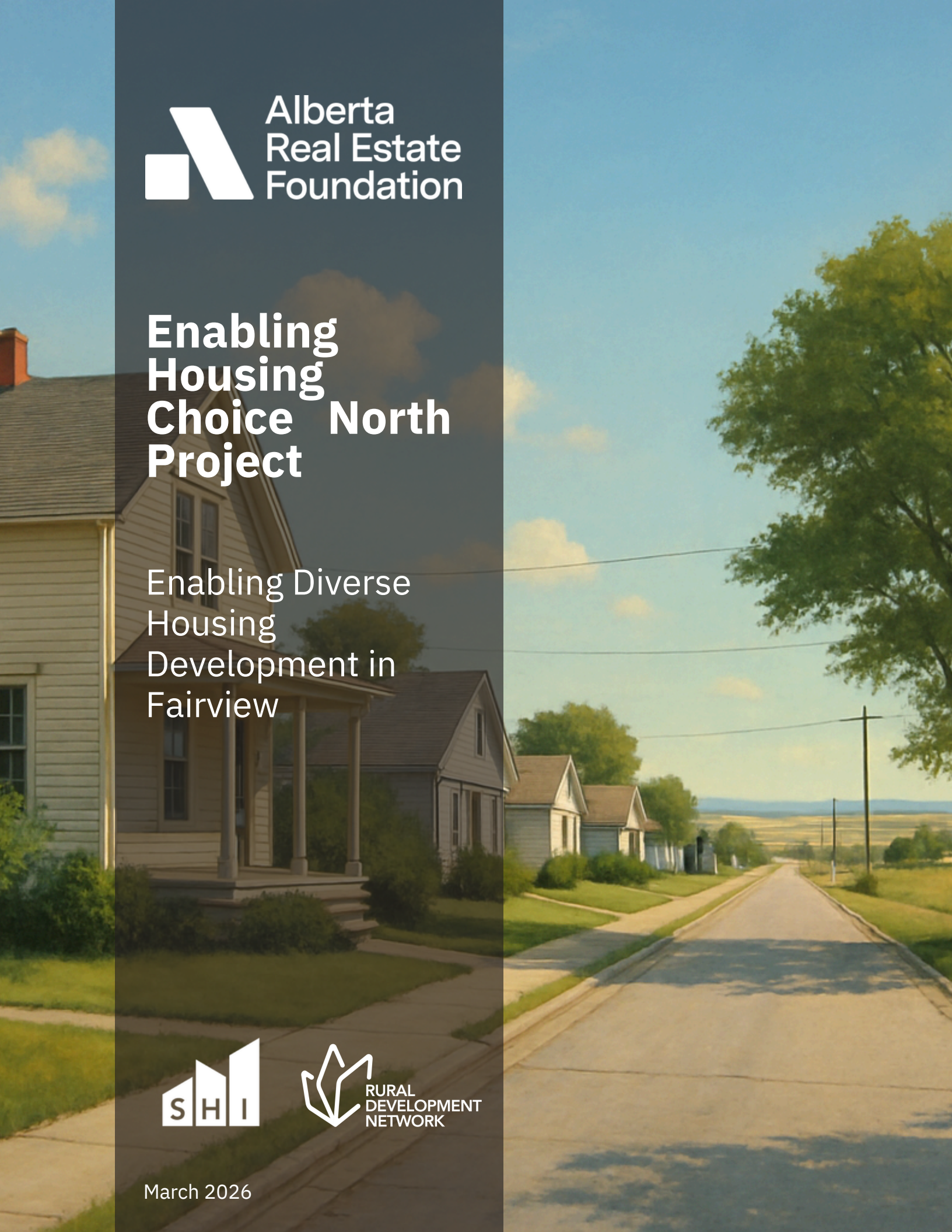


Alberta Real Estate Foundation

Enabling Housing Choice North Project

Enabling Diverse Housing Development in Fairview

SHI

RURAL DEVELOPMENT NETWORK

March 2026

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LAND ACKNOWLEDGEMENT

We, the Rural Development Network (RDN) and the Enabling Housing Choice North (EHC) project acknowledge that Fairview, Alberta, Canada is located on Treaty 8 territory, signed in 1899. This territory is the shared traditional and ancestral home of the Cree, Dene, and Métis peoples.

We acknowledge that we are all treaty people with a shared unity that is tied to the land. Through our work we take part in that responsibility and with our treaty connections. We stand in alliance with all treaty people and take ownership in all that we do, with a mind toward reconciliation now and in our ongoing endeavours.

Furthermore, we acknowledge the ancestors of all Treaty 8 Nations who have lived on this land and their descendants who will continue to live here. We appreciate and honour the traditional Knowledge Keepers and Elders who are with us today and those who have gone before us.

RDN is committed to supporting the implementation of the Truth and Reconciliation Commission of Canada's Calls to Action, and believes in the need for meaningful engagement and consent with Indigenous peoples in the community. As this project specifically touches on development and planning concepts which are built on a colonial system of governance and land use management, we also recognize that we have more work to unpack the systems in which we are upholding and working within.

It is our sincere hope that the findings provided in this report will serve to address Fairview's diverse housing needs and provide greater housing security and inclusion for both Indigenous and non-Indigenous peoples in the community and surrounding area

PROJECT ACKNOWLEDGEMENTS

Thank you to the Alberta Real Estate Foundation for their funding and support of this project. We would also like to express our appreciation to Fairview in their efforts to help tackle housing diversity and choice in Albertan communities through participation in the Enabling Housing Choice North project.

Furthermore, we would like to express our appreciation and gratitude to all the individuals from Fairview who participated in the internal interview process for this project. Your willingness to share your valuable insights, experiences, and perspectives has been instrumental in shaping the recommendations provided in this report.

Lastly, we extend our gratitude to all the external interview participants from the local housing industry in Fairview and surrounding area. We greatly appreciate the time and effort you dedicated to sharing your insights, identifying key challenges, highlighting opportunities, and suggesting ways to advance Fairview's diverse housing goals. Your expertise and contributions have played a vital role in shaping the understanding of the current housing landscape and guiding us towards meaningful solutions.



EXECUTIVE SUMMARY

INTRODUCTION

On the behalf of the Rural Development Network (RDN), the Sustainable Housing Initiative (SHI) partnered with Fairview to prepare Enabling Diverse Housing Development in Fairview, which offers recommendations for diversifying housing choice and development in the community.

The Enabling Housing Choice North Project aims to provide insight on how rural Alberta municipalities can support growth in their communities and help provide more housing options and choices to their residents through local policy changes and capacity building strategies.

SHI and Fairview's partnership will support the project's goals in constructing meaningful policy change while contributing to the Enabling Housing Choice Guidebook. Furthermore, it is intended to assist Fairview in determining municipal tools and areas of opportunity for enabling diverse housing development that meets the needs of Fairview's residents.

PURPOSE

The purpose of *Enabling Diverse Housing Development in Fairview* is to investigate and analyze the current barriers to diverse housing development in the Town, while also identifying municipal tools, incentive policies, and areas of opportunity that can be leveraged to enable more diverse housing options. By examining the existing landscape, the report seeks to provide actionable recommendations and strategies that the municipality can implement to foster a more inclusive and sustainable housing environment, while also accommodating the diverse needs of its residents.

It is crucial to acknowledge that our research, coupled with insights gathered from our community engagement efforts, underscores Fairview's commendable progress in enhancing the availability of diverse and affordable housing options within the community. This report stands as a testament to the Town's ongoing commitment to addressing housing needs. By offering substantive recommendations, we aim to fortify Fairview's existing achievements and stimulate constructive dialogues about how the Town can sustain and expand its efforts to foster housing choice and diversity. Furthermore, this report is intended to support and advance objectives and policy directions outlined in the following documents:

- Fairview *Municipal Development Plan* (2013)
- Fairview *Land Use Bylaw* (2021)

PROJECT SCOPE

The scope of *Enabling Diverse Housing Development in Fairview* consisted of the following main elements:

- Researching best practices and reviewing Fairview's statutory plans, strategies and relevant guiding documents.
- Understanding the context that characterizes Fairview's current housing landscape through a review of published housing related data.
- Gathering locally informed opinions on Fairview's housing situation through interviews with subject matter experts and housing interest groups.
- Identifying the various opportunities and challenges associated with diverse housing development within Fairview's housing landscape
- Making recommendations on municipal tools and approaches that will have the highest potential to encourage diverse housing development in Fairview.

