



Fairview

Heart of the Peace

MUNICIPAL GROWTH PLAN

2019 - 2023

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MUNICIPAL SUMMARY

Vision *To lead the Peace Country as a progressive, innovative, and accessible community with diverse recreational and cultural opportunities*

Mission *Fairview is a progressive Town that preserves a small town feel while investing in community development by providing quality services, diverse recreational and cultural opportunities and building partnerships to foster community pride and quality of life.*

The Town of Fairview has seen a modest drop in population (based on Federal Census Data) over the last 10 years, during this time we have seen some retail businesses close. To address the current economic condition the Town has created the Fairview Economic Development Committee, which operates under an umbrella brand, with the MD of Fairview, Heart of the Peace Economic Development (HOPED). The Town has adopted a development incentive policy and will be looking to work with a land developer to develop the east end industrial land.

The mill rate was reduced in 2016 in order to reduce some of the financial pressures on our residents and businesses. The economic downturn also decreased the property assessed values which further reduced tax revenues. The current council's goal is to not increase the mill rate, in order to put us in a more favourable development climate and avoid putting further financial stress on our citizens and businesses. The Town has not increased the mill rate for the past 6 years. Due to decreased assessments and mill rate reduction, the town has reduced tax revenue by 11%. Administration will continue

working to find efficiencies within operations in order to keep any further mill rate increases minimal.

The Town continues to have a healthy working relationship with the M.D. of Fairview. The two municipalities currently have many joint committees and projects that are cooperatively funded and operated such as the Fire Department, Economic Development, Emergency Management, Recreation facilities and events. The two municipalities are currently finalizing the Intermunicipal Development Plan (IDP) and look forward to completing the intermunicipal Collaboration Framework (ICF).

The new government may bring unexpected changes to the municipality. The municipality must make budgetary decisions based on an unpredictable funding model from the provincial government. There has been a reliance of provincial transfers for capital projects, but we have seen those transfers decreasing over the years. The past government brought in many regulatory changes that added a substantial workload to the municipalities. There is no indication at this time what, if any, legislative changes will be

In the fall of 2018, council adopted a new brand direction and logo. Council wants Fairview to be an ideal location for professionals and families that are looking for a vibrant, safe, health conscious community with modern amenities and opportunities. Fairview is the “Heart of the Peace” because of its central location within this vast beautiful region as well as being a friendly, welcoming, health focused community. Many of the current Economic Development initiatives are to support this branding direction. All of the

Town’s entrance signs are being replaced with updated signs that reflect the new brand and look.

The town has a very detailed infrastructure replacement and maintenance plan. Council continues to invest in updating the Town’s infrastructure so that the residents and businesses will have reliable and dependable systems in place.

PURPOSE

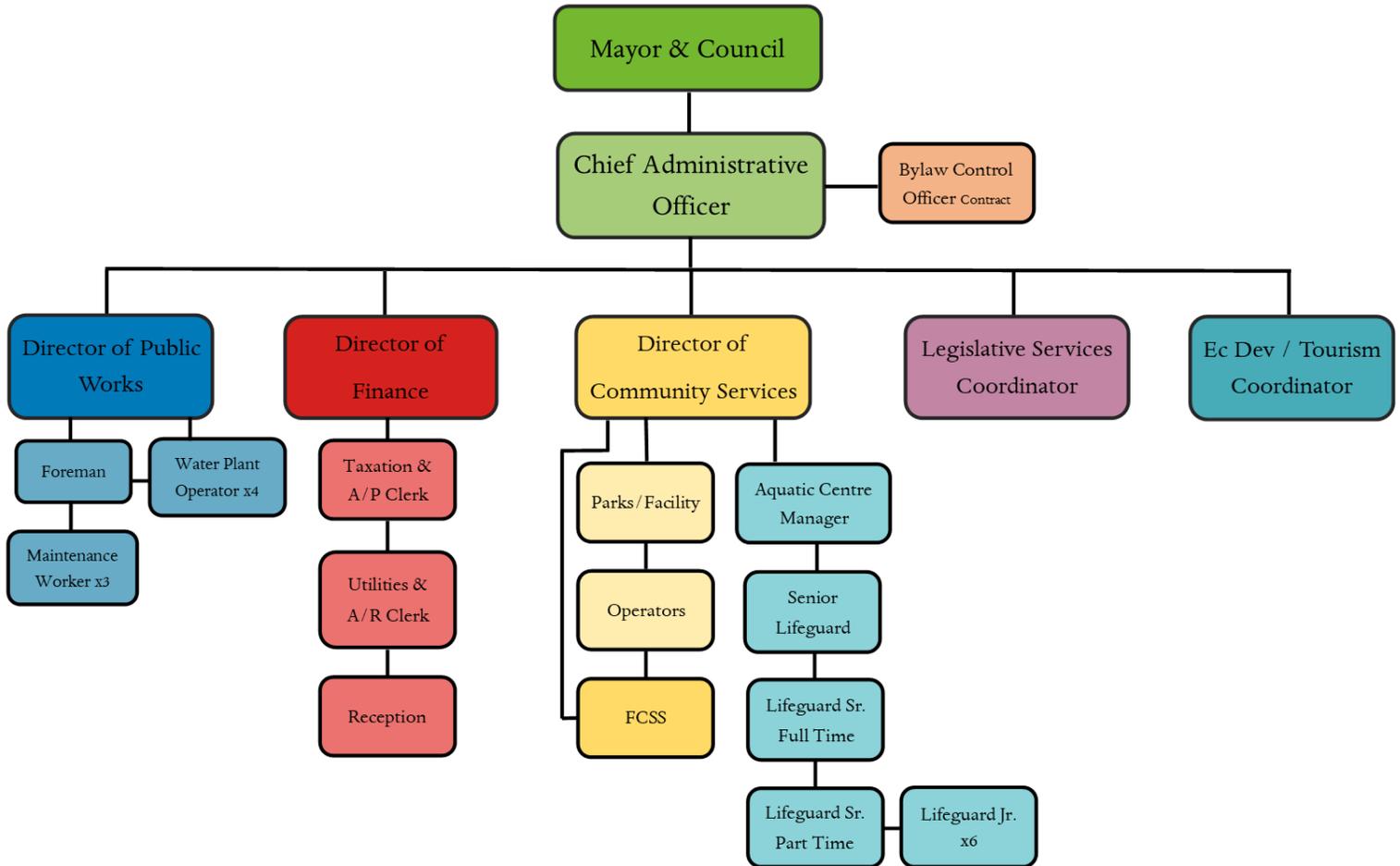
The Municipal Growth Plan will be a beneficial planning tool for council and administration, as well as a communication tool for the public on the direction that council has set out for the community.

