels of land, tend to be developed in urban centres.

**Table 7: Types of Housing Units in the MD, 2006-2021**<sup>37</sup>

Dwelling Type	Year							
	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Single-detached	430	83.5	605	98.3	525	84.7	525	85.4
Semi-detached	0	0.0	0	0.0	0	0.0	0	0.0
Apartment	0	0.0	0	0.0	0	0.0	0	0.0
Row Housing	0	0.0	0	0.0	0	0.0	0	0.0
Other Dwellings	84	16.5	N/A	N/A	N/A	N/A	0	0.0
Movable Dwelling	N/A	N/A	10	1.63	95	15.3	85	14.6
Total	515	100	615	100	620	100	615	100

\*N/A=Not Available/Applicable

The increasing number and popularity of movable dwellings in the MD could be attributed to a number of reasons. One of these is their relatively lower cost compared to certain types of single-detached homes (including country residential *developments*) located outside of the *hamlets*, which are of limited supply given the predominantly rural makeup of the MD, with limited large-scale housing *developments*.



**A Manufactured Home in the MD**  
Image Credit: Lenny Bassnet

Another reason is the ease of relocation and installation of movable housing from a time perspective, compared to new stick-built, single single-detached *development*, which takes more time to construct. This could be an attraction point for new settlers in the MD, who may prefer to live outside the *hamlets* but also cannot afford to buy already existing country residential *developments*.

The third reason could be due to some landowners installing movable homes on their property (including vacant farmlands) to provide rental housing—a phenomenon that is happening throughout the region.

### 2.3.7.2 Tenure

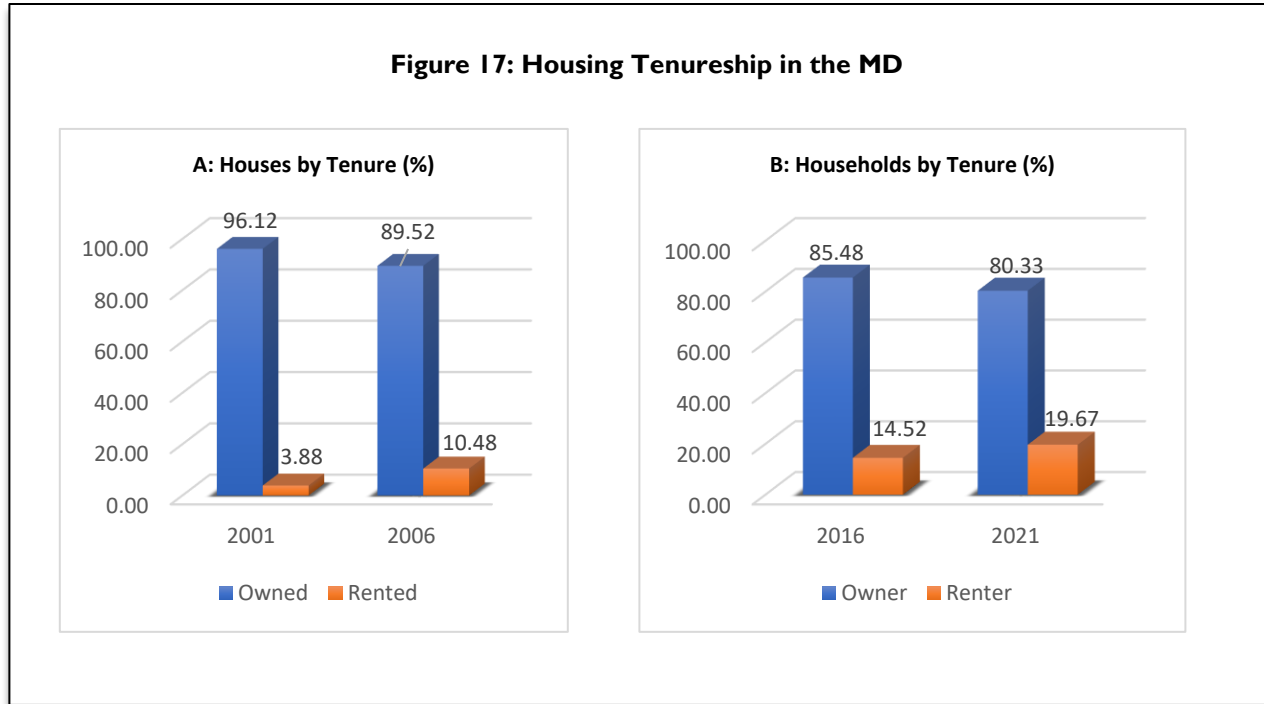
Housing tenureship in the MD comprise of owner and rental housing, which are depicted in Figure 17<sup>38</sup>. As conveyed by the data, majority of houses and in the MD are occupied by their owners. At the same time, however, the share of rental housing is increasing. This later finding buttresses the earlier

<sup>37</sup> Statistics Canada, Community Profile, 2021. Data only includes dwelling occupied by usual residents.

<sup>38</sup> Statistics Canada, Community Profile, 2001-2021. Prior to 2006, tenureship data was reported based on actual houses; subsequently, it was switched to households.



observation regarding the role or link between the growth of movable housing units and the rental housing market.



### 2.3.7.3 Housing Condition and Suitability

The condition and suitability of houses in the MD is determined by the level of repairs required, as well as the number of rooms required for private households based on the size and composition, respectively. Based on the above criteria, majority of houses in the MD are in good condition, with majority of them only needing regular maintenance and minor repairs. Similarly, most of the houses in the MD are suitable, as shown in Table 8.

**Table 8: Housing Condition and Suitability, 2016-2021<sup>39</sup>**

Condition/Suitability	2016	2021
Regular Maintenance and Minor Repairs Needed	83.87%	86.99%
Major Repairs Needed	16.13%	13.01%
Suitable	97.58%	95.12%
Not Suitable	2.42%	4.88%

<sup>39</sup> Statistics Canada, Community Profile, 2016-2021.

2.3.7.4 Housing Value and Affordability

Figure 18 shows the average value of owner-occupied houses in the MD, in juxtaposition to adjacent rural municipalities, Alberta and Canada, from 2001 to 2021<sup>40</sup>. While home values in the MD have been rising persistently and significantly over the years, they are within the regional range and well below the provincial and national averages.

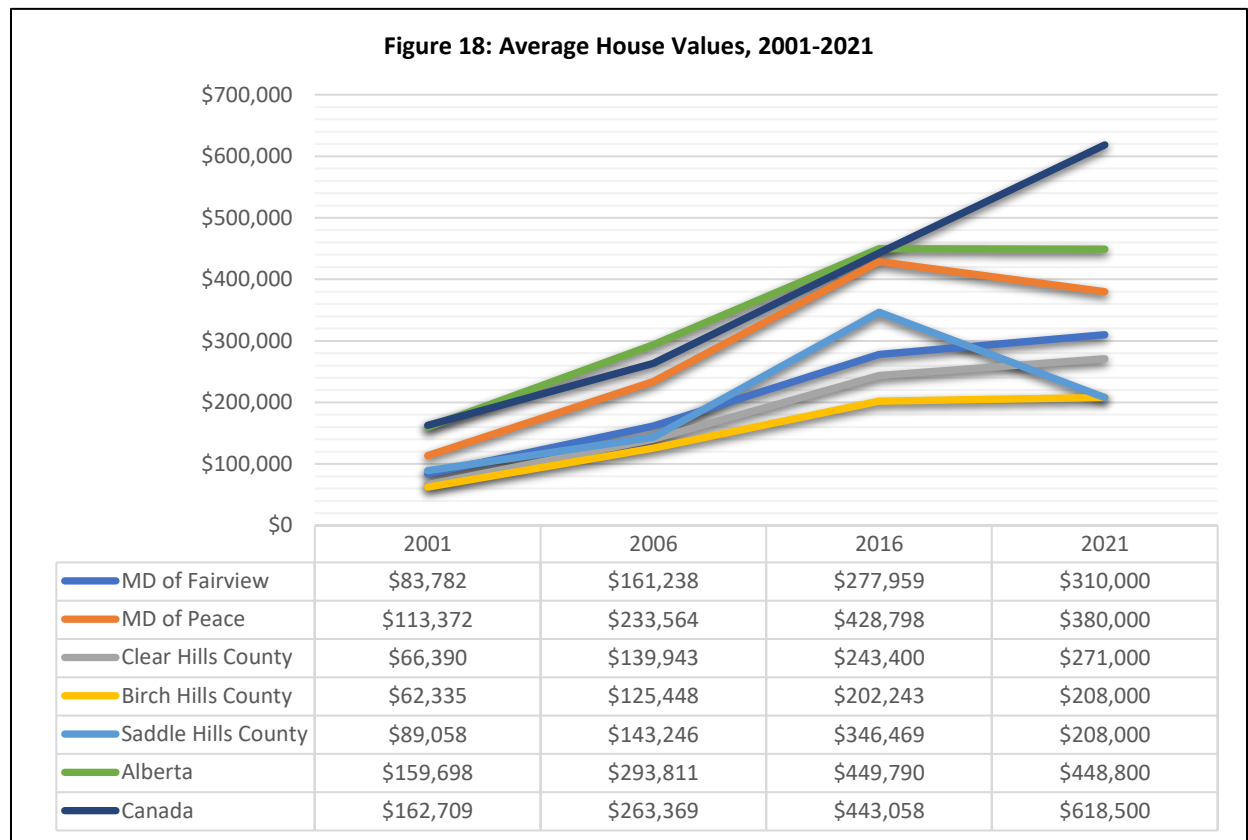


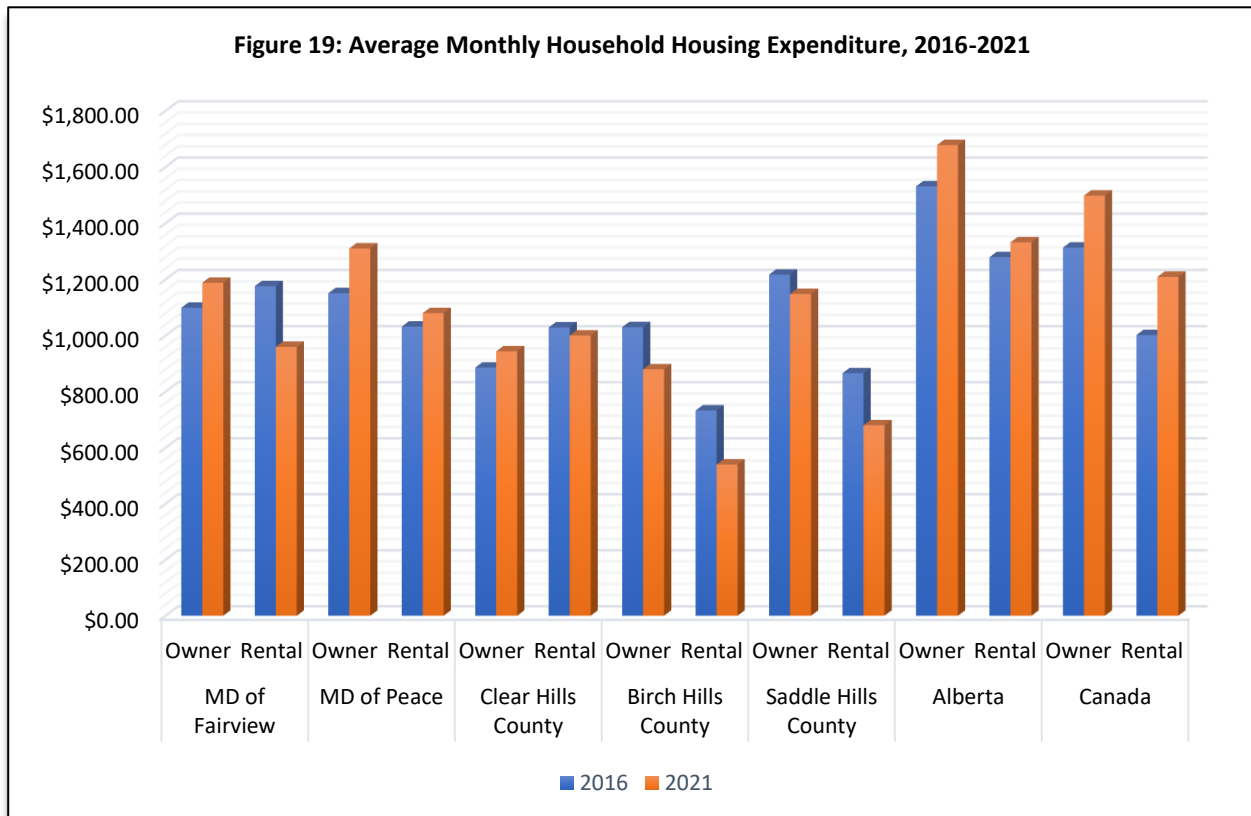
Table 8 presents the key indicator of housing affordability in the MD, compared to adjacent rural municipalities, Alberta and Canada: the portion of household income spent on housing. A house is considered affordable if less than 30% of household income is spent on it, whether in the form of rent, mortgage payment or other type of financial arrangement. By implication, a house is considered unaffordable if more than 30% of the household income is consumed on it. While the data reveals that majority of households in the MD spend less than 30% of their income on shelter, which is higher or better than Alberta and Canada, the share of households spending more than 30% of their income on housing is on the rise. Consequently, while in 2016 the MD had fewer share of households spending in excess of 30% of their income on housing compared to adjacent rural municipalities, by 2021, it had surpassed all of its rural neighbours, except Clear Hills County, in terms of the share of households living in unaffordable housing, within a space of 5 years.

<sup>40</sup> Statistics Canada, Community Profile, 2001-2021.

**Table 8: Share of Household Income on Housing Expenditure for MD, Adjacent Rural Municipalities, Alberta and Canada, 2016-2021<sup>41</sup>**

Year	MD of Fairview		MD of Peace		Clear Hills County		Birch Hills County		Saddle Hills County		Alberta		Canada	
	Less than 30%	More than 30%	Less than 30%	More than 30%	Less than 30%	More than 30%	Less than 30%	More than 30%	Less than 30%	More than 30%	Less than 30%	More than 30%	Less than 30%	More than 30%
2016	86.7%	13.3%	85.6%	14.4%	83.5%	16.6%	85.6%	14.4%	85.8%	14.2%	79.2%	20.9%	75.9%	24.1%
2021	83.8%	16.2%	87.2%	12.8%	83.7%	16.3%	87.1%	12.9%	87.5%	12.5%	78.8%	21.3%	79.1%	20.9%

The cost of housing is also reflected by the average monthly household expenditure on shelter. Figure 19 shows the average monthly household cost for both rental and owned dwellings from 2015 to 2021, for the MD, as well as adjacent rural municipalities, Alberta and Canada<sup>42</sup>. While the average monthly household spending on home ownership increased marginally by 7.5% between 2015 and 2021, that of rental housing fell by 22% over the same period. Compared to Alberta and Canada, the MD has lower average monthly housing costs incurred by households; this situation is not unique to the MD, as evidenced by the data.



<sup>41</sup> Statistics Canada, Community Profile, 2016-2021.

<sup>42</sup> Statistics Canada, Community Profile, 2016-2021

### 2.3.7.5 Housing Acceptability

Housing acceptability is a metric developed by the Canada Mortgage and Housing Cooperation and used by Statistics Canada to assess the overall adequacy of houses based on three housing indicators: affordability, suitability and condition. Going by these criteria, a house is considered acceptable if it is affordable, suitable and does not require major repairs. The reverse is also true. As Table 9 shows, a little over 70% of the housing stock in the MD are acceptable, with nearly 30% considered unacceptable.

**Table 9: Housing Acceptability<sup>43</sup>**

Status	%
Acceptable	71.31
Unacceptable	28.69

## 2.3.8 COMMUNITY RESOURCES

In addition to those previously discussed, there are a number of facilities and resources that are accessible to MD residents, both within and outside of the municipality, to support the health, wellbeing and lifestyle of residents. Following are the key community resources, which are also shown on **Map 7 - Community Facilities and Recreation**.

### 2.3.8.1 Recreation

There are a variety of recreation opportunities—both indoor and outdoor—available to MD residents. Indoor recreation facilities include community halls and curling rinks, while outdoor recreation sites include skating rinks, parks, campgrounds, trails and ski sites. Table 10 contains an inventory of recreation sites and facilities located within the MD. While some of these services are owned and operated by the MD, others are owned and operated by third parties, including the Alberta government and local community groups/societies. There are also urban recreation areas, such as municipal parks, playgrounds, tennis courts, baseball diamonds, a golf course, soccer fields, an indoor swimming pool, equine facilities as well as private recreation services, such as a bowling alley and fitness centre, located in the nearby town of Fairview that are also accessible to MD residents. Some of these facilities offer paid membership and training opportunities or lessons that MD residents could take advantage of. In addition, there are Provincial parks within and adjacent to the MD offering a wider array of rural and nature-based, outdoor recreation opportunities that are available to residents, as previously discussed.



**Maples Park**

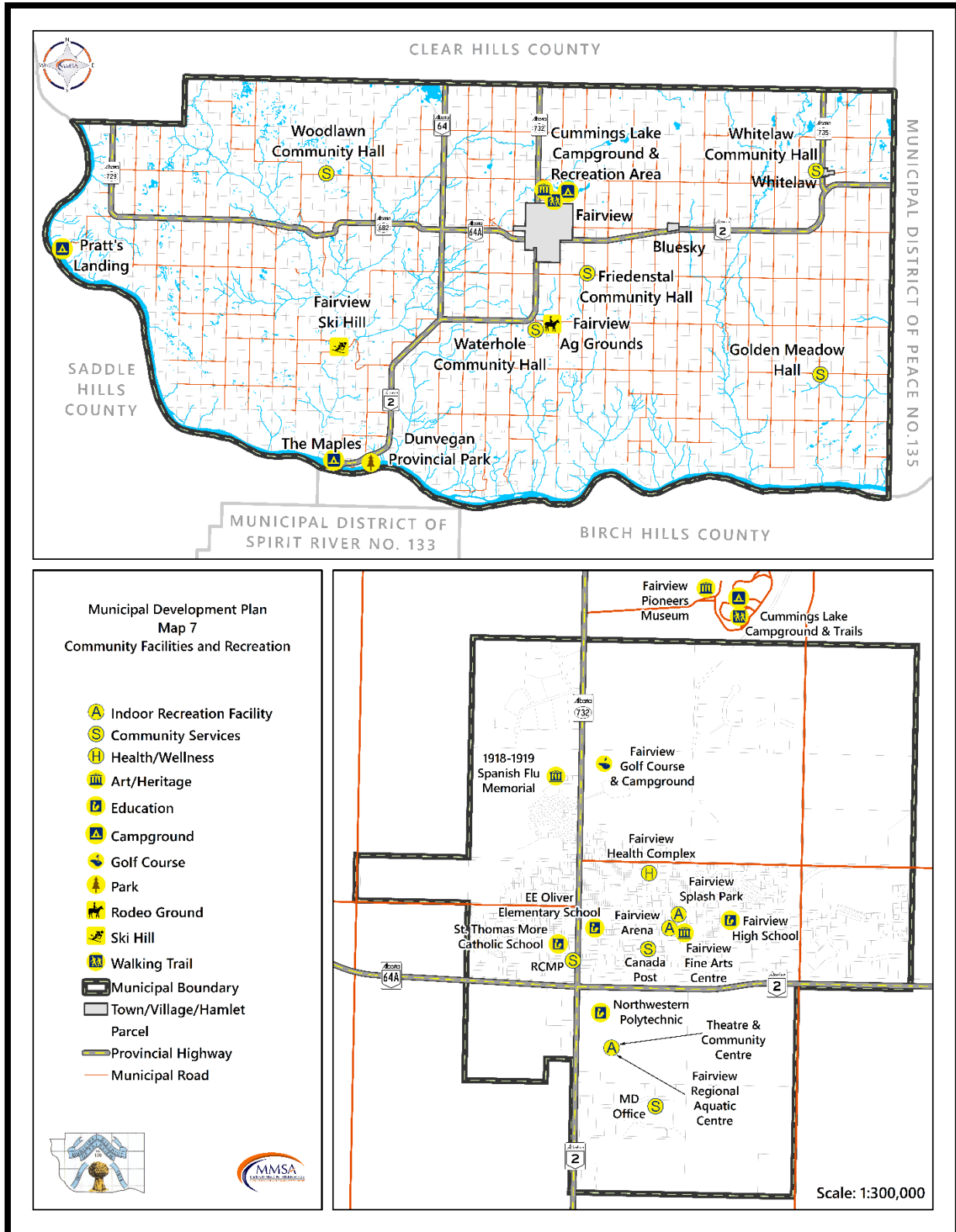
<sup>43</sup> Statistics Canada, Community Profile, 2021

**Table 10: Recreation Sites and Facilities within the MD**

Facility Type	Name/Location	Activities Supported
Community Hall	<ul style="list-style-type: none"> <li>• Woodlawn Hall</li> <li>• Whitelaw Community Hall</li> <li>• Freidenstal Community Hall</li> <li>• Golden Meadow Hall</li> <li>• Waterhole</li> </ul>	<ul style="list-style-type: none"> <li>• Meetings</li> <li>• Social events</li> <li>• Rodeo grounds</li> </ul>
Staking Rink	<ul style="list-style-type: none"> <li>• Blueksy Staking Rink</li> </ul>	<ul style="list-style-type: none"> <li>• Skating</li> </ul>
Skiing	<ul style="list-style-type: none"> <li>• Fairview Ski Hill</li> <li>• Dunvegan Nordic Ski and Cycle</li> </ul>	<ul style="list-style-type: none"> <li>• Downhill Skiing</li> <li>• Cross-country skiing</li> <li>• Snowboarding</li> </ul>
Walking and Hiking Trails	<ul style="list-style-type: none"> <li>• Dunvegan Overlook Trail</li> <li>• Maples Trail</li> <li>• Dunvegan Trail network</li> <li>• Cummings Lake Trail</li> </ul>	<ul style="list-style-type: none"> <li>• Walking</li> <li>• Hiking</li> </ul>
Parks/Day Use Area	<ul style="list-style-type: none"> <li>• Maples Day Use Area</li> <li>• Dunvegan Provincial Park</li> </ul>	<ul style="list-style-type: none"> <li>• Social events</li> <li>• Biking</li> <li>• Fishing</li> <li>• Playing</li> </ul>
Boat launch	<ul style="list-style-type: none"> <li>• Pratt's Landing</li> <li>• Dunvegan Provincial Park</li> <li>• South Dunvegan Boat Launch</li> </ul>	<ul style="list-style-type: none"> <li>• Boating</li> </ul>
Campgrounds	<ul style="list-style-type: none"> <li>• Pratts Landing</li> <li>• Dunvegan Provincial Park</li> <li>• Cummings Lake Campground and Recreation Area</li> </ul>	<ul style="list-style-type: none"> <li>• Camping</li> </ul>
Golf	<ul style="list-style-type: none"> <li>• Fairview Golf Club</li> <li>• Dunvegan Gardens Mini Golf Course</li> </ul>	<ul style="list-style-type: none"> <li>• Golfing</li> </ul>

### 2.3.8.2 Education

There are no educational facilities located within the MD. However, the MD is part of the Peace River School Division No. 10, which provides public educational opportunities from kindergarten to high school to 11 communities, including the MD. They are also within the jurisdiction of the Grande Prairie and District Catholic School Division, which provides pre-kindergarten to high school education to the city of Grande Prairie and surrounding regions. As a result, all public schools and associated library facilities, including Fairview Junior and Senior High School, E.E Oliver Elementary School and St. Thomas More Catholic School, located in the town of Fairview, are accessible to MD residents of school going age. There is also Northwestern Polytechnic, a post-secondary institution that specializes in career training, located in Fairview.



