

LETHBRIDGE COUNTY



Hamlet of Fairview

GROWTH STUDY



OCTOBER 2021

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LETHBRIDGE COUNTY HAMLET OF FAIRVIEW GROWTH STUDY

Part 1

STUDY OVERVIEW

Lethbridge County is undertaking a series of hamlet growth studies for each of its hamlets including a growth study for the Hamlet of Fairview. The purpose of these studies is to assess the current conditions of each of the hamlets and determine the feasibility of growth within each. The studies are to analyze present and future servicing needs along with identifying logical areas to support growth. The municipality has authorized the Oldman River Regional Services Commission, as municipal planners for the municipality, to review and prepare the studies/reports on behalf of the County.

The Lethbridge County Municipal Development Plan (MDP) identified that planning for future hamlet growth areas is desirable within its land use management strategy. The MDP is a long-range statutory document providing a framework of policies for decision makers regarding future growth and development opportunities. As part of the growth policies in the MDP, one of the County's objectives is to sustain the hamlets within the County and continue to protect agricultural land uses by encouraging residential development in and around the hamlets. In particular, the MDP outlines the following policies:

- The County shall support hamlet growth provided appropriate servicing provisions exist to facilitate expansions.
- The County shall, where required, undertake servicing master plans and the development of infrastructure required to facilitate growth.

The hamlet growth studies are to guide and facilitate the comprehensive planning and development of servicing that will be needed to support healthy, probable growth projections.

1.1 Intent

This report presents a summary of existing conditions and future considerations to support the growth and long-term viable expansion of the Hamlet of Fairview.

1.2 Objectives

- To summarize the general characteristics of the hamlet and evaluate the overall quality of life within Fairview.
- To assess the delivery of municipal services within the hamlet and evaluate if they are generally meeting the needs of residents.
- To analyze land use and determine if there are any logical lands available within the present hamlet boundary to accommodate growth in a contiguous manner by developing available vacant or infill parcels within Fairview.

- To provide a planning analysis and framework to determine if existing or future development could or should be serviced by municipal infrastructure. The reports' findings may be used to facilitate long-term infrastructure planning and management for the County.
- To provide an assessment/opportunity summary with recommendations to Lethbridge County decision makers to help guide future planning, servicing, and management.
- To provide recommendations based on the overall assessment, and determine if the Hamlet of Fairview has realistic opportunities to grow or expand in the future.

Part 2

LEGISLATIVE BACKGROUND

Hamlets are small unincorporated communities within a larger rural municipality in Alberta. They are governed, taxed, and managed by the rural municipality within the boundaries of which they are located.

The Municipal Government Act (MGA), section 59(1) states: *“The council of a municipal district or specialized municipality may designate an unincorporated community described in subsection (2) that is within its boundaries to be a hamlet.”* Subsection (2) states, *“an unincorporated community may be designated a hamlet if the community:*

- (a) consists of 5 or more buildings used as dwellings, a majority of which are on parcels of land smaller than 1850 square metres,*
- (b) has a generally accepted boundary and name, and*
- (c) contains parcels of land that are used for non-residential purposes.*

(3) The designation of a hamlet must specify the hamlet’s name and boundaries.”

The Hamlet of Fairview conforms to the stipulated MGA criteria. This Growth Study is not a statutory plan as defined by the MGA but is a tool to help guide and shape direction and policy for Lethbridge County regarding planning for the hamlet. The vision and recommendations may be incorporated into the County’s Municipal Development Plan.

CITY OF
LETHBRIDGE

TWP 8, RGE 21, W4M

512

4

Fairview

Hamlet of Fairview Growth Study Map 1 - Location



Hamlet of Fairview



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 20 40 60 Meters

July 28, 2020 N:\Lethbridge-County\Hamlets\Fairview Growth Study.dwg



Part 3

HAMLET OVERVIEW

The Hamlet of Fairview is located adjacent to the City of Lethbridge, east of 43 Street South and south of Highway 512 (Jail Road). Highway 3 is less than half a kilometer north of the hamlet. The hamlet has a land area consisting of approximately 39 acres (16 ha) within its boundary and is situated within the NW ¼ of 34-8-21-W4M. A St. Mary River Irrigation District canal runs adjacent to the east and south boundary of the Hamlet of Fairview. The Lethbridge Research Station owns land to the east and south of the hamlet boundary and is currently being used for agricultural research.

3.1 Population

Data from Statistics Canada 2016 census data indicated that the population of Fairview was 154 people, a decline of -4.9% from the previous census in 2011 which recorded 162 residents living in the hamlet (see Table 1). No census data is available for the community from 2006. In 2001, Fairview experienced a 6.7% increase in population with 158 residents, which was up from 148 residents in 1996. Census data recorded that the hamlet had 81 private dwellings with 70 of those being occupied in 2016. Private dwelling information for previous years was not available. Overall, the hamlet has remained very stable over the 20-year period as depicted in Table 1 below. It is noted that in 1971 there were 160 residents.

Table 1
Census Population and Growth

| | 2016 | 2011 | 2006 | 2001 | 1996 |
|---|-------|----------|----------|------|------|
| POPULATION | 154 | 162 | *NO DATA | 158 | 148 |
| 5 YEAR TOTAL GROWTH (OR DECLINE) % | -4.9% | *NO DATA | *NO DATA | 6.7% | -- |
| NO. OF PRIVATE DWELLINGS | 81 | -- | -- | -- | -- |

**Note: no population data available for 2006 and no private dwelling information available prior to 2016*

3.2 Hamlet History

The Hamlet of Fairview is located adjacent to the City of Lethbridge, east of 43 Street South and south of Highway 512. The hamlet is often confused in reference to the Town of Fairview in Northern Alberta as it more commonly known of than the smaller hamlet within Lethbridge County. Little information is available regarding the history of the hamlet. It did not establish as a CPR rail siding or coal mining community as so many of the other hamlets within Lethbridge County had their origins.

Fairview was established in 1951 when a plan of subdivision for the community was approved by the provincial Director of Town and Rural Planning for Alberta. The landowners at that time (the Lowens),

subdivided a 37-acre parcel of land lying north of the registered irrigation canal within the NW¼ 34-8-21-W4M. The subdivision plan created two blocks with an L-shaped roadway (currently 3 Ave and 4 St.) to provide access to the lots, the majority being 1-acre in size. There were ten lots created in Block 1 on the northwest side of the roadway, and fourteen lots created to the east and south side of the road. Most of the lots comprised a 1-acre area but the plan also included a 5.41-acre lot on the east side (later the Hepp's auto body site) and two larger south parcels adjacent to the canal (4.8 and 4.91-acres in size). Over subsequent decades, these larger lots were resubdivided with additional internal roadways added to access the new lots (currently 2 Ave and 4 Ave).

The long-held local folklore suggests the subdivision (which later became a hamlet) obtained its name due to its location being within view of the City of Lethbridge exhibition grounds (just to the west of 43 Street). Thus, as one could visibly see the exhibition grounds and yearly "fair" from the subdivision location, resulted in the moniker "Fairview".

Part 4

EXISTING CONDITIONS AND OVERALL ASSESSMENT

A review of the existing hamlet conditions was undertaken that involved a study of both land use and a general analysis of the character of the community. This review included assessing the following:

- Analysis of Population & Growth
- Determination of Land Use patterns
- Community services - churches, schools, community halls, commercial (e.g., groceries)
- Parks and Recreation (i.e., playgrounds, ball diamonds, green space, etc.)
- General State Synopsis - personal property conditions, weeds, unsightly premises
- Confined Feeding Operations (CFOs) - proximity / effects
- Identification of Vacant land parcels
- Servicing - municipal and private utilities

Based on a review of the existing conditions, a general assessment statement is provided on the current state of the community (i.e., hamlet). Some conclusions are provided on the identified constraints present or potential need for the provision of various municipal or community services.

As part of the project, a questionnaire survey was also sent to every household in the Hamlet of Fairview. The survey consisted of 12 questions with some opportunity for written comment. The purpose was to obtain citizen feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively plan for the community. A total of 63 survey questionnaires were sent out on June 4, 2021. There were 23 surveys filled out (7 responses provided on-line through the website portal and 16 handwritten submissions), resulting in a 37% overall response rate. Over 76% of the respondents have lived in Fairview for more than 10-years, with almost 62% residing in the hamlet for 20 years or more. Only 19% are newer residents, living there 6-years or less. Respondents stated they like the large, spacious lots in Fairview and that the hamlet is friendly and quiet. Overall, residents seem to be generally satisfied with their quality of life in Fairview with 60% indicating they are very satisfied. The responses provided from the hamlet residents were used to help formulate the growth plan and recommendations.

For the complete results and comments as supplied by the residents who filled-out the survey, please refer to Appendix B.

4.1 Population Projections and Growth

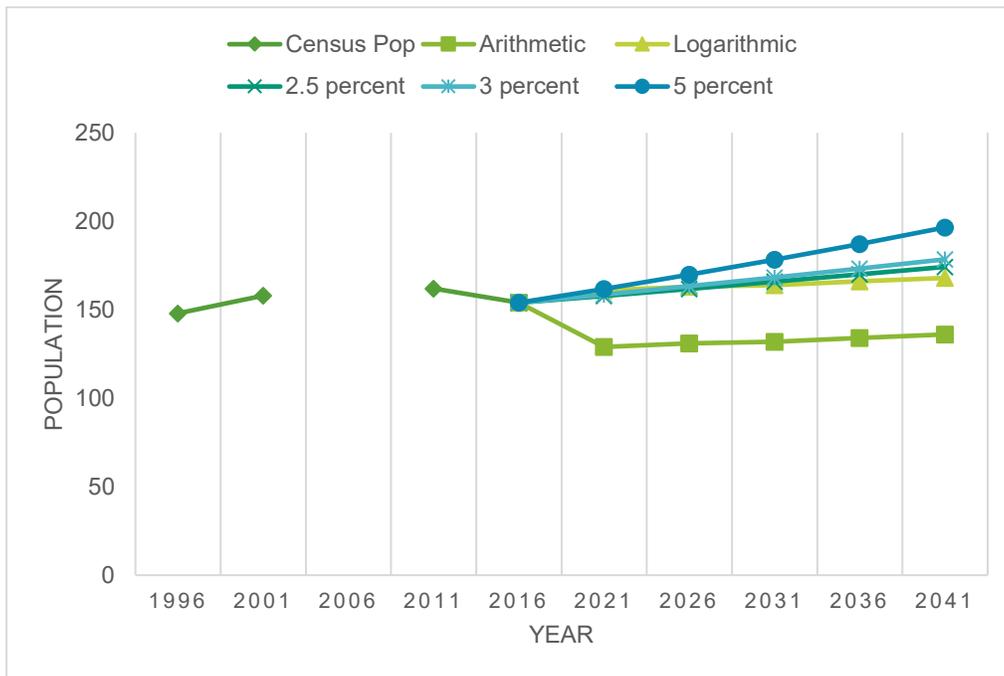
Population projections for Fairview are illustrated below in Table 2. Five different growth rates are displayed below including a slow rate (2.5%), medium rate (3.0%) and a strong rate (5.0%), as well as arithmetic and logarithmic straight-line projections over 5-year periods. It is important to note these projections are for study purposes, as they would only be possible if land was available to accommodate new growth and housing.