METHODOLOGY

The methodology used to obtain information and findings for *Enabling Diverse Housing Development in Fairview* consisted of the following:

- **On-line Community Survey**: The survey was prepared by the EHC team and was conducted using an online survey platform. It was made available from March to April 2025. A total of 101 responses were submitted.
- **Interviews/Focus Groups:** The key actor interview and focus group process consisted of conducting 4 interviews and 5 focus group sessions with developers, home-builders, realtors, residents and staff from Fairview to gain a variety of insights and opinions on the current state of Fairview's housing landscape. The interviews/focus groups were conducted from April to July 2025.
- **Key Topics/Themes of the Interview and Focus Group Process:** The following key topics and themes were discussed throughout the course of the interview process:
    - Barriers/challenges for developing diverse housing types in Fairview
    - What municipal tools the Town can utilize to encourage diverse housing development
    - How the Town can further incentivize diverse housing development while strengthening partnerships with the development industry.

REPORT OVERVIEW

Section 1 provides an overview of the importance of **housing diversity** for Fairview, while highlighting key areas of housing needs in the community.

Section 2 provides an initial exploration of potential **development incentive policies** that Fairview can adopt to encourage the development of diverse housing. The primary focus of this section is to provide incentive examples that address key areas of housing need within Fairview, while outlining different avenues for incentivizing developers to undertake housing projects within Fairview.

Section 3 draws upon input gathered from the community survey, developers, realtors, home builders, and various community stakeholders, and contains recommended amendments to Fairview's current **Land Use Bylaw (2021).**

Section 4 presents and examines various **solutions, options** and **approaches** that are. available to address housing challenges within Fairview.

Section 5 identifies additional **areas of opportunity** that Fairview can explore to continue attracting residential development and investment within its community.

Section 6 outlines **next steps** of the project as the Enabling Housing Choice team will continue to monitor progress and key milestones related to diverse housing development in Fairview.



SECTION 1: HOUSING NEEDS IN FAIRVIEW

1.0 INTRODUCTION

This section emphasizes the value of housing diversity for Fairview, while also providing an overview of housing needs as identified by community engagement participants. It underscores how diverse housing options are crucial for the Town and offers insights into why various participants believe such housing is necessary. By showcasing these perspectives, we can better understand the significance of housing diversity in meeting the Town's needs and aspirations.

1.1 IMPORTANCE OF HOUSING DIVERSITY

Housing diversity refers to the range of housing types and forms in a community. A diverse community has various different dwelling types and sizes – which may be achieved by flexible zoning that promotes a variety of building forms. By providing greater housing choice, communities can meet the housing needs of increasingly diverse residents and household types (such as young families, professionals, retirees, people with disabilities).
The importance of housing diversity for Fairview, or any community for that matter, is significant and can have various positive impacts on the residents and the Town as a whole. Such impacts include:

- **Social and Economic Diversity:** Housing diversity attracts a broader range of residents with varying income levels, backgrounds, and lifestyles. This fosters a more diverse and inclusive community, creating a vibrant social fabric and supporting local businesses with a broader customer base.

- **Population Growth and Retention:** Offering a diverse range of housing options can attract new residents to Fairview and encourage existing residents to stay. Young professionals, families, retirees, and individuals with different housing needs can all find suitable accommodations, helping to sustain or increase the Town's population.

- **Attracting a Skilled Workforce:** If Fairview aims to attract businesses and industries, a diverse housing market is crucial. Potential employees will be more likely to consider moving to the Town if there are housing options that address their preferences and needs.

- **Aging Population and Accessibility:** As populations age, the need for accessible and age-friendly housing becomes more important. Housing that includes designs which accommodate people with mobility challenges allows older residents to continue to live comfortably in their community.

- **Community Stability:** A mix of housing types can contribute to community stability. If the Town's housing market is solely reliant on one type of housing, fluctuations in that market can have a disproportionate impact. A diverse market can mitigate these effects by spreading risk across different housing sectors.

WHAT WE HEARD:

When asked about the **importance and meaning of housing diversity** in Fairview, participants provided the following comments:

- *Housing diversity is offering different options. Condos, single family houses, duplex as well as long-term/short-term rentals.*

- *Housing diversity is having a variety of housing sizes, qualities and prices for rent and for purchase.*

- *Having different types of housing (rowhousing, apartments, condos, lease/ownership, and affordability).*

- *A variety of housing types from multi-dwelling to single family detached.*

- *I also think having multi-family dwelling opportunities - whether its apartments, or townhouses/rowhouses.*

- *The same people have different needs throughout their lives, some start with smaller and affordable homes, and some may want to increase the size and value of homes as they get older. It's a broad spectrum even in a small community.*

- *There is a general appetite for more diverse housing options for people in Northern communities and in particular housing that is moved in (i.e. modular), rather than built on site.*

1.2 HOUSING NEEDS IN FAIRVIEW

The EHC team gauged community engagement participant's perspectives on the need for diverse housing in Fairview. The following areas of need were considered to be the most important by participants.

1.2.1 INCREASED RENTAL HOUSING OPTIONS

During the engagement process, participants consistently emphasized the urgent need for **increased rental housing** options in Fairview. Participants noted that a shortage of rental properties is affecting both newcomers seeking temporary accommodations and long-term residents in search of more flexible living arrangements. The participants noted how additional rental housing would not only address housing scarcity but also support the Town's economic growth by attracting a diverse workforce. Their insights emphasized the impact that an enhanced rental housing market could have on Fairview's long-term sustainability.

WHAT WE HEARD:

When asked about the **need for more rental housing** in Fairview, participants provided the following comments:

- *The demand [for rentals] is bottomless. I never advertise anymore.*
- *There is a need for more rental opportunities for people.*
- *I don't think condos are a viable market here, but townhouses, row-houses etc. are good options. There is a need for new apartments to rent. It's nice to have those rental options to test the waters short-term and then buy a house after a year or so.*
- *There are no rentals in Fairview. I know people who want to work up here and rent - but there is nothing to rent and not much to buy.*
- *It would be nice to have more rentals in Fairview, but people of all ages, and they all have different requirements (i.e. young couples without children have different needs than those with 4 children). You need all kinds of different options out there because everybody has different needs.*

1.2.2 HOUSING FOR SENIORS

Community engagement participants also emphasized the urgent need for additional housing options tailored to Fairview's senior population. Participants expressed concerns about the limited availability of suitable housing for seniors, emphasizing the need for age-friendly accommodations that are close to amenities/services and reduce the current pressures put on the Town's limited senior's lodging facilities.

WHAT WE HEARD:

When asked about the **need for more seniors housing** in Fairview, participants provided the following comments:

- *Before building, take a look at the demand because I was surprised. Even our consultants said we have this little pocket, and we are different from the rest of Alberta and we are ok.*
- *Fairview lacks an in-between step. We have the manor and the lodge but no in-between from the lodge to the nursing home. There needs to be a step for people who don't fit in the lodge but aren't yet ready for the nursing home.*
- *I feel they've been focused on enough. We have enough senior housing.*
- *We don't need to focus on senior housing. Young families, individuals and couples are what needs to be focused on.*
- *The idea is that a lot of people when they retired from farming and turn it over, they move to town and are not ready for senior lodging, so they are looking for 55+ type living for 10-15 years.*

1.2.3 MODERN AND TURNKEY HOMES

Throughout the community engagement process, participants suggested that many **existing homes** in Fairview are older (from the 1970s) and **require significant renovations.** As such, participants indicated that there is a need for modern, well-made, "turn-key" homes that don't demand immediate and extensive work, particularly for younger demographics and professionals

WHAT WE HEARD:

When asked about the **need for more modern and turnkey homes** in Fairview, participants provided the following comments:

- *The housing here is either from the 70's or for seniors, and **there's nothing** for younger people to live in that's **modern and well made**. Housing for the younger demographic is missing here*
- *You can still get a well built modular for $500,000 that has everything that's needed and it's modern, not like homes that are here now.*
- *What we get for $300-400,000 is not much, and for some, that's a starting home but diversity is having options for something smaller, **something newer** (not something that needs major renovations) having a variety of options that we don't currently have."*

1.2.4 SMALLER & ATTACHED HOUSING FORMS

Throughout the engagement process, participants noted there is a demand for **smaller** places and **attached forms of housing** in Fairview. This includes interest in duplexes, townhouses, rowhouses, apartments, modular housing, and secondary suites.

WHAT WE HEARD:

When asked about the **need for more attached housing** in Fairview, participants provided the following comments:

Survey Context: Generally speaking, usually one-third or more of survey respondents wanted to see some form of **attached or smaller housing** available for purchase or rental, with the largest demand being for townhouses/row-houses and apartments for rental.

Interview/Focus Group Responses: Summarized comments related to smaller and attached housing types are provided below:

- *There is a need to go into **multi-unit housing** because then you get the economies of scale and the cost to construct per foot comes down.*
- *In terms of tiny homes, I think it's more about **affordability** than it is about house size. There's an opportunity to **build smaller homes** - something that people can afford to live in.*
- *I think if you're looking [at] bringing in additional housing, the only way to do it cost-effective is to do **attached homes**.*
- *The **rowhouses/condos** are what Habitat for Humanity is looking at because single family detached homes are not affordable for low income families.*
- *Basement suites - people love them, and they are automatically lower in cost due to not being on the main floor.*
- *[There needs to be] more support for modular homes and **smaller homes** in the community. Also from a regulatory standpoint, some districts have minimum floor area requirements which impose a specific size of house in the district, which then makes housing more expensive.*

SECTION 2: POLICY INCENTIVE RECOMMENDATIONS

2.0 INTRODUCTION

This section delves into potential development policy incentives that Fairview can adopt to promote a variety of housing options. The aim is to uncover **strategic opportunities** for new **incentives** that will draw in developers and foster the Town's economic growth and overall progress.