### 2.3.8.3 Healthcare

As with education, there is no healthcare facility within the MD. However, there is a health complex in Fairview operated by Alberta Health Services, which provides a range of health services, including a 24/7 emergency department, which is accessible to MD residents.

### 2.3.8.4 Protective Services

There is a Royal Canadian Mounted Police detachment in Fairview that provides policing services to the MD and surrounding areas. There is also a volunteer fire department based in Fairview jointly established by the MD and the Town that provides fire and rescue services to the MD. There is also a joint Emergency Management Program Committee established as a collaborative initiative between the Town and the MD to assist both municipalities regarding emergency and disaster preparedness.

### 2.3.8.5 Family and Community Support Services

The Family and Community Support Services (FCSS) is an 80/20 funded partnership between the Alberta Government and participating municipalities. The initiative allows municipalities to design local preventative social programs that enhance individual, family and community wellbeing. Through partnership with the Town, the MD provides myriad social service programs and events targeted at residents, including seniors, youth, vulnerable persons and newcomers, including but not limited to the following:

- Information and referral services, including but not limited to, Canada Pension Plan (CPP), Old Age Security (OAS), Guaranteed Income Support, Senior's Financial Assistance, Alberta Special Needs Assistance, Alberta Health Care, and Alberta Special Needs Assistance;
- Community Volunteer Tax Income Program;
- Newcomer Welcome Bag;
- Ignite Youth;
- Bonding with Baby;
- Newsletter;
- Fairview Big Brothers Big Sisters;
- Senior's Week;
- Pace Community Support, Sexual Assault and Trauma Centre Courses; and
- FCSS Grant Program.

### 2.3.8.6 Cemetery Services

The MD administers and maintains the following three cemeteries that serve as burials grounds for residents:

**Table 11: Municipal Cemeteries**

Name	Location
Old Waterhole Cemetery	PT SE-16-81-03-W6
New Waterhole Cemetery	PT SE-15-81-03-W6/Lot 4, Block I, Plan 1822337
Whitelaw Cemetery	PT NE-15-82-01-W6/Lot B, Plan 9320747

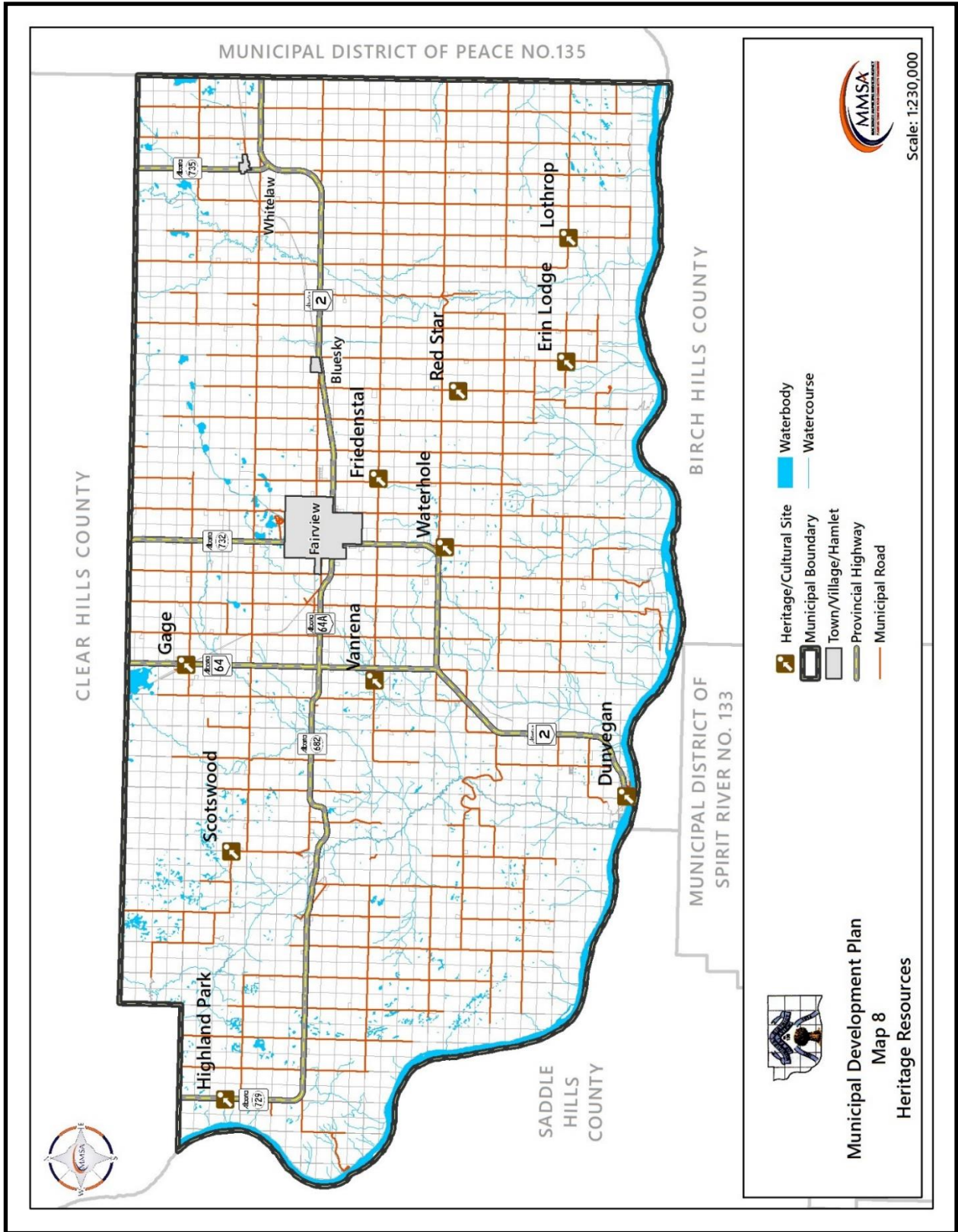
### 2.3.8.7 Administrative and Other Services

The municipal office, located in the southern part of Fairview, also provides a range of administrative and other services to residents. These include, but are not limited to, service requests, information dissemination, public works and bylaw enforcement. The MD also provides agricultural services, including equipment rental, disease and pest monitoring and control assistance, and the promotion of viable and sustainable agriculture.

### 2.3.8.8 Heritage Resources

As indicated in section I, the MD is home to a number of historic sites and resources. These include cultural landmarks and sites that have been preserved or memorialized as well as historic communities or places. **Map 8 - Heritage Resources** shows the location of the key heritage sites within the municipality.





### 2.3.9 DEVELOPMENT CLIMATE AND CONSTRAINTS

The *development* climate in the MD in the past decade is mirrored by the number and type of *Development Permits* and *subdivision* approvals issued by the MD's *Development* and *Subdivision Authorities*. Table 11 shows *subdivision* approvals from 2000 to 2023, which indicate a prevalence of residential *developments*, including *Farmstead Separations*, country residential developments and other types of residential *subdivisions*. By contrast, there have been fewer agricultural, industrial and commercial developments. A similar situation applies to *Development Permits* issued over the same period.

**Table 11: Subdivision History, 2000-2023<sup>44</sup>**

Year	LAND USE TYPE					
	Farmstead Separation	Country Residential	Agriculture	Industrial	Other Residential	Commercial
2000-2005	18	1	2	3	1	-
2006-2011	22	5	1	-	-	-
2012-2017	29	2	3	-	3	-
2018- 2023	13	-	2			1

Other indicators of the *development* climate include the number and value of land title transfers. These reflect the pace and monetary value associated with property acquisition and sales within the municipality. Table 11 shows that both the number and value of title transfers in the MD have fluctuated over the years.

**Table 11: Land Title Transfers, 2018-2022<sup>45</sup>**

Period	No. of Land Transfers	Value of Land Transfers
2008	37	5,472,350.00
2009	23	3,764,300.00
2010	27	4,092,270.00
2011	23	4,021,093.00
2012	23	3,369,900.00
2013	25	4,051,835.00

<sup>44</sup> Mackenzie Municipal Services Agency

<sup>45</sup> Alberta Regional Dashboard - MD of Fairview No. 136

**Table 11: Land Title Transfers, 2018-2022 (Continued)**

Period	No. of Land Transfers	Value of Land Transfers
2014	41	5,634,653.00
2015	27	4,848,900.00
2016	21	4,240,500.00
2017	25	4,132,801.00
2018	21	4,005,000.00
2019	21	2,447,910.00
2020	18	2,786,000.00
2021	32	4,741,000.00
2022	39	6,076,780.00

*Development* constraints refer to both natural and man-made features on the MD's physical landscape that impede traditional forms of *development*. These features limit future growth to certain locations within the MD, helping to adapt *development* and growth to existing realities. At the same time, however, some of these constraints also provide opportunities for alternative forms of *development*, such as recreation, while others support traditional *development* and economic growth. The various *development* constraints in the MD include waterbodies, such as rivers, lakes and creeks, sensitive environmental lands, such as *wetlands*, and infrastructure, including transportation and utilities, all of which have been covered in this section.

**3**

**OUR VISION**



## 3.1 THE ESSENCE AND PROCESS OF ENGAGEMENT

It is important for community planning to be seen as a collective effort that involves not only those in decision-making authority, such as Councillors and municipal staff, but also ordinary residents and other stakeholders, such as local non-profit societies, business owners, community groups, and other parties. These individuals and organizations may not only have an interest in the MDP, but could also be affected by the direction and policies set out in this Plan. Therefore, engaging residents and stakeholders does not only ensure a perception and reality of transparency of the plan process, but also provides an avenue for conveying, listening and understanding the priorities, concerns and expectations of the those living in the community, which is vital to the successful implementation of the Plan.



Public engagement was identified early on as a cornerstone of the plan process, as indicated in section 1. To this end, a consultation strategy was developed to guide the process of engaging residents and stakeholders throughout the plan process. Among others, the consultation strategy included preparing the relevant information to create awareness and adequately inform the public about the plan; identifying the various stakeholders and groups that could be impacted by the Plan, either positively or negatively, directly or indirectly; identifying the methods and tools for eliciting public input; and selecting the methods for communicating feedback.

### 3.1.1 ENGAGEMENT GOALS

The consultation strategy was underpinned by the following three interconnected goals:

#### 3.1.1 Inclusivity

In addition to those who identify as Caucasians, or have European origins, the MD is home to a significant and growing Indigenous population, as discussed in the preceding section. There are also some visible minorities, including recent immigrants, who have a small but growing presence within the community. Furthermore, as revealed in section 2, seniors, youth and family households constitute important components of the population, showing how diverse the MD's demography is.

The goal of inclusivity is to ensure that all residents, regardless of their background, race, gender or age, in the community have an equal voice or say in the plan process, and that a deliberate effort is made to provide a platform for them to express their viewpoints and aspirations, without deliberately excluding or silencing a particular voice or group from participating in the plan process.

### 3.1.2 Participation

Closely related to inclusivity, participation is about making intentional and meaningful effort to provide a platform or platforms for all residents and stakeholders to be involved throughout the plan process, from start to completion. In order for participation to be meaningful and empowering, the avenues for involvement must be significant and not limited to only information sharing. Similarly, the tools and methods of engagement must be accessible and not so limited as to eliminate or reduce the amount and level of opportunities available to residents and stakeholders. The strategy employed included awareness creation, creating platforms for engagement, and communication.

### 3.1.3 Ownership

Ownership is about ensuring that the process and implementation of the MDP is driven by the community. This implies that the community vision must reflect the aspirations of the people, and that they must also have a role to play in the plan's implementation. Ownership is often a consequence of inclusive and participatory planning.

## 3.1.2 ENGAGEMENT TOOLS

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The choice of the various engagement strategies adopted for the plan process was informed by the above principles, but also to a certain extent constrained by prevailing conditions, such as the aftermath of Covid-19 global pandemic, which significantly limited the number of in-person engagement opportunities. Following were the avenues used for engagement:

- Information sharing through the use of traditional and social media;
- Surveys;
- Public Open House; and
- Public hearing

### 3.1.2.1 Information Sharing

Information about the MDP refresh, including what the Plan is, why the MDP was being refreshed, the key stages, process and timelines was published on the MD's website to create awareness about the project. The information also addressed the importance of community participation and listed the avenues residents and stakeholders could use to provide input into the plan process. The links to the project page and surveys were also posted onto the MD's social media site.

### 3.1.2.2 Surveys

Among the engagement tools employed, surveys were perhaps the most accessible and widely-used platform that provided an opportunity for residents and stakeholders to provide input into the plan process. Given their relatively accessible format and anonymity of participation, surveys often tend to be the preferred channel used by the public and other entities to express their opinions on matters of interest or concern.

Three surveys were conducted during the process of developing the MDP. Two of these surveys were directed at ratepayers, with one targeting stakeholders. The first survey was conducted online and targeted both residents and stakeholders, in Winter, 2022. The purpose of the survey was to obtain input regarding various aspects of the MDP, including community values, challenges, concerns, opportunities, future land use planning concepts and principles, growth direction, economic development, environmental management and recreation. A total of 15 responses were received for that survey. The second survey was also conducted online in Summer, 2023. That survey was more comprehensive than the previous survey, but specifically targeted at residents. A total of 79 responses were received for the second survey.

The third survey, which targeted stakeholders, including adjacent municipalities, school authorities and utility service providers, was conducted concurrently with the second survey and also administered online. The survey covered key issues, such as intermunicipal relations, challenges, opportunities, services, amenities, and future land use. A total of 8 responses were received, including from adjacent municipalities, an educational institution and a private business.

### 3.1.2.3 Council and Administrative Review

An element of the engagement process also involved Council and Administrative review and discussion sections. This was considered an important part of the plan process given the influential role elected officials and municipal staff play in the interpretation, administration and implementation of the Plan. In addition, their familiarity with the local context also enables them to offer valuable input and insight into the Plan. There were two engagement sections involving members of Council: one was at the steering committee level, which involved two Councillors; the other involved full Council review of the MDP draft.

### 3.1.2.4 Open House

A public open house was held in March, 2024 at the MD office to provide an opportunity for community feedback on the draft MDP. The draft MDP was posted on the MD's website prior to the open house. A total of 16 people attended and offered constructive feedback.

### 3.1.2.5 Public Hearing

A public hearing was also held to offer the public another opportunity for feedback prior to formal adoption of the MDP by Council. Unlike the open house, the public hearing is a legislative requirement for public consultation regarding the Plan, which must be held prior to second reading of the adopting bylaw. As with the open house, the draft MDP was posted to the MD's website and also circulated to adjacent municipalities for comments.

### 3.1.3 KEY FINDINGS AND TAKEAWAYS

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Following is a summary of the key findings and takeaways from the various engagement processes.

#### 3.1.3.1 Community Strengths

The following emerged as the five key community strengths valued by residents and stakeholders:

- The rural lifestyle that the MD offers;
- The myriad recreation opportunities available to residents;
- The MD's beautiful natural landscape;
- The modest level of taxation; and
- The ease of connection to services and major population centres.

#### 3.1.3.2 Challenges and Concerns

The following were identified as the major challenges, concerns and threats facing the MD:

- 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, including wildfires and other climate change-related events;
- Housing insecurity;
- Crime; and
- Growth of large farms.

#### 3.1.3.3 Opportunities

Major opportunities identified for the MD include:

- Proximity to important urban centres, including the town of Fairview and the city of Grande Prairie;
- Availability of vast lands;
- Available natural resources, including oil and gas and sand and gravel;
- Rich historical heritage;
- Recreation development potential.

#### 3.1.3.4 Key Themes

The key themes that emerged from the public engagement processes include:

- The need to preserve and enhance the MD's rural character;
- Improvement of municipal infrastructure, including roads;
- 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;
- Supporting local businesses;
- Good intermunicipal relations;
- Heritage preservation;
- Housing affordability;
- Social cohesion.

The above findings provided the necessary ingredients for the formulation of the community vision, guiding principles, priority areas, as well as policy goals and objectives, which form the thrust of the ensuing sections.

## 3.2 COMMUNITY VISION

The following vision statement summarizes and reflects the guiding vision and overall direction the municipality has chosen:

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

## 3.3 GUIDING PRINCIPLES AND PILLARS

Toward attainment of the articulated community vision, all decisions made by the municipality, including by Council, Administration and their designates, shall be informed by the following guiding principles. These core principles and pillars embody the values, aspirations and priorities of the community, and shall serve as basis for evaluating all decisions, including on *Development* proposals and planning applications. The guiding principles are intended to be clear, but also broad and flexible, allowing the MD to adapt to different and specific circumstances and scenarios without sacrificing the end goals or outcomes expected.

### 3.3.1 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.

### 3.3.2 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.



### 3.3.3 PRESERVATION OF AGRICULTURE AND 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.

### 3.3.4 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.



### 3.3.5 RESPONSIBLE GROWTH



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

### 3.3.6 SPIRIT OF COLLABORATION

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



### 3.3.7 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.

### 3.4 PRIORITY FOCUS AREAS

In order to link individual decisions to desired community outcomes, eleven priority areas of focus have been identified for policy commitments and actions. These priority areas are based on an analysis of the MD's current situation, key issues and community aspirations identified through the plan process. They are also based on a consideration of the legislative requirements for the Plan's content as well as alignment with other Provincial and municipal policies and plans. The priority areas are not mutually exclusive, but rather interrelated and complementary. Illustrated in figure 20 below, they include the following:



- Agriculture and Rural Character;
- Housing and Residential Development;
- Commercial and Industrial Development;
- Parks and Recreation;
- Culture and Heritage;
- Infrastructure;
- Community Facilities and Programs;
- Environment and Sustainability;
- Tourism and Economic Development;
- Land Use and Growth Management;
- Governance and Intermunicipal Collaboration.

The next section is dedicated to each of these policy areas.

4

# PATHWAYS TO OUR FUTURE



## 4.1 INTRODUCTION

The purpose of this section is to provide a clear and consistent framework for decision-making on matters of importance to the community by establishing a set of goals, objectives and policies within each of the twelve identified focal areas in the previous section. These policies, including their related goals and objectives, are intended to provide more detailed direction and guidance to the municipal authority, their designates and other stakeholders on such matters as *development* appraisals, review process, requirements, and approval conditions, as well as aid in the preparation of other documents and studies.

## 4.2 AGRICULTURE AND RURAL CHARACTER

### 4.2.1 CONTEXT

As identified in Sections 2.3.3 and 2.3.4, Agriculture constitutes the largest activity or form of land use within the MD, taking up over 80% of the land base. Though dominated by grain and cattle/beef production, including canola, wheat, oat and barley, the data also shows the existence of other types of crop and livestock production, such as greenhouses, hay and vegetable farms, albeit in smaller quantities.



Agriculture plays a vital role in the local, regional and national economies, serving both as an important source of employment and income. The sector also provides other numerous benefits, including contributing to food security, helping to balance the ecosystem, and supplying raw materials for other industries. The agricultural potential of MD is reinforced by the significant presence of Class 2, 3 and 4 soils, which are considered *Better Agricultural Lands* under the land capability rating system. However, the long-term viability of the sector is threatened or affected by a number of concerns or emerging trends, such as but not limited to: the decline in the number and area of farms; the corporatization of farms; the overall decline in livestock production; threats from wildfires, unpredictable rainfall patterns and other extreme environmental events linked to climate change; and social change, including shifting attitudes towards farming. There is, therefore, the need to prioritize, promote, diversify, enhance and protect the MD's agricultural sector, including from incompatible land uses, poorly planned *developments*, premature conversion of arable lands and excessive land fragmentation.

At the same time, there is also the need for economic diversification to boost non-agricultural employment opportunities and improve the financial resources of the municipality to meet growing demand for improved infrastructure and services in order to improve the quality of life of residents. This requires finding a proper balance between supporting agricultural production and non-agricultural activities or

*Developments* that are compatible with *Agricultural Operations*. All of this should also be done without altering the predominantly rural character and lifestyle of the MD, which constitute one of its defining and cherished attributes, serving as a source of attraction for current and future residents, as highlighted from the public engagement.

#### 4.2.2 GOAL

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Municipal District of Fairview No. 136 supports a thriving agricultural community and rural lifestyle.

#### 4.2.3 OBJECTIVES

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1. To protect existing *Agricultural Operations*;
2. To preserve and maintain the viability of *Better Agricultural Lands* for agricultural uses;
3. To minimize conflict between agricultural and non-agricultural uses;
4. To support responsible and diverse *Agricultural Operations*;
5. To promote sustainable agricultural practices;
6. To promote a variety of *Agricultural Operations*;
7. To establish policies regarding *Confined Feeding Operations (CFOs)*;
8. To establish criteria for non-agricultural uses on agricultural lands;
9. To establish policies regarding *subdivision* of agricultural lands.

#### 4.2.4 POLICIES

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##### 4.2.4.1 General Policies

The following general policies **shall** apply to all agricultural land uses and operations within the MD:

- (a) All lands within the MD **shall** be considered as agricultural lands, unless otherwise designated by this Plan, other Statutory and Non-Statutory Plans, the *Land Use Bylaw* or Provincial legislation.
- (b) *Agricultural Operations* and related activities **shall** be a priority within the area designated as Agriculture Policy Area on **Map 10 – Future Land Use Concept**.
- (c) 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 adding a statement to the notice of decisions to applicants of non-agricultural *developments* and *subdivisions* that agriculture is the primary use in the rural areas of the municipality, including such impacts as noise, odour, dust, fumes, and the application of pesticides, chemical and natural fertilizers, and that *Agricultural Operations* take precedence over any other form of land use.
- (d) In accordance with Policy 4.2.4.1 (b) and (c), and unless otherwise provided for in this Plan or other applicable legislation, no legitimate *Agricultural Operation*, uses or activities related to sustainable

agriculture, conducted in accordance with generally accepted agricultural practices or the specific requirements of any applicable legislation, **shall** be curtailed within the Agriculture Policy Area solely on the basis of objections from nearby residents or land uses.

- (e) The MD **shall** consider all lands classified as Class 2, 3 and 4 under the Canada Land Inventory Classification System as *Better Agricultural Land*.
- (f) Unless otherwise permitted in this Plan, the MD **should** consider the quarter section as the basic farm unit within the Agriculture Policy Area.
- (g) The MD **should** identify, evaluate and consider the potential impact of non-agricultural *subdivision* and *development* proposals on existing *Agricultural Operations* when making decisions on planning applications.
- (h) Non-agricultural uses **should** only be permitted on lands where the MD judges the proposal to have the minimum basic or disruptive impact on agricultural resources.