As shown Table 2 and Diagram 1, the projected population of the hamlet in 2041 would range from 136 to 197 residents if past trends continued. Based on historical population data, it indicates the hamlet could grow by 2.5% to 3.0% with populations of 174 to 179 in 2041 if no constraints were present. A 5.0% growth would be unrealistic due to restrictions present, such as land areas for expansion and servicing constraints. Historically, the hamlet has experienced very little fluctuation in its population over the past 20 years so minimal variation in the population is likely to continue to occur. The realistic scenario is the population would top-out at 175 to 180 residents maximum based on land availability and average household size.

Table 2
Projected Population Growth (2016-2041) Per Census Period

| Year | Arithmetic | Logarithmic | 2.5% Growth | 3.0% Growth | 5% Growth |
|------|------------|-------------|-------------|-------------|-----------|
| 2016 | 154 | 154 | 154 | 154 | 154 |
| 2021 | 129 | 161 | 158 | 159 | 162 |
| 2026 | 131 | 163 | 162 | 163 | 170 |
| 2031 | 132 | 164 | 166 | 168 | 178 |
| 2036 | 134 | 166 | 170 | 173 | 187 |
| 2041 | 136 | 168 | 174 | 179 | 197 |

Diagram 1
Population Projections Line Graph



*Note: 2006 census data was not available for the Hamlet of Fairview

4.2 Residential Assessment – Existing Conditions

The majority of residential housing stock is over 50 years old, and a few are of newer construction. Many of the dwellings appear from the 1960s to 1980s period. There are also a few older mobile home units. Fairview did not exist prior to 1951 so there are not older homes, such as from the 1920s-1940s, present.

- Overall, the housing within the hamlet is in fairly good condition with a small number of residential dwellings being in poor condition.
- Most of the lots are a little larger in size than the hamlet land use bylaw minimum size of 50 x 100 feet, as many are in the range of 60-to-75 feet wide, with some being 130 feet in width. The average lot depth is approximately 135 feet in length.
- Most residents appear to take pride in home ownership and have nicely landscaped, well-maintained yards. A few properties are in what may be described as unsightly condition and contain excessive storage in the yards.

4.3 Business Commercial/Industrial Assessment – Existing Conditions

There is a small amount of commercial activity in the hamlet, and it is primarily automotive in nature. The hamlet essentially serves as a bedroom community due to its adjacency to the City of Lethbridge. The Hamlet Industrial District is located directly south of Highway 512 and is in the northeastern portion of the hamlet.

- There are approximately 2.3-acres of land designated as Hamlet Direct Control (HDC) in the northwestern portion of the hamlet, adjacent to 43 Street South and Highway 512. Three commercial businesses operate on this land including a motorcycle dealer (New-Way Motor Sports), a used car dealership (Mubtala Auto Sales) and an automotive repair shop (TLC Auto Service & Repair).
- A home occupation aluminum supplier business (The Rail Guy) operates at the east end of 3 Avenue South along 44 Street South from a Hamlet Residential designated parcel.
- There are no Hamlet Commercial (HC) designated parcels within the hamlet.
- Due to the land constraints of the hamlet, future potential for commercial or industrial developments is limited.
- From the survey, several residents have issues with noise and traffic from the commercial uses negatively affecting the residential character and quality of life of the community.
- There are 5.4-acres of land designated as Hamlet Industrial (HI), and there are two active businesses under this land use designation: a U-Haul rental agency and an automotive repair shop (Manhattan Motors). This land used to be the site of the former Hepp's Automotive (auto wreckers) established in 1961.

- The former Hepp’s Automotive site parcel (Lot 7, Block 2, Plan 9732GF) south of Highway 512 was for many years considered to be contaminated land, though a Phase I and Phase II Environmental assessment completed in 1995 established that the site had acceptable soil results (no significant hydrocarbons) and that new development would be a viable option on the land. However, a new detailed soil analysis may be required to confirm the site meets current standards and is still suitable for development, especially for any residential use considerations.

4.4 Community Services Assessment – Existing Conditions

The only community or institutional service type organization that exists within the hamlet is the Lethbridge Mennonite Church, adjacent to 43 Street South and at the west end of 3 Avenue South.

- The Hamlet of Fairview contains 0.60 acres of land designated as Hamlet Public/Institutional - HPI, which is utilized by the Lethbridge Mennonite Church.
- The hamlet does not have formal government or personal health or care services available. The hamlet’s adjacency to the City of Lethbridge negates the need for healthcare or personal services due to a large variety of services available in proximity within the city.

4.5 Parks and Recreation Assessment – Existing Conditions

There are minimal public or recreational amenities available. Currently, there is a municipal playground and park area in the southern portion of the hamlet. Community post boxes and a community bulletin board are located at the entrance of the playground as well.

- Approximately 0.54-acres of land designated as Hamlet Public/Institutional (HPI) which contains the playground and park space within the hamlet.
- Lethbridge County owns the park/playground, and the playground is considered well-kept and the equipment is in good condition. The County regularly schedules for any repairs and maintenance of all recreational facilities within the hamlets.
- Fairview does not have a community hall such as most of the other main hamlets within Lethbridge County do. All those community halls are managed by a community association.
- The hamlet has very little existing recreation and park amenities due to a variety of a recreational amenities provided within Lethbridge, adjacent to the hamlet.

4.6 Confined Feeding Operations (CFOs) – Proximity / Effects

Confined feeding operations (CFOs) contribute significantly to the economy in Lethbridge County and are a large portion of the agricultural industry in southern Alberta. Often various hamlet residents make complaints relating to the odors, dust flies, etc., experienced from residing near such livestock operations.

However, compared to other hamlets within the County there are few CFOs sited and operating within 2-miles. This is primarily a result of the location of the City of Lethbridge in relationship to the Hamlet of Fairview. The ‘Lethbridge Urban Fringe – LUF’ district encompasses the County land surrounding the Hamlet of Fairview which prohibits new CFOs from being established. It extends north and south of the

surrounding city boundary and approximately 3-miles to the east from the boundary. For many years W.T. Hills Stockyards was in operation across 43 St. in very close proximity to the hamlet but the use was discontinued in 1998 and removed. As a result, the residents of Fairview do not deal with the issues of odors and dust regularly associated with CFOs such as some of the other hamlets often experience.

Map 6 outlines the location, type, and size of CFOs within the hamlet area. Within a 1-mile radius there is one CFO type of beef operation (SE¼ 34-8-21-W4M) that is associated with the Canada Agriculture Research Station facility. Within a 2-mile radius there is one additional CFO (NW¼ 10-9-21-W4M) north of Highway 3 containing a grand-fathered beef operation with a total of 2,400 cattle.

Part 5

GROWTH AND LAND USE STUDY

All the hamlet study series undertaken for Lethbridge County, apart from the Hamlet of Kipp, included an analysis of the existing and projected land use needs to determine potential future growth and servicing requirements. For the Hamlet of Fairview, only an internal analysis was undertaken as part of the community assessment to determine land availability within the hamlet for future development. No analysis of adjacent land areas outside of the hamlet boundary has been completed due to the boundary and physical constraints present which do not enable outward growth. The following matters have been reviewed as part of the planning analysis and are described in more detail in this section:

(a) Infill Opportunity (inward growth)

- Inventory of vacant lots and potential to further develop
- Identifying the potential to further subdivide large parcels
- Potential to service and provide access to parcels

(b) Future Hamlet Boundary Expansion (outward growth)

- Identifying constraints and physical features (highways, canals, municipal boundaries)

(c) Municipal Services

- Water and sewer
- Storm water management
- Roads/lanes

(d) Area Structure Plan (ASP) Needs / Considerations

5.1 Infill Opportunity (inward growth)

Existing vacant and potential infill lots were identified as part of the community assessment to determine internal growth opportunities. Larger lots within the hamlet may have the potential to subdivide into additional lots if services were available. With the availability of water and sanitary sewer, additional lots could be permitted in accordance with the land use bylaw with the minimum lot size of 5,000 sq. ft. in area.

There are presently (at time of study) seven titles of residential land and one title of industrial land within the hamlet that have subdivision infill potential. It is emphasized that the potential for future subdivision is only possible if municipal water and sewer capacity were available. The lands identified are existing large lots with potential to be resubdivided are displayed on Map 4.

RESIDENTIAL:

Existing Vacant Residential Titles:

- There are **no vacant residential** lots available within the hamlet.

Infill Potential of Existing Residential Titles: (identified on Map 4)

- 2 existing large residential lots that have undeveloped portions could be resubdivided to create: **2 additional lots**
- 6 existing lots would require the dedication of a new internal road in order to provide access as the vacant portion of land that could be subdivided off is situated at the rear of the lots (presently being landlocked): **6 to 10 additional lots**
- 1 existing large lot would require the dedication of a new internal road but could be resubdivided to create: **7 to 12 additional lots**

RESIDENTIAL TOTAL:

2 (most probable) to 24 (maximum) Lots – Infill Potential Residential Lots for Internal Hamlet Growth (with subdivision occurring if servicing were available)

COMMERCIAL:

Existing Vacant Commercial Titles:

- There are **no vacant commercial** parcels within the hamlet. (There are no lots zoned as Hamlet Commercial. The existing commercial uses are zoned as Direct Control.)

Infill-potential of Existing Commercial Titles:

- There is no real infill potential for commercial lots with subdivision.
- One exception may be if either the north portion of the former Hepp's Automotive industrial parcel or the smaller adjacent lot containing a non-conforming residential dwelling (Lot 8, Block 2, Plan 0710709) were redesignated from Hamlet Industrial to Hamlet Commercial.

COMMERCIAL TOTAL:

- **0 lots** (with no subdivision or land use redesignation); or
- **1 lot** - Infill Potential for internal hamlet growth (with redesignation occurring on existing lot).

