

PART 2 DIRECTION

GUIDING PRINCIPLES

Through community consultation activities and the MDP steering committee meetings, key themes and values important to the residents of the Town of Falher emerged. They are the basis for addressing the questions *'who we are'* and *'what we believe in'* as a community. These principles will be used to enhance the quality of decision-making, prioritize actions and evaluate programs and policy decisions.

PRINCIPLE 1 - EMBRACE THE SMALL TOWN

Falher residents value their small community and the relationships they have with their neighbours. Development, land use, and transportation policies serve to maintain the small town feel of Falher.

PRINCIPLE 2 – AN 8 TO 80 COMMUNITY

Falher aims to build a community with a strong social fabric that bridges generational divides. The Town ensures that residents of all ages have access to social and recreational activities and spaces that create an active, creative, and connected community.

PRINCIPLE 3 – AN INFORMED AND ENGAGED COMMUNITY

Falher aims to provide responsible, transparent, and well-informed decision-making to its citizens. The Town facilitates residents' participation in all aspects of the community's social life, acting as a communications hub for the community, with strong municipal communication practices.

PRINCIPLE 4 – A BILINGUAL COMMUNITY

Falher is a bilingual French/English community which nurtures and honours its heritage.

PRINCIPLE 5 - A CULTURE OF RECREATION AND LEISURE ACTIVITY

Falher values the contribution of open spaces, parks, cultural and artistic events, and recreational opportunities to the quality of life of its residents. Falher residents enjoy a variety of recreational pursuits. The Town facilitates year-round outdoor and indoor recreation, arts and culture programming.

PRINCIPLE 6 – AN AFFORDABLE COMMUNITY

Falher values diversity in housing types and sizes to ensure that residents have a variety of housing options throughout their lifecycle. The Town works to ensure that its residents have access to quality public and health services, and education.

PRINCIPLE 7 – A DIVERSE ECONOMY

Falher aims to sustain local business, foster local prosperity, and develop an economic base that is sufficiently diverse to maintain a vibrant commercial core through economic cycles.

PRINCIPLE 8 - A LIVABLE COMMUNITY

Falher aims to create and maintain a safe, clean, healthy, and beautiful community. Infrastructure (re)investments in the Town's physical systems will work with nature to maximize effectiveness and minimize costs.



COMMUNITY VISION

The Town of Falher will continue to grow and prosper while enhancing its small town atmosphere, by providing a clean, safe and healthy community for everyone.

La Ville de Falher va continuer à agrandir et à prospérer tout en gardant son aspect de petite ville, en fournissant à ses habitants un environnement propre, saine et sécuritaire.



PART 3 OBJECTIVES AND POLICIES

3.1 PLANS, SUBDIVISION AND DEVELOPMENT MANAGEMENT

The purpose of this section is to outline policies that apply to subdivisions and developments regardless of location or land use.

OBJECTIVES

1. Encourage new development that contributes to a small town feel.
2. Ensure that new development supports efficient use of town infrastructure and services.
3. Identify locations for new development.
4. Maintain a separation of incompatible land uses.
5. Establish criteria for the preparation of more detailed plans.
6. Define developer responsibilities.
7. Identify requirements that apply to all development.

POLICIES

3.1.1 GENERAL

- a. Changes in land use, and future subdivision and development shall be consistent with the *Future Land Use Concept*.
- b. Development or subdivision on undeveloped and unserviced land shall be preceded by an approved *area structure plan (ASP)*.
- c. *Area structure plans* shall be consistent with the Town of Falher's Area Structure Plan Guidelines. **AI**
 - i. All ASPs shall include a stormwater management plan.
- d. The Town shall discourage premature subdivision and development of agricultural and urban reserve lands until such a time that those lands are required for urban development.



3.1.2 **DEVELOPER
RESPONSIBILITY**

- a. The Town should amend the *land use bylaw* to ensure that developers may be required to enter into a *Development Agreement* with the Town in accordance with Section 650 of the *Municipal Government Act*. **AI**
- b. Developers shall be responsible for the development of the roads, water, sanitary sewers, storm sewers, and shallow utilities required to properly service the site, or as outlined in a development agreement.
- c. Roads should be paved with curb and gutter within 3 years of signing a development agreement, or as outlined in a development agreement.
- d. Developers shall provide “As Built” plans to the Town once a development is complete.