Furthermore, this part encompasses valuable insights and perspectives collected from our engagement process with both internal and external stakeholders. It's important to emphasize that the views expressed here reflect the opinions of the participants and do not necessarily align with the official positions of Fairview or its administration.



2.1 EXPLORING POLICY INCENTIVES FOR FAIRVIEW

This section outlines additional areas of opportunity the Fairview could explore to adopt policy incentives that encourage the development of the diverse housing needs identified in **Section 1.2** of this report.

2.1.1 Recommended Action: Create a Secondary Suite Development Policy Incentive

Targeted Area of Housing Need: Secondary suites increase **the supply of rental housing** quickly by making use of existing homes without the need for major new construction. They also offer more affordable options in established neighborhoods, helping meet diverse rental needs.

Description: The purpose of this policy incentive is to encourage developers, homebuilders and property owners to **facilitate the creation of secondary suites** within residential properties in Fairview. Secondary suite development incentives vary by location and can take many forms, but are critical in helping address rental housing needs in both rural and urban communities.

Examples of secondary suite incentives can include:

- **Reduced Permit Fees & Expedited Permit Processes**
- **Tax Deferral, Rebate or Refund Incentives**
- **Secondary Suite Grant Programs**

BENEFITS:

- Secondary suites can provide additional **affordable** and **low end of market** housing options within a community, helping to address housing shortages and affordability challenges.

- These incentives promote housing diversity by allowing homeowners to **generate rental income** from their properties, making it financially feasible for them to remain in their homes or invest in upgrades. This, in turn, can contribute to neighborhood stability and diversity.

- Secondary suites can ease the demand for housing in tight markets, **potentially reducing rent increases** and making housing more accessible to a broader range of individuals and families.

IMPORTANT CONSIDERATIONS:

- **Financial Impact on the Town:** The Town should consider the overall impact of any incentives on municipal revenue and budget.

- **Equity and Clarity of Incentives:** Consider whether the incentive applies to new construction only, or includes upgrading existing suites to bring them up to code.

- **Establish Eligibility Criteria:** The Town should consider establishing eligibility criteria for property owners, builders or developers who want to participate in the incentive program. Factors that could be considered consist of the following:

    - Compliance with existing Land Use Bylaw regulations and building codes.
    - Setting a minimum size for secondary suites to ensure they meet livable standards.
    - Prioritizing applications in locations that have limited availability of affordable rental housing.
    - Conduct public engagement to gather input and address concerns while creating transparency and building support for the incentives.

WHAT OTHER MUNICIPALITIES ARE DOING:

The Town of Okotoks established a ***Secondary Suite and Accessory Dwelling Unit Grant Program*** in 2023 to provide financial assistance for the development of secondary suites or accessory dwelling units that meet Safety Codes requirements. This program offers grants of up to $5000 or $10,000 depending on the type of project, on a first-come first-served basis, subject to funding availability.

The Town of Westlock created a **Rental Suite Incentive** so that homeowners can access a $10,000 grant for the addition of a legal basement, garage, or garden suite. One suite is eligible per property, and licensed **pre-approved plans** are available for garage and garden suite designs. You can also utilize the incentive to make an existing non-permitted suite legal and safe to occupy.

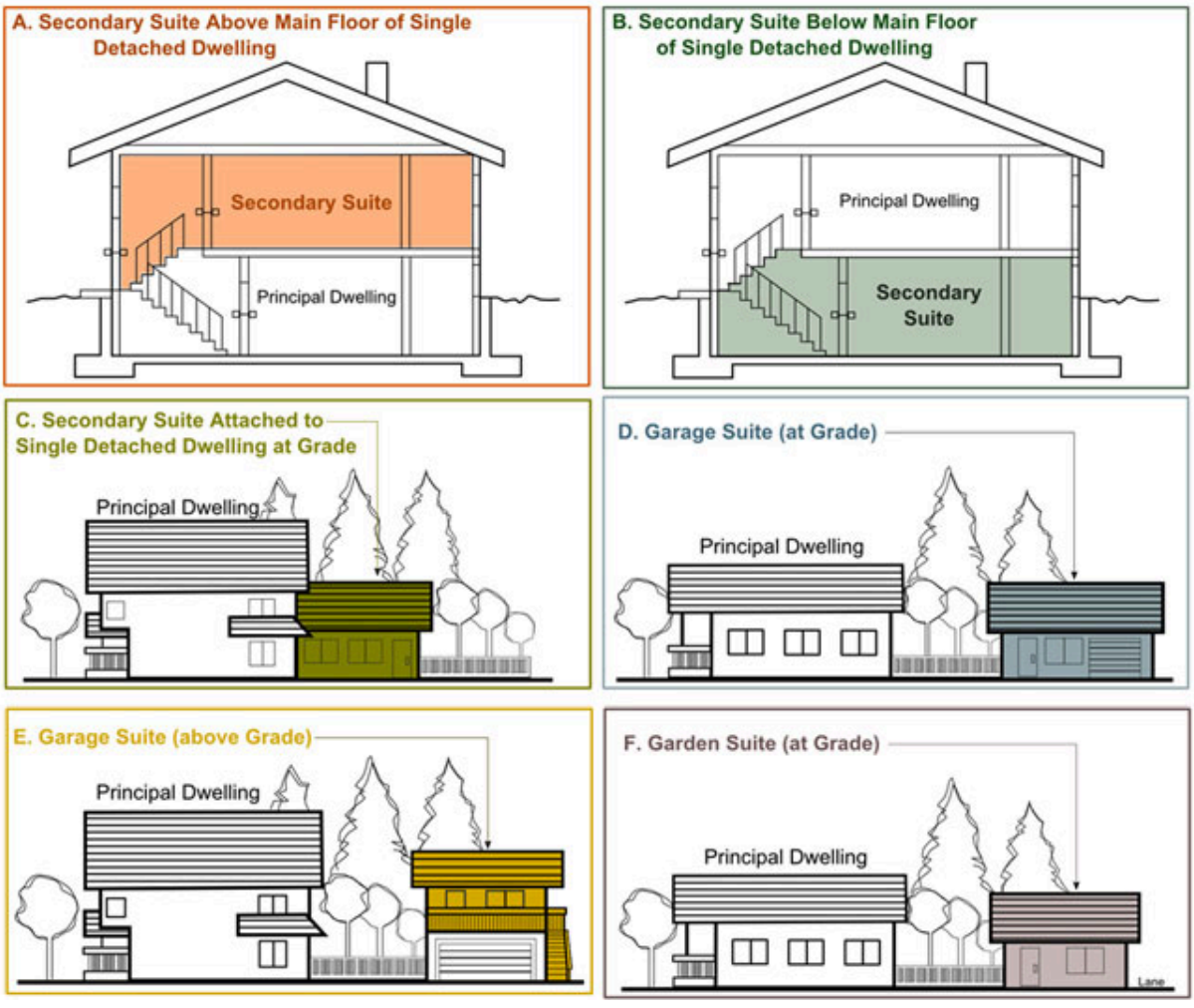
WHAT WE HEARD:

Engagement findings related to secondary suites and incentivizing them are provided below:

- Accessory Dwelling Units (garage/basement/garden suites) were chosen **22%** of the time by *Community Survey* participants as a **preferred type of rental property,** while **homes for purchase** with accessory dwelling units where chosen **33%** of the time.

- **3** *Community Survey* respondents felt that the Town should provide incentives to help encourage the construction of legal secondary suites in Fairview.

EXAMPLES OF SECONDARY SUITES/ACCESSORY DWELLING UNITS:



2.1.2 RECOMMENDED ACTION: CREATE AN ATTACHED/MULTI-FAMILY DEVELOPMENT POLICY INCENTIVE

Targeted Area of Housing Need: Multi-family/attached homes are important for Fairview because they provide diverse, affordable, and lower-maintenance housing options that help retain residents, support local workers, and make efficient use of existing infrastructure.

Description: An attached or multi-family development incentive would help Fairview increase housing supply by encouraging projects such as **duplexes, townhouses, fourplexes, apartment buildings,** and **seniors-oriented housing**. These incentives can support more attainable and lower-maintenance options, including rental apartments, age-friendly units, and mixed-use residential developments in serviced areas.