INDUSTRIAL:

Existing Vacant Industrial Titles:

- There are **no vacant industrial** parcels of land within the hamlet.

Infill-potential of Existing Industrial Titles:

- A portion of an existing industrial lot containing some undeveloped land could be redeveloped for a commercial, light industrial or multi-use site potentially. This parcel likely cannot be freehold subdivided as there is no municipal road access able to be provided to new lots: **0 new lots.**
 - A bareland condominium plan could potentially be considered for light industrial or commercial use (or multi-use) if a suitable plan was submitted and approved by the County. Growth could not occur unless water and sewer servicing were addressed, as well as a demonstration of compatibility with adjacent hamlet residential uses.

INDUSTRIAL TOTAL:

0 lots – (with no subdivision or land use redesignation); or

0 to 3-4 lots - Infill Hamlet Industrial Designated Lots for Internal Hamlet Growth (speculative based on bareland condominium plan potential due to limited road and access possibilities).

The infill potential identified in the undeveloped portion of the currently zoned industrial lot may be suitable for residential growth, which would require a land use redesignation in addition to an Area Structure Plan (ASP). The ASP would need to outline layout details and provide an engineering study to address the existing water and sewer systems condition/capacity and determine what is required to handle additional connections.

Fairview residents have expressed concerns with what may be future plans for the larger parcel on the eastside that once contained Hepp’s Auto Wreckers. It was indicated by most residents who responded to the survey, that low density residential use was preferred. It was suggested that most do not want to see any commercial/industrial development adjacent to their residential community. For non-residential use, nurseries/greenhouses, outdoor storage, or mini storage were the most frequent suggestions of potential acceptable uses. From the survey comments provided it appears that some residents may not realize the parcel has been zoned as Hamlet Industrial use for over the last 50 plus years which comes with many potential industrial/commercial types of uses that legally may occur. The municipality cannot simply “down-zone” land without landowner consent, so any discretionary Hamlet Industrial use proposed should be scrutinized for compatibility. Those with least potential impact to hamlet residential uses would be preferable. Potentially the northern portion of the parcel adjacent to Highway 512, may be better suited for Hamlet Commercial development provided it did not create excessive noise.

Any future subdivision potential within Fairview is contingent on additional water and sewer servicing capacity being available. It must also be recognized that all the land identified for infill potential is privately owned and may or may not be further subdivided for new development. Many residents indicate they like their larger lot and yard size and therefore may not subdivide. Further, the rear residential infill potential identified on the east side of the lots along 44 Street South and Lot 7, Block 2, Plan 9732GF (former Hepps’ site) would require a road to be constructed north of the east end of 4 Avenue South and extend 2 Avenue South to the east.

5.2 Future Hamlet Boundary Expansion (outward growth)

GROWTH AND LAND USE PROJECTIONS

The Hamlet of Fairview contains approximately 37 acres (15 ha) of land within its boundary. In 2016, the average number of persons per dwelling unit was 2.2. As mentioned earlier, the Hamlet of Fairview has numerous constraints preventing the hamlet from expanding externally from its current boundary.

In respect of the described conditions, a projection of future land growth use needs has not been completed for the Hamlet of Fairview. This is in consideration of the following issues and circumstances identified in the study:

- The Hamlet of Fairview is bounded between Highway 512 to the north, an SMRID canal to the east and south, and the City of Lethbridge boundary (43 St.) to west which physically restricts the opportunity for outward expansion. The Lethbridge Research Station owns land to the east and south of the hamlet boundary and SMRID canal which is currently being used for agricultural research.
- Additional water and sewer capacity is not readily available.

GROWTH STRATEGY AND LAND USE PLANNING

The Hamlet of Fairview has very limited growth potential, with only internal infill subdivision possible if servicing is available. The land within the eastern portion of the present hamlet boundary is the only potential larger internal area for growth and would need to be planned to integrate with the existing community. With approximately 4.8 acres (1.9 ha) of infill potential land available, this eastside land area may be suitable for future development if properly planned and serviced. New hamlet growth would largely be to accommodate residential use or potentially to change existing hamlet industrial land to more commercial type use with less potential impacts to neighbors. With no outward growth potential, the Hamlet of Fairview will not realistically grow beyond 175 to 190 residents maximum.

A potential land use concept and probable road network are displayed on Map 5. The planning concept layout in the diagram is for planning analysis and may not be developed exactly in this manner. However, if a road connection internal network is to be considered, to allow access to the rear of the lots for subdivision purposes, the plan should not permit any business activity to use the internal road network and add traffic into residential areas. Water, sewer, and drainage infrastructure considerations must be addressed in any future development plans.

5.3 Municipal Services and Infrastructure

EXISTING

WATER: The community is serviced with domestic potable water from the City of Lethbridge provided to the hamlet. The water is allocated under the County's own water license.

SEWER: Fairview is connected to the City of Lethbridge sewage system. Due to the lower elevation of the community, the hamlet has experienced sewage problems and must pump off-hours the sewage to the treatment plant in the northwest area of the City of Lethbridge which is relatively expensive. Storm water infiltration into the sewer system has also been a problem in the past.

DRAINAGE: Storm water drainage is managed through surface and overland drainage means as no formal (i.e., piped) municipal storm water drainage infrastructure system is in place. The hamlet has experienced drainage problems in the past as a result of the hamlet being situated in a natural low spot.

ROADS: The majority of local municipal roads within the hamlet are paved and may be considered in overall good condition. Many blocks have rear lanes with a mix of observable standards, with most being graveled. The lanes also contain overhead power lines. There appears to be sidewalk provisions throughout the hamlet.

The two main entrances into Fairview are from the City of Lethbridge (43 St.) and Highway 512 (Jail Road), with the highway access being the responsibility of the Alberta Transportation and not Lethbridge County. Residents have expressed concerns with traffic cutting through the hamlet between these two busy road networks, although it appears the situation has improved over the last few years.

GROWTH SERVICING CONSIDERATIONS

In planning for future growth, the capacities for sewer and water infrastructure must be examined and addressed as part of the growth strategy.

WATER: Water is provided under the County's license, but it should be determined if future capacity is available for future water connections within the hamlet.

SEWER: Due to the existing capacity restraints and drainage problems, it should be assessed whether the current system could handle additional sewage connections.

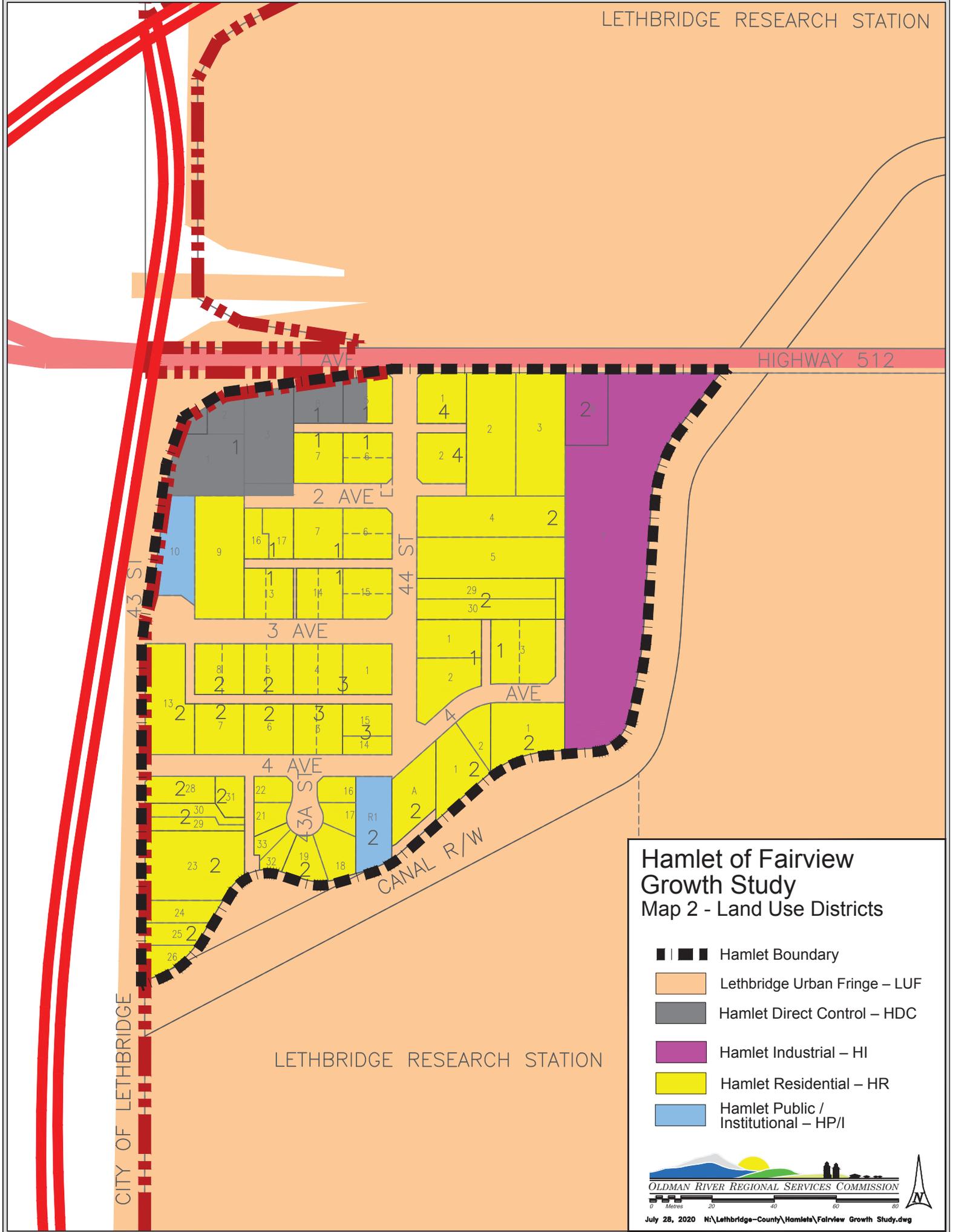
STORMWATER MANAGEMENT: The existing drainage problems should be taken into consideration when planning for future stormwater management. Landowners/developers who plan to develop will need to address stormwater management as it pertains to their plans for subdivision. Developers will be obliged to submit a stormwater management plan which must be professionally prepared by a licensed, qualified engineer.

ROADS: The illustrated potential future subdivision and road network layout is conceptual to demonstrate the general location and required connection points to adjacent areas and must be refined further at the Area Structure Plan stage. Likely only one road may need to be constructed, north of the east end of 4 Avenue South and extend 2 Avenue South to the east, to enable subdivision at the rear of existing lots. Any new road should be paved and are to be constructed by developers in accordance with Lethbridge County's *Engineering Guidelines and Minimum Servicing Standards*.