#### 4.2.4.2 Agricultural Diversification

- (a) 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.
- (b) The MD **shall** support the *development* of agriculture related activities and businesses, including processing, storage, minor servicing and repair business, provided they:
  - (i) are developed in accordance with the provisions of this Plan; and
  - (ii) do not disrupt existing *Agricultural Operations*.
- (c) The MD **should** encourage and support agricultural innovation through knowledge, research and education.

#### 4.2.4.3 Subdivision and Development of Agricultural Land

- (a) The *subdivision* of *Better Agricultural Land* for non-agricultural uses **shall** not be allowed, unless otherwise provided for in this Plan.
- (b) Subject to Policy 4.2.4.3(a) above, the MD **may** allow the *subdivision* of *Better Agricultural Land* for the following uses, if they comply with any other applicable policies of this Plan:
  - (i) *Intensive Agriculture*
  - (ii) *Extensive Agriculture*;
  - (iii) *Farmstead Separation*;
  - (iv) First parcel out country residential *Subdivision*;
  - (v) A public use and/or public utility;



- (vi) A *Confined Feeding Operation*; or
  - (vii) A *Fragmented Parcel* that cannot be reasonably used for non-agricultural uses.
- (c) Subject to Policy 4.2.4.3(b)(i) above, the *subdivision* of *Better Agricultural Land* for *Intensive Agriculture* **shall** be at the discretion of the MD, taking into account:
- (i) the parcel size;
  - (ii) site characteristics;
  - (iii) legal and physical access requirements;
  - (iv) surrounding land uses;
  - (v) proposed number of lots;
  - (vi) environmental impact; and
  - (vii) any other matters as required.
- (d) Subject to Policy 4.2.4.3(b)(vii) above, the *subdivision* of *Fragmented Parcels* **shall** meet the following criteria:
- (i) the proposed parcel cannot, in the opinion of the MD, be used for agriculture, in the case of proposed non-agricultural uses;
  - (ii) the proposed parcel is inaccessible from the balance of the existing titled area by road, waterbody, watercourse, gully, ravine or other natural or physical feature;
  - (iii) there is legal and physical access to the proposed parcel and the balance;
  - (iv) the proposed parcel contains a suitable building site, if required;
  - (v) the proposed parcel can accommodate onsite sewage disposal and water systems, if required;
  - (vi) the proposed use would not interfere with the continued agricultural use of the remaining and adjacent agricultural lands;
  - (vii) the proposed parcel is not subject to erosion, flooding or sinking.
- (e) Lands within the Agricultural Policy Area **may** be developed (or rezoned as required) for non-agricultural uses, including but not limited to residential *developments*, *Home Occupation*, highway commercial uses, public utilities, recreation and resource extraction industries, subject to the following conditions:
- (i) the proposed use complies with this Plan, any other applicable Statutory Plans, and the *Land Use Bylaw*;
  - (ii) the subject land is not classified as *Better Agricultural Land* (except otherwise provided for in this Plan) or no suitable alternative location is available;
  - (iii) the lands are suitable for the proposed *Development*, including soil stability, ground water level, drainage, and sufficient road access;

- (iv) existing *Agricultural Operations* are not disrupted; and
  - (v) the proposal is compatible with any adjacent *Environmentally Sensitive Areas*.
- (f) *Subdivision* of land within the Agricultural Policy Area for non-agricultural uses **shall** only be allowed if:
- (i) the proposed parcel is rezoned to the appropriate land use district in the *Land Use Bylaw*, if required;
  - (ii) the subject land is not classified as *Better Agricultural Land* (except as otherwise provided for in this Plan); and
  - (iii) there is legal and physical access.

#### 4.2.4.4 Confined Feeding Operations (CFOs)

- (a) The *Development Authority* and Council **shall** be responsible for the review and referral comments on any applications for new or expanded *Confined Feeding Operations* that are referred to the MD by the Natural Resources Conservation Board (NRCB). The policies in this section are intended to provide guidance when reviewing and commenting on CFO applications.
- (b) The MD **may** consult an internal department, external organization or qualified professional to assist with conducting the review and preparation of feedback on CFO applications, as directed by Council.
- (c) The MD **should** consider the Public Participation Policy as part of the process of reviewing and commenting on proposed CFO applications.
- (d) The MD **should** consider requesting the proponent of a *Confined Feeding Operation* to organize a public meeting, to the satisfaction of the MD, to address the concerns that neighbours may have prior to submitting an application to the NRCB, where the MD is notified or aware of an impending application.
- (e) The MD **should** encourage the *Development* of *Confined Feeding Operations* at appropriate locations as a means of value addition to grain crops and employment generation.
- (f) Notwithstanding the requirements of the *Agricultural Operation Practices Act*, the MD **shall** not support an application for a *Confined Feeding Operation* that is
  - (i) located within
    - A. 3.2 km (3 miles) from the boundary of a *hamlet*, Town, settlement or multi-parcel country residential *Subdivision*;
    - B. 3.2 km (2 miles) from the *Grimshaw Gravels Aquifer*;
    - C. 1.6 km (1 mile) from the boundary of an adjacent rural municipality, unless supported by that municipality;

- D. 0.6 km (1 mile) from a Provincial Park, community facility or municipal recreation area;
  - E. 1.6 km (1 mile) from the Peace River;
  - F. 0.8 km (0.5 mile) from waterbodies, minor watercourses, creeks, registered drainage channels, and *Environmentally Sensitive Areas*;
  - G. 0.8 km (0.5 mile) of a highway;
  - H. 150 m (0.09 mile) of a municipal roadway;
  - I. A *Growth or Potential Growth Area* identified in this Plan.
- (ii) incompatible with adjacent land uses; or
  - (iii) likely to cause adverse health and/or environmental impact.
- (g) The setbacks prescribed in Policy 4.2.4.4(f)(i) **shall** be measured from
- (i) the incorporated boundaries for a *hamlet* or settlement;
  - (ii) the top of bank of an identified watercourse;
  - (iii) the high water mark of a waterbody;
  - (iv) the outer boundary of identified recreation site or lot containing a community facility; or
  - (v) the road right-of-way boundaries
- as applicable.
- (h) Further to Policy 4.2.4.4(f)(i), the areas within the MD where CFOs **shall** be excluded are those areas designated as Non-Permitted CFO Area, as shown on **Map 10-Future Land Use Concept**.
- (i) Notwithstanding Policy 4.2.4.4(f)(i), the MD **may** relax the setback requirements, if the proposal includes mitigative measures to limit negative impact to existing and future adjacent landowners or environmental features and to lessen the cumulative effects of nearby CFOs through the use of advanced operating systems and/other techniques, as confirmed by a qualified professional.
- (j) The following requirements **shall** be attached to the MD's comments regarding a CFO approval decision:
- (i) To reduce odour emissions from a CFO, all liquid manure storage lagoons, reservoirs and open tanks **should** be covered with synthetic liners and install biofilters;
  - (ii) No manure fields **should** be allowed on frozen or snow-covered grounds, to ensure that manure is contained within the intended field;
  - (iii) Due to climatic conditions that may inhibit the timely injection of manure, all manure storage tanks **should** be designed to retain 18 months of storage.
  - (iv) The MD **may** require the developer of a CFO to enter into a Road Use Agreement with the MD prior to commencing operations, pursuant to section 4.8.4.4 of this Plan.

- (v) The developer of CFO **should** work with MD staff in the preparation of Emergency Response Plan prior to commencing operations.
  
- (k) In addition to the applicable polices contained in this section, proponents of *Confined Feeding Operations* **shall** comply with the relevant policies and guidelines regarding all other land uses within this Plan as well as any other applicable federal and Provincial legislative requirements and guidelines, including but not limited to the *Agricultural Operation Practices Act* and its Regulations, including the Administrative Procedures Regulation, Standards and Administration Regulation, AOPA Part 2 Matters Regulation and the Manure Characteristics and Land Base Code, as amended from time to time.
  
- (l) To protect existing CFOs, the MD **shall** refuse *Development Permit* applications for residential dwellings proposed to be located within the setbacks or minimum separation distance from a CFO, as prescribed by the AOPA, for any:
  - (i) proposed CFO for which the MD has received notification;
  - (ii) existing CFO; or
  - (iii) an approved CFO.
  
- (m) The MD **shall** forward any approvals, registrations and authorizations issued by the Natural Resources Conservation Board to any affected internal departments and the Agricultural Services Board for review and comments.

## 4.3 HOUSING AND RESIDENTIAL DEVELOPMENT

### 4.3.1 CONTEXT

Housing is—in many ways—considered and often used as an indicator of the dignity and quality of life of an individual or community. Housing provides shelter for the MD’s population. Housing construction also constitutes a source of employment and income for some MD residents.



A review of the housing situation in Section 2.3.7.1 showed that while the MD is experiencing overall growth in its housing stock, by contrast, the number of houses in Bluesky and Whitelaw have either plateaued or declined, implying that majority of new housing *development* is occurring in the rural parts of the MD. This is buttressed by the *subdivision* data, which shows that over 80% of all approved *subdivisions* since 2000 have been for *Farmstead Separation* and country residential *development*, which occur outside the *hamlets*. The increased demand for rural and country residential *development* is driven by choice, cost and lifestyle preference. However, this has also spurred concerns about the loss or erosion of arable lands, increased road maintenance costs, water supply and sewage disposal issues, and conflicting land uses, among others—underscoring the need to better plan and balance housing *development* and the need for preservation of *Better Agriculture Land* and environmental protection.

Furthermore, the cost of housing in the MD—as with other municipalities and across the country as a whole—is increasing, raising fears about housing insecurity and the prospect of rural homelessness. Meanwhile, the reality of the MD’s aging demographic means that the housing needs of the population are evolving.

All of the above call for a range of policy solutions and actions, within the purview and limits of the MD, which is the focus of this section.

### 4.3.2 GOAL

The Municipal District of Fairview No. 136 supports the *development* of quality, attractive, affordable and well-planned residential *developments* that meets the evolving needs of current and future residents.

### 4.3.3 OBJECTIVES

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1. To promote and support affordable housing;
2. To support and facilitate housing diversification;
3. To facilitate proper, planned and serviced residential *developments*;
4. To encourage and support the *development* of affordable housing options;
5. To minimize the loss of high value agricultural lands for country residential *development*;
6. To establish criteria for multi-parcel country residential *subdivisions*.

### 4.3.4 POLICIES

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#### 4.3.4.1 General Policies

The following general policies **shall** apply to all agricultural land uses and operations within the MD:

- (a) 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.
- (b) All new residential *developments* and *subdivisions* **shall** be required to apply for and obtain the appropriate land use designations and/or approvals, subject to the *Land Use Bylaw*, and any other policies.
- (c) 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.

#### 4.3.4.2 Housing Standards, Diversity and Affordability

- (a) 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 following, 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*:
  - (i) Single-detached dwellings;
  - (ii) Semi-detached dwellings;
  - (iii) Duplexes;
  - (iv) Triplexes;
  - (v) Fourplexes;
  - (vi) Apartments;
  - (vii) Row housing;

- (viii) Shouses;
  - (ix) Manufactured Homes;
  - (x) Tiny Homes;
  - (xi) Secondary suites;
  - (xii) Garden Suites;
  - (xiii) Garage Suites;
  - (xiv) Caretaker suites; and
  - (xv) Other types of dwellings.
- (b) Only one dwelling unit **shall** be allowed per parcel of land.
- (c) Notwithstanding Policy 4.3.4.2(b), additional dwelling units, including accessory dwellings, **may** be allowed by the MD on a parcel of land to increase the stock and diversity of housing, subject to the provisions of the *Land Use Bylaw*.
- (d) 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.
- (e) 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.
- (f) The MD **may** support supervised housing facilities for other vulnerable populations at appropriate locations, subject to the provisions of the *Land Use Bylaw*.
- (g) 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.
- (h) 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.
- (i) Subject to the provisions of the *Municipal Government Act*, the MD **may** use land designated as *Community Services Reserve* for affordable housing *development*.

#### 4.3.4.3 Residential Development and Subdivisions on Agricultural Lands

- (a) The MD may allow first parcel out *subdivision* from an unsubdivided quarter section to accommodate an existing farmstead or to create a vacant new country residential *development*.

- (b) The MD **should** encourage the *development* of new farmsteads and country residential *developments* on lands that are not *Better Agricultural Lands*, within *Growth and Potential Growth Areas*, or other locations that would minimally interfere with existing *Agricultural Operations*.
- (c) *Farmstead Separation subdivisions* **shall** only be allowed if:
  - (i) the parcel contains an existing, habitable residence;
  - (ii) the parcel has legal and physical access;
  - (iii) there is appropriate water and sewer services;
  - (iv) 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*.
- (d) First parcel out country residential *subdivisions* **shall** only be allowed if:
  - (i) the parcel contains a suitable building site;
  - (ii) the location of the proposed lot on the parcel minimizes the loss of agricultural land;
  - (iii) the proposed parcel is the minimum necessary to accommodate the proposed building, improvements, services, amenities and other areas with no significant agricultural value, as established in the *Land Use Bylaw*;
  - (iv) legal and physical access is available or can be met; and
  - (v) the proposed *subdivision* will not, in the opinion of the MD, disrupt existing *Agricultural Operations* on the balance of the parcel or adjacent lands.
- (e) Notwithstanding Policy 4.3.4.3(d)(ii), the MD **may** allow a first parcel out country residential *subdivision* in excess of the maximum parcel size in the *Land Use Bylaw*, if:
  - (i) the proposed lot is severed from the balance; and
  - (ii) meets all other applicable requirements and policies of the MD.
- (f) All new country residential *developments* **shall** be required to provide and pay for the requisite infrastructure and services, as required.

#### 4.3.4.4 Multi-parcel Country Residential

- (a) The MD shall consider any subdivision proposal that results in the creation of two or more vacant residential lots in a rural area (except bareland condominium) as multi-parcel country residential proposal.
- (b) The *development* of multi-parcel country residential *subdivisions* **shall** not be allowed on *Better Agricultural Land*, unless otherwise provided for in this Plan or any other Statutory Plan.



- (c) Notwithstanding Policy 4.3.4.4(a), the *subdivision* of a second parcel from a quarter section for a residential use **may** be allowed if:
- (i) the proposed parcel contains an existing, habitable residence for an existing residence;
  - (ii) the proposed parcel contains a suitable building site for a proposed residence;
  - (iii) the proposed parcel is the minimum necessary to accommodate the existing or proposed building, improvements, services, amenities and other areas with no significant agricultural value, as established in the *Land Use Bylaw*;
  - (iv) the parcel has legal and physical access; and
  - (v) the resulting number of lots does not exceed the maximum lot density provided for in the *Land Use Bylaw*, unless otherwise provided for in a Statutory Plan.
- (d) The MD **should** encourage the *development* of multi-parcel country residential *subdivisions* in *Growth and Potential Growth Areas*, in accordance with the General Land Use and Growth Policies in this Plan.
- (e) 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.
- (f) Multi-parcel country residential proposals **shall** be evaluated in accordance with the following criteria:
- (i) the proposed *development* is not located on *Better Agricultural Land*, unless otherwise provided for in this Plan or any other applicable Statutory Plan;
  - (ii) the proposed *development* does not negatively affect adjacent *Agricultural Operations*;
  - (iii) the proposed parcel is not prone to flooding, erosion, sinking, groundwater contamination or other hazards;
  - (iv) the proposed *development* is compatible with adjacent land uses;
  - (v) there is provision for adequate water supply and appropriate sewage disposal system, in accordance with applicable legislation and standards;
  - (vi) each of the proposed lot contains a suitable building site;
  - (vii) access to existing roads and internal roads required to service the *development* is constructed to MD standards;
  - (viii) adequacy of onsite drainage;
  - (ix) the potential impact to existing transportation network is addressed, including required upgrades to existing network, if necessary;
  - (x) any other applicable policies contained in this Plan; and
  - (xi) any other relevant considerations as determined by the MD.

- (g) Bareland condominium residential *subdivision* proposals **may** be allowed by the MD, provided that:
  - (i) The *development* is located adjacent to a river, waterbody or other focal amenity feature;
  - (ii) At least 10% of the gross *development* area is dedicated as common space for recreational purposes, in addition to any reserve land(s) dedication required;
  - (iii) A minimum standard of landscaping, screening and/or other buffering from adjacent landowners is met, in accordance with the requirements of the *Land Use Bylaw*;
  - (iv) They meet other requirements and standards applicable to conventional multi-parcel country residential *subdivisions*, in addition to any other applicable requirements.

## 4.4 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

### 4.4.1 CONTEXT

Commercial and industrial activities support the economy and lifestyle of MD residents, including through income, employment and economic diversification. They include natural resource extraction industries, such as oil and gas operations, and sand and gravel pit sites, small retail outlets, flower gardens and *Home Occupations*. It is, therefore, imperative to support existing commercial and industrial *developments*, while expanding opportunities for future ones in a manner that does not generate excessive harmful effect on the environment or adjacent land uses.



### 4.4.2 GOAL

Municipal District of Fairview No. 136 supports a thriving and responsible commercial and industrial sector.

### 4.4.3 OBJECTIVES

1. To promote and facilitate the *development* of compatible commercial and industrial *developments* at appropriate locations within the MD;
2. To ensure safe and efficient natural resource extraction *developments*;
3. To facilitate proper, planned commercial and industrial *developments*;
4. To promote and accommodate the growth of *Home Occupations*.

### 4.4.4 POLICIES

#### 4.4.4.1 General Policies

The following general policies **shall** apply to all commercial and industrial land uses and operations within the MD:

- (a) The MD **should** encourage new commercial and industrial *developments* and *subdivisions* at appropriate locations in order to optimize resources, while meeting the needs of residents.

- (b) 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.
- (c) Commercial and industrial *developments* **shall** be aesthetically pleasing to the MD's *Development Authority*.
- (d) The MD **shall** evaluate major commercial and industrial proposals in accordance with the following criteria:
  - (i) the proposed *development* is not located on *Better Agricultural Land*, unless otherwise provided for in this or any other applicable Statutory Plan;
  - (ii) the proposed *development* does not negatively affect adjacent *Agricultural Operations*;
  - (iii) the proposed parcel is not prone to flooding, erosion, sinking, groundwater contamination or other hazards;
  - (iv) the proposed *development* is compatible with adjacent land uses;
  - (v) there is provision for adequate water supply and, if required, appropriate sewage disposal system, in accordance with applicable legislation and standards;
  - (vi) the proposed lot contains a suitable building site, if required;
  - (vii) accesses to existing roads and internal roads required to service the *development* are constructed to MD standards;
  - (viii) adequacy of onsite drainage;
  - (ix) the potential impact to existing transportation network is addressed, including required upgrades to existing network, if necessary;
  - (x) conformity with any other applicable policies of this Plan, other *Statutory Plans* and the *Land Use Bylaw*; and
  - (xi) any other relevant considerations as determined by the MD.

#### 4.4.4.2 Commercial Development

- (a) With exception to *Home Occupations*, the MD
  - (i) **may** limit new commercial *Developments* to the *Growth and Potential Growth Areas*, unless the site has unique characteristics that warrant an alternative location;
  - (ii) **may** not allow new commercial *Developments* on *Better Agricultural Land*, unless no suitable alternative location is available.
- (b) The MD **shall** support appropriate and diverse types of home and farm subsidiary occupations, if they:
  - (i) are compatible with the primary use of the land;
  - (ii) are secondary to the primary use of the land or building;

- (iii) do not create conflicts with adjacent land uses; and
  - (iv) comply with other requirements of the *Land Use Bylaw*, and other bylaws and policies of the MD.
- (c) Where the MD determines that a *Home Occupation* or subsidiary farm business has outgrown the primary residential or agricultural use of the land where it is located, the MD **may** direct the business/and landowner to:
- (i) relocate the business to a more suitable site;
  - (ii) apply for a redistricting of the land to an appropriate land use district providing for such a use under the *Land Use Bylaw*;
  - (iii) apply for *subdivision* of the land to separate the two uses, including dedication of buffer, where appropriate; and/or
  - (iv) take any other such actions as deemed necessary to ensure compliance with this Plan, other *Statutory Plan*, and/or the *Land Use Bylaw*.

#### 4.4.4.3 Industrial Development

- (a) The MD **should** encourage new industrial *developments* in proximity to established industrial operations, highways and other high-grade roads.
- (b) No industrial *development* **shall** be allowed on *Better Agricultural Land*, unless:
  - (i) the proposed *development* has unique site requirements or is location specific;
  - (ii) the MD determines that there is no suitable alternative location; and/or
  - (iii) the *development* is undertaken in accordance with an approved Area Structure Plan.
- (c) The MD **may** facilitate new industrial *developments* in rural areas, if they
  - (i) complement agriculture or natural resource extraction;
  - (ii) are not suited in a *Growth or Potential Growth Area*;
  - (iii) have large land requirements; and
  - (iv) have minimum servicing requirements;
 in addition to any other applicable requirements under Policy 4.4.4.1(d).
- (d) The MD **should** encourage new industrial *developments* to occur in nodes adjacent to established industrial operations, highways and other high-grade roads.
- (e) The MD **shall** require and maintain adequate separation distances and buffers between industrial *developments* and adjacent land uses.

*Natural Resource Extraction*

- (f) The MD's support for proposed natural resource extraction operations **shall** be contingent upon the mitigation and minimization of impact on the following:
  - (i) adjacent land uses;
  - (ii) ground and surface water;
  - (iii) complement agriculture or natural resource extraction;
  - (iv) soil quality; and
  - (v) adjacent *Agricultural Operations*.
- (g) The MD **should** direct new residential *developments* and *subdivisions* away from existing or potential natural resource extraction sites, so as not to conflict with or constrain the extraction of the resource.
- (h) The MD **should** not allow natural resource extraction industries
  - (i) in close proximity to *Growth Areas*, *Potential Growth Areas* and other areas of concentrated residential *development*;
  - (ii) 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.
- (i) The MD **shall** encourage and decide on proposals for gravel pit extractions in consultation with
  - (i) the requirements and recommendations of the Gravel Pit Study; and
  - (ii) relevant Provincial government departments.

*Energy Development*

- (j) The MD **shall** encourage the energy industry to, as part of the energy resource exploration and *development* process, engage in proactive consultation to address the following issues when proposing energy projects within the MD:
  - (i) the potential threat to surface and groundwater and existing water wells;
  - (ii) the impact of *development* on *Agricultural Operations*;
  - (iii) dust, noise and other consequences with potential to affect domestic life; and
  - (iv) road safety, road maintenance and the establishment of traffic corridors.

*Alternative Energy Development*

- (k) 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*.

- (l) Unless otherwise allowed by the Alberta Utility Commission, the MD **shall** require the following minimum setbacks for proposed commercial alternative energy projects:
  - (i) 1.6 km (1 mile) from the boundary of a *hamlet* of town;
  - (ii) 1.6 km (1 mile) from the boundary of a lot containing a residential dwelling.
- (m) Unless directly required by the Alberta Utility Commission, the MD **should** require security for post-*development* site reclamation for commercial alternative energy *developments*.
- (n) The MD **should** encourage proponents of alternative energy *developments* to, as part of the energy *development* process, engage in proactive consultation with nearby residents to address the following issues when proposing energy projects within the MD:
  - (i) the impact of the *development* on *Agricultural Operations*;
  - (ii) noise, glare and other consequences with potential to affect domestic life or other activities.
- (o) The MD **shall** require that *development* and *subdivision* proposals near sour gas facilities comply with the Provincial guidelines related to separation distances between sour gas facilities and other land uses, as established in the *Matters Related to Subdivision and Development Regulation*.