Examples of attached and multi-family development incentives that municipalities commonly use include:

- **Financial Incentives:** waiving or reducing development permit fees, building permit fees, off-site levies, or municipal utility connection fees for projects such as duplexes, townhouses, apartments, or seniors housing.
- **Tax Incentives:** multi-year municipal property tax exemptions or tax rebates for new multi-family rental buildings or affordable/seniors-oriented developments.
- **Planning and Regulatory Incentives:** density bonuses, reduced parking requirements, relaxed lot size or setback standards, and expedited development approvals for attached or multi-family housing.

BENEFITS:

- Increases **housing supply** and **choice** by encouraging duplexes, townhouses, apartments, and seniors-oriented housing that meet diverse community needs.
- Improves **affordability** by lowering development costs, which can translate into more attainable rental and ownership options.
- Uses existing **infrastructure** more efficiently by supporting compact development in serviced areas.
- Supports aging in place and **workforce retention** by providing lower-maintenance housing options for seniors, young families, and local workers.

IMPORTANT CONSIDERATIONS:

- **Local Housing Need and Market Demand:** Confirm which housing types are most needed (e.g., duplexes, rentals, seniors housing) and where demand is strongest within the Town and serviced areas.

- **Infrastructure and Servicing Capacity:** Assess water, wastewater, roads, and emergency services to ensure they can support higher-density development without creating long-term cost pressures.

- **Financial Impact on the Town:** Evaluate the short-term revenue impacts of fee waivers or tax incentives against the long-term benefits of assessment growth and population stability.

- **Alignment with Planning Policies:** Ensure incentives align with the Municipal Development Plan, Land Use Bylaw, and growth management objectives, including appropriate locations and design standards.

- **Community Acceptance and Design Quality:** Consider public perception and incorporate design guidelines that ensure multi-family and attached housing fits well with existing community character.

WHAT OTHER MUNICIPALITIES ARE DOING:

The Town of Vermilion established a ***Multi-Family Development Incentive Program*** to encourage the development of new multi-family residential dwellings within Vermilion. The intent of this program is to provide an incentive for the construction of new multi-family dwellings with 4 or more units.

The Town of Drumheller created a ***Multi-Unit Residential Rental Incentive Program*** that encourages the construction of new attached and multi-unit housing — including multi-unit rental buildings with at least two units and other qualifying residential dwellings — by offering a municipal property tax abatement over four years. The incentive reduces early carrying costs for developers, appears as a credit on tax notices, and stays with the property if sold during the incentive period.

WHAT WE HEARD:

Engagement findings related to attached/multi-family homes and incentivizing them are provided below:

- Attached housing types, such as apartments, townhouses/rowhouses and duplexes/triplexes/fourplexes were chosen by **38% - 59%** of *Community Survey* respondents as a preferred rental option.

- **2** Community Survey respondents felt that the Town should provide incentives to help encourage the construction of attached/multi-family homes in Fairview.

2.2 ADVERTISING AND PROMOTING HOUSING DEVELOPMENT INCENTIVES

Promoting development incentives to developers, builders, and property owners in Fairview is important for the Town's growth, economic vitality, and long-term sustainability. Effectively conveying these incentives can produce several positive outcomes:

- **Attracting Investment:** Clear and compelling promotion of development incentives can attract developers, builders, and property owners to consider Fairview as a viable and attractive location for their projects. This can stimulate increased investment in the community, leading to the creation of new developments, job opportunities, and economic growth.

- **Enhancing Competitiveness:** Effective promotion of incentives can set Fairview apart from other communities and regions competing for the same investment and development projects. By showcasing the unique benefits and opportunities the Town offers, Fairview can position itself as a preferred destination for developers and builders.

- **Encouraging Collaboration:** Promoting development incentives can foster collaboration between the Town's municipal government, local businesses, and property owners. When stakeholders are aware of the incentives available, they may be more willing to work together to realize mutually beneficial projects that contribute to the community's development and prosperity

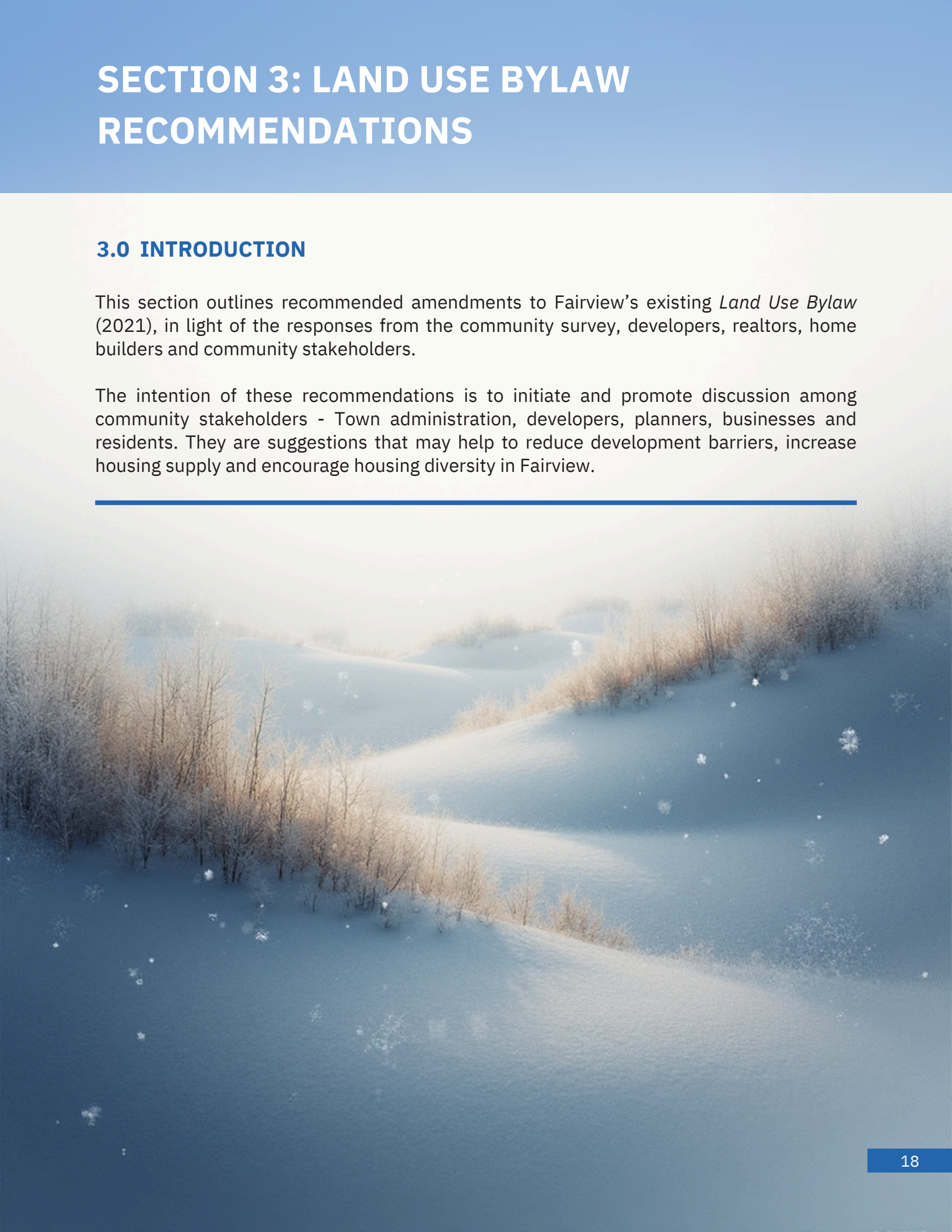


SECTION 3: LAND USE BYLAW RECOMMENDATIONS

3.0 INTRODUCTION

This section outlines recommended amendments to Fairview's existing *Land Use Bylaw* (2021), in light of the responses from the community survey, developers, realtors, home builders and community stakeholders.

The intention of these recommendations is to initiate and promote discussion among community stakeholders - Town administration, developers, planners, businesses and residents. They are suggestions that may help to reduce development barriers, increase housing supply and encourage housing diversity in Fairview.



3.1. GENERAL RECOMMENDATIONS TO INCREASE HOUSING DIVERSITY AND DENSITY IN RESIDENTIAL DISTRICTS

Fairview's current *Land Use Bylaw* (2021) regulates the type of housing and uses that may be built in residential districts. It has been identified that diversifying the types of housing that may be built in the various residential districts will help increase housing choice and potentially influence affordability of housing in the Town.

The following *Land Use Bylaw* (2021) amendments are recommended for consideration to enhance housing options in the community.

GENERAL RECOMMENDATIONS:

To the **Residential and Country Residential** Districts:

- Add moved-in and RTM dwellings as a **permitted use.**

WHY SHOULD MOVED-IN AND RTM DWELLINGS BE A PERMITTED USE IN THESE RESIDENTIAL DISTRICTS?

Fairview should consider making **RTMs (ready-to-move) homes** and **moved-in dwellings** a permitted use in the identified residential districts because it would increase housing supply quickly and affordably, providing more options for families, seniors, and workers.