5.4 Area Structure Plan (ASP) Considerations

Future internal hamlet growth will require an Area Structure Plan or conceptual design scheme for any multi-lot subdivision. Any plans must be prepared by a professional at the expense of the developer/landowner and must be in compliance with relevant County policies. A simple title re-spilt into two lots may not need a plan submitted if no adjacent lots can be subdivided, but servicing would still need to be addressed.

Information that may be requested for an Area Structure Plan or conceptual design scheme shall be in accordance with the requirements of Lethbridge County's Municipal Development Plan, Land Use Bylaw and this study, and may include: site plans, lot density and layout, sewer and water systems, roadways, utilities and services, surface drainage and storm water management, geotechnical investigations, municipal reserve, development concept, staging of development, development specifications, and any other matters deemed necessary by the County.



HIGHWAY 512

43 ST

2 AVE

3 AVE

4 AVE

44 ST

CANAL R/W

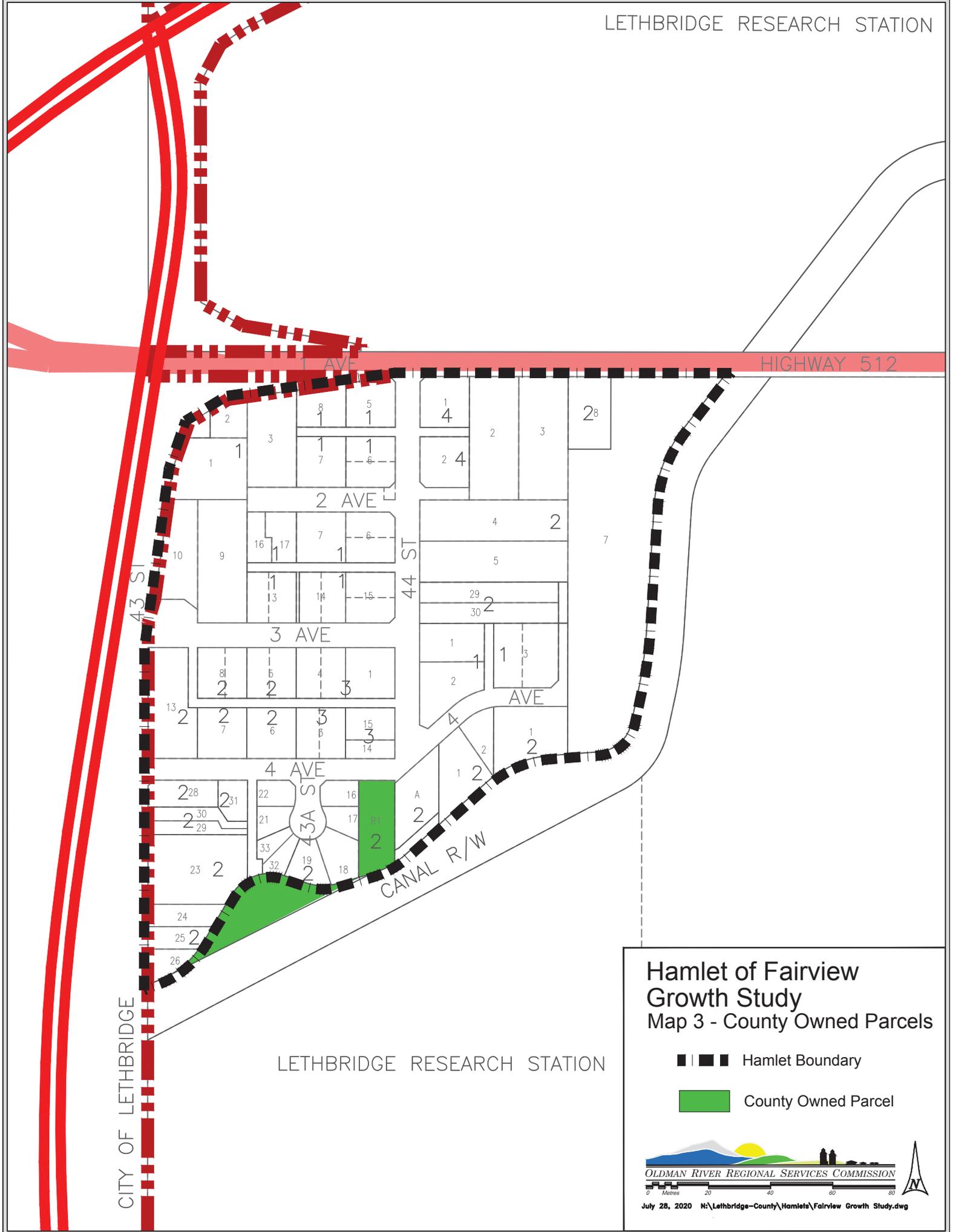
CITY OF LETHBRIDGE

LETHBRIDGE RESEARCH STATION

Hamlet of Fairview Growth Study Map 2 - Land Use Districts

-  Hamlet Boundary
-  Lethbridge Urban Fringe – LUF
-  Hamlet Direct Control – HDC
-  Hamlet Industrial – HI
-  Hamlet Residential – HR
-  Hamlet Public / Institutional – HP/I