3.1.3 **RESERVE LAND**

- a. *Municipal reserve* owing shall be taken as land with the following exceptions:
 - i. Money in lieu may be considered if one or more of the following criteria are met:
 1. The neighbourhood is sufficiently served by existing Municipal Reserve.
 2. The amount owing would not provide a useful open space.
 3. The subdivision is located in an area where the reserve land would serve little useful purpose.
 - ii. Reserve lands may be deferred if an adopted *area structure plan* designated alternative locations and provisions for the allocation of reserve land.
- b. Notwithstanding the above, all developments shall provide the full (10%) dedication of municipal and/or school reserve.
- c. The Town shall emphasize the provision of functional open space that meets the needs of the residents when dedicating reserve lands.



3.1.4 **SUBDIVISION
DESIGN**

- a. New neighbourhoods shall integrate existing natural features, including, but not limited to, *wetlands*, *watercourses*, and stands of trees into the design where possible.
- b. New neighbourhoods shall require adequate parks and open space.
- c. Storm water management facilities should be designed to function as a part of the open space system.
- d. New street networks shall be a logical extension of the existing road network prioritizing providing connectivity while minimizing thru traffic.
 - i. Cul-de-sacs should be minimized to locations where it is impractical to provide a through street.
- e. New neighbourhoods shall be serviced by a paved transportation network; the municipal waste water system, water system, and storm sewer where feasible; as well as standard shallow utilities.
- f. Utility lines shall be placed underground in all new subdivisions.

3.1.5 **DEVELOPMENT
APPLICATIONS**

- a. Site plans are required to be submitted with all development applications.

3.1.6 **APPLICATION
EVALUATION**

- a. Applications for bylaw amendments, subdivisions, and development permits should be evaluated according to the following:
 - i. Compliance with the *Act, Regulation*, MDP, LUB, and any other statutory plan or non-statutory document that is in effect at the time of the application;
 - ii. Ability of the transportation network to accommodate the proposal;
 - iii. Adequacy of municipal servicing;
 - iv. Compatibility with adjacent land uses;
 - v. Site suitability in terms of soils, topography, and size; and
 - vi. Environmental factors, including the potential for
 1. impacts to the natural environment;
 2. soil erosion, flooding, contamination of surface water bodies and groundwater;
 3. impacts on *wetlands*; and
 4. impact of stormwater runoff on adjacent lands.



3.1.7 **NON-CONFORMING
USES**

- a. Existing uses may continue at their current scale of development and/or operation.
- b. When redevelopment or a change of use occurs to a site that is inconsistent with the *Future Land Use Concept*, that change should become consistent with the *Future Land Use Concept*.
- c. Where 3.1.7b applies, the Town of Falher should amend the *land use bylaw* to a land use district that is consistent with the direction of the *Future Land Use Concept*.