## 4.5 CROWN LAND

### 4.5.1 CONTEXT

As was revealed in Section 2, the MD hosts some Crown land, which makes up about 13.5% of its total land base. These lands are largely concentrated along the Peace River as well the east-central and northern parts of the MD, with a few isolated patches located elsewhere in the municipality. The MD has limited control over how these lands are developed, as they are managed by the Alberta Government through different departments. However, to a certain or limited degree, the MD is also able to influence the use of these lands from a land use perspective, including through zoning, *subdivision* and *development*



permitting process. In addition, some of the Crown lands contain or provide access to recreation opportunities for residents, including Dunvegan Provincial Park, Sand Lake Natural Area and Peace River Wildland Provincial Park. The MD, thus, has a vested role and interest in collaborating with Provincial actors to ensure continued access and appropriate *development* of these lands for the benefits of residents.

### 4.5.2 GOAL

Municipal District of Fairview No. 136 supports collaborative planning and appropriate use of Crown land.

### 4.5.3 OBJECTIVES

1. To encourage appropriate use of Crown lands.
2. To facilitate public access to Crown land areas, where deemed appropriate.
3. To cooperate with the Province in the planning and *development* of Crown land.

### 4.5.4 POLICIES

#### 4.5.4.1 General Policies

- (a) 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.
- (b) 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.

- (c) The MD **shall** support the use of other Crown land for agricultural production, conservation and other compatible uses.
- (d) The MD's support of Crown land *development* **shall** be informed by the following considerations:
  - (i) Impact on the transportation network, including the *development* of new roads, if any; and
  - (ii) Potential loss of alternative resource *development* opportunities, recreation opportunities and/or *Environmentally Sensitive Areas*.
- (e) The MD **may** not support the sale of Crown land adjacent to waterbodies, hazard lands or *Environmentally Sensitive Areas*.

## 4.6 PARKS AND RECREATION

### 4.6.1 CONTEXT

Recreation is vital to the well-being of individuals and communities. The Canadian Interprovincial Sports and Recreation Council and the Canadian Parks and Recreation Society define recreation as “the experience that results from freely chosen participation in physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing”. In recent years, the relationship between recreation, community and land use planning, and public health outcomes are being understood and encouraged. In general, it is understood that approaches to land use planning that emphasize or promote single use zoning districts encourage sedentary lifestyles, which in turn contribute to negative health outcomes, including the proliferation of certain types of chronic diseases, such as hypertension, diabetes and heart disease.



Conversely, community planning approaches that emphasize mix land uses, integrated with green spaces and active transportation infrastructure, encourage active living, leading to better health outcomes.

As seen in sections 1 and 2, the MD provides or guarantees access to several recreation opportunities, both directly and indirectly, for residents, within and outside its geographic boundaries. These include indoor and outdoor recreation options. These resources and opportunities, which were identified as valuable community assets through the public engagement process, need to be maintained, enhanced and expanded for the wellbeing of residents and the community. This could be attained through policies, purposeful action and initiatives, especially as the community grows or evolves over time, including, as noted the aging dynamics of the population.

### 4.6.2 GOAL

Municipal District of Fairview No. 136 is a recreationally rich and diverse community.

### 4.6.3 OBJECTIVES

1. To sustain support for recreation services and opportunities that enrich the quality of life of residents.
2. To identify and preserve areas with significant recreation potential.
3. To secure lands for future recreation uses.
4. To encourage community involvement in recreation planning and *Development*.

5. To encourage private sector participation in the provision and management of recreation services.

#### 4.6.4 POLICIES

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##### 4.6.4.1 General Policies

- (a) The MD **may** develop a Recreation Master Plan to facilitate future recreation planning and *development*.
- (b) 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.
- (c) The MD **should** maintain and, where necessary, enhance existing municipal recreation opportunities.
- (d) The MD **should** engage residents on future recreation projects.
- (e) The MD **should** support the *development* of areas with high recreation or heritage potential, including but not limited to the following areas or sites:
  - (i) The Peace River valley;
  - (ii) Pratt's landing; and
  - (iii) Historic sites.
- (f) The MD **should** collaborate with the Alberta Government to preserve and enhance the quality and access to Provincial parks within and adjacent to its municipal boundaries for enhanced visitor experience.
- (g) The MD **may** support or partner with local community groups, the private sector, volunteers and other stakeholders for the *development* of high-quality, sustainable and diverse recreation opportunities for residents.
- (h) 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:
  - (i) volunteer recognition and appreciation;
  - (ii) community grants; and
  - (iii) supporting active citizen groups.
- (i) The MD **may** consider leasing municipal recreation sites or lands to local community groups for the *Development* or stewardship of municipal recreation sites.

- (j) The MD **should** provide a mix of small, medium and large parks/open spaces to meet the varied needs of residents.
- (k) The MD **may** encourage the *Development* of a system of trails that serve the needs of residents.
- (l) The MD **should** promote opportunities for multiple use of recreation spaces by encouraging multifunctional design as part of new *Development* proposals.
- (m) The MD **shall** support the use of river corridors, lake shores and other *Environmentally Sensitive Areas* for passive recreation purposes.
- (n) The MD **may** work with adjacent municipalities to establish a Regional Recreation Board.
- (o) The MD **should** work with adjacent municipalities and other stakeholders to develop mutually beneficial regional recreation opportunities or open space amenities.
- (p) The MD **may** work with stakeholders to promote and market recreation opportunities with the municipality.
- (q) All recreation *developments* (including but not limited to campgrounds), **shall** be required to meet the Alberta Fire Code for fire suppression purposes.

#### 4.6.4.2 Reserve Policies

- (a) The MD **should** facilitate public access to shoreline areas through dedication of land for *Environmental* and/or *Municipal Reserve* during the *subdivision* process, where applicable.
- (b) Subject to the provisions of the *Municipal Government Act*, the MD **may** require the applicant of a *Subdivision* proposal to
  - (i) dedicate part of their land for
    - A. *Municipal Reserve (MR)*;
    - B. *Municipal and School Reserve (MSR)*;
    - C. *Environmental Reserve (ER)*;
  - (ii) provide money in place of *Municipal Reserve* or *Municipal and School Reserve*; or
  - (iii) provide any combination of land and money in place of *Municipal Reserve* or *Municipal and School Reserve*
 for future recreation purposes.
- (c) In accordance with the provisions of the *Municipal Government Act*, all lands and/or money collected in place of land for MR or MSR **shall** be used for any or all of the following:
  - (i) A public park, including related amenities;
  - (ii) A public recreation area, including open spaces, trails, indoor facilities and outdoor facilities;

- (iii) Buffers between different land uses;
  - (iv) School board purposes, subject to an agreement between the MD and the applicable School Board.
- (d) In accordance with the provisions of the *Municipal Government Act*, all lands dedicated as *Environmental Reserve* or subject to an *Environmental Reserve Easement* **shall** be:
- (i) preserved in their natural state; or
  - (ii) used or developed as a public park, in the case of *Environmental Reserve*.
- (e) Pursuant to Policy 4.6.4.2(b), the total amount of land the MD shall require for *Municipal Reserve* or *Municipal and School Reserve* **shall** not exceed 10% of the land proposed to be subdivided, less any other land required to be dedicated as *Conservation Reserve* or *Environmental Reserve* or subject to an *Environmental Reserve Easement*, where applicable.
- (f) Where *Municipal Reserve* is required to be dedicated, the following criteria **shall** apply:
- (i) Where the *subdivision* results in the creation of multi-parcel country residential *development*, MR **may** be dedicated in parcel form for community open space or park;
  - (ii) Where the *subdivision* results in the creation of single or multi-parcel industrial, commercial or other non-residential uses, MR **may** be dedicated in parcel form to serve as buffers between incompatible land uses;
  - (iii) Where the *subdivision* results in the creation of single-parcel residential *development*, MR **may** be dedicated in parcel form for open space or future park *Development*, where the subject lot is located within a growth or potential *Growth Area*, including *hamlets*.
  - (iv) Where the *subdivision* results in the creation of a single-parcel residential or non-residential *Development* outside a *Growth* or *Potential Growth Area*, or the amount of land owing for MR is insufficient to be used for any meaningful recreation use or buffer purposes, or a large amount of land is required to be assembled for future recreation *development*, MR **may** either be:
    - A. provided as money in place of land; or
    - B. deferred.
  - (v) Lands dedicated as MR **shall** be of similar quality as the land that is the subject of the *development*. Lands deemed undevelopable or more suited as ER **shall** not be accepted as MR.
  - (vi) The MD **should** encourage *subdivision* designs that enables MR lands to be connected to Crown Lands, *Environmentally Sensitive Areas*, other MR parcels or trails, where possible.
- (g) The MD **should** prepare an inventory of all MR lands and evaluate them on the basis of their current and future recreation potential.
- (h) Subject to Policy 4.6.4.2(g), the MD **may** dispose of MR lands that have no current or future recreation potential.

- (i) The disposal of MR land **shall** be done in accordance with the provisions of the *Municipal Government Act*.
- (j) Where money in place of *Municipal Reserve* or *Municipal and School Reserve* land is required or *Municipal Reserve* land is disposed, the MD **shall** use the money collected (including any accrued interest, if applicable) for any or all of the following purposes:
  - (i) to acquire land for future recreation *development*;
  - (ii) to improve existing recreation sites;
  - (iii) for school board purposes, subject to an agreement between the MD and the applicable School Board; and/or
  - (iv) in the case of money collected from the sale of *Municipal Reserve* or *Municipal and School Reserve* land, any matters related to any or all of the above purposes.

## 4.7 CULTURE AND HERITAGE

### 4.7.1 CONTEXT

Culture and heritage refer to the sum total of the history and way of life of a people or community, including both tangible and intangible assets or aspects inherited from past generations. The MD's rich history and heritage, which predates the arrival of European settlers, is highlighted in section 2. While some of the key events and historical sites are well known and have been properly documented and memorialized through the establishment of parks and museums, others may be less known or preserved. It is, thus, vital to continuously identify, preserve and enhance these assets to enrich the community through policies, purposeful actions and initiatives.



### 4.7.2 GOAL

Municipal District of Fairview No. 136 proactively safeguards and promotes its culture and heritage.

### 4.7.3 OBJECTIVES

1. To preserve and enhance the historical and cultural resources within the MD.
2. To maintain standards for *development* at locations within or containing heritage resources.
3. To encourage community involvement in heritage preservation.

### 4.7.4 POLICIES

- (a) 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.
- (b) The MD **should** collaborate with the Alberta Government to preserve and enhance the quality and access to provincial heritage sites located within its boundaries for enhanced visitor experience.
- (c) The MD **should** engage with residents on heritage preservation projects.

- (d) The MD **should** collaborate with the appropriate Provincial government department(s) and other stakeholders to identify and catalogue tangible and intangible heritage resources.
- (e) 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.
- (f) The MD **may** consider designating historic buildings as municipally-significant heritage buildings, through a bylaw or other means, when deemed to be in the public interest, in consultation with the affected landowner.
- (g) The MD **may** consult the Province when designating historic sites or buildings for heritage purposes, and may consult the Standards and Guidelines for the conservation of Historic Places in Canada.
- (h) The MD **should** consider establishing heritage interpretative centers at appropriate locations throughout the municipality.
- (i) The MD **may** support any archaeological studies or projects to gather heritage resources for preservation or information.
- (j) The MD **should** consider developing an interactive heritage map for public access to showcase its rich heritage resources.
- (k) The MD **should** support local heritage societies to preserve and/or enhance local heritage resources.
- (l) Pursuant to the *Historical Resources Act*, the MD shall require future developments and subdivisions to obtain the necessary provincial approval and/or conduct historical resources impact assessment, including complying with any conditions or restrictions imposed on the development, where applicable, on lands that contain or are likely to contain significant historic resources.



## 4.8 INFRASTRUCTURE

### 4.8.1 CONTEXT

The MD's infrastructure, which includes transportation and related infrastructure, such as the airport, roads, culverts and sidewalks; drainage and stormwater management systems; water distribution, wastewater collection, and sewer treatment and disposal systems; and solid waste collection systems, shape community life in many different ways. The continued provision, maintenance, operation, upgrade, expansion and reliability of these essential services, which residents depend upon, is, thus, important not only for the sustenance of the community, but also to support population growth, community services and economic opportunities.



At the same time, given the high cost associated with providing and maintaining these infrastructure services, it is necessary to ensure that current and future services are efficiently planned, integrated and well utilized. This also includes ensuring that areas lacking municipal services have acceptable alternatives, where needed, to safeguard health, safety and the environment.

### 4.8.2 GOAL

Municipal District of Fairview No. 136 provides and aids the provision of safe, adequate, efficient, well-maintained and fiscally-sustainable transportation infrastructure and utility services commensurate with the needs of the community.

### 4.8.3 OBJECTIVES

1. To facilitate the provision of safe, cost-effective transportation system, including active and alternative modes of transport.
2. To facilitate the provision of safe, cost-effective and reliable *Municipal Servicing* and public utilities.
3. To secure lands and right of ways necessary for the expansion of municipal infrastructure.
4. To ensure that all private servicing meets the standards of the MD.
5. To responsibly recover the cost of providing and/or expanding municipal infrastructure, where appropriate.
6. To ensure proper operation and maintenance of municipal infrastructure.
7. To promote energy conservation within the municipality.

#### 4.8.4 POLICIES

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##### 4.8.4.1 General Policies

- (a) The MD **may** develop a Transportation Plan to assess future transportation needs and to facilitate planning and development.
- (b) The MD **should** prepare ten-year capital plans to guide infrastructure planning and investments.
- (c) The MD **shall** properly operate all municipal infrastructure in an efficient and cost-effective manner.
- (d) The MD **should** properly maintain all municipal infrastructure, including through the development of maintenance plans, in accordance with existing municipal policies and standards.
- (e) The MD **shall** require an appropriate form of security, where municipal improvements required to accommodate proposed *developments* and *subdivisions* are to be undertaken by a private developer, subject to a Development Agreement.

##### 4.8.4.2 Asset Management

- (a) The MD **should** undertake a detailed inventory of all municipal infrastructural assets, including condition assessment and lifecycle calculations, as part of a *Geographic Information System (GIS) Asset Management Program*.
- (b) The MD **should** monitor, audit and continuously update the condition of municipal infrastructure, using the GIS Asset Management Program tools.
- (c) Using the GIS Asset management program, the MD **should** develop an Asset Management Plan for effective management, planning and replacement of municipal assets.

##### 4.8.4.3 Fairview Airport

- (a) 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.
- (b) The MD **shall** promote and ensure responsible and compatible *development* around the Fairview Airport through the provisions of the *Land Use Bylaw*, including, where appropriate, the establishment of an overlay.
- (c) The MD **shall** collaboratively work with Transport Canada on issues regarding air transportation within the municipality including, but not limited to, referring *subdivision* and *development* proposals to Transport Canada for comments or requiring applicants to obtain Transport Canada's approval for proposed *subdivision* and *developments* within a certain distance from the Fairview Airport, subject to the *Land Use Bylaw* and any applicable federal legislation or requirements.

#### 4.8.4.4 Roads, Accesses and Active Transportation Modes

- (a) The MD **shall** continuously evaluate and update its current road classification system for maintenance and other purposes.
- (b) All roads and accesses **shall** be developed and maintained in accordance with MD's policies and standards.
- (c) All *developments* and *subdivisions* **shall** be required to have both legal and physical accesses to each parcel, which **shall** be constructed and maintained in accordance with MD standards.
- (d) Notwithstanding Policy 4.8.4.4(c) above, the MD **may** allow access easements and shared access agreements, where physical access to a parcel is not feasible or allowed.
- (e) The MD **shall** require future multi-parcel *subdivisions* to include internal *subdivision* roads in order to limit the number of direct accesses to existing municipal roads (Township and Range Roads).
- (f) The MD should discourage the incorporation of back alleys into the design of *developments* within *hamlets* and multi-parcel country residential *developments*, where appropriate, to reduce maintenance costs and support the principles of *Crime Prevention Through Environmental Design* (CPTED).
- (g) The MD **shall** consider the impact of all *development* and *subdivision* proposals on existing transportation network, as part of the decision-making process.
- (h) The MD **may** require a *Traffic Impact Assessment* conducted by a qualified professional as part of proposed Area Structure Plans, multi-parcel *subdivisions* and complex *development* proposals to determine the type, amount or magnitude of associated traffic to be generated, including any required upgrades to municipal or provincial road networks, alone or in coordination with Alberta Transportation.
- (i) The MD **shall** require a Road Use Agreement between the MD and a developer or landowner, where appropriate, to address the disproportionate impacts of proposed *development* or land uses on municipal roads and adjacent land uses. The Agreement **shall** include hauling routes, dust control, maintenance and/or upgrading, and any other matters deemed necessary by the MD.
- (j) The cost of any required construction of, upgrade to, or widening of, municipal road(s) to accommodate a proposed *subdivision* or *development* **shall** be borne by the developer.
- (k) Proposed *subdivisions* located adjacent to a highway **shall** not compromise the integrity of the highway corridor and **may**, subject to Alberta Transportation, require the dedication of a service road.

- (l) The MD **shall** refer all Area Structure Plans, *Intermunicipal Development Plans*, *Land Use Bylaw* redistricting and *subdivision* proposals within 1.6 km of a highway to Transportation and Economic Corridors for comments prior to decision or adoption.
- (m) The MD **may** refer all *Development Permit* applications within 1.6 km of a highway to Transportation and Economic Corridors for comments prior to a decision being made.
- (n) The MD **shall** require all holders of approved *Development Permits* within 300 m beyond the limit of a Provincial highway or 800 m of a centreline of a Provincial highway and public road intersection to obtain a *Road Side Development Permit* from Transportation and Economic Corridors prior to commencing *development*, in accordance with Provincial requirements.
- (o) The MD **should** coordinate the design, planning, development and integration of municipal transportation networks with regional and provincial transportation networks to ensure or improve the overall efficiency and safety of the transportation system through collaboration with the appropriate agencies and partners.
- (p) The MD **may** promote and support the development of infrastructure for alternative and active modes of transport, such as sidewalks, trails and bike lanes, through right of ways, where appropriate, in accordance with the recreation policies of this Plan.

#### 4.8.4.5 Utilities

- (a) All *developments* **shall** be required to have access to water and sewage systems either via
  - (i) connection to existing *municipal servicing* where available; or
  - (ii) 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.
- (b) The cost of connecting to *municipal servicing* **shall** be borne by the developer, where required.
- (c) Where a proposed *subdivision* contains a *development* with existing private servicing that does not meet current provincial standards, the applicant **shall** be required to remedy the system to comply with current provincial standards, unless variance is granted by the Province.
- (d) The MD **may** allow the installation of communal waste collection and water treatment and distribution systems within multi-parcel *subdivisions* or bareland condominium *developments*, provided they meet Provincial standards and are properly maintained by the owner.
- (e) The MD **may**, in future, assume ownership of communal systems, where necessary or appropriate.
- (f) The MD **may** provide additional waterpoints and water fills at strategic locations within rural areas.

- (g) Where proposed *subdivisions* and *developments* are proposed to be serviced by cisterns, the MD **may** register a *Restrictive Covenant* as a condition of *development* or *subdivision* approval, prohibiting the use of water wells and other means of groundwater collection at locations with limited or contaminated groundwater resources.
- (h) The MD **may** recover the cost of providing or extending *municipal servicing* and roads to existing or future developments through the adoption of an off-site levy bylaw.
- (i) The MD **may** require *developments* in areas without *municipal servicing* (with or without existing private servicing) to connect to future *municipal servicing* at the expense of landowners or developers.
- (j) 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.
- (k) The MD **shall** require the dedication of utility rights of way, where appropriate, for the provision or expansion of *municipal servicing* to future *development*.
- (l) The planning and location of utility lines and facilities should be executed in a manner that:
  - (i) minimizes impact on working landscapes;
  - (ii) integrates transportation routes and utility lines within defined corridors and, where possible, within government road allowances;
  - (iii) discourages the creation of *Fragmented Parcels* of land between rights of way; and
  - (iv) minimizes impact on recreation, heritage and wildlife resources.
- (m) The MD **shall** require stormwater management plans prepared by a qualified professional as part of multi-parcel *subdivisions* and ASPs. The plan **shall** indicate how post-*development* runoff rates will not exceed pre-*development* levels.
- (n) Site grading and drainage plans
  - (i) **may** be required for certain *developments*;
  - (ii) **shall** be required for all multi-parcel *subdivisions* indicating how drainage will be managed.
- (o) Site grading and drainage **shall**:
  - (i) not negatively impact adjacent lands; and
  - (ii) be in accordance with storm water management plans, where they exist.

- (p) Where possible, the MD should encourage the integration of
  - (i) stormwater ponds with MR lands through the provision of public access trails along the pond's perimeter;
  - (ii) sports fields into dry pond designs.
- (q) The MD **should** support the safe operation, proper maintenance and fiscal sustainability of the North Peace Regional Landfill for solid waste management.
- (r) The MD **should** support energy conservation practices through public educational programs or awareness campaigns.

## 4.9 ENVIRONMENT AND SUSTAINABILITY

### 4.9.1 CONTEXT

As seen from the section 2 and elsewhere, the MD has a land area rich with various environmental features, including rivers, small lakes, hills, valleys, *wetlands*, farmlands and wooded areas. It is a haven for numerous species of plant and wildlife, such as bird, deer, moose, bear and coyote. It also possesses significant groundwater resources, including most notably the *Grimshaw Gravels Aquifer*.



These environmental resources support human life, both directly and indirectly, through water and food supply, biodiversity, recreation opportunities, views, improved air quality and sustenance of the local and global ecosystems, thereby contributing to overall quality of life. It is, thus, imperative to protect and preserve these assets, among others from conflicting land uses, inappropriate *developments* and other human activities, such as pollution and contamination, for the wellbeing of current and future generations. The preservation and stewardship of the natural environment is particularly crucial, especially given past, recent and ongoing incidents, such as wildfires, flooding and other extreme weather events, which threatens human life, wildlife, property and food production.

### 4.9.2 GOAL

Municipal District of Fairview No. 136 proactively safeguards its natural environment through the adoption of sustainable planning principles and practices for the wellbeing and prosperity of current and future generations.

### 4.9.3 OBJECTIVES

1. To protect sensitive environmental lands from inappropriate *developments*.
2. To mitigate the risks of hazardous lands on *development*.
3. To promote *development* that follows FireSmart design principles.
4. To increase public awareness of, and commitment to, environmental stewardship.