A simplified definition of **RTM dwellings** is that they're homes that are built in a factory setting and then moved onto the site, often as one complete unit, and typically (but not always) onto a basement. Factory-built homes are as **durable, liveable** and look as good as anything built on-site and should be permitted in the same way as a stick-built home.

A **moved-in dwelling** (or building) is one that was built and has existed elsewhere for a period of time (often many years) and is now being moved from its original location to a new site.

Requirements for any of these dwelling types to meet the permitted use requirements may be outlined in detail in the Land Use Bylaw - anything that doesn't meet the requirements becomes a discretionary use or is refused. **RTM homes** are also typically a very useful and cost-effective alternative to a dwelling built on the site (stick-built).

Below is a **RTM** dwelling that has been transported as a **complete unit,** but has yet to be secured on a full foundation. Once placed, it is difficult to distinguish them from a single detached dwelling that was built on-site (stick built).

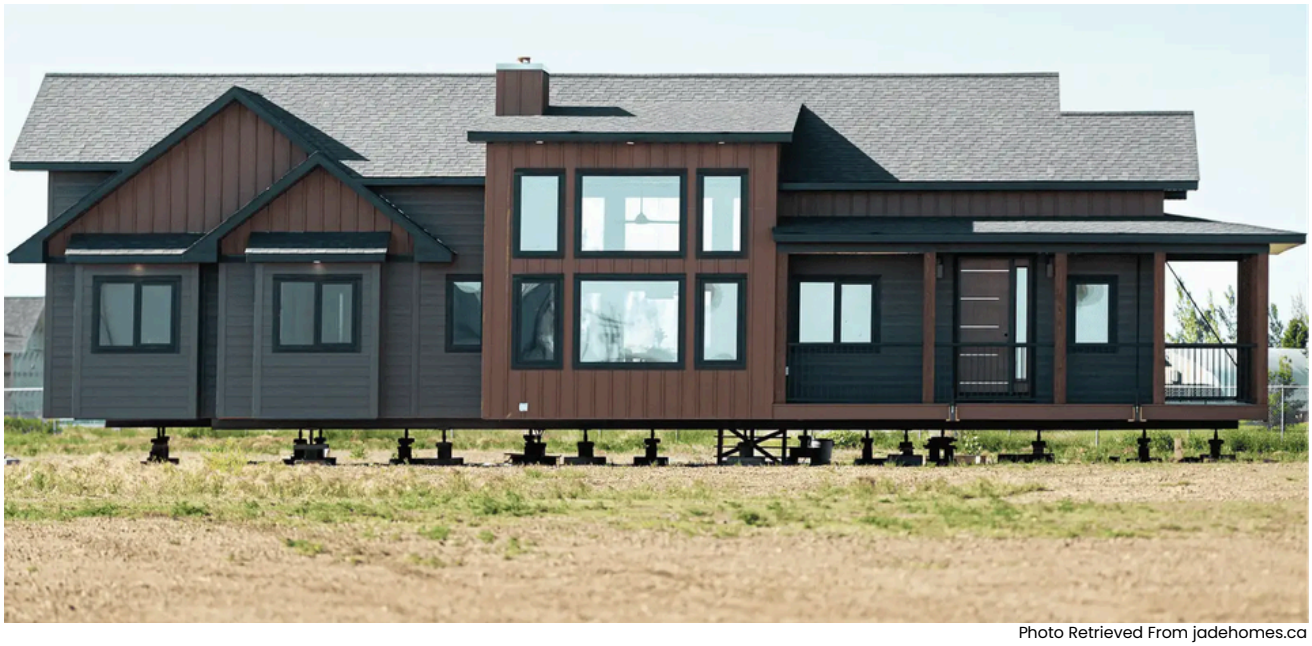


Photo Retrieved From jadehomes.ca

GENERAL RECOMMENDATIONS CONTINUED:

- **For the Residential & Country Residential Districts:**
    - Use a generic term and definition for garden suite/garage suite/secondary suite - example: Accessory Dwelling Unit (ADU).

WHY SHOULD FAIRVIEW USE ACCESSORY DWELLING UNITS AS A GENERIC TERM?

Defining Accessory Dwelling Units (ADU) to include all forms of secondary suites will make things **easier to evaluate for permitting**. As long as the ADU has the basic requirements for construction, whether they are built in or beside the home, or as a separate unit, is not important. If the municipality wants different requirements for each, they may be set up in the definitions section or in the General Regulations section.

3.2. LAND USE CHANGES RECOMMENDED FOR FAIRVIEW

TABLE KEY:

ADD AS A PERMITTED USE

ADU USE CONSOLIDATED INTO 1 TERM

EXISTING DISCRETIONARY USE RECOMMENDED TO BE CHANGED TO A PERMITTED USE

FAIRVIEW	**Pop: 2800 (2021)**		
Land Use District	**Existing Permitted Uses**	**Existing Discretionary Uses**	**Recommend Adding as Permitted Uses**
Residential 1 (R-1) Low-density	• Single detached dwelling	• Duplex • Semi-detached	• Duplex • Semi-detached
		• Garage suite • Garden suite • Secondary suite	• Moved-in dwelling • RTM dwelling
		• Senior citizens home	

Land Use District	Existing Permitted Uses	Existing Discretionary Uses	Recommend Adding as Permitted Uses
Residential 2 (R-2) Low/med density	• Single-detached • Duplex • Semi-detached	• Dwelling group (3+units) • Garage suite • Garden suite • Secondary suite • Senior citizens home	• Moved-in dwelling • RTM dwelling
Transitional Residential - Commercial (RC-T) Mixed use; Converting commercial to residential use	• Apartment hotel • Apartment • Duplex • Semi-detached • Mixed commercial / residential	• Dwelling group (3+ units) • Garage suite • Garden suite • Secondary suite • Single-detached	• Moved-in dwelling • RTM dwelling • Single-detached

Land Use District	Existing Permitted Uses	Existing Discretionary Uses	Recommend Adding as Permitted Uses
Residential 3 (R-3) Multi-family; medium to high density	• Apartment • Row house • Senior citizens home	• Duplex • Dwelling group (3+ units) • Semi-detached • Single-detached	• Moved-in dwelling • RTM dwelling • Residential condominium
		• Secondary suite	• Duplex • Semi-detached • Single-detached • Dwelling group
Country Residential (R-CR) Multi-parcel CR development	• Single-detached	• Manufactured home	• Moved-in dwelling • RTM dwelling
		• Secondary suite	
Primary Commercial (C-1) Downtown	• Hotel	• Mixed commercial - residential building • Motel	• Apartment building • Apartment hotel • Residential condominium
			• Mixed commercial - residential building

Land Use District	Existing Permitted Uses	Existing Discretionary Uses	Recommend Adding as Permitted Uses
Transitional Commercial (C-1A) Large Lot / Highway	• Hotel • Motel		• Apartment building • Apartment hotel • Residential condominium • Mixed commercial - residential building
Secondary Commercial (C-2) Outside of Downtown		• Hotel • Motel • Mixed commercial / residential building	• Mixed commercial - residential building
Highway Commercial (C-3) Light industrial and compatible along highway	• Hotel	• Mixed commercial - residential building • Motel	• Apartment hotel • Mixed light industrial / commercial / residential building
Light Industrial (M-1)			• Industrial camp • Mixed light industrial / residential building • Caretakers residence

Land Use District	Existing Permitted Uses	Existing Discretionary Uses	Recommend Adding as Permitted Uses
Agricultural - Urban Reserve Rural transition to urban	• Farm residence		• Single-detached • Moved-in • RTM • Industrial camp (temporary)

3.3. DISCUSSION OF RECOMMENDATIONS

The following sections discuss the recommended changes to Fairview's Land Use Districts as outlined in **Section 3.2**

3.3.1 ADDING RESIDENTIAL DWELLING OPTIONS AS PERMITTED USES:

As long as development applications for these uses meet the requirements of the Land Use Bylaw, it is to the advantage of the municipality to make them permitted uses.
Staff can outline what these requirements are to meet the permitted use requirements - anything that doesn't meet those requirements becomes discretionary.

The main difference (from the public's perspective) between the permitted and discretionary use approval process is the amount of time it takes for the approval to be granted.

3.3.2 CONSIDER REDUCING THE NUMBER OF RESIDENTIAL DISTRICTS IN THE LAND USE BYLAW

In a community of **2,800 residents**, it might be worth considering whether maintaining seven residential districts is necessary for Fairview.

There is some overlap among the districts, particularly if certain proposed housing types are included in the permitted uses mentioned earlier.

By merging some of the residential districts, Fairview can achieve the following benefits:

- **Simplification:** Fewer districts will make it easier for the public to understand and for staff to manage.
- **Flexibility:** A more adaptable basic residential district can be created by permitting a mix of housing types within the district.