DRAFT



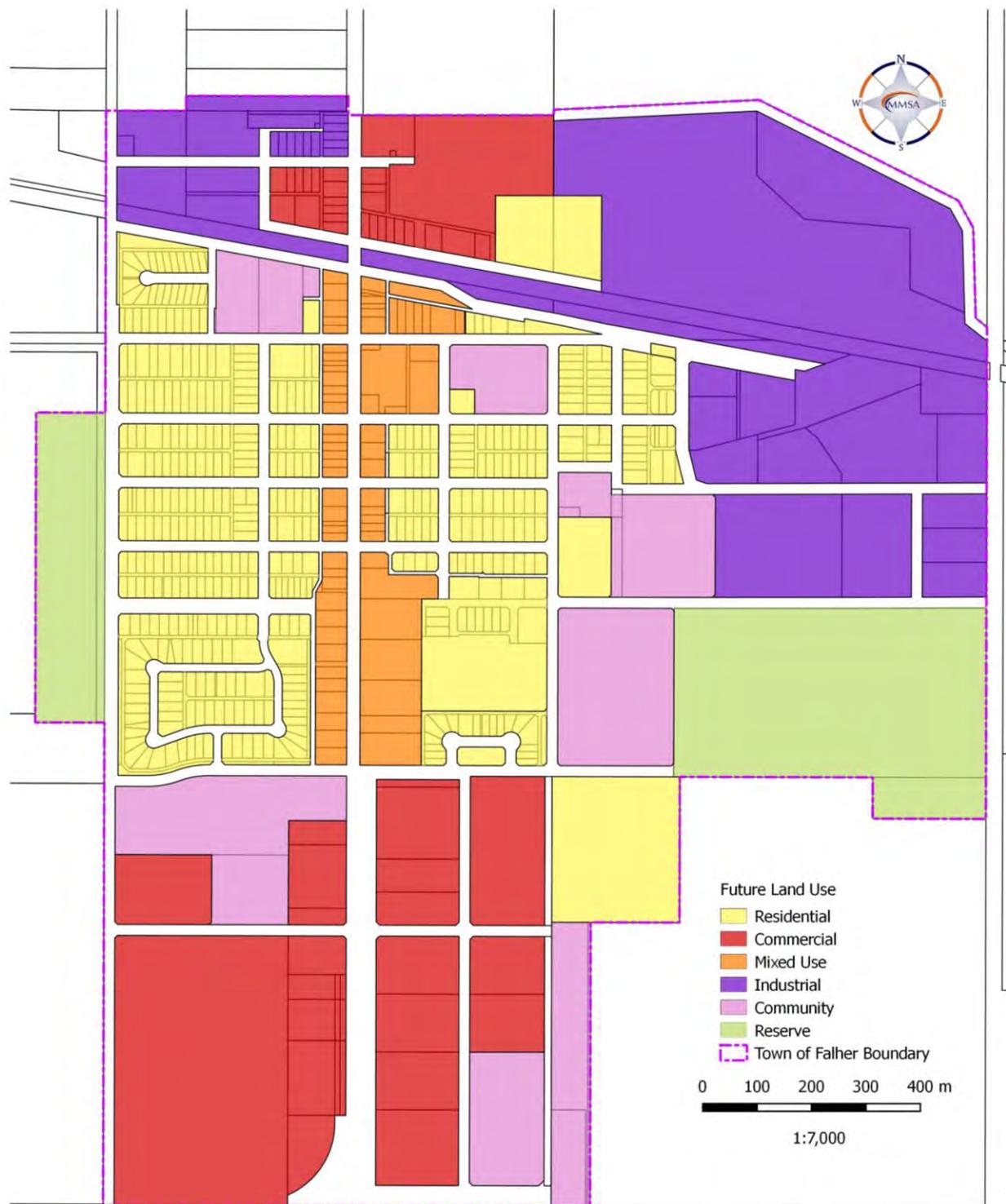


FIGURE 10 FUTURE LAND USE CONCEPT - SPECIFIES THE DOMINANT LAND USE



3.2 RESIDENTIAL LANDS

This section deals with housing forms, locations, and standards for residential development. The current residential land base is approximately 37.9 hectares. There are a variety of housing forms within the Town, but there is a need for greater stock of diverse and affordable housing to accommodate the changing needs of residents.

OBJECTIVES

1. Allow a variety of housing forms, tenures and sizes to ensure that residents of all ages and incomes have a diversity of housing choice.
2. Identify locations for new residential development.
3. Maintain a separation of residential uses from incompatible land uses.

POLICIES

3.2.1 GENERAL

- a. The Town shall direct new residential development to:
 - i. infill within existing residential or mixed use areas; and
 - ii. new areas, which are adjacent to developed areas, to optimize the efficient extension of infrastructure networks consistent with the *Future Land Use Concept*.
- b. Residential subdivision on undeveloped and unserviced land shall be preceded by an approved *area structure plan*.
- c. The Town should set a maximum parcel size in the *land use bylaw* for the development of single detached dwelling parcels to ensure that residential development patterns are urban in nature and make efficient use of municipal infrastructure.
- d. The Town shall support the following housing forms:
 - i. *single-detached*,
 - ii. *manufactured homes*,
 - iii. *duplexes/semi-detached*,
 - iv. *rowhouses*,
 - v. *apartments*.