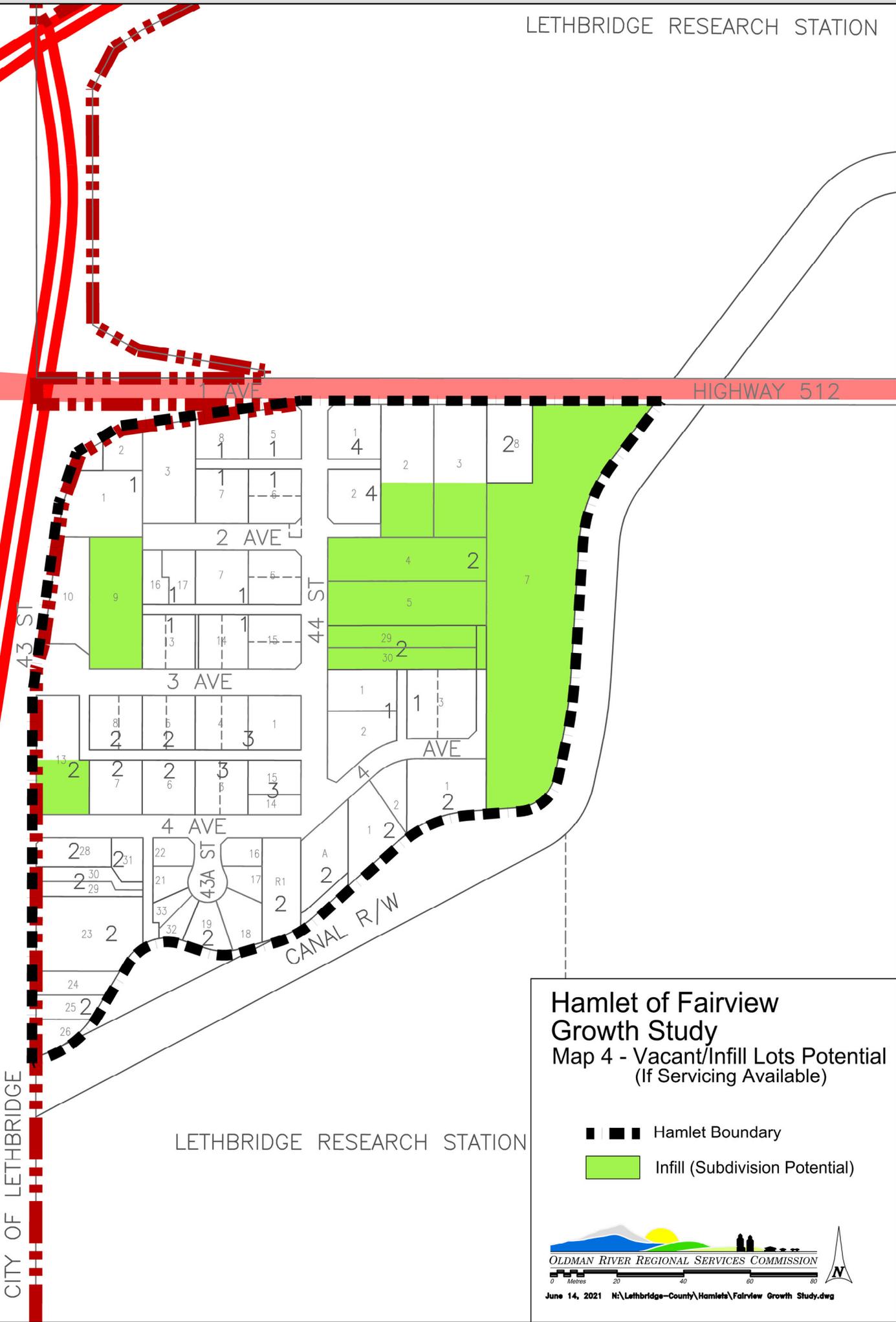
CITY OF LETHBRIDGE

LETHBRIDGE RESEARCH STATION

Hamlet of Fairview Growth Study Map 3 - County Owned Parcels

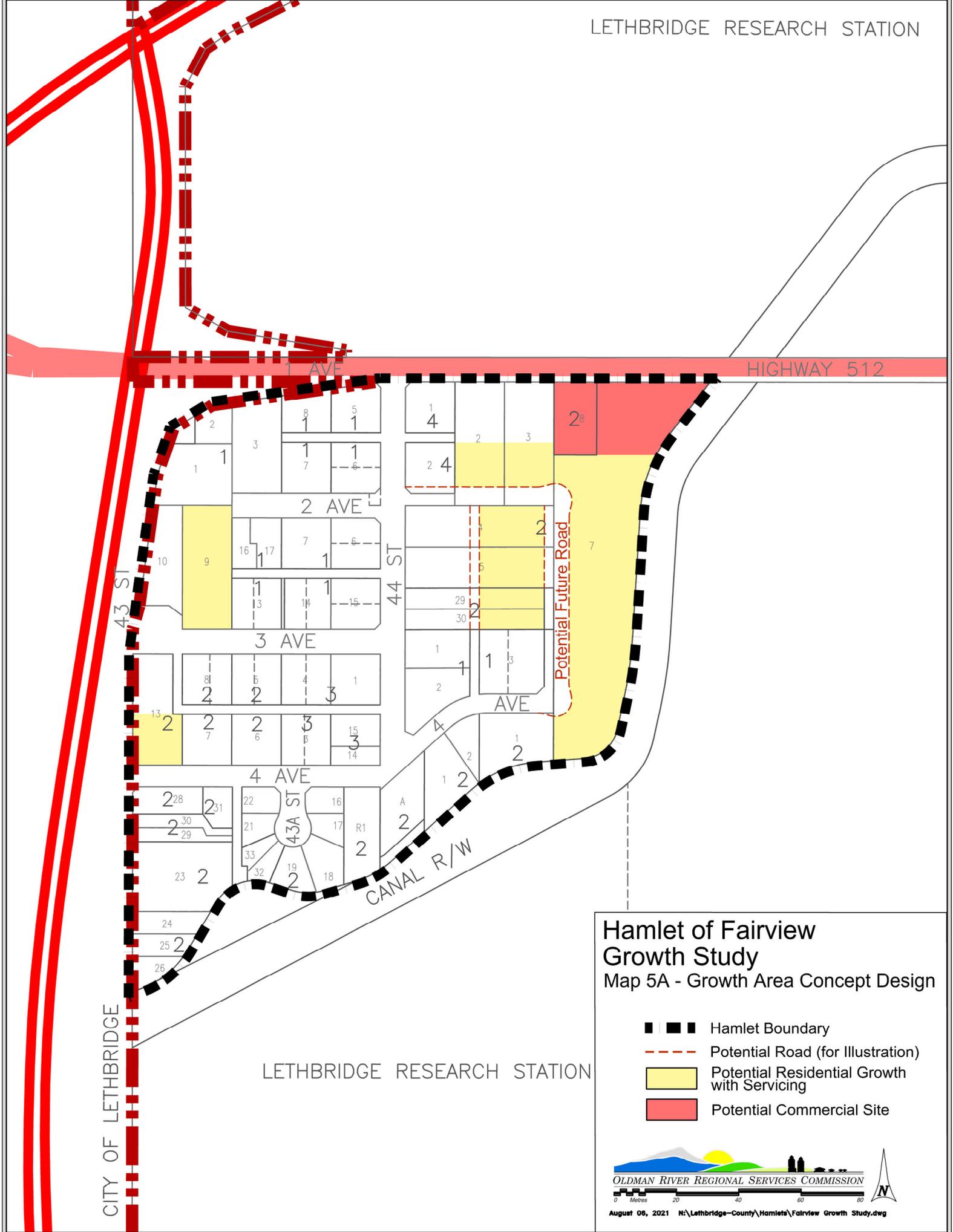
-  Hamlet Boundary
-  County Owned Parcel





**Hamlet of Fairview
Growth Study
Map 4 - Vacant/Infill Lots Potential
(If Servicing Available)**

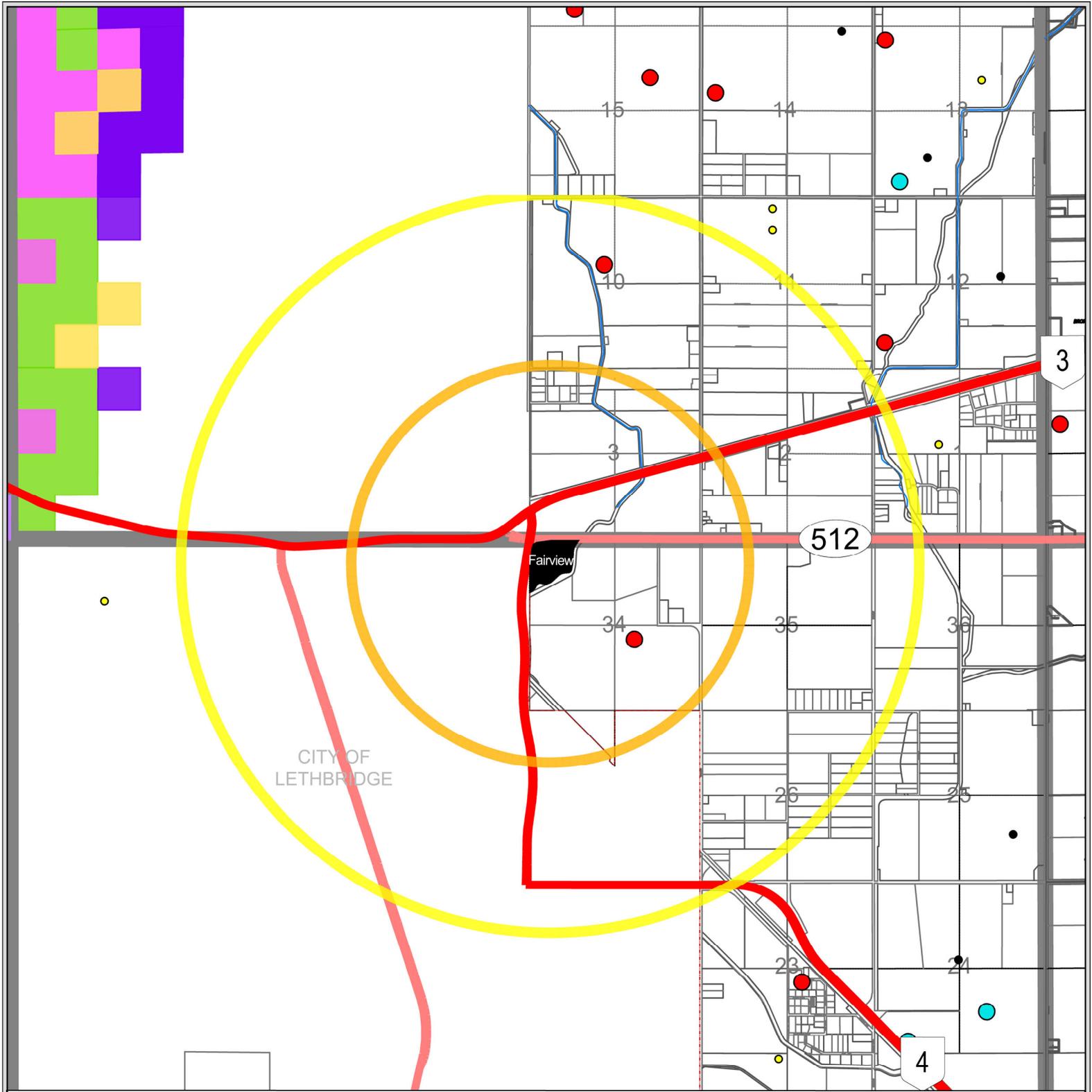
- ■ ■ Hamlet Boundary
- Infill (Subdivision Potential)



**Hamlet of Fairview
Growth Study**
Map 5A - Growth Area Concept Design

-  Hamlet Boundary
-  Potential Road (for Illustration)
-  Potential Residential Growth with Servicing
-  Potential Commercial Site





**Hamlet of Fairview
Growth Study
Map 6 - Land Use Analysis**

-  CFO Buffer - 2 mile*
-  CFO Buffer - 1 mile

-  CFO* - Beef
-  CFO - Dairy
-  CFO - Unknown
-  Active Wells
-  Abandoned Wells

-  HRV Category 4 Archaeological
-  HRV Category 5 Archaeological
-  HRV Category 5 Archaeological
-  HRV Category 5 Palaeontological, Archaeological



*CFO locations outside of 2 mile buffer are considered potential CFO locations (not confirmed with NRCB)

Part 6

GROWTH VISION / STRATEGY

In respect of the hamlet planning analysis completed, land use constraints, and the feedback provided by the citizens of Fairview, a growth management vision for the hamlet has been formulated based on the following main general planning strategies:

- There are no means to grow or expand the hamlet outside of its existing boundary due to numerous physical constraints present. There is no need to undertake additional planning for future growth on adjacent lands outside the Fairview hamlet boundary, as there is no opportunity for outward expansion.
- Limited infill subdivision and development is the only growth option if municipal services are available. The Concept Plan (Map 5) illustrates the logical future internal growth areas if properly planned and serviced.
- There are constraints with the Hamlet of Fairview municipal water and sewer systems and there is likely not sufficient infrastructure or additional capacity to service new subdivisions or developments. With Fairview's small population and limited internal land available to accommodate new development, additional upgrades may potentially not be feasible, but this requires further analysis.
- Residential development is the main focus for land use in Fairview. Any potential hamlet commercial or light industrial uses that may be proposed by developers must be closely reviewed for compatibility with adjacent residential uses and there should be no adverse impacts to residents (e.g., noise, traffic issues, odors, etc.).
- The main municipal strategy for the County to consider with the Hamlet of Fairview is to help maintain the good quality of life residents indicate they enjoy, and to monitor and maintain the municipal infrastructure services as County resources allow.

Part 7

GROWTH EXPECTATIONS SUMMARY AND RECOMMENDATIONS

This final section provides an overall summary of the existing and future growth expectations for the hamlet. Recommendations are also offered on planning matters that need to be addressed to enable growth, and/or the constraints present in providing various municipal or community services.

LAND USE – GROWTH AND SERVICING

1. The only potential to facilitate growth is to consider infill development and subdivision if water and sewer services can be accommodated. There is no need to plan to expand the hamlet boundaries because of a variety of constraints that prevent the hamlet from expanding.
2. The main consideration for enabling further development and growth for the Hamlet of Fairview would entail a need for the municipal water and sewer system infrastructure capacities to be in place to allow for limited infill subdivision.
3. Larger internal lots (identified as Lots 4 & 5, Block 2, Plan 9732GF and Lots 29 & 30, Block 2, Plan 9813506) are recognized as a potential future residential infill growth area as shown on Map 5. It is recognized that all the land identified for residential infill potential is privately owned, and there are no guarantees that landowners may further subdivide for new development.
4. New residential lots may be subdivided at a size that may be considered “large lots” from an urban planning perspective (exceed the 5,000 sq. ft. minimum size of the land use bylaw), to help maintain the existing character of Fairview.
5. The large hamlet industrial zoned parcel (Lot 7, Block 2, Plan 9732GF) in the east area of the hamlet may be considered for internal residential infill development with a plan prepared, redesignation and servicing made available. Additionally, a small area in the northern portion may remain or expand for industrial or commercial activity provided it does not adversely affect residents, as it has direct access to Highway 512.
6. The future identified growth area (east) as identified on the Concept Plan (Map 5) will require a detailed Area Structure Plan (ASP) to more fully address future lot layouts, servicing, drainage, and utility right-of-ways that will be needed.
7. The potential internal road network in the east growth area should connect to existing hamlet roads to the west and south (2 Ave and 4 Ave). However, the road network should only be designed if new residential uses are approved, as any traffic circulating through the residential neighborhoods from commercial traffic is not desirable.
8. Careful consideration should be given to what land uses occur for the larger parcel on the east side adjacent to the irrigation canal (former Hepp’s auto site) and all development proposals should be reviewed in terms potential impact to adjacent residents.