3.3.3 DUPLEXES VS SEMI-DETACHED DWELLINGS

As defined in the Land Use Bylaw, the difference between the 2 dwelling types does not require that one be allowed and one not. Once construction is complete, these buildings will appear very similar in the neighbourhood.

Consider allowing both duplex and semi detached dwellings as **permitted uses** in the same land use districts.

SEMI-DETACHED



DUPLEX



3.3.4 ADDING RESIDENTIAL CONDOMINIUMS AS A PERMITTED USE

Condominiums and **apartments**, from the outside, often look exactly **the same**. The difference is that condominiums are about ownership of the units and apartments are about renting the units. While there is more to it than that, that's the basic idea. Both types of buildings are typically built in a similar manner and the end look or form of the structures are very similar.

Consider **allowing residential condominiums** to be allowed as a use wherever apartment buildings are allowed as a use.

A **definition** of residential condominiums will **need to be prepared**. Below is an example taken from the Town of Fairview's Land Use Bylaw.

"CONDOMINIUM" means a building, or group of buildings, in which units are individually owned, and the structure, common areas and facilities are jointly owned using the principal of proportionate undivided shares

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3.3.5 ADDING INDUSTRIAL CAMPS AND APARTMENT HOTELS AS PERMITTED USES IN VARIOUS DISTRICTS:

The following definitions for apartment hotels were obtained from the Town of Fairview's Land Use Bylaw:

Note: There is no specific definition for industrial camps listed in the Town of Fairview's Land Use Bylaw; instead an example definition is provided from the Town of Grimshaw's Land Use Bylaw.

Apartment Hotel: *means a development consisting of dwellings contained within a building or a part of a building having a principal common entrance. Each dwelling will be suitable for use by one or more persons for more than five consecutive days and include cooking facilities. Each dwelling will be furnished, including dishes and linen, and where maid service, telephone service, or desk service will be provided.*

Industrial Camp: *means a self-contained residential complex used to house workers for industrial camps, contracting firms etc. on a temporary basis away from their permanent place of residence. An industrial camp is usually made up of a number of mobile units which provide sleeping, eating, recreational and other basic living facilities, constructed so that they may be dismantled and moved from the site.*

Adding **Industrial Camps** as uses will enable the development of short-term accommodations, such as for the nuclear facility construction workers. The number of workers needed for the construction phase of the nuclear facility will likely be greater than those that stay in the area long-term.

Note: Fairview may be considered too far from the nuclear facility to warrant using industrial camps for their workers

These types of accommodations could be suitable for short-term use. And, once the short-term housing need (i.e. construction workers) has been satisfied, the industrial camps could be decommissioned or used for other purposes.

It is suggested (above table) that **Industrial Camps** could be added as a permitted or discretionary use in these land use districts:

- **Light Industrial (M-1)**
- **Agricultural - Urban Reserve (Temporary)**

Apartment Hotels could also be suitable to accommodate construction workers at the nuclear facility. Once the short-term housing need for the workers has been satisfied, the apartment hotels could be transitioned into other housing needs, such as transitional housing, or housing for students, or short-term housing newcomers until they find something permanent.

It is suggested (above table) that Apartment Hotels be added as a permitted use to the following districts:

- **Primary Commercial (C-1)**
- **Transitional Commercial (C-1A)**
- **Highway Commercial (C-3)**

SECTION 4: HOUSING SOLUTIONS FOR CONSIDERATION

4.0 INTRODUCTION

This section presents and examines various housing **solutions** and **approaches** that are available to address housing challenges within Fairview.

Through our research, all EHC North community partners indicated a shared commitment to tackling not only the overall shortage of housing but also several specific challenges, including:

- Limited availability of affordable, accessible, and attainable housing
- Shortage of rental housing
- High construction costs and a lack of builders
- Insufficient senior housing

Each of these challenges will be addressed individually, while also considering their interconnections, as they are closely linked and often influence one another.



4.1 EXPLORING POTENTIAL SOLUTIONS FOR RURAL HOUSING CHALLENGES:

The information provided below regarding potential solutions to Fairview's housing challenges will address the general desire/need for more housing, more **rental housing**, and **affordability**. Information and links will be provided to the following alternative and innovative housing solutions/types:

- Modular Housing
- Co-op Housing
- Land Trusts
- Accessory Dwelling Units
- Fast-Track Housing
- Tiny Homes

4.1.1 MODULAR HOUSING SOLUTIONS:

Modular housing could offer a practical solution for Fairview by providing faster, more cost-effective construction compared to traditional building methods. Its flexibility allows for a range of housing types—including affordable, rental, and seniors housing units.

WHAT IS MODULAR HOUSING?

A modular home is a type of **prefabricated house** built in sections in a climate-controlled factory and then transported to a building site for assembly by a builder on a permanent foundation. Unlike mobile homes, modular homes must meet the same building codes as traditional, site-built homes and are not intended to be moved once assembled. This method of construction can result in a faster build time and lower costs due to factory efficiencies. These homes are often called factory-built, system-built or prefab (short for prefabricated) homes.

On the other side of this solution, modular home companies need to work with a local builder and/or municipality to facilitate and install the housing. For example, **ATCO Structures** has teamed up with **Attainable Homes Calgary** to provide lower cost, attainable housing in Calgary.

In order to pave the way for modular housing, Fairview must think differently and set themselves apart from other northern Alberta communities.

For example, it may be helpful to set up a **housing authority** to facilitate the process to bring modular homes into the community. The housing authority would work with the municipality to acquire land, make sure all the pre-development needs are met (services, permitting, etc), secure funding and then liaise with the modular housing company to install the housing.

FURTHER RESOURCES ON MODULAR HOUSING:

- 10 Basic Facts You Should Know About Modular Homes
- What is Modular Construction?
- Modular Building Systems: Overview and Benefits

4.1.2 CO-OP HOUSING SOLUTIONS

Co-op housing could help address Fairview's housing challenges by providing affordable, community-owned options that keep costs lower for residents. This model fosters long-term stability, encourages local involvement in housing decisions, and can help meet the demand for rental and accessible housing in the region.

WHAT IS CO-OP HOUSING?

Co-op housing is a form of residential ownership where members buy shares in the housing cooperative corporation, not a specific unit, and then pay a monthly fee to cover the costs of the building and land. Each co-op is a legal association, and members are called shareholders who have a voice in the co-op's governance and democratically make decisions, often through an elected board of directors. Co-op members purchase shares in the corporation that owns the entire property. The share includes the ability to lease or purchase a specific unit.

Co-op housing has the potential to provide housing that can be offered to residents at **'below-market'** rates, whether to rent or to purchase. Since the co-op controls the property, the price of the housing is set and controlled by its members.The co-op model can be applied to any type of housing, including multi-unit attached or single detached housing, below-market housing, and seniors housing. A co-op model could also champion the construction of tiny homes (discussed below) or modular housing (discussed above).

Again, in order to facilitate co-op housing, Fairview must think differently. It may be helpful for the community to **set up a housing authority** to research and gather interest in this housing model. It could provide local investment opportunities so that appropriate and affordable housing is developed that truly meets the needs of the community.

EXAMPLES OF CO-OP HOUSING:

- Sangudo Opportunity Development Co-op
- Linden Housing Co-op
- Community Economic-Development Investment Funds (CEDIFs) | Nova Scotia Securities Commission

FURTHER RESOURCES ON CO-OP HOUSING:

- Alberta Community & Co-Operative Association
- Federal Co-operative Housing Development Program
- Co-op Housing Development Program
- Canadian Co-operative Investment Fund

4.1.3 FAST-TRACK HOUSING SOLUTIONS

Fast-track housing could help Fairview quickly increase its housing supply by **streamlining approvals** and **accelerating construction timelines**. This approach can rapidly address shortages, reduce wait times for rentals and affordable units, and respond efficiently to the community's urgent housing needs.

WHAT IS FAST-TRACK HOUSING?

Fast-track housing refers to a streamlined development process, either through **expedited permit approvals** or a project delivery method where construction of a new house is accelerated. In this instance, the focus is on projects that will use pre-approved designs or that meet specific criteria outlined in the Land Use Bylaw, with the intention of building housing faster and more affordably.

To make this work efficiently, the community/municipality will typically use a **pre-approved set of designs** that can be approved by municipal staff more quickly. These designs could include both multi-unit attached and single detached housing types, as well as 'below-market' housing or seniors housing.

For example, the federal government has developed the **Housing Design Catalogue**, which could be used as a guide to develop fast-track housing types in a municipality. The municipality could also work with a modular home company (i.e. **ATCO**) to develop housing that would address specific community needs.