3.2.2 HOUSING DIVERSITY

- a. The Town shall support the development of a mix of housing types and forms.
- b. Through the process of developing Terms of Reference for future *area structure plans*, the Town shall establish a minimum requirement for *semi-detached*, *duplex*, and *rowhouse* development in new neighbourhoods.
- c. The residential land use districts contained in the *Land Use Bylaw* shall be reviewed to ensure that a range of housing types, densities, lot widths, and building heights are enabled. **AI**⁹

⁹ Denotes an 'Action Item' that requires further work on the part of the Town of Falher.



- 3.2.3 **ACCESSORY DWELLING UNITS**
- a. The Town may amend the *Land Use Bylaw* to enable legal *accessory dwelling units*, which are accessory to a *single detached dwelling*, to increase housing choice and affordability. **AI**
- 3.2.4 **SUPPORTIVE HOUSING**
- a. The Town may support and/or partner with other organizations to ensure that there is adequate provision of affordable and special needs housing within Falher.
- b. The Town supports the provision of residential-based services for *persons with disabilities* as an integral part of the fabric of all residential neighbourhoods.
- 3.2.5 **MEDIUM DENSITY DEVELOPMENT**
- a. The development of *medium density residential* development shall be supported in cases where:
- i. the proposal is identified for such use in an approved *area structure plan* or *area redevelopment plan*; and/or
 - ii. the site is adjacent to *arterial or collector roads*; and
 - iii. the development is in convenient proximity to community amenities, schools, recreation opportunities, and commercial areas where the greater amenity and infrastructure capacity can afford to sustain higher densities; and
 - iv. there is an appropriate transition between lower density housing; and
 - v. the aesthetic quality, including massing, scale, building form, view, and shadow impacts, is compatible with the surrounding development.
- 3.2.6 **MANUFACTURED HOMES**
- a. The Town shall ensure that new manufactured home park or subdivision communities are designed and developed with an equivalent level of services and open space as other residential neighbourhoods.
- b. The Town shall encourage the redevelopment and/or upgrading of existing manufactured home communities as a means of ensuring that these developments are sustainable residential environments in the long term.



3.3 COMMERCIAL LANDS

This section deals with commercial development locations and standards. The current commercial land base is approximately 45.1 hectares with developments largely concentrated along Main Street. The Downtown of Falher is from Central Avenue to 7th Avenue and development is generally smaller scale retail sales, entertainment and personal service businesses that are focused on individual consumers. Alternatively, development south of 7th Avenue on Main Street is on larger lots with a focus on business consumers.

OBJECTIVES

1. Strengthen the downtown core as the dominant commercial, administrative, service, and retail district of the Town.
2. Increase the density and diversity of uses in the downtown.
3. Improve the pedestrian-friendly nature of the downtown core.
4. Ensure that commercial developments are located and operated in ways that are compatible with Falher's social fabric, quality of life, and environment.

POLICIES

3.3.1 GENERAL

- a. Commercial uses shall locate in accordance with the *Future Land Use Concept*
- b. The Town shall establish standards for commercial building design, landscaping, and signage in the *Land Use Bylaw*. **AI**
- c. The Town shall encourage Secondary Commercial uses that do not detract from the business and retail role of the downtown.

3.3.2 DOWNTOWN

- a. The Town shall encourage commercial uses to locate in the Downtown that:
 - i. will enhance Falher as a local and regional commercial, administrative, service, and retail destination;
 - ii. have a small development site; and
 - iii. have parking requirements that can be met by existing on-street parking and public parking lots.
- b. The Town should require that development along Main Street orient the front façade and entrance to the street.
- c. The Town should require that on-site parking and access to the parking be located at the side and/or rear of the development.
- d. Upper floor residential with ground floor commercial shall be enabled within the *Land Use Bylaw* and encouraged along Main Street between 3rd Avenue and Railway Avenue. **AI**
 - i. The Town should consider changes to the *Land Use Bylaw* parking requirements to facilitate both uses, using a parking matrix to lower parking requirements. **AI**
- e. The Town shall encourage the cleanup or screening of unsightly premises in the Downtown through its *unsightly premises bylaw*.