9. If the owner of Lot 7, Block 2, Plan 9732GF (former Hepps' Auto Wreckers site) has any development plans in the future, it is obvious a more collaborative approach with consideration for consultation with residents would be beneficial for all parties.
10. The County may need to assess the storm water drainage situation as there have reportedly been some problem areas within Fairview during rain and snow melt events. The municipality will also want to try to prevent additional problems if future development is allowed on lots that can support infill.
11. The most crucial aspect of accommodating hamlet growth is the need for undertaking an engineering study to determine future servicing needs as the current system is at or near its capacity. Without an accurate assessment of servicing, further subdivision and development of land may not occur until sewer and water capacity and infrastructure matters are addressed.

COMMUNITY – GENERAL

12. The existing park and playground parcel owned by Lethbridge County (Lot R1, Block 2, Plan 7710712) should remain as community park space and not be converted to any other use. Long-term plans may be formulated for the future enhancement of this valued community space over time.
13. The appearance and character of developments appears to be important to some hamlet residents. The County may try to advise and instruct developers of preferable building design outcomes to support the provision of high-quality development.
14. The County should continue as best it can to regularly assess the condition and maintenance of roads, rear lanes, and sidewalks. (Some residents did comment in the survey questionnaire on the desire for more snow removal/maintenance in the winter, which the County does as budgetary allocations allow.)
15. The County should continue to regularly engage and communicate with the citizens of Fairview about municipal services and possible future development plans that are proposed in the hamlet over time.
16. The Hamlet of Fairview could benefit from the design and installation of an attractive, unique community entrance sign(s) off 43 St. and possibly Highway 512 to uniquely identify the community as there are no current visible hamlet identification markers.
17. The County should continue to consult with Alberta Transportation regarding access and traffic impacts to Highway 512, as well as the provincial department's plans for future improvements.
18. The County will need to regularly consult and collaborate with the City of Lethbridge on hamlet matters because of municipal boundary conditions, and due to the intersection and access into Fairview from 43 St. in the city as well as servicing being integrated with City of Lethbridge infrastructure.
19. This Hamlet of Fairview growth study and long-range strategy should be reviewed by Lethbridge County periodically over time to confirm its relevancy and to consider any necessary updates that may be warranted, especially if any infrastructure or servicing conditions change.

Appendix A

EXISTING LOTS WITH SUBDIVISION POTENTIAL

APPENDIX A

Existing Lots with Subdivision Potential

The following is a breakdown of potential land available for development (illustrated on Map 5):

- Lot 13, Block 2, Plan 9732GF (north of 4 Ave & east of 43 St.) has the potential to be subdivided into **1 lot** (at a 130 ft. width) for residential use.
- Lot 9, Block 1, Plan 9732GF (east of church parcel and situated between 2 Ave and 3 Ave) has the potential to be subdivided into **1 lot** (at a 130 ft. width) for residential use.
- Lot 2, Block 2, Plan 9732GF (east of 44 St. and south of Highway 512) has the potential to be subdivided into **1 lot** (at a 130 ft. width, or 2 at 65 ft.) for residential use if an internal road is developed on the south side.
- Lot 3, Block 2, Plan 9732GF (east of 44 St. and south of Highway 512) has the potential to be subdivided into **1 lot** (at a 130 ft. width, or 2 at 65 ft.) for residential use if an internal road is developed on the south side.
- Lot 4, Block 2, Plan 9732GF (rear portion of lot east of 44 St.) has the potential to be subdivided at the rear into **1 or 2 lots** for residential use if an internal road is developed on the east side.
- Lot 5, Block 2, Plan 9732GF (rear portion of lot east of 44 St.) has the potential to be subdivided at the rear into **1 or 2 lots** for residential use if an internal road is developed on the east side.
- Lot 29, Block 2, Plan 9813506 (rear portion of lot east of 44 St.) has the potential to be subdivided at the rear into **1 lot** (at 65 ft. width) for residential use if an internal road is developed on the east side.
- Lot 30, Block 2, Plan 9813506 (rear portion of lot east of 44 St.) has the potential to be subdivided at the rear into **1 lot** (at 65 ft. width) for residential use if an internal road is developed on the east side.
- Lot 7, Block 2, Plan 9732GF (former Hepp's Automotive site), south of Highway 512 as shown in the concept design on Map 5 may be subdivided into **7 to 12 lots** (based on either 65 or 139 ft. lot widths) if the parcel is redesigned from Hamlet Industrial to Hamlet Residential. An Area Structure Plan would need to be prepared and approved prior to any subdivision considerations. (This would be dependent on an internal road being dedicated and developed on the west boundary in alignment with the existing partial roadway).

Appendix B

HAMLET RESIDENTS SURVEY AND RESPONSES

Hamlet of Fairview

Resident Engagement Survey

Connecting the Community - Lethbridge County

Please check a single box to answer the question, unless otherwise indicated. If a question has a space to add a comment or to elaborate, please feel free to write in a response. You do not need to sign the survey and answers can remain anonymous. If you have filled-out the paper version of the survey, please return it to Lethbridge County as indicated on the cover page notice. Thank you for your time!

1. Please describe your type of property/resident status within the hamlet.

- Property Owner - non-resident (i.e. do not live in the hamlet)
- Property Owner - resident (i.e. live in the hamlet)
- Renter - resident

2. If a resident, how long have you lived in the Hamlet of Fairview?

- Less than 3 years
- 4 to 6 years
- 7 to 10 years
- More than 10 years, but less than 20
- 20 or more years

3. Overall, how satisfied are you with residing in the hamlet and your quality of life?

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied

If dissatisfied, can you explain why?

4. What do you like best about living in the Fairview? (*please describe*)

5. What you like least about living in the Hamlet of Fairview? (if anything, please describe)

6. Are any of the following items things you feel could be improved or added in the hamlet community? (may choose more than one answer)

- Better provision of services (please explain what) _____
- Quality of housing available
- Increase homeowner's pride in yard/home ownership (i.e. less unsightly properties)
- Condition of roads
- Condition of rear lanes
- Condition of sidewalks
- More frequent policing or bylaw enforcement
- More retail / commercial businesses
- More recreational opportunities (i.e. parks, playgrounds)
- Nothing, I like things just the way they are
- Other (explain) _____

Comment?

7. How often do you or your family use the park/playground site on 4 Ave S? (weather permitting)

- Never
- Somewhat Intermittently (every couple of months)
- Occasionally (1 to 2 times per month)
- Regularly (on a weekly basis, with weather permitting)

8. Are there any improvements or additions that you feel are needed at the park site?

- No
- Yes (please comment)

9. To address resident’s concerns regarding truck traffic cutting through the hamlet between 43 St and Highway 512, the County designated and signed 4 Ave S and 44 St. as ‘local traffic only’ and ‘no heavy trucks’. Do you think this has helped reduce the amount of heavy truck traffic through Fairview from past years?

- Yes
- No
- I don’t know

Comment?

10. There are limited large parcels of vacant land available in Fairview for development. One area that may have development potential is a large parcel on the east side of the hamlet adjacent to the irrigation canal presently zoned ‘Hamlet Industrial’ (former Hepp’s Autowreckers site). - refer to attached map

[For reference: Under the land use bylaw, the existing ‘Hamlet Industrial’ district’s ‘Permitted’ land uses can include garden centres/greenhouses, mini-storage, building and contractor trade services, warehousing and indoor storage, farm machinery sales and service, while ‘Discretionary’ uses may include uses such as RV storage, fertilizer storage and sales, automotive sales and service, minor recreation (e.g. mini-golf, archery range, soccer pitches, etc.), veterinary clinics and outdoor storage as some examples.]

If additional municipal water and sewer services were to become available in the future to enable subdivision of the site for more lots, what types of land uses would you feel may be suitable? (may choose more than one answer or write your own comment at the end)

- Personal services (e.g. beauty or hair salon, health spa, massage studio, etc.)
- Professional offices (e.g. accountants, dentists, lawyers, health practitioners, etc.)
- Business support services (e.g. book keeping, financial services, insurance, etc.)
- Building and Contractor trade shops with storage yards
- Commercial Retail sales
- Outdoor storage or mini-storage
- Garden Centre/greenhouses
- Warehousing and Indoor storage
- Residential uses - low density (e.g. single detached dwellings)
- Residential uses - medium density (e.g. multi-unit dwellings such as duplexes, 4-plexes, townhouses, etc.)

- Neutral, no opinion on the matter
- None of the uses listed seem appropriate to me
- Other Suggestion or Comment?

11. What do you feel are the top one-to-two needs, services or issues that need to be addressed or provided in the Hamlet of Fairview? (*feel free to comment*)

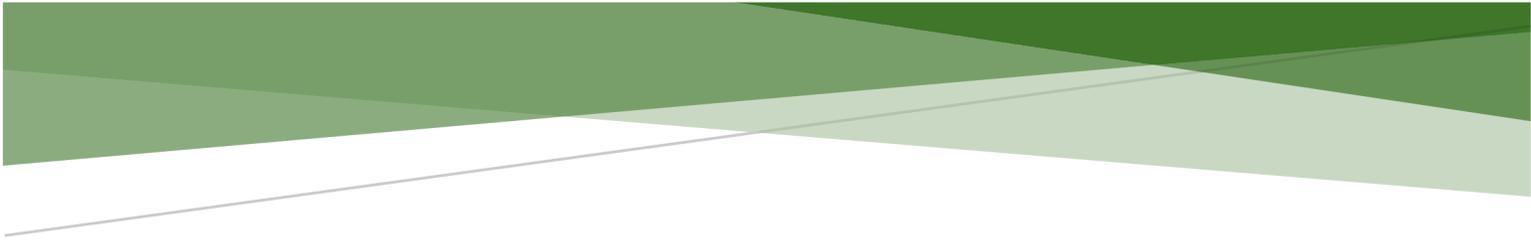
1.

2.

12. Any additional hamlet matters or comments you would like to provide to Lethbridge County?

- No
- Yes, Comment:

Thank you for your time and feedback!
Please return by June 22, 2021



**LETHBRIDGE COUNTY
GENERAL SUMMARY
HAMLET RESIDENT RESPONSES**

SURVEY RESULTS

Resident Engagement Opinion Survey

Hamlet of Fairview Growth Study

Abstract

Responses and results of a public engagement questionnaire survey that was sent to every property owner in the Hamlet of Fairview on June 4, 2021.