#### 4.9.4 POLICIES

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##### 4.9.4.1 General Policies

- (a) The following policies **shall** apply in addition any other policies pertaining to the environment contained elsewhere in this Plan.
- (b) 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.
- (c) The MD **shall** discourage *developments* that result in the fragmentation of natural features and *Environmentally Sensitive Areas*, and encourage the creation of natural networks.
- (d) As deemed appropriate by the MD, all ASPs and *subdivision* proposals **shall** be required to:
  - (i) Confirm the location and geographic extent of any *Environmentally Sensitive Areas*, historic and archeological sites, including any detailed information or analysis required by a qualified professional at the cost the developer; and
  - (ii) Integrate *Environmentally Sensitive Areas* into the design of *development* in order to form a linked and integrated system of parks, natural areas and open spaces, including the retention of forests, wildlife corridors and muskeg areas, the provision of stormwater ponds, and protection of source water.
- (e) The MD **may** require an *Environmental Impact Assessment* or related studies for any proposed *development* at the cost of the developer.
- (f) All *developments* that involve the disturbance of a *wetland* and triggers Provincial approval under the *Water Act* **shall** be required by the MD to submit a *wetland* assessment prepared by a qualified professional.
- (g) 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.
- (h) The MD **may** establish targets and thresholds for air and water quality to monitor changes to the natural environment, and **may** develop methods to mitigate local or regional effects, in accordance with the guidelines established by a future *Regional Plan*.
- (i) The MD **may** collaborate with local, regional and Provincial organizations, agencies and other stakeholders to gather and share up-to-date information regarding *Environmentally Sensitive Areas* and natural features, protect the natural environment through the establishment of standards and referral protocols, and advance environmental education and stewardship.



#### 4.9.4.2 Reserves

- (a) In addition to *Environmental Reserves*, the MD **may** require or encourage the dedication of *Environmental Reserve Easements (ERE)*, *Conservation Reserves (CR)* and *Conservation Easements (CE)*, where appropriate, to protect and conserve *Environmentally Sensitive Areas (ESAs)* as part of the *subdivision* process, subject to the provisions of the *Municipal Government Act* and/or the *Environmental Protection and Enhancement Act*.
- (b) The MD **may** require the dedication of *Environmental Reserve Easement*, where lands eligible for ER dedication do not provide opportunities for public access, subject to any other provisions of the *Municipal Government Act*.
- (c) The MD **shall** require the delineation of *wetlands* and other *Environmentally Sensitive Areas* required for ER or ERE dedication by the developer, as part of the *subdivision* process.
- (d) River and creek valleys **shall** be preserved as ESAs, wildlife corridors and habitats, and **may** include recreational uses.
- (e) The MD **shall** work with the Province to ensure that any Crown interests in waterbodies are addressed as early as possible in the planning process. The MD **may** use ERs to protect waterbodies and valley banks that meet the definition of ERs but are not claimed by the Province.
- (f) The MD **may** require the dedication of *Conservation Reserve* to protect and conserve environmentally significant areas, such as wildlife corridors, significant tree stands or other environmentally significant areas, where:
  - (i) the subject land is not eligible to be dedicated as ER or ERE; and
  - (ii) the MD wishes to compensate the affected landowner.

#### 4.9.4.3 Hazard Lands

- (a) The MD **may** require an *Environmental Site Assessment* and biophysical report prepared by a qualified professional to identify areas of environmental significance or concern, including any known contamination areas, to inform the decision-making process, as part of the *development permit* application requirements.
- (b) All lands below the top of bank of a river or creek valleys **shall** be protected from *development* by requiring them to be dedicated as *Environmental Reserve* at the time of *subdivision*.
- (c) The MD **shall** impose appropriate *development* setbacks from waterbodies, watercourses and slopes, in accordance with the provisions of the LUB and/or any existing Provincial guidelines.
- (d) *Development* setbacks **shall** be measured from the top of bank line of watercourses (including rivers and streams) or the high water mark of waterbodies, such as lakes.

- (e) The MD **may** require the top of bank or the high water mark to be identified or by a qualified Alberta Land Surveyor during the preparation of ASP, *subdivision* or *development* process.
- (f) The MD **should** encourage the retention of natural vegetation within the recommended setback distances from waterbodies and watercourses.
- (g) 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.
- (h) The MD **shall** support the identification of floodways and flood fringes for the purpose of guiding *development* decisions.
- (i) The MD **should** require the proponent of a *development* or *subdivision* proposal, at a location deemed to be flood-prone or vulnerable to ice jamming, to submit floodplain or ice flow information, including, if deemed appropriate, a flood assessment and hydrologic studies conducted by qualified professionals. Such information or studies **may** include confirmation of 1:100-year flood level of the affected river, stream or lakeshore, prescribed *development* setbacks, and/or any additional information required by the MD.
- (j) The MD **should** prepare a flood-mapping GIS system, using information provided the Province and/or flood studies, to better identify flood prone lands within its geographic boundaries, once such information becomes available.
- (k) 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:
  - (i) the *development* or infrastructure has been properly flood-proofed; and/or
  - (ii) the *development* or infrastructure is relocated or properly mitigated against the risks and impacts of ice jamming; and
  - (iii) written certification is provided by qualified professionals to the MD, confirming that the flood and /or ice jamming hazards have been mitigated.
- (l) Notwithstanding Policy 4.9.4.3(k) above, the MD **shall** not allow any *development* that would pose unacceptable risks to public safety as a result of flooding within the 1:100-year flood hazard area.
- (m) The MD **may** use additional tools such as, but not limited to, overlays, separate land use districts and special regulations provided for within the *Land Use Bylaw* to regulate *development* in flood risk areas.
- (n) The MD **should** require the proponent of any *development* on land that contains or is located in close proximity to a *wetland*, watercourse, coulee, swamp, marsh, slope or other natural feature that may impact the stability of the proposed *Development* to submit a *Geotechnical Assessment*

prepared by a qualified professional indicating the suitability of the site for the proposed *development*, including any recommendations.

- (o) No permanent *development* **shall** be allowed by the MD on slopes exceeding 15% or on lands subject to erosion, slumping, subsidence or other forms of instability, unless the proponent submits a *Geotechnical Report* prepared by a qualified professional confirming that the site is suitable for *development*.
- (p) Pursuant to the *Matters Related to Subdivision and Development Regulation*, the MD **shall** not allow a school, hospital, food establishment or residence to be located within 450 m of the working areas of an operating landfill.
- (q) The MD **shall** require setbacks from sour gas facilities, abandoned and active well sites, and pipelines in accordance with the *Matters Related to Subdivision and Development Regulation*.
- (r) The MD **should** encourage the rehabilitation of brownfield sites.

#### 4.9.4.4 Groundwater Protection and Grimshaw Gravels Aquifer

- (a) The MD **shall** recognize and prioritize the protection of the *Grimshaw Gravels Aquifer* as an important environmental resource, and **shall** collaborate with all stakeholders to ensure sustainable management of the aquifer as a regional asset.
- (b) The MD **may** prohibit any *development* that has the potential to contaminate or otherwise negatively impact groundwater quality, *Environmentally Sensitive Areas* or other features that are determined to be environmentally significant by the MD.
- (c) All waste generated by industrial uses **shall** be properly stored and disposed of in a manner that does not result in groundwater contamination.
- (d) The MD **shall** require all developers to demonstrate proof of water supply if accessing groundwater.
- (e) Any proposal that proposes to use groundwater and results in an overall parcel density in excess of five lots per quarter section **should** be required to submit a hydrogeological assessment prepared by a qualified professional in accordance with Provincial guidelines.
- (f) The MD **may** require developers to identify groundwater recharge areas as part of the *Subdivision* process, and negotiate requirements for *Environment Reserve*, *Environmental Reserve Easement*, *Conservation Reserve* and *Conservation Easement* to cover groundwater recharge areas. If necessary, such instruments **may** be used to protect tree cover surrounding groundwater recharge areas.
- (g) The MD **should** encourage owners of all water well in the municipality to register their groundwater usage pursuant to the *Water Act*.

- (h) The MD **may** refer all *subdivision* and *development* applications located within the *aquifer* to the Grimshaw Gravels Aquifer Management Advisory Association for review and comments prior to a decision-being made, in accordance with the Land Use Bylaw.
- (i) The MD **shall** prohibit any *development* that has the potential to negatively impact groundwater quality to be located within the area occupied by the *Grimshaw Gravels Aquifer*, shown on **Map 10 – Future Land Use**.
- (j) Further to Policy 4.9.4.4(i), the following provisions **shall** apply:
  - (i) Sand and gravel operations **may** be allowed, provided they comply with the requirements and standards of the 2017 Gravel Pit Study;
  - (ii) No *Confined Feeding Operations* **shall** be allowed within the aquifer area;
  - (iii) General industrial and other resource extraction activities **shall** not be allowed, unless accompanied by a hydrogeological assessment prepared by a qualified professional demonstrating that the distance or buffer between the bottom of the extraction pit and the high level of the aquifer exceed 3 m (9.8 ft.). The distance **may** be reduced, if warranted and subject to the condition that the hydrogeological report contains adequate measures to protect the aquifer;
  - (iv) Any proposed oil and gas drilling activity within the aquifer **shall** be subject to the comments and advice of the Grimshaw Gravels Aquifer Management Advisory Association, and **shall** be forwarded by the MD to the Energy Resources Conservation Board through the notification process;
  - (v) All other types of *Development* **shall** comply with the policies below.
- (k) The MD **shall** not allow any multi-parcel country residential *developments* within the aquifer where the depth from the aquifer to the base of the building foundation is less than 3m (9.8 ft.).
- (l) The MD **shall** not allow any commercial or industrial *developments* within the aquifer where the depth from the aquifer to the base of the building foundation is less than 5m (16 ft.).
- (m) No commercial or industrial *development* that requires open discharge of effluent or other type of liquid waste **shall** be allowed within the aquifer.
- (n) Any proposed commercial or industrial *developments* located within the aquifer **shall** be required to be serviced with sealed holding tanks or other form of closed loop sewage disposal system. For *Subdivision* proposals, *Restrictive Covenants* **shall** be registered to this effect at the time of *subdivision*.
- (o) Any industrial proposal located within the aquifer, or elsewhere in the MD involving more than 5 lots, **may** be required to submit a *Geotechnical Assessment* conducted by a qualified professional showing the conditions of the water table and the suitability of the subject lands for the proposed sewage disposal system.

#### 4.9.4.5 Fire Protection

- (a) The MD **shall** encourage private developers to recognize and incorporate *FireSmart: Protecting Your community from Wildfires* design principles when preparing ASPs, multi-parcel *subdivisions*, recreational, commercial and industrial *development* to minimize the risk and damage from wildfires, including but not limited to:
- (i) the use of fire-resistant building and roofing materials;
  - (ii) establishing buffer areas between *development* and forested/wooded areas;
  - (iii) removing deadfall and other potential fuel sources from building sites and nearby forested/wooded areas;
  - (iv) the provision of adequate onsite water supply for firefighting purposes;
  - (v) the provision of emergency access to *development*;
  - (vi) the installation of spark arrestors on all chimneys; and
  - (vii) the modification of road designs, including with, length, layout, grade and curves, to facilitate emergency access.

#### 4.9.4.6 Green Initiatives

- (a) The MD **shall** encourage the incorporation or *development* of green infrastructure as part of the overall site design and/or planning of infrastructure systems, including the use of existing *wetlands* as stormwater management facilities, where applicable, and planting and preservation of shrubs and trees to improve air quality.
- (b) The MD **shall** encourage all multi-parcel *subdivisions* to:
- (i) protect, manage and enhance any existing green infrastructure of the MD; and/or
  - (ii) develop new green infrastructure, where appropriate.
- (c) The MD **shall** encourage sustainable *development* systems, practices and technologies including, but not limited to:
- (i) The use of water conservation technology, such as grey water conservation systems and low flow fixtures;
  - (ii) Low impact techniques for stormwater management;
  - (iii) Promotion of waste reduction, recycling and composting;
  - (iv) Promotion of green building design standards; and
  - (v) Participating in Provincial initiatives offering energy efficiency and rebate programs.

## 4.10 ECONOMIC DEVELOPMENT AND TOURISM

### 4.10.1 CONTEXT

A strong, stable and diversified local economy is beneficial to the population of any community, including the MD of Fairview No. 136. This is especially important, given the volatile economic environment that characterizes the energy sector, which constitutes one of the main drivers of the local and regional economies, besides agriculture. While there are other economic activities helping to diversify and boost the MD's economy, some of these sectors are relatively small and will benefit from additional efforts to support economic growth and diversification. This would require striking a



balance between supporting traditional sectors while promoting non-traditional sectors, in order to cater to market dynamics. Tourism and home-based businesses, also known as *Home Occupations*, represent some of the promising sectors that could aid both economic growth and diversification. These activities are also compatible with the MD's rural character and vast recreation opportunities.

### 4.10.2 GOAL

Municipal District of Fairview No. 136 fosters an attractive environment that is conducive to strong, stable, diversified, resilient and sustainable economic growth, innovation and employment.

### 4.10.3 OBJECTIVES

1. To foster economic resilience through diversification and innovation.
2. To market the economic and tourism potential of the MD.
3. To facilitate the expansion of the commercial and industrial sectors within the MD.
4. To support the growth and management of the tourism and recreation sectors.
5. To support the growth and expansion of *Home Occupations*.
6. To promote business retention.
7. To support renewal energy production.

### 4.10.4 POLICIES

#### 4.10.4.1 General Policies

- (a) The MD **may** develop an Economic Development Plan in future to serve as basis for economic policy and decision-making, in addition to this Plan and other applicable planning documents.

- (b) 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.
- (c) The MD **may** support ecotourism and agritourism as a means of boosting economic growth and diversification.
- (d) The MD **should** conduct a comprehensive inventory of tourism assets to identify strengths and gaps.
- (e) 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.
- (f) 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.
- (g) The MD **may** support local trade shows and other events that promote trade and marketing of economic opportunities.
- (h) The MD **may** support training opportunities for residents in existing and new economic sectors by recognizing and supporting regional higher educational institutions.
- (i) The MD **may** support a variety of *Home Occupations* consistent with the polices of this Plan.
- (j) The MD **may** consider establishing business parks at strategic locations to attractive new businesses, promote clustering and facilitate economic growth.
- (k) The MD **should** develop an GIS map layer that shows the location of vacant lots and servicing to facilitate investment and economic development.
- (l) The MD **should** update and amend the *Land Use Bylaw*, as needed, to accommodate new business proposals that are consistent with the policies of this Plan.
- (m) The MD **may** support the expansion of high-speed communication networks to underserved areas of the municipality to encourage future business opportunities, while boosting connectivity for residents.

## 4.11 COMMUNITY FACILITIES AND PROGRAMS

### 4.11.1 CONTEXT

A complete community requires a range of services and programs that meet the varied needs of the population. These programs and services include education, healthcare, community facilities and programs. While the provision of majority of these services are typically the responsibility of other organizations, the MD has the overall responsibility in ensuring that residents have access to the services and facilities they require. This role, which is the focus of this section, also extends to land use planning.



### 4.11.2 GOAL

Municipal District of Fairview No. 136 facilitates access to a range of facilities, programs and services that meet the needs of the community.

### 4.11.3 OBJECTIVES

1. To maintain and improve municipal services for the benefit of residents.
2. To support the provision of community facilities, services and programs on an intermunicipal basis, where beneficial.
3. To advocate for the provision of, or improved access to, Provincial and federal services and programs for residents.

### 4.11.4 POLICIES

#### 4.11.4.1 General Policies

- (a) The MD **should** maintain and improve the current level of municipal services, including recreation, to residents.
- (b) 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:
  - (i) Schools;
  - (ii) Public libraries;



- (iii) Health centre;
  - (iv) Fire halls;
  - (v) Police station;
  - (vi) Ambulance services facility;
  - (vii) Day care facilities;
  - (viii) Senior citizen facilities;
  - (ix) Special needs facilities;
  - (x) Community centres; and
  - (xi) Facilities providing municipal services to the public.
- (c) 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.
- (d) The MD **may** support the provision of municipal services, such as solid waste management, FCSS programming and certain types of recreation facilities, on a regional or intermunicipal basis, as deemed appropriate.
- (e) The MD **should** advocate for the provision of, or improved access to, provincial and federal services, such as healthcare, policing, postal services and social assistance programs in underserved areas of the municipality.

## 4.12 LAND USE AND GROWTH MANAGEMENT

### 4.12.1 CONTEXT

Majority of the preceding policy sections deal with various land uses that are required to meet the needs of the community as it evolves. This section focuses on general land use management and growth policies, including future land use. The intent is to manage and direct future growth to appropriate areas of the municipality, while ensuring proper balance among the various land uses.



### 4.12.2 GOAL

Municipal District of Fairview No. 136 manages land use and growth responsibly.

### 4.12.3 OBJECTIVES

1. To promote overall land use efficiency, compatibility and coherency.
2. To establish *Growth and Potential Growth Areas* to accommodate future growth.
3. To establish specific policies for *hamlets*.
4. To outline the requirements for Area Structure Plans.

### 4.12.4 POLICIES

#### 4.12.4.1 General Policies

- (a) The MD **shall** strive to balance land uses to meet varying community needs and aspirations.
- (b) The MD **shall** rewrite, review and update the *Land Use Bylaw* to reflect the policies of this Plan and any other *Statutory Plans*.
- (c) The *Land Use Bylaw* **shall** establish standards for all *developments* throughout the municipality, and **shall** serve to implement the polices of this Plan, including its enforcement mechanisms.

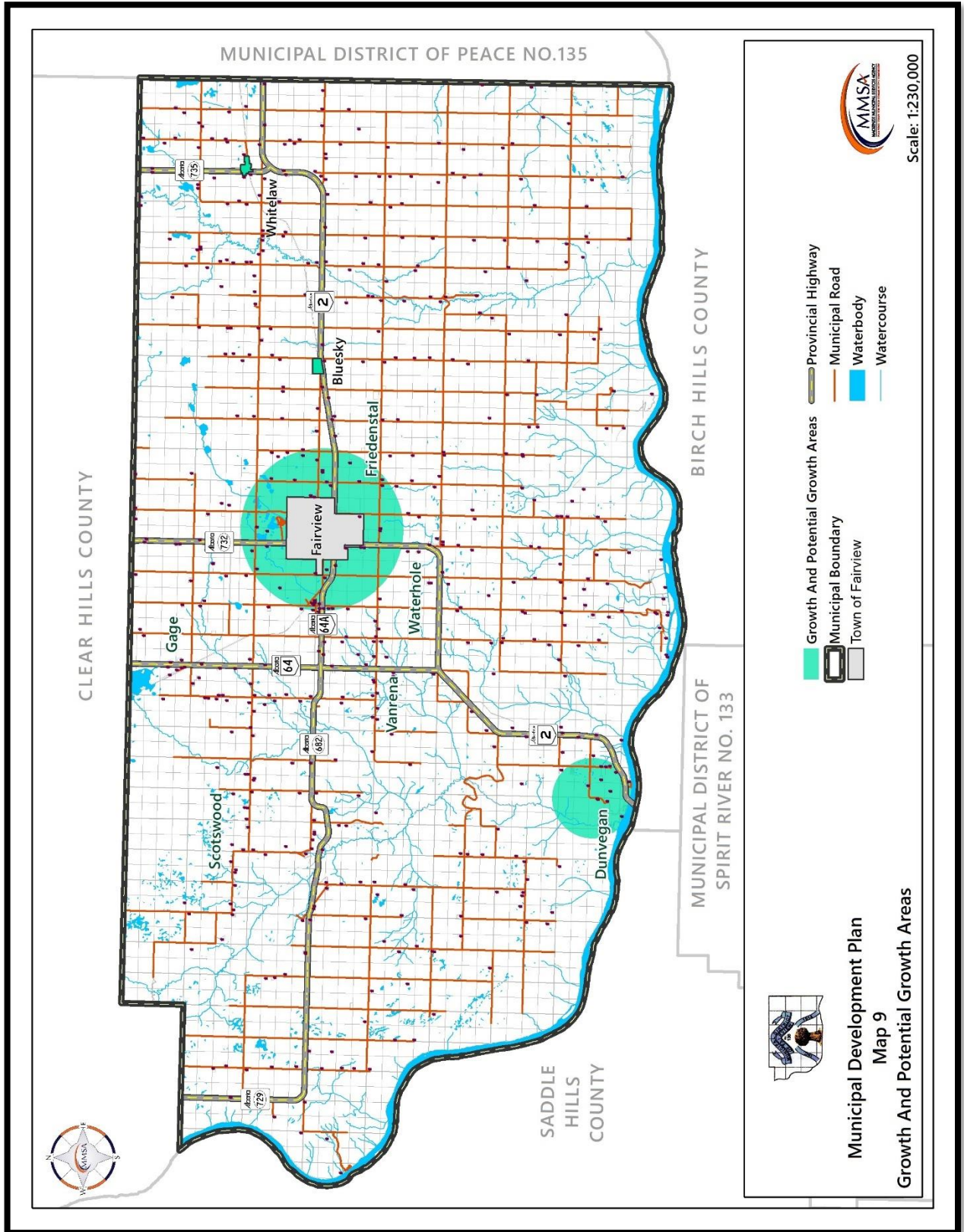
#### 4.12.4.2 Hamlets

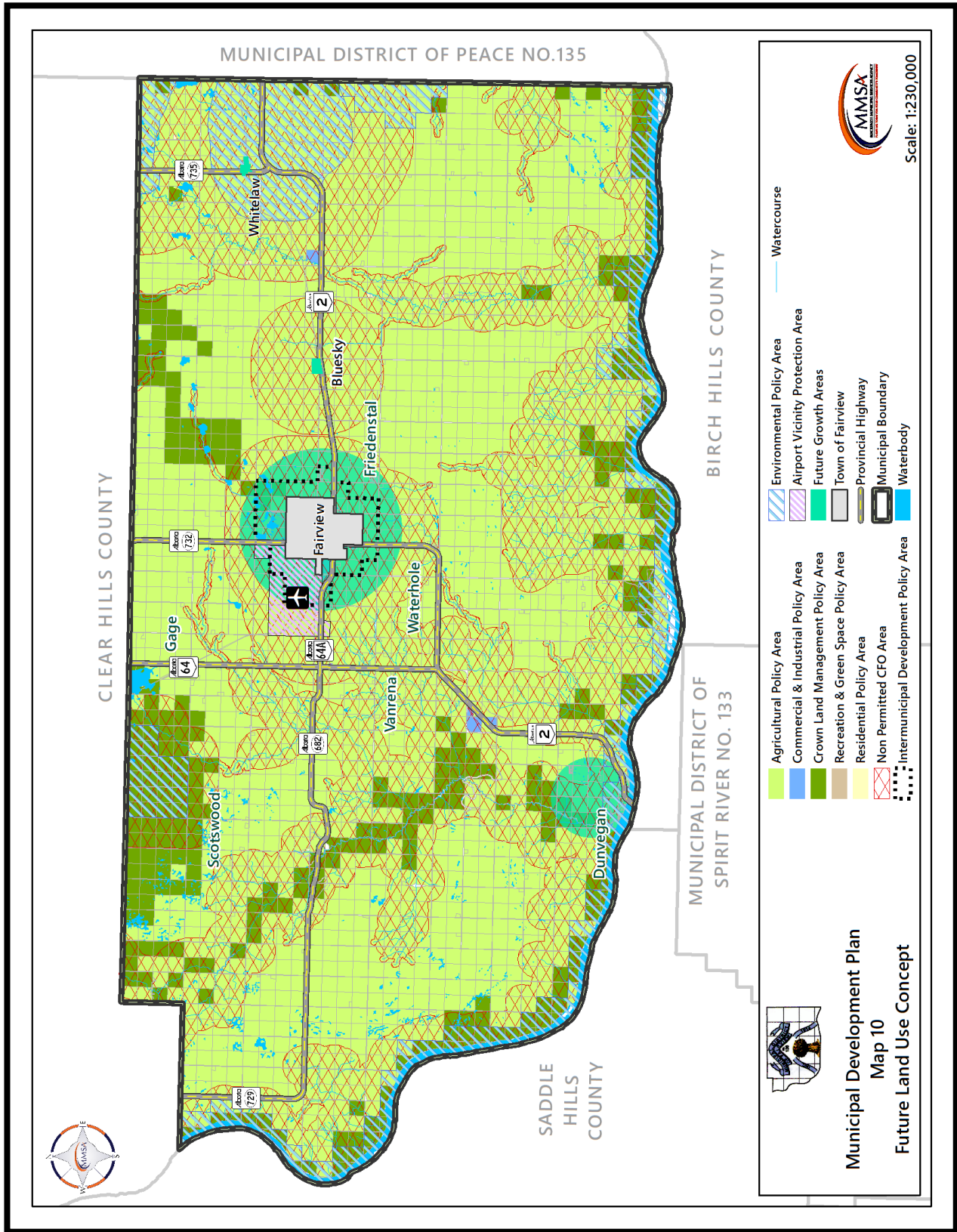
- (a) The MD **should** strengthen the viability of Whitelaw and Bluesky as important social, cultural and economic hubs.
- (b) The MD **shall** encourage smaller scale commercial *developments* that serve the everyday needs of the local population to be located within the *hamlets*.
- (c) The MD **may** support other commercial *developments* within the *hamlets*, provided that the scale, design and use are compatible with adjacent land uses, and the residential character of the settlements.
- (d) Industrial uses within *hamlets* **should** be:
  - (i) limited to light industrial uses; and
  - (ii) require additional screening, if necessary
 when in close proximity to residential areas.
- (e) The MD **should** encourage new *development* and *subdivision* proposals within or near *hamlets* to occur as *Infill development* within *hamlet* boundaries as an alternative to expansion of existing *hamlets*.
- (f) The MD **shall** encourage the removal of abandoned buildings or the rehabilitation of dilapidated structures to improve the aesthetic character of *hamlets*.
- (g) The MD **may** install wayfinding signage within *hamlets* for improved navigation.
- (h) The MD **should** encourage investments in infrastructure and *development* within *hamlets*, to revitalize existing communities, reduce sprawl and preserve agricultural lands.
- (i) The MD **may** develop an *Area Structure Plan* for each *hamlet* to guide land use, expansion and future servicing.