3.3.3 SECONDARY COMMERCIAL

- a. The Town shall encourage Secondary Commercial development to locate south of 7 Avenue and/or north of Railway Avenue, as outlined in the *Future Land Use Concept*. **AI**
- b. The Town shall support Secondary Commercial uses that
 - i. are not suited to being located in the Downtown,
 - ii. require relatively large sites to accommodate their operations,
 - iii. require a high degree of visibility from the highway, or
 - iv. are oriented to serving the needs of the travelling public.
- c. The Town shall require that development along Highway 49 orient the principal entrance and façade towards the internal road. **AI**(requires amendment to ASP)
 - i. Ancillary buildings, outdoor storage areas, etc. shall be screened to maintain a high aesthetic standard.

3.3.4 PUBLIC REALM

- a. The Town should incorporate a public realm budget into the annual capital budget to fund public realm improvements such as, but not limited to, lighting, landscaping, street furniture, and sidewalk improvements. **AI**
- b. The Town shall prepare a Downtown Beautification Plan to identify and prioritize public realm improvements such as, but not limited, to lighting, landscaping, street furniture, and sidewalk improvements. **AI**
- c. The Town should support the regional Chamber of Commerce to encourage cohesive downtown revitalization.
- d. The Town shall require new developments within the downtown to contribute to a pedestrian friendly streetscape, including the provision of benches, bicycle racks, attractive garbage containers, and additional trees and shrubs.

3.3.5 DEVELOPMENT APPLICATIONS

- a. *Development applications* for commercial uses shall include landscaping, circulation, and building plans prior to being considered complete and the *development authority* issuing a decision.

3.3.6 DESIGN OF COMMERCIAL SITES

- a. All commercial sites shall have two access points where possible.
- b. Onsite landscaping shall be designed to minimize the impact of onsite stormwater on the municipal stormwater system.



3.4 INDUSTRIAL LANDS

This section deals with industrial development locations and standards. The current industrial land base is approximately 38.6 hectares. Industrial development can be separated into two primary types: *Heavy Industrial* and *Light Industrial*. The north and east parts of Town are best suited to handling the site factors that accompany *heavy industrial* operations because they are downwind from populated areas, and are located near the rail line and perimeter roads. *Light industrial* development may be appropriately located where there is good access to the highway, either in the north or the south end of town.

OBJECTIVES

1. Protect industrial land from the encroachment of non-compatible land uses and to minimize conflicts with adjacent land uses.
2. Promote industry growth and activity in Falher.
3. The nature and design of any future industrial operations are such that the community's quality of life and environment are not adversely affected.
4. Encourage industrial development that conserves energy, water, materials, and other resources.
5. Coordinate with and support the development of industrial growth in the Municipal District of Smoky River No 130.

POLICIES

3.4.1 GENERAL

- a. Industrial uses shall locate in accordance with the *Future Land Use Concept*.
- b. Access to new industrial developments shall not be routed through residential areas.
- c. New industrial areas are required to have a full range of municipal services. Developers are responsible for the upgrading and extension of the services required for new industrial developments. In new industrial areas, developers are required to upgrade and extend municipal services at their own expense.
- d. The Town shall support the development of the South Falher Area Structure Plan to ensure there is an adequate supply of available light industrial land within the Town.

3.4.2 DEVELOPMENT APPLICATIONS

- a. Development applications which may produce *nuisance factors* or negative impacts shall be required to implement measures to reduce these effects on surrounding, existing, or proposed residential areas to a level satisfactory to the development authority. Such industrial uses shall be directed to the east and northeast portions of Falher.
- b. Industrial development producing *nuisance factors* shall maintain a distance buffer between the source of the nuisance and residential areas in order to allow for sufficient dilution of the nuisance.