The Municipal Growth plan will include the current strategic plan, current operational budget, 3 year operational budget, 5 year capital budget and a list of items that may need to be considered for the future sustainable development of the community.

ACCOUNTABILITY

The municipal growth plan has been prepared under the direction and approval of the Town of Fairview Council.

ORGANIZATIONAL CHART



RECENT HISTORY

Financial

In the last several years we have seen operational surpluses. Some of the reasons may be attributed to:

- › Water/sewer rates being more operationally recoverable
- › Decrease in utility costs due to efficiencies and lower rates
 - › Greater efficiencies in operations
 - › Generally better than budgeted revenues in several areas with lower expenses, there has not been any large single factor that contributes to the consistent surpluses

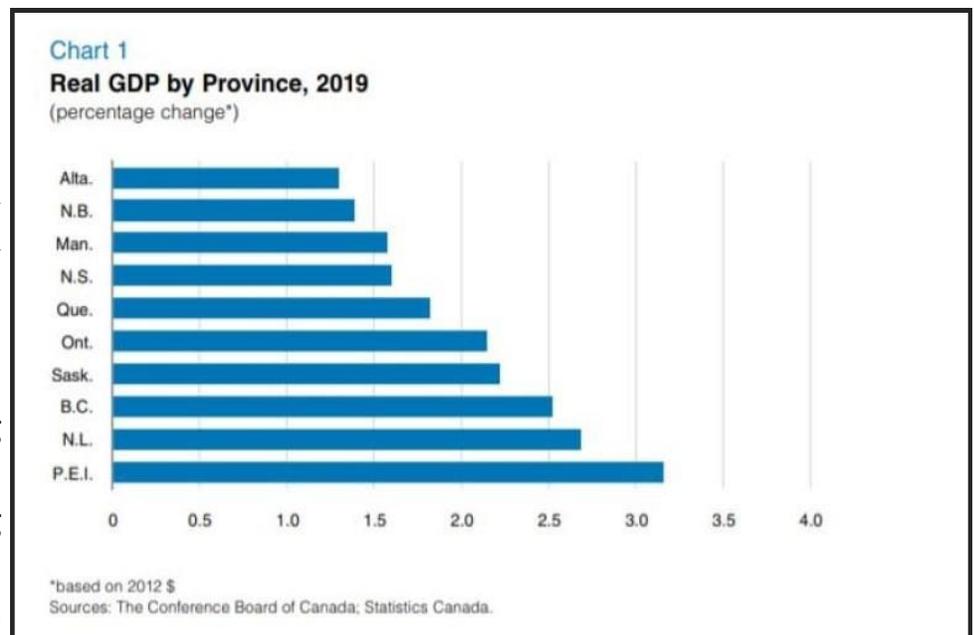
The surplus amount attributed to the department is then allocated to the department's capital reserves.