EXAMPLES OF FAST-TRACK HOUSING:

- There are not a large number of municipalities using pre-approved designs to facilitate fast-track housing. Here are a couple of examples:
- Infill Fast-Track Housing - Kelowna
- Housing Accelerator Fund | City of Edmonton - an accelerated permitting process for housing is in the development stages
- Modular – Anhart Construction - a developer that installs modular tiny homes



4.1.4 ACCESSORY DWELLING UNIT (ADU) SOLUTIONS:

Accessory dwelling units **(ADUs)** could provide a flexible and cost-effective housing option for Fairview by allowing homeowners to add small, independent living spaces on existing properties. ADUs can increase rental and affordable housing availability, support multi-generational living, and make efficient use of existing land and infrastructure.

WHAT ARE ACCESSORY DWELLING UNITS?

An accessory dwelling unit (ADU) is a **secondary, self-contained living space** on the same property as the primary home (typically a single-detached dwelling). It is also known as a secondary suite, granny suite, garage suite, in-law suite, basement suite, and more. These units will have a private entrance, and will include their own kitchen, bathroom, living area, etc. They can be internal (basement suite), attached to the main house (granny suite), above the garage (garage suite) or completely detached (backyard suite). ADUs **provide flexibility** for homeowners, serving purposes such as housing for family members, generating rental income, or creating a home office. They cannot be sold separately from the primary residence.

As suggested in the review of the Land Use Bylaw earlier in this document, one of the quickest ways to increase the number and affordability of housing in a small community is to **add Accessory Dwelling Units as a permitted use**. In addition, developing an incentive for residents to install these ADUs could help meet the housing needs for specific residents, such as students who need short-term accommodation, elderly parents who are not ready to move into care homes, or single people who do not need a great deal of space.

EXAMPLES OF FUNDING & INCENTIVES FOR ADUs

- CMHC Refinance - Encouraging Gentle Densification
- Accessory Dwelling Units: Case Studies and Best Practices
- Secondary Suite Development Incentive Program Policy No: 237-AD-24
- Secondary Suites and Accessory Dwelling Unit Grant Program

4.1.5 TINY HOME DWELLING SOLUTIONS:

Tiny homes offer a potential alternative housing solution in Fairview by providing more **affordable** and **flexible** housing options for residents facing limited availability and rising costs. Their smaller footprint suits rural and lakeside environments, allows for more sustainable development, and can help the Town address housing shortages without having to build extensive new infrastructure.

WHAT ARE TINY HOMES?

Tiny homes are small, efficient dwellings, **typically under 500 square feet** 46 (sq m), that are designed to promote a minimalist lifestyle. While size is the primary factor, the definition also encompasses the intention of living simply, with many tiny homes being mobile (built on wheels) or using space-saving designs like lofts.

For tiny homes to be **relevant** and **suitable** for rural communities, this definition will need to be amended to ensure that the dwelling meets the requirements of the National Building Code and Land Use Bylaw. For example, **minimum floor areas** in new residential development in a Land Use Bylaw are typically **900** to **1000 square feet** (84 to 93 sq m). In addition, since tiny homes are typically intended to be mobile, consideration will need to be given to where in the community they would be most useful, or whether mobility of the home would have to be not allowed.

EXAMPLES OF TINY HOME DEVELOPMENT & COMPANIES

- Canada Tiny Home News - information and resources around tiny home development
- Rohe Homes - tiny home developer
- Bluegrass Meadows Micro Village - a tiny home village built in BC
- Modular – Anhart Construction - tiny home developer
- The First Tiny House strata in Canada is approved in Okotoks - tiny home community still under construction
- Veteran Villages - Homes For Heroes Foundation - tiny home development specifically designed for veterans

4.1.6 LAND TRUST SOLUTIONS:

Land trusts could be a strong option for Fairview because they help keep housing affordable over the long term by **reducing the cost of land** and l**imiting price increases** over time. They also allow the community to have more control over how land is used, helping balance new housing needs with protecting local land and supporting sustainable growth.

WHAT ARE LAND TRUSTS?

A land trust is a **legal, non-profit entity** that holds land for the benefit of the land's owner or for a specific purpose. Community land trusts are incorporated organizations created to acquire and hold land in trust for community use, such as affordable housing. Land trusts are **typically membership-based organizations**. They're governed by a board of directors, which is made up of community members and non-profit organizations with a stake in their community.

Again, in order to use a land trust to develop housing, Fairview must think differently. It may be helpful for the community to **set up a housing authority** to research and gather interest in this housing model. It could provide local investment opportunities so that appropriate and affordable housing is developed that truly meets the needs of the community.

EXAMPLES OF COMMUNITY LAND TRUSTS:

- Creation of a Community Land Trust for Affordable Housing
- Community Land Trusts in Canada
- The Temiskaming District Community Land Trust | CMHC

FURTHER RESOURCES ON COMMUNITY LAND TRUSTS:

- CLT Funding Sources - Canadian Network of Community Land Trusts
- Affordable Housing Innovation Fund

4.1.7 BELOW-MARKET HOUSING SOLUTIONS

Below-market housing is critical to ensure that essential workers, young families, and seniors can continue to live and contribute to the community as housing costs rise. It is recommended that the Town of Fairview explore opportunities to help increase access to affordable rental and homeownership options in the community.

WHAT IS BELOW-MARKET HOUSING?

Below-market housing refers to homes that are **sold** or **rented** at **prices below the typical market rate**, making them more affordable to individuals and families with moderate or lower incomes. These homes are often supported through public policies, nonprofit partnerships, or incentives to developers to help reduce housing costs. The goal is to expand access to **stable, quality housing** for people who might otherwise be priced out of the market.

Again, establishing a **housing authority** or **corporation** could be beneficial for the community, as it would research and gauge interest in helping provide more below-market housing in Fairview. Furthermore. Fairview would have a clear, local body responsible for getting affordable housing projects off the ground and keeping them on track. It would also give the community more direct control over how below-market rental and ownership options are planned and delivered.

A CLOSER LOOK: BELOW-MARKET HOME OWNERSHIP SOLUTIONS IN BANFF, AB.

The **Banff Housing Corporation (BHC)** was incorporated in 1993 by the Town of Banff. It was established by the Banff Town Council to replace the Banff Housing Advisory Committee and address the lack of affordable housing opportunities for the town's permanent residents.

The BHC helps provide **below-market home ownership opportunties** by leveraging its position as a non-profit developer on federal land to sell homes at an initial discount of roughly **20–30%** compared to the open market. Under their **Price Restricted** model, long-term affordability is "locked in" by capping resale appreciation at a strict **2% annually**, ensuring price growth never outpaces local wages or mimics the volatile mountain resort market.

By retaining a portion of the equity and bypassing traditional real estate bidding through a **Registered Resale List**, the BHC ensures the **subsidy remains with the unit** indefinitely rather than being cashed out by the first owner.

A CLOSER LOOK: ATTAINABLE HOMES CALGARY

Attainable Homes Calgary (AHC) is a non-profit, wholly-owned subsidiary of the **City of Calgary** that enables moderate-income residents to become homeowners with a **down payment of only $2,000**.

The program provides an interest-free loan for the remainder of a **5% down payment** and offers homes at below-market prices, in exchange for a shared appreciation agreement where the owner keeps a larger percentage of the home's profit (**up to 75%**) the longer they live there. To qualify, applicants must meet specific income and asset limits, complete a homeownership education course, and commit to using the property as their sole primary residence.

FURTHER RESOURCES ON BELOW-MARKET HOUSING PROGRAMS IN ALBERTA

- Canmore Community Housing's Vital Homes Program
- Lethbridge Housing Authority

SECTION 5: AREAS OF OPPORTUNITY RECOMMENDATIONS

5.0 INTRODUCTION

This section presents and examines the various areas of opportunity that may be available to address housing challenges within Fairview.

Through our research, all EHC North community partners indicated a shared commitment to tackling not only the overall shortage of housing but also several specific challenges, including:

- Limited availability of affordable, accessible, and attainable housing
- Shortage of rental housing
- High construction costs and a lack of builders
- Insufficient senior housing

Each of these challenges will be addressed individually, while also considering their interconnections, as they are closely linked and often influence one another.



5.1 FACILITATE CONTINUAL COMMUNITY ENGAGEMENT

To effectively promote housing diversity and choice, Fairview should **engage with all community members** from the start and maintain that engagement throughout the process. Involving a **wide range of residents** — such as landowners, renters, people of all ages, families, couples without children, businesses, homebuilders, and developers — will provide valuable insights crucial for expanding Fairview's housing options. Additionally, including various residents in discussions about housing diversity will naturally lead to important conversations about the community's housing needs, desires, and preference

5.1.1 RECOMMENDED ACTIONS: ESTABLISH COMMUNITY ENGAGEMENT COMMITTEE

To facilitate continual community engagement in Fairview, it is recommended that the Town consider the following:

- Set up an ad hoc **Community Engagement Committee** to facilitate this initiative. Suggested members include community leaders, seniors, young people, couples, realtors, developers, home-builders, Town employees, business owners and anyone else who has something to say about housing;

- Prepare a mandate and/or guidelines for the steering committee that outlines its objectives and goals; this mandate will be updated by the committee as needed;

- Committee tasks could include, but are not limited to, the following:

    - Plan and host community events to encourage participation, connection, and feedback from local residents.