3.4.3 APPLICATION
EVALUATION

- a. When considering industrial development permit applications, the Town of Falher will consider the potential negative impacts on
 - i. ecological systems and processes, and
 - ii. the urban environmentwith respect to air quality, water quality, noise and traffic levels, and will work with the proponent to minimize the impacts.

DRAFT



3.5 TRANSPORTATION AND UTILITIES

This section deals with the transportation network, including the location and development of roads, sidewalks, lanes, and parking facilities within the Town. In addition, this section provides direction with respect to the provision of municipal utilities.

OBJECTIVES

1. Provide leadership in sustainable municipal infrastructure servicing.
2. Ensure that the Town has the financial capacity to maintain and replace municipal infrastructure systems.
3. Ensure that utilities and municipal infrastructure are planned to accommodate the existing and future needs of Falher's resident and visitor population.
4. Ensure that all utilities are self-funding, with rates providing for life-cycle costing.
5. Maintain a road network that meets the needs of residents and industry.
6. Enhance the pedestrian environment throughout the Town and minimize traffic patterns that are hazardous to pedestrians.
7. Work with the Smoky River Regional Water Commission to ensure that water sources and reservoirs provide water of sufficient quality and quantity to service the needs of the Town.
8. Ensure potable water provision, storm water management, and flood control measures are designed to maintain the integrity of streams, riparian areas, and wetlands while adequately servicing residents in a reliable, efficient, and affordable manner.
9. Reduce the need for the landfill through community education programs and the implementation of recycling, reusing, and reducing programs.

POLICIES

- 3.5.1 **GENERAL**
- a. The Town should, through its capital budgeting process, budget for the maintenance and replacement of existing municipal infrastructure.
 - b. The Town should set utility rates that provide for future maintenance and replacement of the utility infrastructure.
 - c. Ensure that all subdivision and development proposals within the vicinity of the reclaimed landfill site and sewage treatment facility are consistent with the requirements of the *Subdivision and Development Regulation*.



3.5.2 UTILITIES

- a. Developers, through development agreements, shall be solely responsible for the construction of municipal infrastructure that is required to serve the development.
- b. Development within the Town shall be required to connect to municipal services where possible. On-site servicing is not permitted unless provided for in a Development Agreement.
- c. The Town of Falher may consider an offsite levy bylaw to ensure that existing municipal infrastructure is maintained and enhanced to meet the increased demand placed on municipal systems by new development.
- d. Commercial and residential municipal utility pricing shall reflect the cost of supply, as well as, the proportional cost of current operations and future upgrades to the system.
 - i. Bulk water pricing shall be set by municipal policy.

3.5.3 WATER

- a. The Town should work with neighbouring municipalities to ensure activity occurring within the water supply catchment areas is undertaken in an environmentally sensitive manner that gives highest priority to protecting water supplies and quality.

3.5.4 STORMWATER

- a. Proposals for commercial, industrial, and multi-lot subdivisions shall require stormwater management plans prepared by a qualified professional engineer registered in Alberta.
- b. Stormwater management plans shall reflect best practices to control run-off and shall include
 - i. topography;
 - ii. proposed location and size of ditches, pipes, catch basins, on-site detention/retention facilities, and outflow/outfall structures;
 - iii. the direction of surface drainage;
 - iv. proposed sustainable infrastructure components.
- c. Site grading/drainage plans shall be required for individual development sites. Where a stormwater management plan exists, the site plan should be consistent.
- d. Residential drainage systems shall not connect to municipal services, consistent with Bylaw No 11-04, unless provided for in an approved stormwater management plan.

3.5.5 MUNICIPAL WASTE

- a. The Town should regularly review the municipal recycling program and options for expanding the type of materials that are accepted.