Compiled June 28, 2021
By: Oldman River Regional Services Commission

Hamlet of Fairview Growth Study

RESULTS – Resident Engagement Opinion Survey

SURVEY OVERVIEW

The following are the results of a questionnaire survey that was sent to every property owner in the Hamlet of Fairview as part of public engagement for preparing the Lethbridge County hamlet growth study. The survey consisted of 12 questions with some opportunity for written comment. The purpose was to obtain citizen feedback and help Lethbridge County better understand existing conditions and issues to efficiently deliver services and comprehensively plan for potential future growth and infrastructure needs.

A synopsis of the general findings of the completed survey is summarized below. The actual compiled resident responses to the individual questions and the written comments they provided is attached (starting on page 2, after the general summary). (The questionnaire was an anonymous exercise and individuals did not need to provide their name or contact information.)

GENERAL SUMMARY

A total of 63 survey questionnaires were sent out on June 4, 2021. There were **23 surveys filled out** (7 responses provided on-line through the website portal and 16 handwritten submissions), resulting in a **37% overall response** rate. For a community engagement survey this is considered as a very good response, as typically 20% or less is the usual experience in this type of exercise. Two of the returned surveys were from non-resident property owners and one from a renter. Over 76% of the respondents have lived in Fairview for more than 10-years, with almost 62% residing in the hamlet for 20 years or more. Only 19% are newer residents living there 6-years or less. Overall, residents seem to be generally satisfied with their quality of life in Fairview with 60% indicating they are very satisfied.

Multiple respondents stated they like the large, spacious lots in Fairview and that the hamlet is friendly and quiet. Some commented they liked that Fairview is located outside the City of Lethbridge but close enough for convenience. There was little mention of any major concerns with the provision of any County municipal services (e.g., water, sewer, and roads). A few of the responses did indicate that the lack of a storm sewer system was a problem and that they would like better snow clearing removal. Overall, almost 32% of respondents stated that nothing needed to be improved to the hamlet, they generally liked things just the way they are. The main responses to what may be improved were references to increasing owner's pride in yard and home ownership (50%), and that the condition of rear lanes could be improved (27%). A repeated comment expressed was that noise from the commercial uses adjacent to the residents in Fairview was an issue. Almost 64% of respondents stated that the designated signage on streets to "local traffic only" and "no heavy trucks" has helped reduce the amount of heavy truck traffic in the hamlet, but several residents still expressed issues with traffic.

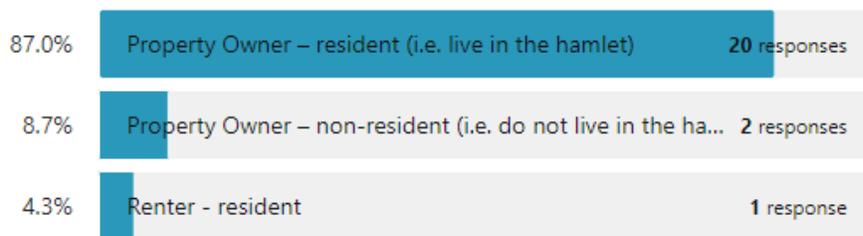
In regards to land use planning, many residents have some concerns over what types of use may occur on the former Hepp's auto wrecker's property. Almost 67% preferred low density residential use if the land were to be serviced and developed in the future. Other passive uses, such as a garden centre/greenhouse

or outdoor storage, were the next uses considered as potentially acceptable. However, many survey responses indicated that they want Fairview to largely remain residential in nature. The comment responses to Question 11 also provide a fairly broad expression of the issues or perspectives of hamlet residents. For the complete results and summary of comments as supplied by the property owners who filled-out the survey, refer to the attached results compilation.

Question1:

Please describe your type of property/resident status within the hamlet.

23 out of 23 people answered this question



Synopsis:

- The majority of respondents are property owners who reside in Fairview. (It is acknowledged that some home renters may have been left out of the survey if the property owner did not pass the survey information on.) This survey statistic is useful to provide an indication of what the thoughts and opinions of the people are who actually live and interact day-to-day in the hamlet.

Question 2:

If a resident, how long have you lived in the Hamlet of Fairview?

21 out of 23 people answered this question



Synopsis:

- There are some very long-term residents of the hamlet, as over 76% of the respondents have lived in Fairview for more than 10-years, with 62% being there 20 or more years.
- Of the 24% who have resided in Fairview for 10 or less years, 14% of those are newer residents (less than 3 years) who answered the survey.

Question 3:

Overall, how satisfied are you with residing in the hamlet and your quality of life? (you may use box 'F' listed as "Other" to comment, or press 'Ok' or 'Enter' to continue)

20 out of 23 people answered this question (with multiple choice)



Synopsis:

- Most residents (85%) of the hamlet indicate they are overall satisfied with residing in Fairview and their quality of life, as the most popular response was ‘very satisfied’ by 60% of the respondents. Only one person indicated they were ‘very dissatisfied’.

General Summary: (as provided in ‘Other’ responses)

- Of those who commented they were dissatisfied or provided a ‘other’ response, some of the reasons provided for such included that snow removal in winter is not sufficient, they did not like excessive traffic noise from 4 Ave & 43 St S., or they had concerns with traffic.
- There were also a few comments made regarding some neighbors having unkempt yards.

Question 4:

What do you like best about living in the Hamlet of Fairview?

21 out of 23 people answered this question

Comments General Summary:

- The most popular response provided about what residents liked best about living in Fairview was that the residents like having the wide streets and big lots in the hamlet, and there was much more space than the City of Lethbridge.
- It was also frequently mentioned that the residents liked that the hamlet was friendly, quiet, and peaceful with good neighbors.
- Some respondents also stated that Fairview had sense of community and they liked that it was primarily residential in nature. It is close to city amenities, but it is outside the City and feels more rural in character.

Question 5:

What do you like least about living in the Hamlet of Fairview?

15 out of 23 people answered this question.

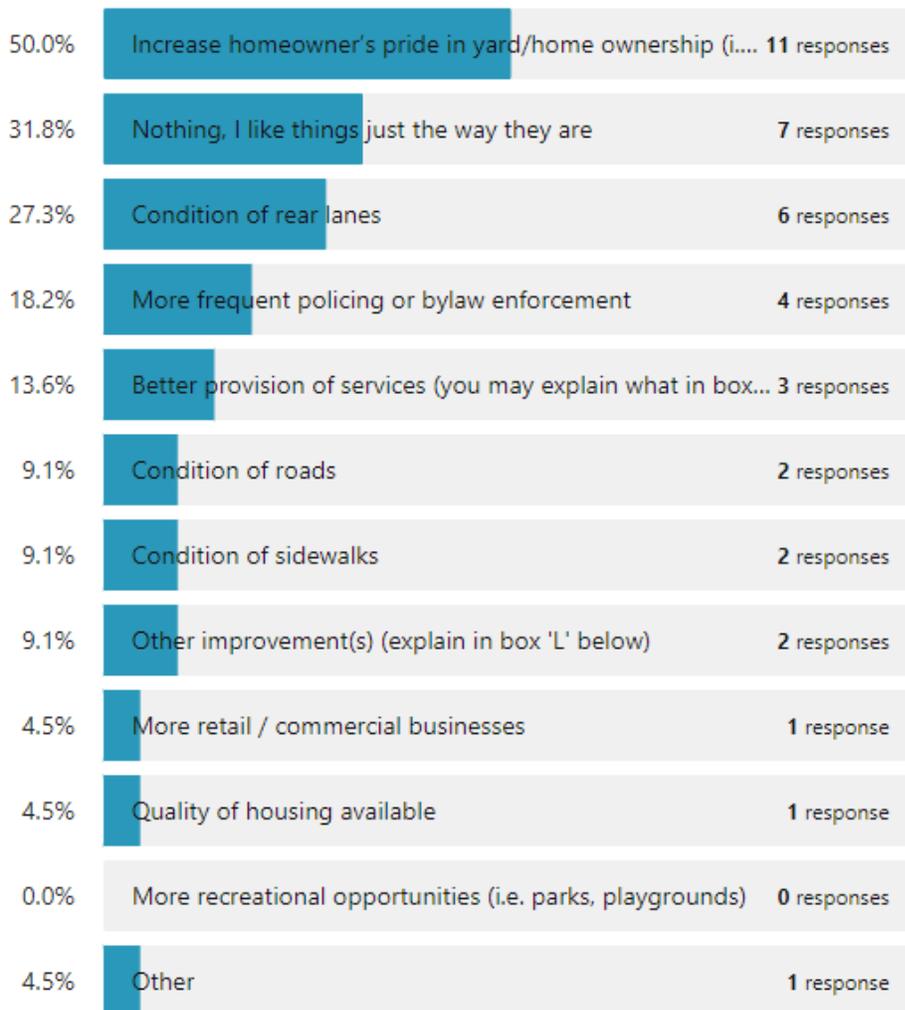
Comments General Summary:

- For the Hamlet of Fairview residents, there was not one main complaint or issue that stood out as what they liked least about living in the hamlet, but there were a few issues that were repeatedly mentioned. One issue many residents mentioned is that the hamlet has a problem with the commercial/industrial development next to the residential community and the associated noise and traffic that comes with that.
- Some residents also mentioned there were issues with traffic noise from 4 Ave and 43 Street, and that traffic noise has increased considerably since traffic control lights were installed at the intersection.
- Another common reoccurring comment related to the issue of unsightly yards, including the mix of homes and trailers in the hamlet. It was mentioned some homes and trailers are falling apart or yards are not maintained. A couple survey respondents also mentioned the rear lanes should be maintained better.
- It was also mentioned the rear lanes should be maintained better and that the County should have stricter development controls on development.
- Drainage issues and problems with a lack of a proper storm sewer system in Fairview was an item of concern repeated by a few residents.
- It was also suggested that snow clearing and removal within the hamlet by the County was deficient and could be better.

Question 6:

Are any of the following items things you feel could be improved or added in the hamlet community? (you may choose more than one answer - use "Other" box 'L' to comment)

22 out of 23 people answered this question (with multiple choice)



Synopsis:

Almost a third of residents (32%) indicated that they felt nothing needed to be improved in the hamlet and that they liked things just the way they are. Of things needing to improve, the survey answer most frequently chosen by residents was the need to increase owner's pride in yards and home ownership.

Comments General Summary:

- For those residents who provided written comments on what could be improved, a couple mentioned that better clearing of all snow on streets was desired.