The reserves are necessary and utilized to update municipal infrastructure.

Economy

Fairview has not been immune to the depressed provincial economy and the centralization of services to the larger center's. Several large projects such as the AMISK Hydroelectric Dam and Iron ore mining in the Clear Hills area, have been either shelved or moving slower than originally planned. Therefore, these are projects that we should plan for, but not

rely on for achieving major economic gains from. The new government may bring improved economic gains for the rural region with the emphasis on the oil and gas sector.



Economic Development

The Fairview Economic Development committee has representatives from GPRC, Chamber of Commerce, Town Council and members at large from the local business community. The committee has identified several key factors required for Fairview's economic growth and stability for the region. There is the need for increased daycare capacity, which a new daycare was financially supported by the regional municipalities. Even with the new facility's increased capacity, there remains a high demand; the committee is developing a business plan for private daycare providers as preparation, to encourage a potential private daycare provider to the community. Under the focus of improved health care, a business plan has been developed for a physiotherapist with the intention of encouraging a private physiotherapist clinic in Fairview, which is currently being promoted by the committee. The committee



has recently successfully negotiated with Eastlink to provide high speed internet to residents and businesses within Fairview. With the EDC's dedication to improving connectivity, they have encouraged Telus to install a new tower, strengthening the cellular connection thought out town, as well as the installation of free WiFi at all of our recreation facilities including our splash/skateboard park and green spaces. This free service will be extended throughout the downtown retail area when installation is complete. The committee has recently created a development incentive policy to encourage commercial and residential development. The Economic Development website and social media platforms have been active in providing a wealth of information to potential developers. This information includes retail analysis, demographic data, industrial profile and available commercial properties.

Infrastructure

The town has worked with Engineering firms over the past several years to create a detailed assessment of the town's above and below ground infrastructure. This has been valuable information in determining priorities for capital infrastructure upgrades and replacement as well as future residential and commercial developments. Notable projects include the GIS, utility master plan, water treatment upgrades, sidewalk rehabilitation, 113th street water/sewer replacements, 102 Avenue street, water/sewer replacement, several street overlays and river pump upgrades. It has been identified on the 5 year capital plan that infrastructure upgrades and maintenance is a high priority and is expected to utilize the majority of the available capital funds.

Recreation/Culture

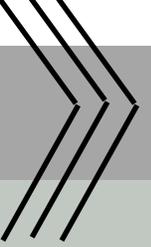
The Summer's End Festival has experienced consistent growth over the 9 years it has been entertaining the community. The Ring Creek Recreation Company is leasing the Cummings lake campground area and has released ambitious plans to develop the area, which included stocking the lake with fish. There has been a noticeable shift in recreational activities and usages, with the development of various cultural and recreational programs ran by local organizations. There are discussions on assessing the viability and options of a multi-use recreation facility. There is less reliance on the municipality to provide youth recreation programs and facilities which has led to an increase in options for recreational opportunities for all ages.



Town Beautification

The Town's parks and green spaces continue to be improved and enhanced, Council has been investing resources based on the adopted parks and trails plan. In the last few years Bickell Heights park has received a new playground and landscaping while Kin Park has been redesigned to be modern and include wheelchair accessibility. The off-leash dog park has seen many improvements including trees, fencing and equipment. Along with the parks there has been a commitment to plant trees every year on boulevards, parks and greenspaces. Wayfinding signage continues to be added at various locations including GPRC Fairview Campus. Main Street has also received a facelift with new sidewalks, banners, Hemstock Park and signage. Council wishes to work with the downtown community and business owners to develop a long term plan to further beautify and develop the downtown core.

NEXT 5 YEARS (2019-2023)



There are several components on the 5 year horizon that will be major factors in the future for the Town.

Stabilization and recovery of the Oil and Gas sector.

The oil and gas sector provides a substantial impact to local businesses. There are several vacant properties that were utilized by oil/gas based companies. With an increase in the market there will be businesses launching and expanding. There will be a greater need for accommodations, including rentals and purchase options. Many oil field jobs are seasonal and require housing for temporary workers.

Agriculture

The agricultural sector is a very important and a stable industry for this area. There may be greater opportunity for agricultural sales businesses in this region.

Prism Diversified

Prism Diversified has been exploring the Clear Hills region for many years and are proposing mining operations with the intention of selling materials for various manufacturing products. The proposed plant for their operations could be constructed and operated within our region.

Further details of their operations and plans can be found at <https://www.prismdiversified.com/>.

Fairview is well positioned to be a favourable community for the employees of the proposed development, to settle down with their families.