    - Build partnerships with local organizations and stakeholders to support shared goals and initiatives.

    - Gather and relay community feedback through surveys, meetings, or forums to inform decision-making.

BENEFITS:

- Engaging residents and stakeholders early in the process and having them review and take ownership of suggested changes to policy and bylaws about diverse or affordable housing will help to reduce negative reactions and pushback from the community

- Having community members spread the work about the benefits and implication of the changes should help increase ‘buy in’ by the community

5.2 CONTINUE WITH EDUCATION, PROMOTION AND MARKETING OF THE TOWN

This section outlines additional initiatives that could add to Fairview's promotion and marketing campaigns for the community.

5.2.1 RECOMMENDED ACTION: CREATE A MARKETING CAMPAIGN

A **strategic marketing campaign** is recommended to effectively highlight Fairview's significant development potential, capitalize on growth opportunities, and actively promote the area as an optimal choice for housing development. This campaign should integrate elements that demonstrate Fairview's commitment to sustainable and diverse growth and make it appealing to prospective developers, builders, and property owners.

The initiative should go beyond emphasizing the Town's unique character and community spirit to also showcase its progressive approach to rural planning, development and investment. Key features to spotlight within the campaign include current and future development incentives, and the availability of vacant land for purchase.

Note: It is recommended that the marketing campaign be established and promoted throught the Town of Fairview's **Economic Development Commitee.**

BENEFITS:

- Attracts **developers** and **investors** by promoting available land, housing demand, and local incentives for building.
- Raises awareness of Fairview's **quality of life**, community strengths, and long-term growth potential.
- Encourages **partnerships** and **interest** that can lead to more diverse and much-needed housing.

WHAT OTHER MUNICIPALITIES ARE DOING:

- The **Town of Olds** created the "Find Yourself in Olds" marketing campaign in July 2025. The campaign features a video and new marketing plan focusing on five key pillars within the Town of Olds: small-town charm with big-city energy, innovation (Olds College), high-quality services, culture, and community spirit.

- The **City of Wetaskawin** launchd their award-winning “Small City, Big Opportunities ” economic development and marketing campaign to attract international investment and stimulate local business growth. Highlighting the city's low operating costs, competitive land prices, and its prime location near the Edmonton International Airport, the campaign successfully helped attract **48** new businesses and contributed to a **3.4%** population increase in a single year.



City of Wetaskawin’s “Small City, BIG Opportunities Campaign” Retrieved from edac.ca

5.2.2 RECOMMENDED ACTION: PROVIDE READILY AVAILABLE INFORMATION ABOUT THE TOWN

To further promote the Town, **provide local information** about residential development opportunities and initiatives. It is recommended that this information be in both digital and print formats, to engage all age-groups and demographics.

Suggestions for **informational packages/resources** include the following:

Enhancing Fairview's Facebook Page as a Centralized Housing Listing Resource

- Promote local housing rental availability
- List available homes, vacant buildings, and vacant lots for purchase

Accessory Dwelling Units:

- Provide a definition, an outline of the process and any current incentives for construction of these units
- Provide information about where ADUs may be built in the Town

Fairview As A Great Place To Live:

- Market and advertise the above information and other amenities in the Town

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WHAT WE HEARD:

Engagement findings related to providing **readily available housing information** about the Town are provided below:

- *Social media and real estate sites*
- *Town of Fairview Housing Facebook page and tab on Town of Fairview website*
- *Social Media dedicated to housing.i.e IG page*
- *Online, up to date list or list at town office. But it has to be kept current.*
- *More advertising I'm having a hard time finding a place to rent*
- *Online sources through Fairview officials*

5.3 FACILITATE HOUSING PARTNERSHIPS AND COLLABORATION

Stakeholder interviews and discussions in Fairview consistently emphasized the value of **collaborative partnerships** involving the Town, developers, home builders, and the community. This section provides strategies for connecting developers with community members to foster these partnerships. The goal is to advance Town initiatives and effectively address the diverse housing needs within the community.

5.3.1 RECOMMENDED ACTION: CONTINUE FOSTERING DEVELOPER/BUILDER RELATIONSHIPS AND PARTNERSHIPS

As provided in **Sections 5.1** and **5.2,** and continuing with the community engagement theme, it is recommended that the Town consider the following:

- Create a **Community Development Committee** to facilitate this initiative;
- Include a variety of community members on the committee, such as community leaders, seniors, young people, couples, realtors, developers, home-builders, Town employees, business owners and anyone else who has something to say about housing
- Prepare a **mandate and/or guideline**s for the committee that outlines the project objectives and goals; this mandate will be updated by the committee as needed;
- Committee tasks could include, but are not limited to, the following:
    - Review and explore various housing solutions outlined in **Section 4** of this report to address Fairview's housing needs.
    - Research and prepare a **plan to form partnerships** between developers and other stakeholders, as listed above;
    - Educate developers and community members about **development incentives**, issues and opportunities that are available in the Town;
    - Facilitate the creation of a **housing cooperative**, or other **housing initiative**, between developers and local stakeholders. These documents to help with 2 potential initiatives are available on the RDN website:
        - "Paths for Housing Co-ops: Guidebook"
        - "Step by Step Guide to Developing Affordable Housing"

WHAT WE HEARD:

Engagement findings related to improving communications and relationships with local developers/builders are provided below:

- *There are lots of millionaire farmers in the area who could be investing in housing projects in Fairview. In fact, there are already a few local retired farmers who have sold their land and have become successful developers in Fairview. It's important to* ***educate them about the investment opportunities*** *that exist locally..*
- *Fairview needs to* ***set up a housing committee****, filled with these leaders to educate people and the municipality about housing investment opportunities and what's needed in the community.*
- *Is there a* ***partnership*** *that could be set up with the town and a company where there can be an opportunity to bring in modular homes to the town. Could someone start that as a business in the area?*

5.4 INVEST IN COMMUNITY IMPROVEMENT & INFRASTRUCTURE

A consistent theme emerging from the community engagement feedback highlighted the critical need for the Town to **prioritize investment in community improvement** and **infrastructure upgrades**.

5.4.1 RECOMMENDED ACTION: UPGRADE CRITICAL INFRASTRUCTURE IN FAIRVIEW

Engagement participants noted that **aging infrastructure and derelict properties** impact community aesthetics and safety, with many existing facilities requiring significant maintenance. In the community survey, respondents expressed concerns that the Town should significantly improve their infrastructure maintenance, particularly sidewalks and roadways. A few survey respondents felt the Town should spend money on improving the community, specifically fixing roads and water breaks, before adding more people to the area.

It is **recommended** that the Town of Fairview **continue with actions outlined in their 2026-2030 5 Year Capital Plan** for infrastructure renewal that will address critical infrastructure needs in Fairview, starting with areas identified as having the most urgent need or highest potential impact.

WHAT WE HEARD:

Engagement findings related to **upgrading infrastructure** within Fairview are provided below:

- *Town is failing with i**nfrastructure maintenance** i.e .sidewalks & roadways.*
- *Lack of infrastructure.*
- *If we want to grow Fairview, we need to **have infrastructure ready first.***
- *The town should use whatever finances would be used towards incentives towards other things in the community such as fixing roads and water breaks.*
- *Have a **development plan**, new neighborhoods require landscaping , parks, walking paths to encourage exercise. These plans attract developers & investors. Infrastructure that makes it easy for a developer & investor to see the bigger picture of the development.*



SECTION 6: NEXT STEPS

This report on *Enabling Diverse Housing Development in Fairview* was initiated to provide locally-relevant information about housing challenges and barriers in the Town, and then prepare suggestion to facilitate the development of more diverse housing options in the Town.

FACILITATE CONTINUOUS DISCUSSION

As stated previously, the purpose of providing these recommendations is to help facilitate discussion among community stakeholders - Town Administration, residents, home-builders, local businesses and others - to review, analyze and disseminate the suggestions in a way that will work best for the Town. It is expected that the recommendations will be implemented over a period of time, as funds become available, and as the community learns how to move forward in addressing its diverse housing needs.

MONITOR AND TRACK PROGRESS

Following the completion of this report, the EHC project team will develop a progress tracker to report on project milestones and achievements with respect to the report's recommendations. In addition, the project team will check in with Fairview Administration on a regular basis to keep track of progress and provide feedback or insights, as needed.

GUIDEBOOK FOR DIVERSIFYING HOUSING DEVELOPMENT IN RURAL COMMUNITIES

One of the final outcomes from this research project is the forthcoming update of RDN's **Guidebook for Diversifying Housing in Rural Communities**. The Guidebook will outline strategic planning tools and suggestions for accomplishing housing diversity goals in northern rural communities. The EHC team anticipates that the Guidebook update will be ready for release in April 2026.



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