#### 4.12.4.3 Future Land Use, Growth and Policy Areas

- (a) The MD hereby designates the following areas as *Growth and Potential Growth Areas*, as shown on **Map 9 – Growth and Potential Growth Areas**, which have been determined on the basis of current *development* patterns, existing infrastructure (including transportation), and future servicing:
  - (iii) *Hamlet* of Bluesky;
  - (iv) *Hamlet* of Whitelaw;
  - (v) Around the fringes of the town of Fairview; and
  - (vi) Dunvegan.

- (b) The MD **shall** direct future residential, commercial and industrial *development* to *Growth and Potential Growth Areas* in order to promote orderly and contiguous patterns of *development*, where possible, in accordance with the policies of this Plan.
- (c) The future *development* of the municipality **shall** generally conform to the Policy Areas as shown on **Map 10 – Future Land Use Concept**. The Map is intended to provide the MD with a broad framework for *development*, and is not intended to be interpreted strictly on a site-by-site basis.
- (d) Subject to other applicable policies of this Plan, the generally preferred order of *subdivision* and *development* with the municipality **shall** be:
  - (i) Infilling or existing serviced areas within the *Growth and Potential Growth Areas*;
  - (ii) Infilling or existing serviced areas outside the *Growth and Potential Growth Areas*;
  - (iii) Areas where infrastructure can be extended efficiently.
- (e) *Infill developments* in any land use district or policy area should be of similar scale and design to surrounding properties to promote integration of new *developments* into existing areas.
- (f) Subject to the provisions of the *Municipal Government Act*, the MD **may** require the applicant of a *subdivision* or *development* within the municipality to enter into a Development Agreement to execute appropriate conditions to the satisfaction of the MD, at the cost of the applicant and which **may** be subject to security.
- (g) Area Structure Plans
  - (i) **may** be required by the MD
    - A. for any multi-parcel *subdivision* proposals that result in the creation of more than five lots, or
    - B. for any *subdivision* proposal that results in a cumulative density of six (6) or more lots per quarter section; or
    - C. for any *Development* proposal for which the *Land Use Bylaw* **may** recommend an Area Structure Plan.
  - (ii) **shall** be required by the MD for any *development* or *subdivision* proposal, regardless of the number of lots, if required by Transportation and Economic Corridors.
- (h) The MD **shall** prepare an *Area Structure Plan* Guidelines, outlining the requirements for an *Area Structure Plan* when required for private developers.





## 4.13 GOVERNANCE AND INTERMUNICIPAL COLLABORATION

### 4.13.1 CONTEXT

The role of governance and collaborative partnerships in the wellbeing and progress of any community, including the MD of Fairview No. 136, cannot be overemphasized. Without good governance, good decision-making and realization of the aspirations of the community, including those expressed in plans such as this, cannot materialize. The MD has had a functioning Council, supported by an Administration, which has, over the years, played a pivotal role in local and regional matters, from education, to land use planning, to healthcare. It has also forged and enjoyed cordial relations and partnerships with other levels of government, regional organizations and adjacent municipalities, including the Town of Fairview, to deliver



services that benefit residents. It is the express intent of the MD, through this Plan, to continue maintaining existing partnerships, while forging new ones in a mutually beneficial manner.

### 4.13.2 GOAL

Municipal District of Fairview No. 136 promotes good governance, including creating, maintaining and fostering beneficial strategic partnerships and collaborative relationships, that are responsive to the evolving needs of the community.

### 4.13.3 OBJECTIVES

1. To reassert good governance through open, transparent leadership, effective decision-making, proactive communication, and active citizen engagement.
2. To improve administrative efficiency and reduce “red tape”, where possible.
3. To maintain mutually beneficial working relationship with higher levels of government and adjacent municipalities to achieve the aims of regional cooperation and planning.
4. To respect and honour existing agreements and commitments with municipal partners.

#### 4.13.4 POLICIES

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##### 4.13.4.1 General Policies

- (a) The MD **shall** make clear, consistent decisions on planning and other relevant matters, as guided by the principles, policies, goals and objectives of this Plan, and other relevant documents.
- (b) The MD **shall** comply with the legislative timelines for processing and deciding on planning proposals, such as *subdivision* and *Development Permit* applications.
- (c) The MD **shall** advertise all *Development Permit* decisions, in accordance with the provisions of the *Land Use Bylaw*.
- (d) The MD **shall** recognize the rights of landowners in land use planning and decision-making.
- (e) The MD **shall** respect and honour the right of the recipients of its decisions to appeal those decisions in accordance with Provincial legislation.
- (f) The MD **shall** look for opportunities for red-tape reduction in the delivery of municipal services, including land use planning, where appropriate.
- (g) The MD **shall** be guided by its Public Participation Policy and Public Notification Bylaw when informing and engaging residents.
- (h) The MD **shall** participate in the preparation of the future Upper Peace *Regional Plan* as well as other local regional planning initiatives and organizations that benefit residents.
- (i) The MD **may**, in future, adopt *Intermunicipal Development Plans* with the MD of Peace No. 135, Clear Hills County, Birch Hills County and Saddle Hills County, as deemed appropriate.
- (j) The MD **shall** respect and adhere to the policies of:
  - (i) the existing IDP with the Town of Fairview; and
  - (ii) any future IDP with any adjacent municipality
 including future land use, as well as notification, referral and amendment protocols.
- (k) The MD **shall** refer all *Subdivision*, redistricting and *Area Structure Plan* proposals on lands located adjacent to the boundaries of the following municipalities for comments prior to decision-making or adoption:
  - (i) MD of Peace No. 135;
  - (ii) Saddle Hills County;
  - (iii) Birch Hills County; and



- (iv) Clear Hills County;  
unless otherwise directed by a future IDP.
  
- (l) The MD **shall** respect and adhere to its commitments with adjacent municipalities, pursuant to existing *Intermunicipal Collaboration Frameworks*, and subject to the amendment protocols.
  
- (m) The MD **shall** work with neighbouring municipalities and relevant organizations, such as the Grimshaw Gravels Aquifer Management Advisory Association and Mighty Peace Watershed Alliance, to protect the *Grimshaw Gravels Aquifer*, the Peace River watershed and other environmental resources.

# 5 GAUGING OUR PROGRESS



## 5.1 PLAN IMPLEMENTATION, MONITORING AND REVIEW

### 5.1.1 IMPORTANCE

As the primary municipal planning policy document, the MDP will serve as guide for decision-making on a host of issues within the municipality, including by Council, Administration, residents and other stakeholders, such as Provincial government departments and other external actors. It will also serve as basis for preparing other plans and documents, such as a future Recreation Master Plan and Area Structure Plans. Thus, the MDP must remain a living document. To ensure this, the Plan must be monitored on an ongoing basis and reviewed from time to time, to inform decision-making and ascertain its relevance to current conditions. Where necessary, the Plan must also be updated to respond to new information and changing municipal priorities, as deemed appropriate by the Council and Administration of the day. That constitutes the focus of this section.



### 5.1.2 GOAL

To ensure that the MDP remains an effective, relevant planning document.

### 5.1.3 OBJECTIVES

1. To reaffirm the importance and role of the MDP.
2. To provide appropriate timelines for the review and update of the MDP.
3. To respect and honour existing agreements and commitments with municipal partners.

### 5.1.4 POLICIES

#### 5.1.4.1 General Policies

- (a) The following planning proposals **shall** be reviewed and decided on in accordance with the provisions of this Plan:
  - (i) *Development Permits*;
  - (ii) *Subdivisions*;

- (iii) *Land Use Bylaw* rewrite and amendments; and
- (iv) *Area Structure Plan* preparation and amendments.

#### 5.1.4.2 Plan Consistency

- (a) The provisions of all other *Statutory Plans*, standalone policies and plans, and the *Land Use Bylaw* **shall** be consistent with the policies of this Plan.
- (b) Where a proposed amendment to the *Land Use Bylaw* or ASP is supported by Council but is in conflict with this Plan, the MDP **shall** be amended prior to, or concurrently with, the proposed LUB or ASP amendment, to ensure consistency is maintained.
- (c) Where a proposed amendment to an IDP is supported by Council but is in conflict with this Plan, the MDP **shall** be amended subsequent to, or concurrently with, the proposed IDP amendment, to ensure consistency is maintained.
- (d) Where the proposed amendment to the LUB, ASP, IDP and/or MDP is intended to accommodate a proposed *Subdivision* or *Development*, the amendments **shall** receive third reading by Council prior to approval of the *Development* or *Subdivision*.
- (e) Amendments to the MDP **shall** be done in a transparent manner, in accordance with the provisions of the *Municipal Government Act*, including requirements for public hearing.
- (f) Notwithstanding Policies 5.1.4.1(a), (b) and (c) above, where there are any inconsistencies or conflict between
  - (i) the MDP and any IDP, the IDP **shall** prevail over the MDP to the extent of the conflict or inconsistency;
  - (ii) the MDP and any ASP, the MDP **shall** prevail over the ASP to the extent of the conflict or inconsistency;
  - (iii) the MDP and the LUB, the MDP **shall** prevail over the LUB to the extent of the conflict or inconsistency, except for Permitted Uses that meet all the requirements of the LUB.
- (g) Where there are any inconsistencies or conflict between the MDP and any non-statutory plan, Council **shall** decide which document should prevail over the other to the extent of the conflict or inconsistency.

#### 5.1.4.3 Plan Monitoring and Review

- (a) The MDP **shall** be monitored by Administration on an ongoing basis, including recording comments and suggestions for improvement. Such changes, depending on the nature and scope, **may** be effected through annual amendments.

- (b) The MDP **should** be comprehensively reviewed every five (5) and updated or replaced every ten (10) years, unless conditions (and the relevancy of the document) dictate a shorter or longer time period.
- (c) Notwithstanding Policy 5.1.4.3 above, the MD **shall** undertake a comprehensive review of the MDP upon completion of the Upper Peace *Regional Plan*, and, where necessary, amend or update the Plan, to ensure consistency between the MDP and the Upper Peace *Regional Plan*.
- (d) Factors that may trigger a review and update to the MDP **may** include, but are not limited to:
  - (i) Completion of the Upper Peace *Regional Plan*;
  - (ii) Legislative changes;
  - (iii) Major and unanticipated changes to the *development* climate; and/or
  - (iv) Changes in Council philosophy.
- (e) In reviewing and updating the MDP, consideration **should**, among other things, be given to the following:
  - (i) Annual land use changes and issues;
  - (ii) Best practices and *development* trends;
  - (iii) Communication and consultation with stakeholders.

## APPENDIX A: DEFINITIONS

*Alberta Land Stewardship Act* means the *Alberta Land Stewardship Act*, Statutes of Alberta, 2009, Chapter A-26.8, as amended.

*Agricultural Operation* means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and, as defined by the *Agricultural Operation Practices Act*, as amended.

*Agricultural Operation Practices Act* means the *Agricultural Operation Practices Act*, Revised Statutes of Alberta 2000, Chapter A-7, as amended.

*Area Structure Plan* means a statutory plan, as described in this document, adopted by the MD in accordance with the provisions of the MGA.

*Better Agricultural Land* means those lands in rural areas that fall within Classes 1, 2, 3 and 4 as per the Canada Land Inventory Rating System or which are rated at 28% or higher by the Rural Farm Assessment.

*Community Services Reserve (CSR)* means a reserve land created under the *Municipal Government Act* for the purpose of reserving land for a public library, police station, fire station, ambulance services, non-profit daycare, senior citizens or special needs facility, affordable housing or municipal facility that provides service directly to the public. A Community Services Reserve differs from other types of reserve in that the reserve dedication does not occur during the subdivision process. Instead, if a school board declares that a Municipal Reserve or Municipal and School Reserve parcel is no longer required for school purposes, the land where the school building would have been located can be transferred to the municipality and dedicated as Community Services Reserve.

*Confined Feeding Operation (CFO)* means an Agricultural Operation where poultry and livestock are confined for the purpose of growing, finishing or sustaining by means other than grazing and does not include a breeding herd. Confined Feeding Operations are regulated under the *Agricultural Operation Practices Act*.

*Conservation Easement (CE)* means a voluntary legal agreement defined in the *Environmental Protection and Enhancement Act* between a landowner and government or conservation agency. The easement agreement is intended to protect the natural values of the land by giving up all or some of the rights to develop the land.

*Conservation Reserve (CR)* means land acquired by the municipality in accordance with the *Municipal Government Act* for the purpose of conserving environmentally significant features, such as wildlife corridors and significant tree stands), which would not qualify as Environmental Reserve. Conservation Reserve must be maintained in its natural state, and any proceeds from the disposal of Conservation Reserve must be used for conservation and related purposes.

*Council* means the elected Council of Municipal District of Fairview No. 136.

*Crime Prevention Through Environmental Design (CPTED)* means a multi-disciplinary approach to deterring criminal behaviour through environmental design. CPTED strategies rely on the ability to influence offender decisions that precede criminal acts.

*Development* means an act done to land or building as defined in the Land Use Bylaw.

*Development Authority* means the authority responsible for deciding upon development permit applications on behalf of the MD.

*Development Permit* means a document issued by the Development Authority authorizing a specific type of *Development* on a specific parcel of land.

*Environmental Impact Assessment (EIA)* means a study conducted to identify and assess the environmental impacts potentially resulting from a proposed development, and includes steps that could be undertaken to avoid or reduce negative environmental impacts to acceptable levels before they occur.

*Environmental Protection and Enhancement Act* means the *Environmental Protection and Enhancement Act*, Revised Statutes of Alberta, 2000, Chapter E-12, as amended.

*Environmental Reserve (ER)* means land dedicated at the time of subdivision because it is considered undevelopable due to its natural features or location (e.g., unstable slopes, swamps, flood prone areas); or a strip of land not exceeding 6 meters abutting the bed and shore of a body of water or watercourse that a developer may be required to dedicate at the time of subdivision. Environmental Reserve must be maintained in its natural state or used as a park.

*Environmental Reserve Easement (ERE)* means an easement registered in favor of the MD for the purpose of protecting and enhancing the natural environment. The easement may be preferred over the dedication of *Environmental Reserve* where the lands do not present opportunities for public access. An ERE must be subject to an agreement between the MD and the landowner.

*Environmentally Sensitive Areas (ESA)* means lands that contain certain natural features or possess other environmental characteristics that are considered in this Plan as appropriate for long-term protection. The boundaries of such lands could be defined based on the policies contained in this Plan or the provisions of the Land Use Bylaw.

*Environment Site Assessment* means an investigation in relation to land to determine the environmental condition of a property.

*Extensive Agriculture* means an Agricultural Operation involving a system of tillage or animal husbandry, other than CFO, which utilizes relatively large areas of land, and may include buildings or structures incidental to its operation.

*Farmstead Separation* means the first parcel out subdivision of a quarter section containing an existing, habitable residence, including any associated buildings, improvements, utilities and servicing.

*Fragmented Parcel* means land is separated from the rest of the titled area by an impassable natural feature such as a permanent watercourse or valley or physical feature, such as road or highway.

*Geographic Information System (GIS)* means a computer software for storing, manipulating, analyzing and displaying geographic and spatial data.

*Geotechnical Assessment/Report* means a comprehensive study conducted by a qualified engineer or specialist to assess the geological conditions and suitability of a site for a proposed development, construction or installation, and includes any associated recommendations.

*Green Infrastructure* means environmental assets that are capable of delivering a wide range of environmental and quality of life benefits. They include semi-natural and developed environments, such as but not limited to, wetlands, woodlands, habitats, groundwater, river, flood plains, farmland conservation areas, and habitat corridors. Green infrastructure in hamlets and settlements maybe public open spaces dedicated as municipal, environmental or Conservation Reserve or recreation lands.

*Grimshaw Gravels Aquifer* means an underground water-bearing formation that is capable of yielding water as shown on **Map 4 – Environmental**.

*Growth and Potential Growth Areas* means hamlets, settlements or population clusters that, due to their location and proximity to services, have experienced or may experience growth.

*Historical Resources Act* means the *Historical Resources Act*, Revised Statutes of Alberta 2000, Chapter H-9, as amended.

*Hamlet* means a small, unincorporated settlement within the MD. Currently, the MD has two hamlets: Bulesky and Whitelaw.

*Hazard Land* means land that may pose a hazard to human settlement or biodiversity due to natural features or man-made facilities such as, but not limited to, contaminated soils, landfill sites, sewage lagoons, floodplains, area of high water table, sour gas facilities, steep slopes and unstable lands.

*Home Occupation* means the use of building or site by the occupant of a dwelling to carry out any occupation, trade, craft, profession, business or other economic activity as a secondary activity to the primary residential use of the land or building(s), and which does not change the residential character of site. *Home Occupations* are sometimes referred to as home-based businesses.

*Infill* means the development of a vacant lot within an otherwise built-up area, or the redevelopment of an existing building or site to a higher density than was originally accommodated on the site.

*Intensive Agriculture* means a commercial Agricultural Operation, other than a CFO, that due to the nature and intensity of operations, require smaller tracts of land. These include, but are not limited to, market gardens, nurseries, tree farms, berry farms and green farms.

*Intermunicipal Collaboration Framework (ICF)* means a framework of agreement, entered into between two or more adjacent municipalities, in accordance with the provisions of the MGA.

*Intermunicipal Development Plan* means a statutory plan, as described in this document, adopted by the MD and an adjacent municipality, pursuant to the provisions of the MGA.



*Land Use Bylaw* means a regulatory document adopted by the Municipal District of Fairview No. 136 to regulate the use of land and buildings, in accordance with the provisions of the MGA.

*Matters Related to Subdivision and Development Regulation* means the *Matters Related to Subdivision and Development Regulation*, Alberta Regulation 84/22, as amended.

*Municipal Development Plan* means this statutory planning document adopted by Council of the MD, pursuant to the provisions of the MGA.

*Municipal Government Act* means the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

*Municipal Reserve (MR)* means land (or money in place of land) that is required at the time of subdivision for parks, recreation or school purposes.

*Municipal and School Reserve (MSR)* means land (or money in place of land) that is required at the time of subdivision for parks, recreation or school purposes.

*Municipal Servicing* means water distribution, waste collection or sewage disposal systems under the ownership of the MD.

*Restrictive Covenant* means a binding legal agreement attached to a property title that restricts current and future landowners from undertaking certain activities on their land.

*School Reserve (SR)* means land (or money in place of land) that is required at the time of subdivision for parks, recreation or school purposes.

*Statutory Plan* means Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan or Area Redevelopment Plan, as the case may be.

*Subdivision* means the process of dividing a parcel of land into any number of smaller parcels or adjusting any of the legal boundary lines of a parcel.

*Subdivision Authority* means the authority responsible for deciding upon subdivision applications on behalf of the MD.

*Water Act* means the *Water Act*, Revised Statutes of Alberta 2000, Chapter W-3, as amended.

*Wetland* means land saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, hydrophytic (water loving) vegetation, and various kinds of biological activities that have adapted to the wetland environment, as defined by the Alberta Wetland Policy, as amended or replaced.

