

Town of  
Ville de **Falher**

# MUNICIPAL DEVELOPMENT PLAN



Prepared By:



Bylaw No.

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### Committee Members

- Dave Gervais, Committee Chair
- Roland Turcotte, Member at Large
- Gary Braithwaite, Council Representative
- Rene Limoges, Council Representative
- Guy Beaudoin, Member at Large
- Diane Chiasson, Smoky River Regional Economic Development

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### Town of Falher

- Adele Parker, Chief Administrative Officer
- Jacqueline Hebert, Accounting Clerk
- Ernie Marchildon, Director of Public Works

### Mackenzie Municipal Services Agency

- Alisha Mody, Municipal Planner
- Kate Churchill, Municipal Planner
- Tom Deming, Planning Technician

The development of the municipal development plan could only be undertaken with the direction of Council. Thank you to the members of the Town of Falher Council for your foresight and for providing the impetus for preparing and completing this plan.



## PART 1 OVERVIEW

### INTRODUCTION

The municipal development plan is the primary planning policy document for local governments in the Province of Alberta. The municipal development plan provides direction for future change, growth and development within the Town of Falher. This plan is the Town of Falher's first municipal development plan.

The preparation of the municipal development plan has been motivated by a number of factors:

1. The Town of Falher has not developed a municipal development plan since the *Municipal Government Act* was updated in 1995.
2. The Town has undergone a number of *area structure plan* and *land use bylaw* amendments without a municipal development plan to provide strategic direction.
3. The local economy has evolved, which may bring differing challenges and pressures to land use within the Town.

### PURPOSE OF THE PLAN AND ENABLING LEGISLATION

A municipal development plan (MDP) provides clear direction for the Town of Falher's Council and Administration. The Plan is intended to guide change and development in Falher by defining the vision, principles, goals, and policies of the Town with respect to planning matters; minimizing the occurrence of incompatible land uses; and providing support and direction for the administration of the *land use bylaw*, and the preparation of other statutory planning documents.

The municipal development plan, in addition to applicable Provincial legislation, will

- ⇒ provide the necessary direction to assist Council, the Development Officer, and the Subdivision and Development Appeal Board in making land use decisions;
- ⇒ provide a foundation for the preparation of more detailed land use plans;
- ⇒ is intended to be used in conjunction with the Town's *land use bylaw* to implement the policies of this Plan; and
- ⇒ inform residents and developers of the Town's future land use strategy.

The MDP provides a community vision for the residents and property owners of Falher. It outlines the anticipated form and character of their neighbourhoods and more generally the entire Town. Furthermore, the MDP informs residents, developers, and investors with respect to what type of development is desired and illustrates the preferred locations.

This municipal development plan has been prepared in accordance with the requirements of Section 632 of the *Municipal Government Act* and upon adoption will become a statutory document. The legal framework and process for Council to adopt an MDP is established in the *Municipal Government Act*. As MDPs are municipal bylaws, they are legal documents. If Council wishes to allow development that contravenes the MDP, Council must first amend the Plan through a process that will provide opportunities for public input.



In accordance with the *Municipal Government Act*, the MDP will address

- ⇒ future land use,
- ⇒ proposals for future development,
- ⇒ co-ordination with adjacent municipalities,
- ⇒ transportation,
- ⇒ municipal services and facilities,
- ⇒ school and municipal reserves,
- ⇒ protection of agricultural operations,
- ⇒ land uses adjacent to sour gas facilities.

In addition, the *Municipal Government Act* allows the MDP to address a number of other considerations which this plan will consider as necessary for the Town of Falher. These include

- ⇒ coordination of physical, social and economic development;
- ⇒ environmental matters;
- ⇒ development constraints;
- ⇒ economic development;
- ⇒ financing and programming of municipal infrastructure;
- ⇒ financial resources.

#### INTERPRETATION

When interpreting the policy statements within this MDP document, the document should be read in its entirety to provide context. Policies are written using “shall”, “should”, or “may” statements. The interpretations of “shall”, “should”, and “may” that follow may provide the reader with a greater understanding of the intent of each policy statement:

- **Shall/Will/Must** – denotes compliance or adherence to a preferred course of action.
- **Should** – denotes compliance is desired or advised but may be impractical or premature because of valid planning principles or unique/extenuating circumstances.
- **May** – denotes discretionary compliance or a choice in applying policy.

#### CONTEXT

##### COMMUNITY HISTORY

The Town of Falher is a Franco-Albertan community named after Father Constant Falher, who arrived in the area in August 1912. Falher became a hamlet in 1919, was incorporated as a village in 1929 and achieved Town status in 1955.

##### REGIONAL CONTEXT

The Town of Falher is surrounded by the Municipal District of Smoky River No 130. The MD includes the hamlets of Guy and Jean Côté. The Town serves as the cultural heart of the francophone community and is also a service center for the region. However, residents also travel out of town to