GPRC

The GPRC Fairview Campus is an integral institution for the region. The Town is working closely with GPRC to promote the Fairview campus, the Fairview campus programs, and to provide a welcoming environment for the students. The success of GPRC Fairview Campus and the success of the Town of Fairview are closely linked together. Therefore, cross promotion initiatives and branding are being developed.

MGA and Statutory plan requirements

- Require a formal Asset Management plan which we are finalizing.
- Require an Intermunicipal Collaboration Framework (ICF) with the M.D. of Fairview by 2020
- Require an intermunicipal Development Plan with the M.D. of Fairview by 2019, being finalized.
- Require an updated Municipal Development plan to coincide with the ICF and IDP.

The next 5 years may bring some modest growth.

The Town is in a financially stable position with low debt levels along with moderate capital reserves.

Growth requires extensive consultation and planning with the following groups.

- RCMP - Growth pressures can bring increases in crime. Advisement on subdivision, business district and greenspace design to assist crime mitigation.
- School Boards – Input in land use planning. Will they look at increasing capacity at current locations or require another school development location (municipal reserves)
- GPRC - What will be their required needs if they experience growth and how can they benefit from and assist Fairview with any growth.
- Chamber of Commerce – Be the voice for local businesses and their needs to expand and assist in any direction of new business development.
- MMSA - May require increased level of service to meet any growth and development.
- M.D. of Fairview #136 – Will require the development of the IDP and ICF. Communication regarding any required industrial, commercial and residential land requirements. Cooperation in developing essential services to provide the growing community

- Community Recreation Groups – regarding facility needs and services
- Community Social Services organization – what pressures are being felt by the community and what services are required to further benefit the community.
- Community Service Clubs – What supports and services can they provide to enhance the community
- AHS – capacity to support the region and provide increase levels of service
- Daycare – meeting capacity, increasing size of facility, private daycare and day homes.
- NPH – Increasing capacity.

REQUIREMENTS FOR GROWTH



Industrial and commercial land development

- Fairview has minimal land available for industrial developments. There are lots and properties in the C-2, C1A and C1 zones but minimal zoned industrial lots. The Town is in the process of acquiring land in the east end to redevelop into industrial lots.
- How can growth in the downtown core best be accommodated?
 - i. Will new businesses require a specific look, frontage?
 - ii. Sidewalk, light standard and other architectural designs
 - iii. Require extensive consultation with downtown business owners.

Residential Development.

- Currently there are 26 serviced residential lots in the north east corner of town.
- Encourage mixed residential
- There are a variety of undeveloped and underutilized infill lots available for development. Creation of a more formal inventory of these available locations is required.
- Start planning for new area structure plans where utilities are accessible, and land can be efficiently planned for mixed density of residential uses.

Recreation Facilities

- Current facilities can accommodate some moderate growth.
- Consideration of a multiuse field house type facility.
- Park design and green space development in areas of new residential developments.

Environmental

- The water treatment plant can accommodate 2x current usage. This will meet growth demand for the town and any required regional usage.
- Lagoon may require modifications to structure and operations if there is substantial increase in flows.
 - Will need to continue upgrading distribution and collection systems.
- Storm water management and the creation of storm ponds will need to be incorporated in new developments.
- Design green spaces with storm water management in mind.
- Industrial developments may require installing oil separators in the storm water system.

Communication

- Developers will require accurate and easily accessible information including expectations and costs for construction and land development.
- Businesses will require accurate data on the area to determine market, housing, costs and land.
- Current residents and those planning to move here will require information on what the town has to offer for them and their families.
- New websites have been developed that have a wealth of information to meet these demands. Continue looking into methods of informing and educating the public of these resources.

Financial planning & Policies

- Council should think about putting financial policies in place that protect the tax base. Consideration for what infrastructure and development will be covered. What level of debt will be considered to cover infrastructure growth?
- Growth will require more services and infrastructure which will increase operational and capital spending.
- Demographics will need to be considered in what services should be provided and supported by the municipality. A stable population will require services to support an aging population. With more jobs and growth, it will require services for more families including a younger population.

Municipal Emergency Management

- Prepare to manage the upward trend in natural weather-related disasters such as flooding and fires.
- Develop recovery assistance programs to those residents involved in municipal disasters.
- Continue to work closely with our mutual aid partners.



SUMMARY

Fairview has had an extremely stable population for many decades. Fairview and the North West could see population increases with the advent of the proposed large industrial developments in the early 2020s as well with an uptake in the oil and gas sector. Fairview will plan to develop as the Peace Country's preferred location to live, play, work and raise a family. Council and administration will work with the experts from agencies that have the knowledge and experience to assist in the design and preparations of a growing Fairview. Even though the proposed projects are not planned for the next several years we will need to start planning now. Developers and businesses are being attracted to this area as a possible region with development opportunities.