**APPENDIX B: MDP MAPS**

# Northwest Territories

British Columbia

Saskatchewan



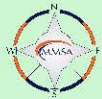
## Municipal District of Fairview No. 136 Municipal Development Plan

### Map 1 Municipal Context

- Municipal Boundary
- Upper Peace Region
- Rural Municipality
- Town of Fairview
- Hamlets
- Provincial Highway
- Municipal Road
- Lake, Major River
- River, Creek, Stream

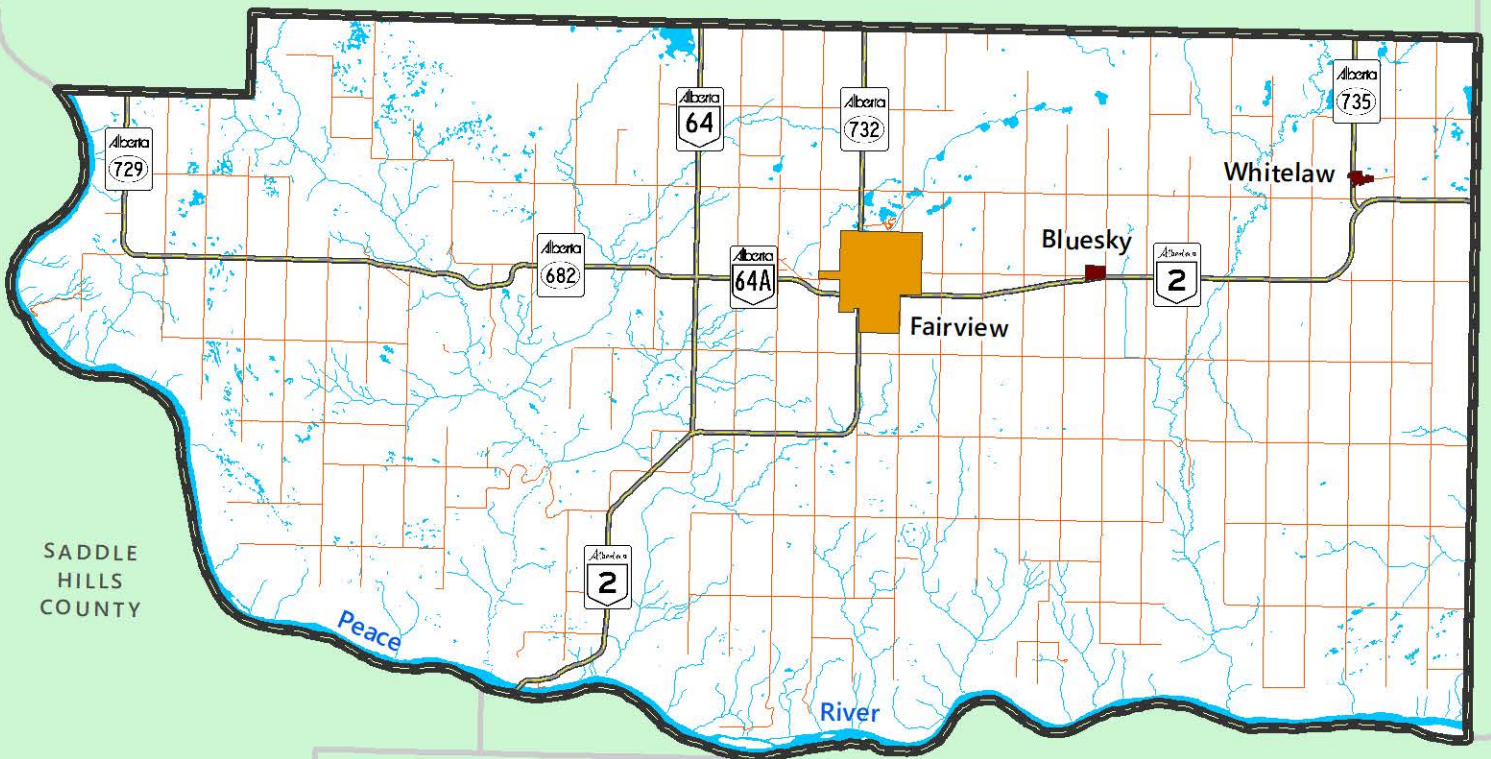


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CLEAR HILLS COUNTY

CLEAR HILLS COUNTY



SADDLE HILLS COUNTY

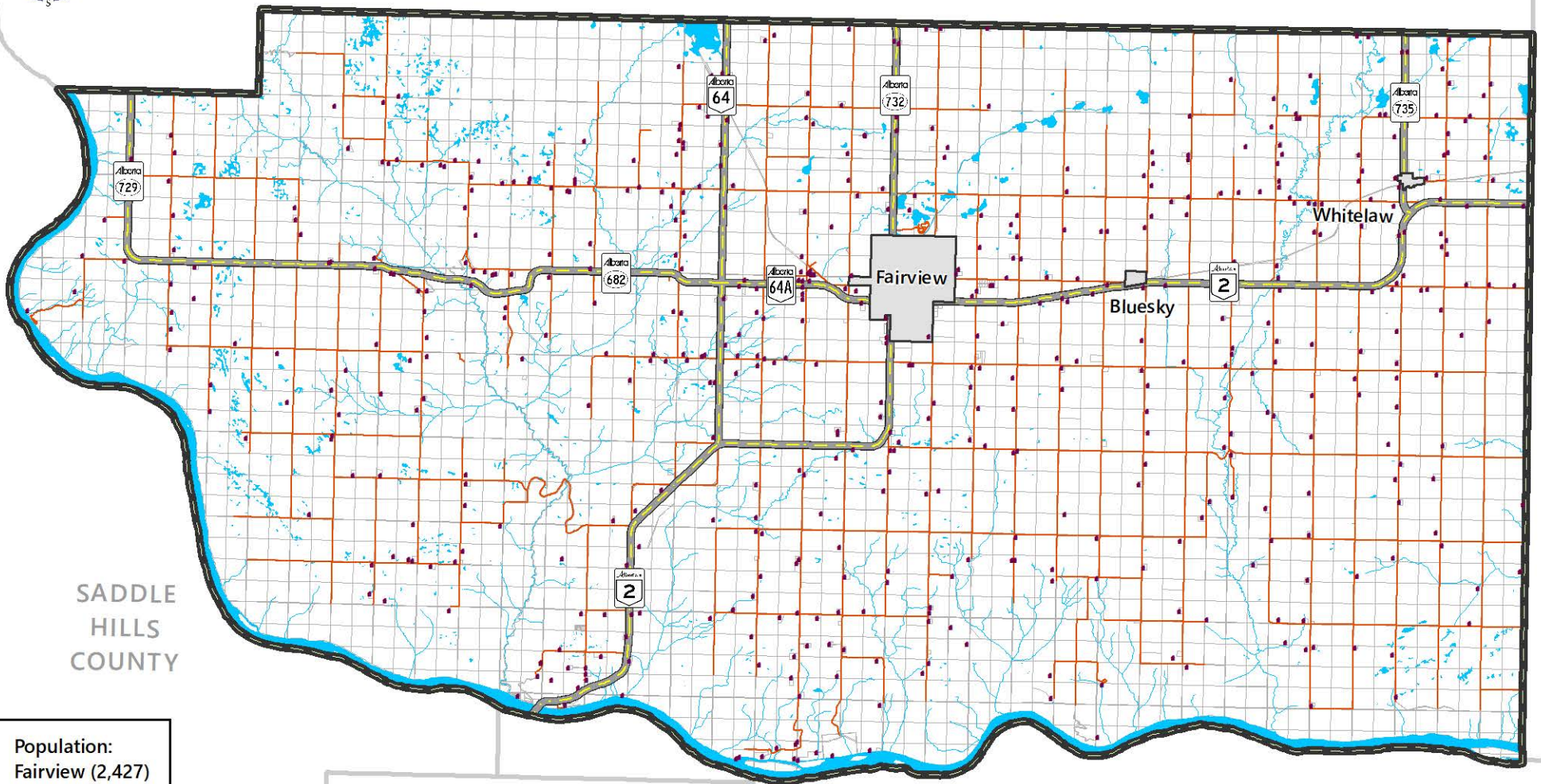
M. D. OF PEACE NO. 135

M. D. OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY



# CLEAR HILLS COUNTY



MUNICIPAL DISTRICT OF PEACE NO.135

SADDLE HILLS COUNTY

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY

Population:  
Fairview (2,427)  
Bluesky (113)  
Whitelaw (110)



## Municipal Development Plan Map 2 Population Distribution & Settlements



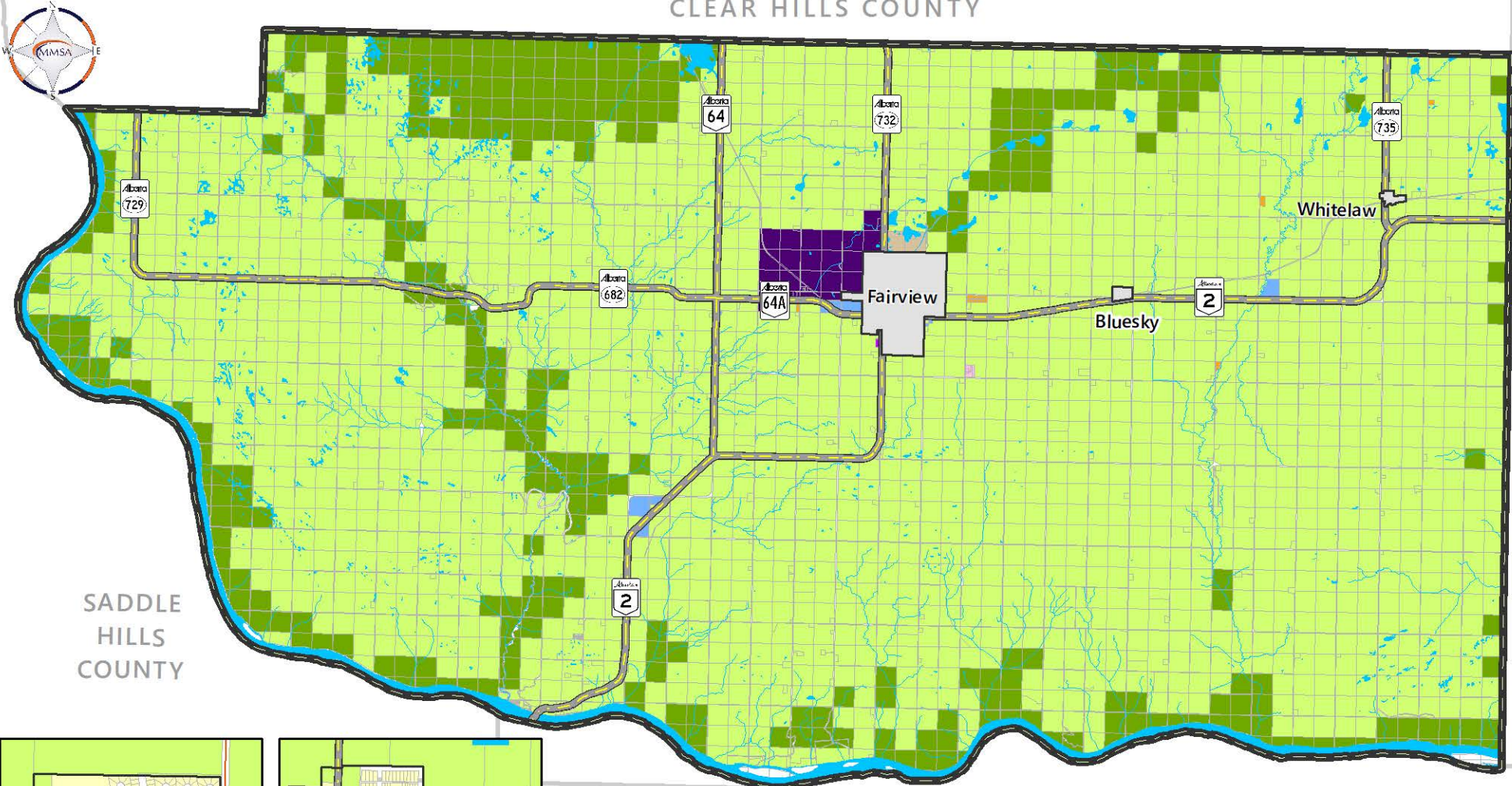
- Rural Residence
- Parcel
- Provincial Highway
- Municipal Road
- ▭ Municipal Boundary
- ▭ Town/Village/Hamlet
- Waterbody
- Watercourse



Scale: 1:230,000

CLEAR HILLS COUNTY

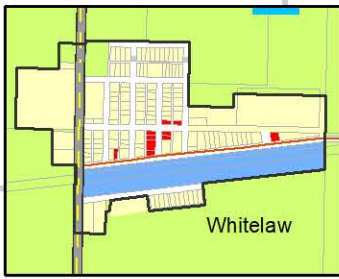
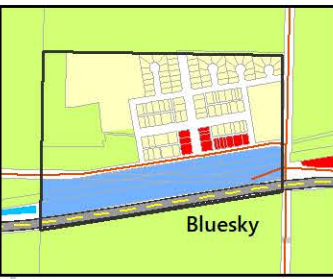
MUNICIPAL DISTRICT OF PEACE NO.135



SADDLE HILLS COUNTY

M. D. OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY



Municipal Development Plan  
Map 3  
Generalized Land Use



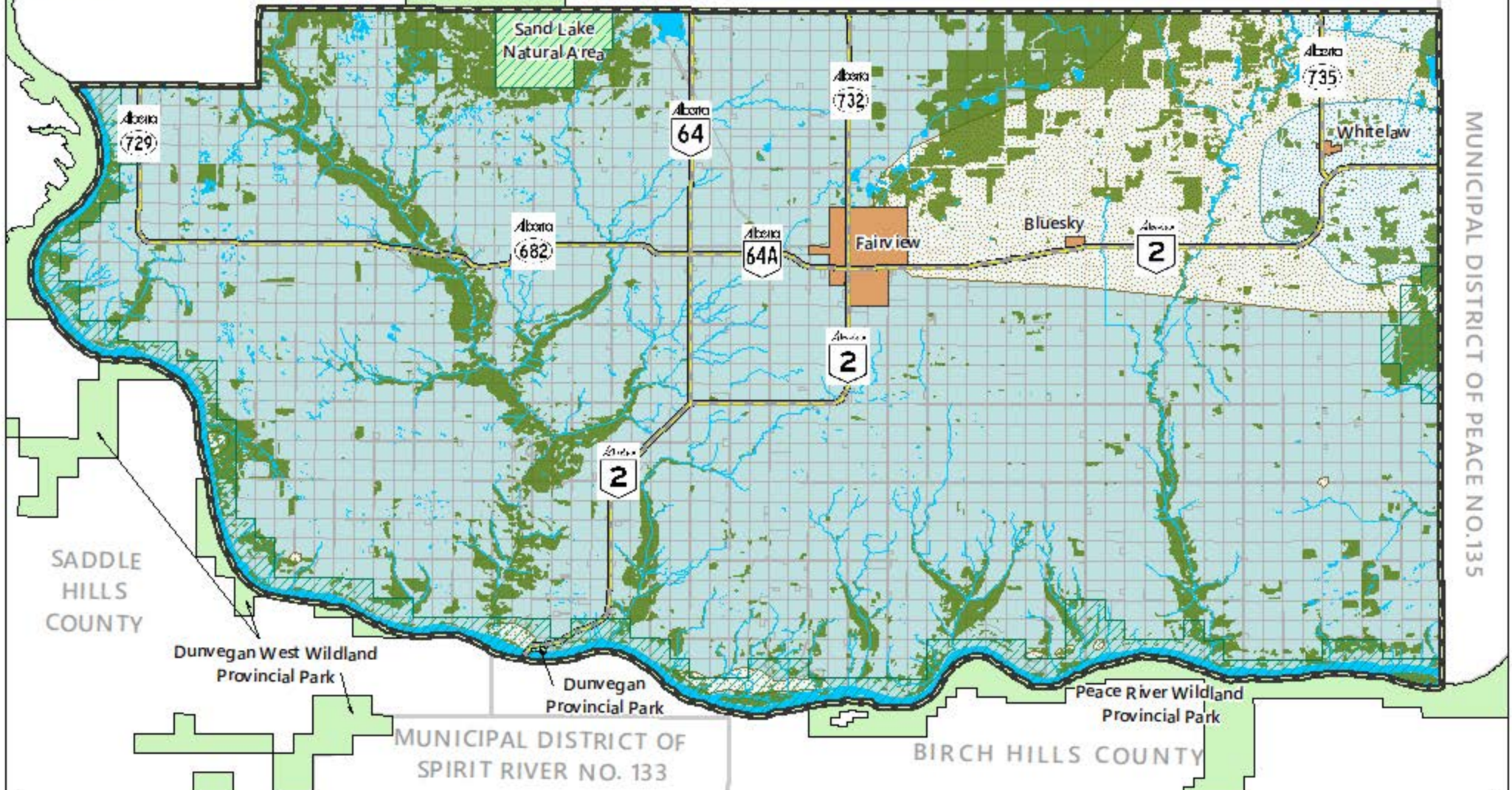
- Crown Land Management District (CLM)
- Agricultural Districts (AG-1 & AG-2)
- Country Residential District (CR)
- Highway Development District (HD)
- Industrial Districts (RI, RI-GP & H-I)
- Rural Recreational District (R-REC)
- Rural Settlement District (RS)
- Hamlet Residential Districts (H-R & H-MHP)
- Hamlet Commercial District (H-C)
- Airport Property District
- Airport Vicinity Protection Area
- Provincial Highway
- Municipal Boundary
- Town/Village/Hamlet
- Waterbody
- Watercourse



Scale: 1:230,000



CLEAR HILLS COUNTY



MUNICIPAL DISTRICT OF PEACE NO.135

SADDLE HILLS COUNTY

Dunvegan West Wildland Provincial Park

Dunvegan Provincial Park

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY



Municipal Development Plan  
Map 4  
Environmental

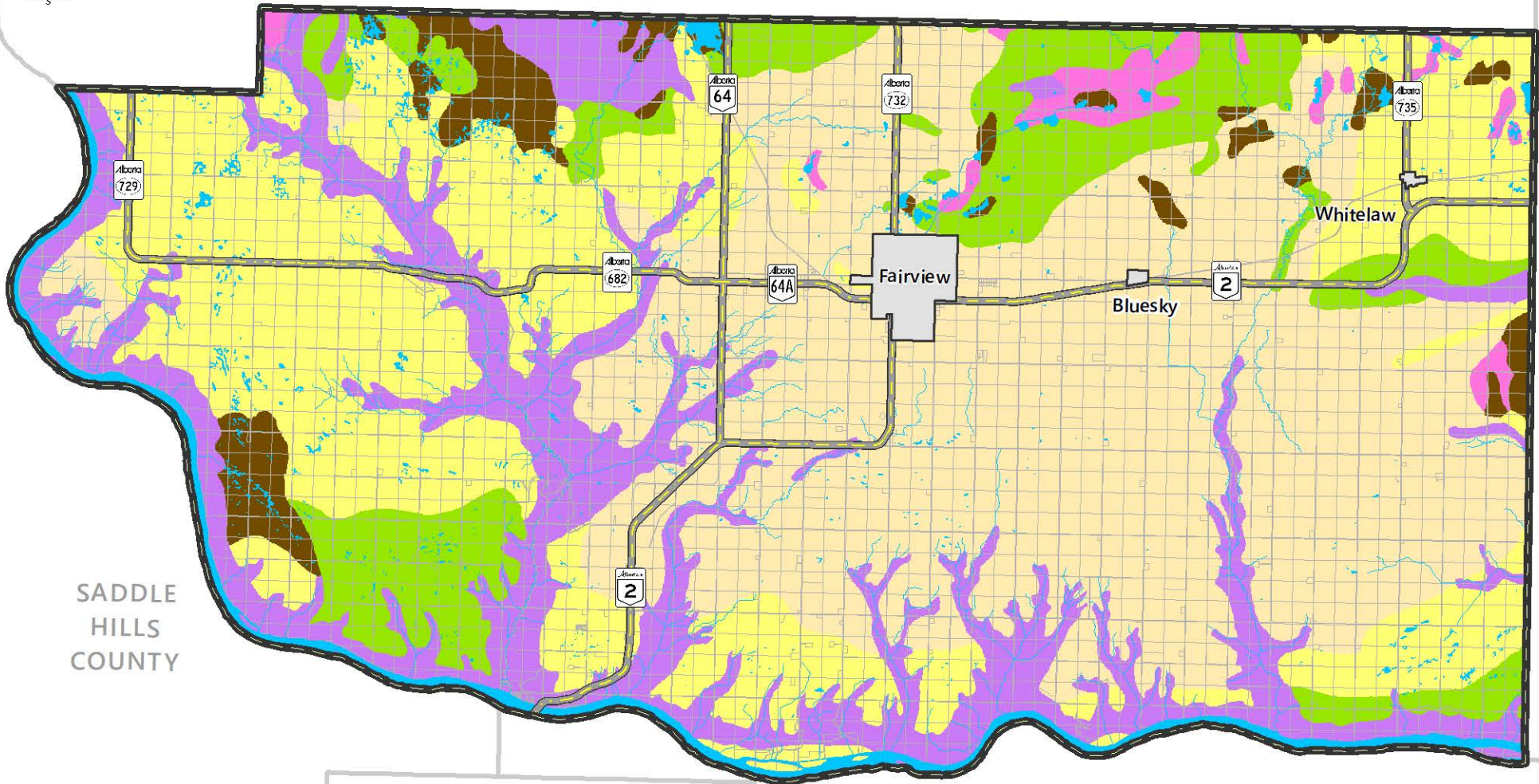
- Environmentally Significant Areas
- Wooded Areas
- Grimshaw Gravel Aquifers
- Sand and Gravel Deposits
- Provincial Parks and Protected Areas
- Municipal Boundary
- Town/Village/Hamlet
- Waterbody
- Watercourse
- Provincial Highway
- Peace River Watershed



Scale: 1:230,000



# CLEAR HILLS COUNTY



MUNICIPAL DISTRICT OF PEACE NO.135

SADDLE HILLS COUNTY

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY



## Municipal Development Plan Map 5 Soil Classification

- Canada Land Inventory Class 2
- Canada Land Inventory Class 3
- Canada Land Inventory Class 4
- Canada Land Inventory Class 5
- Canada Land Inventory Class 6
- Canada Land Inventory Class 7
- Canada Land Inventory Organic
- Municipal Boundary
- Town/Village/Hamlet
- Provincial Road
- Waterbody
- Watercourse

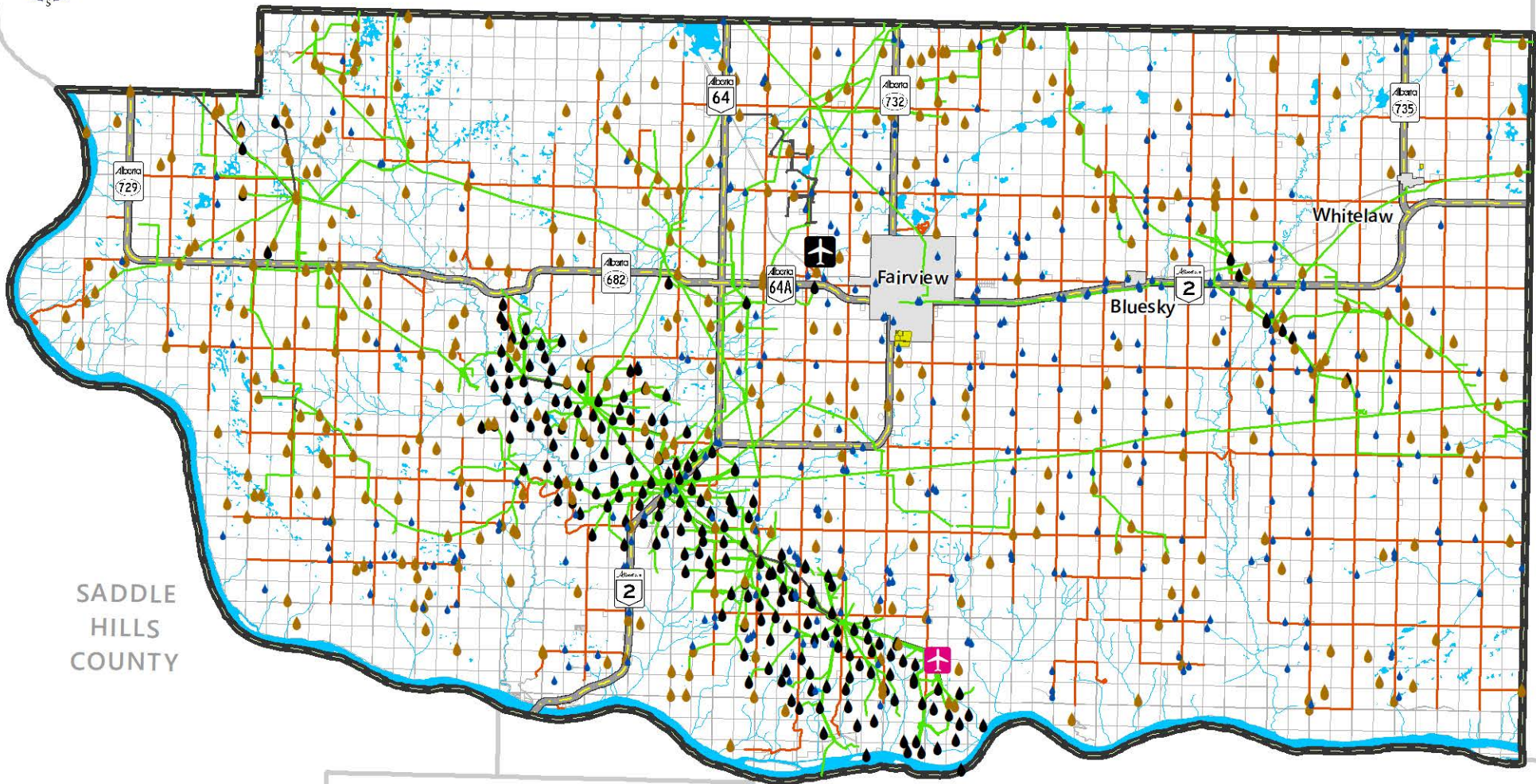


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MUNICIPAL DISTRICT OF PEACE NO.135