- It was also mentioned that more bylaw officer presence was needed to fine the owners of dogs running loose as it was indicated there were lots of loose dogs running in the community.
- A few other matters mentioned were that a couple of yards were considered unsightly, storm sewer drainage was sometimes a problem, and there were some issues with fires and burning.
- A couple of residents also commented that they would like to have recycling services in the hamlet.

Question 7:

**How often do you or your family use the park/playground site on 4 Ave S?
(weather permitting)**

21 out of 23 people answered this question



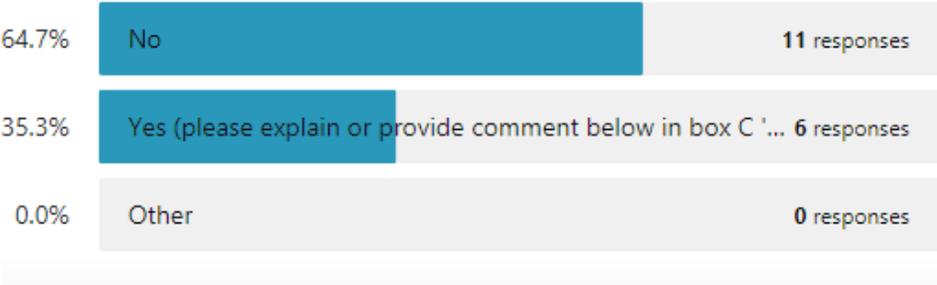
Synopsis:

- A little less than half the residents (48%) use the hamlet playground with almost 10% using it on a regular (weekly) basis. It was mentioned that it is a well-kept playground and used a lot by kids.

Question 8:

Are there any improvements or additions that you feel are needed at the park site? (you may use box 'C' listed as "Other" to comment)

17 out of 23 people answered this question (with multiple choice)



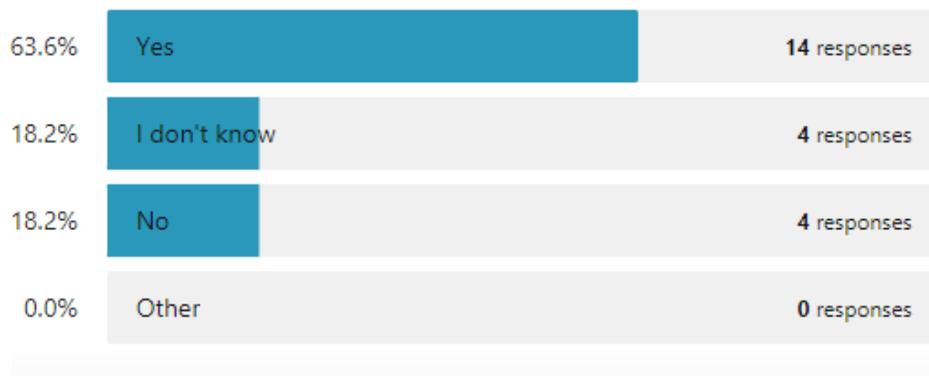
Synopsis:

- Most residents generally indicate they do not see the need for more improvements. However, a couple mentioned that keeping dogs out and providing a shady spot were desired items.

Question 9:

To address resident’s concerns regarding truck traffic cutting through the hamlet between 43 St and Highway 512, the County designated and signed 4 Ave S and 44 St. as ‘local traffic only’ and ‘no heavy trucks’. Do you think this has helped reduce the amount of heavy truck traffic through Fairview from past years?? (you may use box ‘D’ listed as “Other” to comment)

22 out of 23 people answered this question (with multiple choice)



Synopsis:

- The majority of respondents (64%) stated that the designated signage on streets has helped reduce the amount of heavy truck traffic in Fairview from previous years before it was signed.

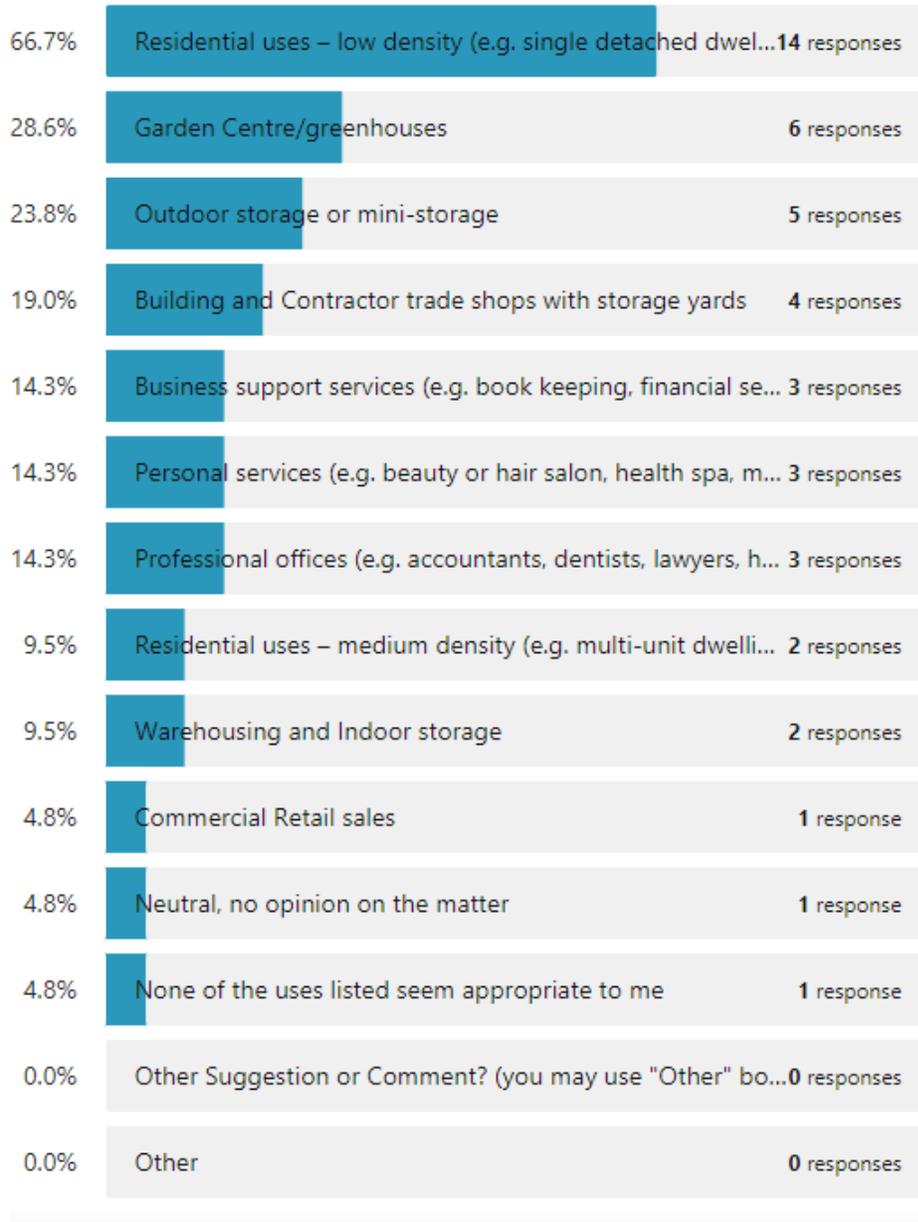
Comments General Summary:

- Although most residents indicate that the signage has helped reduce the amount of truck traffic driving through the hamlet, there were still several comments that there is a small amount of traffic cutting through when traffic is backed up on 43 St because of trains.

Question 10:

If additional municipal water and sewer services were to become available in the future to enable subdivision of the site for more lots, what types of land uses would you feel may be suitable? (may choose more than one answer or write your own comment at the end)

21 out of 23 people answered this question (with multiple choice)



Synopsis:

- In considering potential future land use on the former Hepp Autowrecker's site and what may be suitable, the most popular response by survey respondents was low density residential use. The next most popular answer were nurseries/greenhouses (29%) and then outdoor storage or mini storage (24%). From the comments provided by residents it appears that many may not realize the parcel has been zoned as Hamlet Industrial use for over the last 50 plus years which comes with many potential industrial/commercial types of uses that may occur.

Comments General Summary:

- Some of the survey respondents commented that they do not want any types of business uses to occur as they are of the opinion that Fairview is a residential neighborhood and should remain as such. A few residents stated that any use that creates traffic or noise, such as building and trade contractor shops, are not suitable.
- Regarding potential residential uses, some commented that they want Fairview to remain a low-density single family homes type of community and are not in support of any multi-family dwellings.
- A couple of respondents also indicated that they do not like any of the potential uses listed as they have concerns with traffic, and they do not want any additional traffic created through the hamlet.

Question 11:

What do you feel are the top one-to-two needs, services or issues that need to be addressed or provided in the Hamlet of Fairview?

20 out of 23 people answered this question

Comments General Summary:

- Overall, there was a wide variety of responses provided to this question but some of the more frequent responses were:
 - for the County to address storm sewer drainage as there were some problem areas within Fairview during rain and snow melt events;
 - for there to be better snow clearance and removal in winter; and,
 - for traffic to be limited in Fairview through better enforcement of traffic control.
- A few other replies provided by residents of what services or issues need to be addressed stated that better water pressure was needed, recycling blue bin services were desired, and that weed cutting should start in the spring before it gets unsightly. It was mentioned the berm from 2nd Ave. to 4th Ave. is never cut.
- One residential stated that the community needs standardization applied to building/development proposals and that the County needs to follow-up to ensure that all requirements are met. They felt there seemed to be a lack of accountability on this matter.

Question 12:

Any additional hamlet matters or comments you would like to provide to Lethbridge County?

15 out of 23 people answered this question

Comments General Summary:

- Fairview is a nice subdivision, and they would like it to remain residential and stay quiet as far as traffic is concerned.
- That the County to try and get the City of Lethbridge to enforce noise bylaws for large truck engine brakes on 43 Street as this was very noisy in the hamlet.
- Better snow removal in the winter, but one resident also mentioned that it was nice to see road snow removal last winter as the snow removal was attended to better than the previous 20 years.
- The Hamlet is zoned for single dwelling residential housing and that is the way they want to keep it. Some concerns were expressed with what may be future plans for the large parcel of land on the east side of Fairview that once contained Hepp's Auto Wreckers. It was suggested that most residents do not want to see any commercial/industrial development adjacent to their residential community.
- The existing commercial site for the recreational business (corner of 43 St and Highway 512) created excessive noise, and this is one of the reasons commercial activity should not be allowed beside residential. It was further stated there were issues with revving engines and the quads, snowmobiles and motorbikes being driven in the ditch at high speeds.

