



Official Community Plan and Growth Management Strategy  
City of Fernie

Urban Systems was retained to develop an integrated growth management strategy and Official Community Plan for the City of Fernie.

This project included an extensive public consultation process which featured:

- A survey distributed to over 2,500 households which yielded a response rate in excess of 35%;
- An active project web site which included all reports, publications, and open house materials associated with the project;
- Media releases to the local newspapers following each step in the process;
- Radio and television spots to discuss the process;
- A "Contact the Project Consultant" phone number and email address for comments and questions on the process;
- An interactive visioning process designed to engage the community as a whole and special interests in the development of a vision for Fernie in the future;
- 10 public meetings, workshops and open houses
- 10 project Steering Committee Meetings

Residents were engaged in a visioning process designed to paint a picture for what the community will look and feel like in the future. As a growing tourism destination, residents were struggling with the need to create a sense of community in a community where the permanent population is in decline and the seasonal population fluctuates significantly.

Alternative development scenarios (low density development on the valley floor vs. infill and redevelopment within the existing community vs. hillside development) were examined in the development of the vision and plan policies. Residents opted for a model of "smart growth, growth that will be sustainable over time which also recognized the sensitivity of the Elk Valley.

The Growth Management Strategy component of this project combined future land use projections with planning for infrastructure (water, sewer, drainage and transportation) and municipal finances. The end result of the Growth Management Strategy is a prioritized and realistic capital plan that can be used annually by staff in the municipal budgeting process. Staff and Council began implementation of the financing strategy and capital plan in 2002.

**client**  
City of Fernie

**project**  
Official Community Plan and Growth Management Strategy

**services**  
Planning Services

**year**  
2002

**file**  
4.1043.0018.01