SADDLE HILLS COUNTY

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY



Municipal Development Plan  
Map 6  
Infrastructure

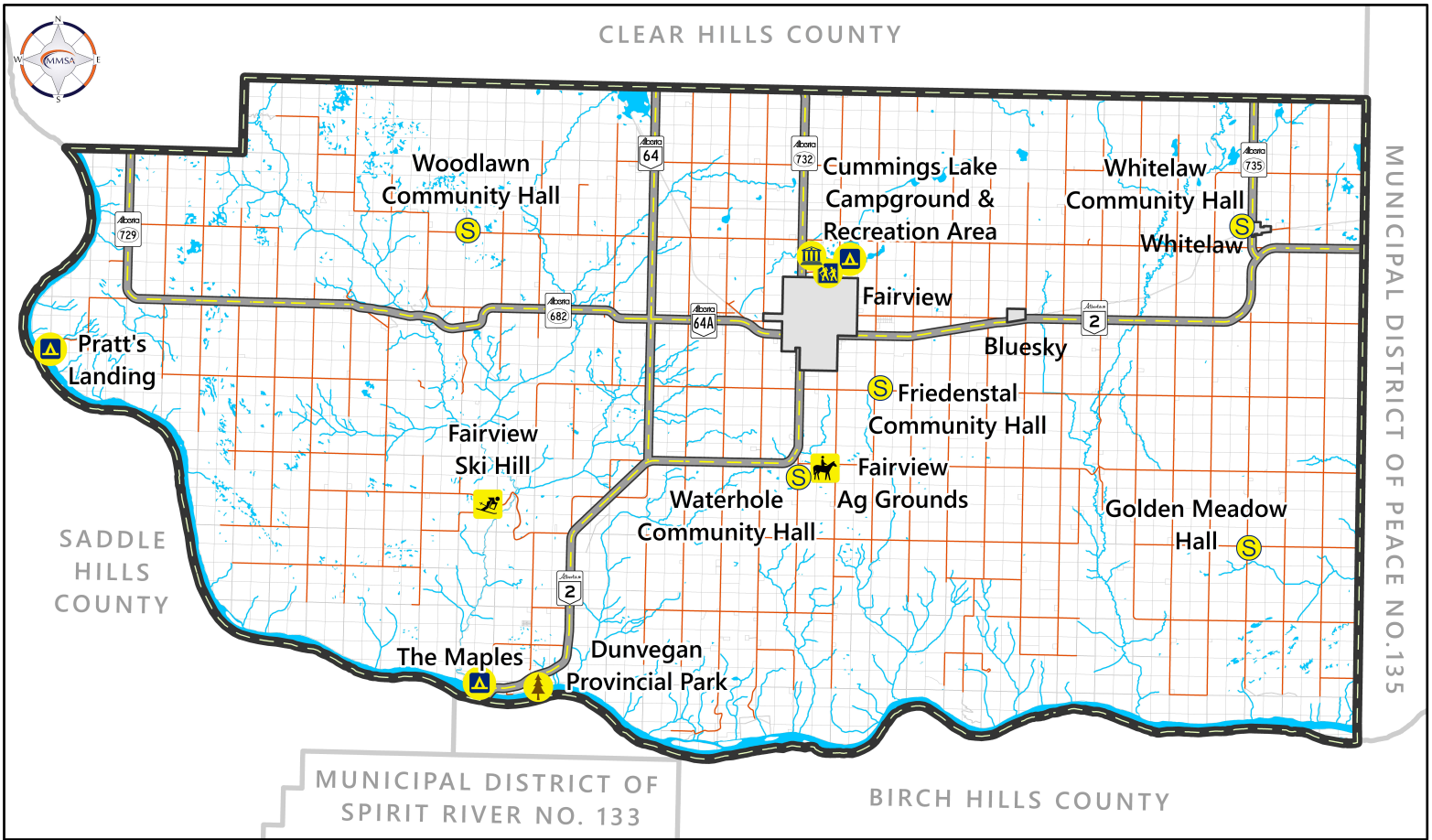
-  Municipal Sewage Treatment Lagoon
-  Oil Well Effluent Pipeline
-  Natural Gas Pipeline
-  Active Well (Flowing, Pumping and Reentered)
-  Abandoned Well
-  Water Storage Facility
-  Municipal Boundary
-  Town/Village/Hamlet
-  Provincial Highway
-  Municipal Road
-  Waterbody
-  Watercourse
-  Airstrip
-  Fairview Municipal Airport



Scale: 1:230,000



CLEAR HILLS COUNTY



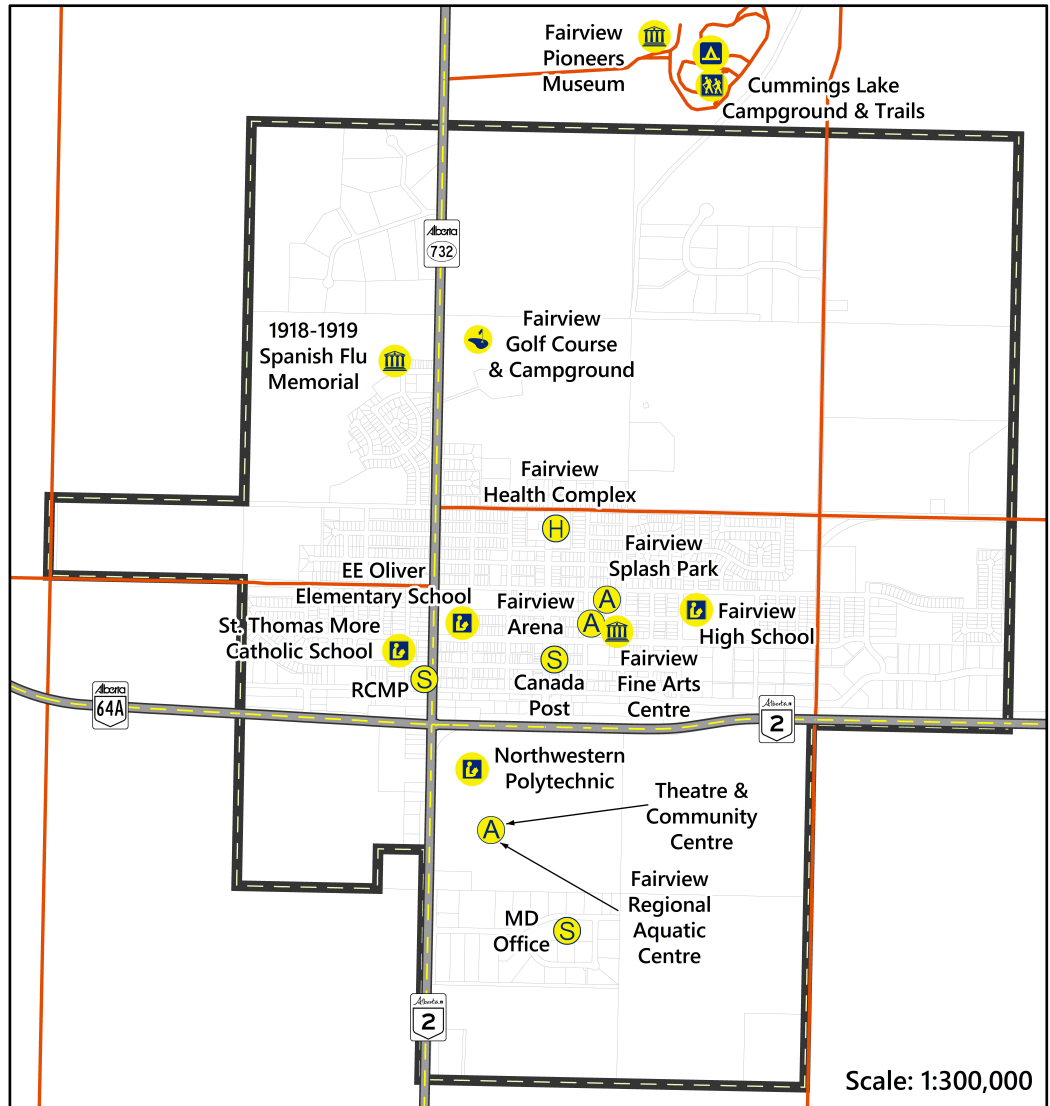
MUNICIPAL DISTRICT OF PEACE NO.135

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY

Municipal Development Plan  
Map 7  
Community Facilities and Recreation

- Indoor Recreation Facility
- Community Services
- Health/Wellness
- Art/Heritage
- Education
- Campground
- Golf Course
- Park
- Rodeo Ground
- Ski Hill
- Walking Trail
- Municipal Boundary
- Town/Village/Hamlet
- Parcel
- Provincial Highway
- Municipal Road

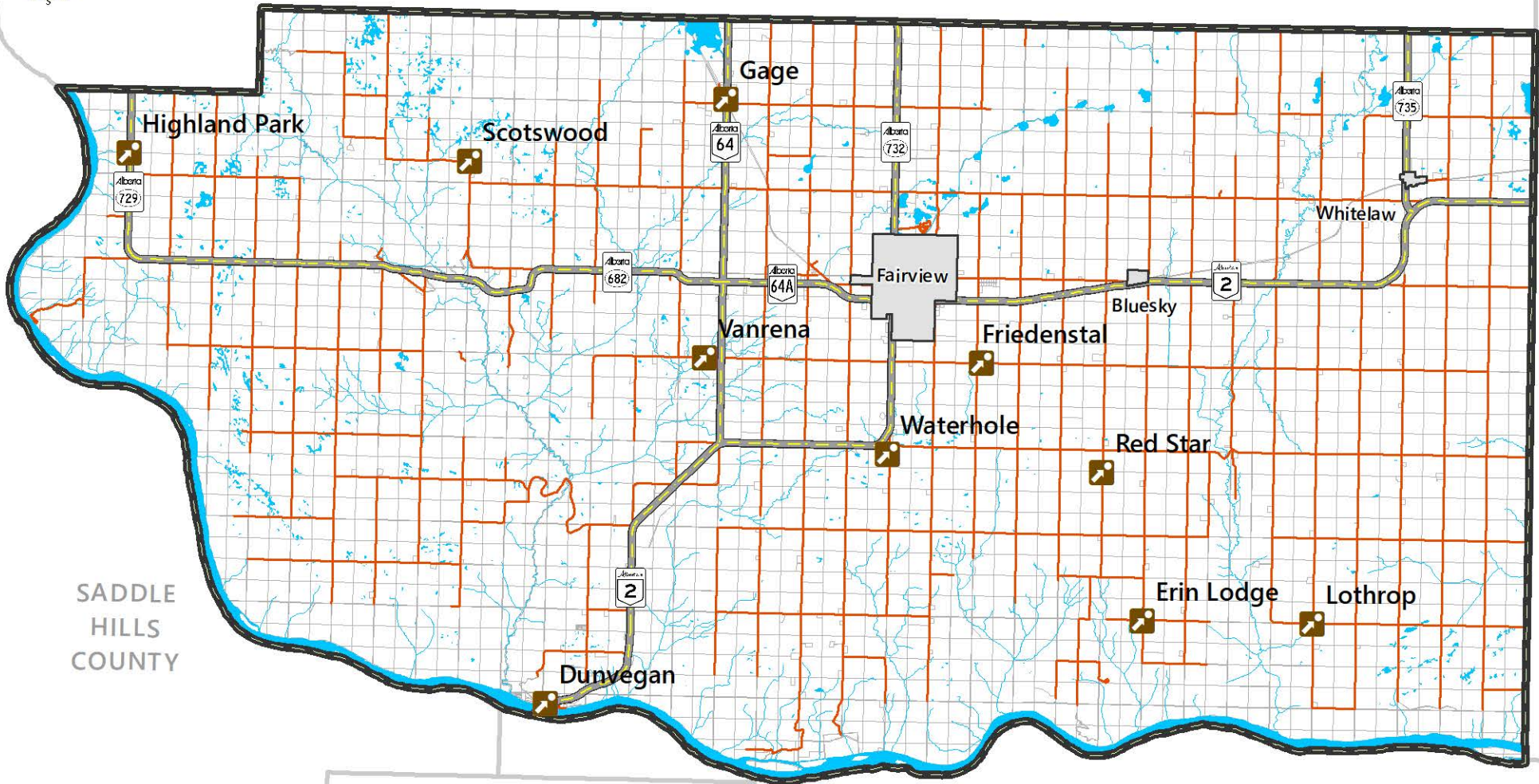


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# CLEAR HILLS COUNTY



MUNICIPAL DISTRICT OF PEACE NO.135

SADDLE HILLS COUNTY

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY



Municipal Development Plan  
 Map 8  
 Heritage Resources

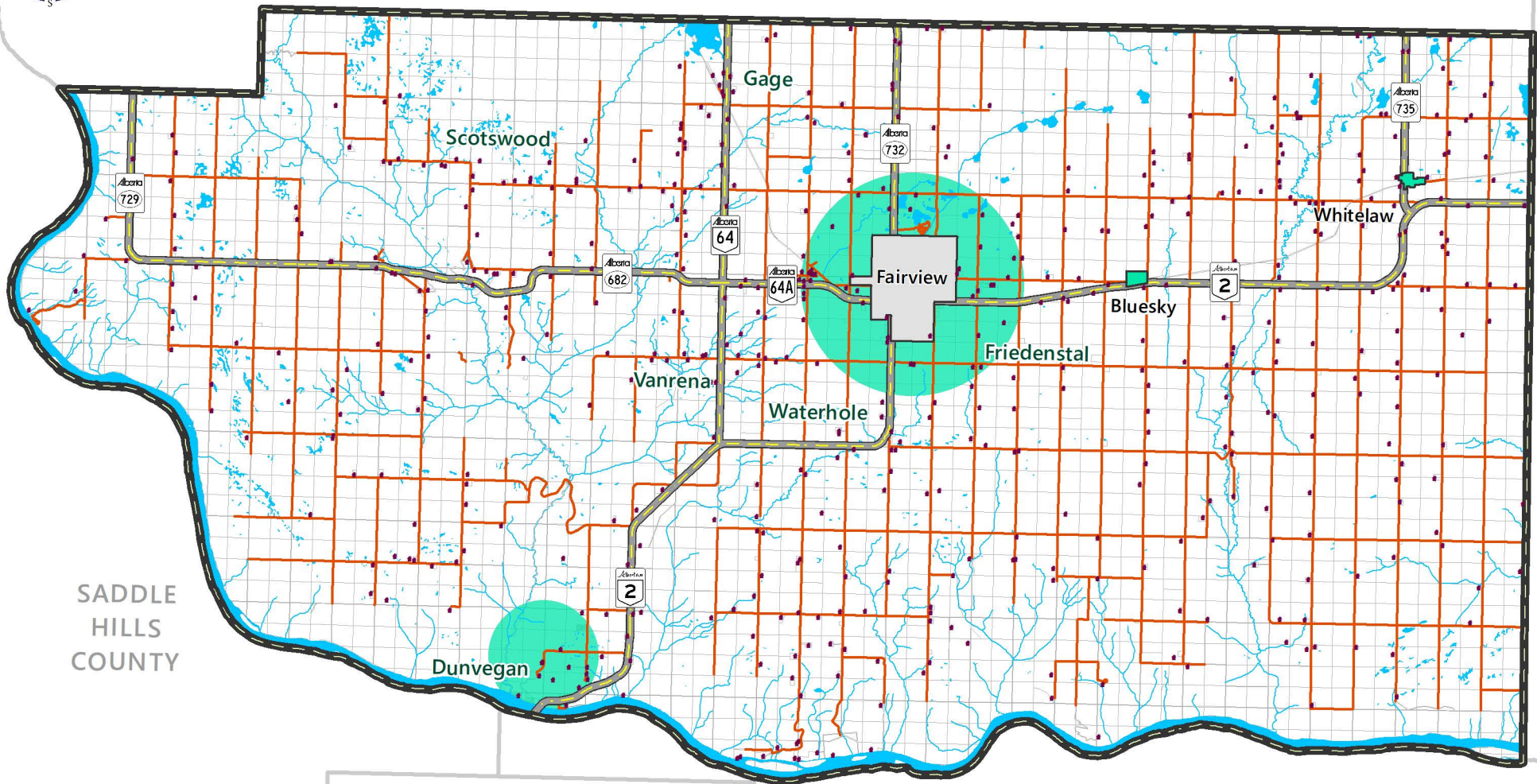
- Heritage/Cultural Site
- Waterbody
- Municipal Boundary
- Watercourse
- Town/Village/Hamlet
- Provincial Highway
- Municipal Road



Scale: 1:230,000



# CLEAR HILLS COUNTY



SADDLE HILLS COUNTY

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY

MUNICIPAL DISTRICT OF PEACE NO.135



## Municipal Development Plan Map 9

### Growth And Potential Growth Areas

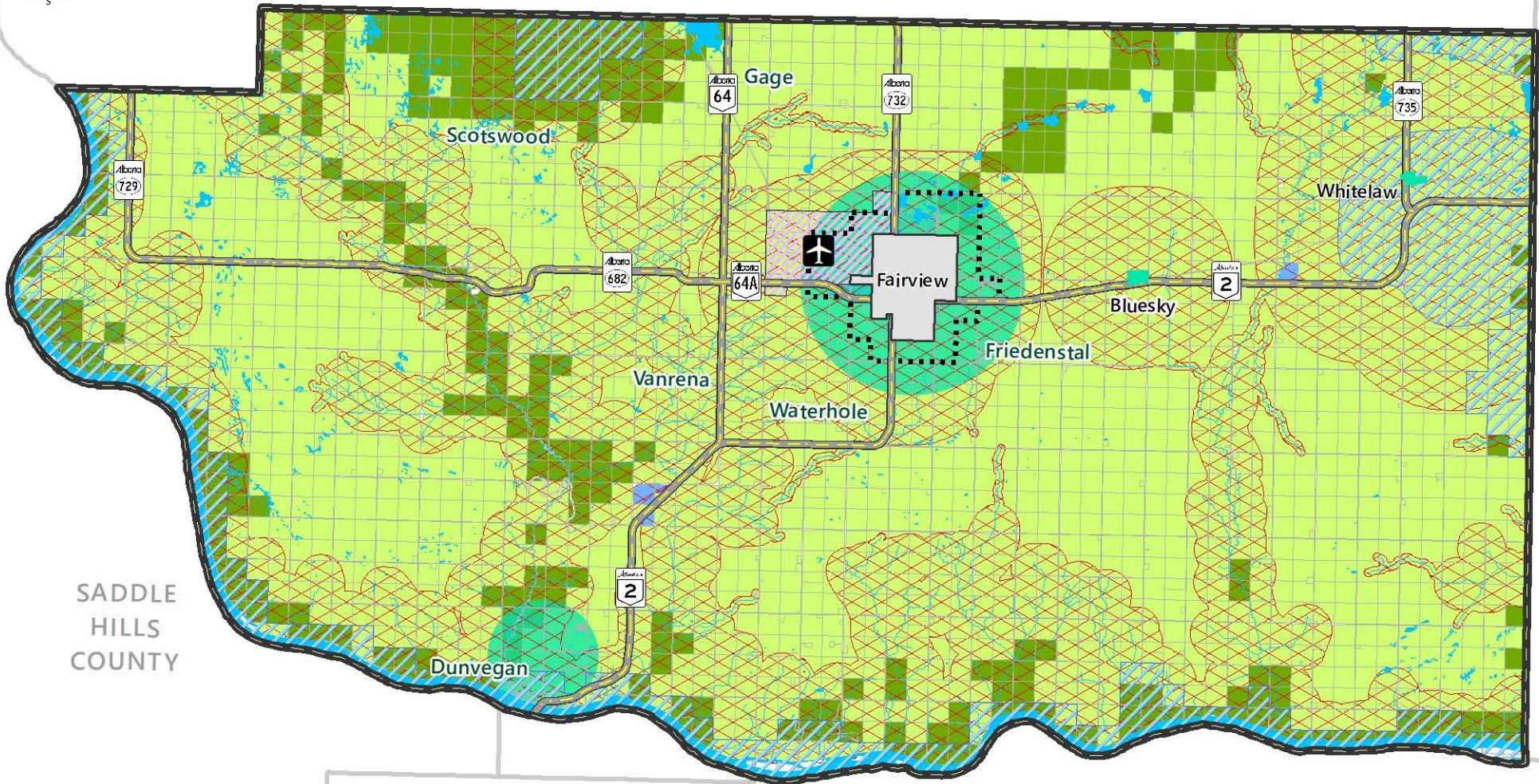
- Growth And Potential Growth Areas
- Municipal Boundary
- Town of Fairview
- Provincial Highway
- Municipal Road
- Waterbody
- Watercourse



Scale: 1:230,000



CLEAR HILLS COUNTY



MUNICIPAL DISTRICT OF PEACE NO.135

SADDLE HILLS COUNTY

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

BIRCH HILLS COUNTY



Municipal Development Plan  
Map 10  
Future Land Use Concept

- Agricultural Policy Area
- Commercial & Industrial Policy Area
- Crown Land Management Policy Area
- Recreation & Green Space Policy Area
- Residential Policy Area
- Non Permitted CFO Area
- Intermunicipal Development Policy Area
- Environmental Policy Area
- Airport Vicinity Protection Area
- Future Growth Areas
- Town of Fairview
- Provincial Highway
- Municipal Boundary
- Waterbody
- Watercourse



Scale: 1:230,000