3.5.6 **TRANSPORTATION –
ROAD NETWORK**

- a. The Town’s transportation network is identified in Figure 4, and shall be used when considering development proposals and changes to the network.
- b. The Town is responsible for the maintenance and control of the local road system.
- c. The Town of Falher will consult with Alberta Transportation regarding any development adjacent to the highway network.
- d. The Town should require the developer to pay the costs of any upgrades to highways, as required by Alberta Transportation, unless otherwise specified by development agreement.

3.5.7 **TRANSPORTATION –
CYCLING**

- a. The Town of Falher should amend the *land use bylaw* to include bicycle parking standards for new commercial, institutional, and *medium density residential* development. **AI**

3.5.8 **TRANSPORTATION –
SIDEWALKS**

- a. The Town of Falher should conduct a Sidewalk Infrastructure Condition Analysis to identify the current state of sidewalk infrastructure. **AI**
- b. New sidewalk infrastructure shall be a minimum of 1.5 metres wide.
- c. The Town should require the provision of pedestrian infrastructure, sidewalks, and/or trails in all new developments, the redevelopment of existing properties, and in changes to existing or proposed roads.
 - i. A sidewalk is required on a minimum of one side of the street in all residential areas.
 - ii. A sidewalk is required on a minimum of one side of the street in commercial and institutional areas along the frontage of the development.
 1. A defined pedestrian path to the building entrance is required.
 - iii. A sidewalk shall be required in industrial areas where its absence would result in a gap in the sidewalk network.
 - iv. To remedy gaps in the existing sidewalk network, a sidewalk shall be required when possible.
- d. Pedestrian facility standards and parking lot standards shall accommodate the needs of persons with physical disabilities including, but not limited to, wheelchair and medical scooter users.

Did you know?

*Walking east-west across
Falher takes approximately
21 minutes.*

*Walking north-south across
Falher takes approximately
24 minutes.*

Based on 5km/hr walking speed.



3.6 RECREATION

This section deals with the location and standards of parks, open spaces, recreation facilities, and social organizations. Recreation opportunities for a variety of ages and abilities foster a higher quality of life and are essential elements of a municipality. The Town of Falher operates a variety of recreation and community services and programs that support the well-being of its residents.

OBJECTIVES

1. All residents have easy access to a neighbourhood green space.
2. The distribution of parks and recreational uses is balanced across the Town to meet residents' needs.

POLICIES

- 3.6.1 **GENERAL**
- a. Park and recreational needs should be assessed through an analysis of population demographics, geographic location, walkability, existing park lands, and the recreational needs of the community.
 - b. The Town should require the provision of community green spaces and the provision of a right-of-way to logically connect to and extend the Town of Falher's pedestrian network in *area structure plans* as new developments are planned and developed.
- 3.6.2 **RECREATION PLAN**
- a. The Town should develop a Recreation Plan to establish the current state of park infrastructure and identify areas for reinvestment. **AI**
- 3.6.3 **DESIGN**
- a. Access for all residents, including the socially disadvantaged, persons with physical disabilities, or the elderly should be considered in the design of parks and selected trails.



3.7 ENVIRONMENTAL MANAGEMENT

This section deals with standards that will help improve environmental management in the Town. Development and economic activity have inherent impacts on the natural environment. Municipalities may aim to minimize this impact and create development patterns that work with the natural environment to capture and enhance environmental services. While there are no major waterbodies within the town boundaries, Falher is part of a larger watershed and drainage area, and areas of Town have been impacted by overland flooding.

OBJECTIVES

1. Preserve and enhance natural environments within and adjacent to the Town.
2. Foster the conservation and efficient use of energy and other resources in town owned infrastructure, buildings, and vehicles.
3. Incorporate natural areas within future development plans in the Town.

POLICIES

- 3.7.1 **GENERAL**
- a. The Town of Falher shall encourage the Mighty Peace Watershed Alliance in its efforts to plan for an ecologically healthy watershed while ensuring environmental, economic, and social sustainability.
 - b. The Town should encourage the use of native vegetation in landscaping and park areas, to minimize the need for maintenance watering, and other inputs.
- 3.7.2 **ENVIRONMENTAL RESERVES**
- a. The Town may designate environmentally significant lands as environmental reserve, as enabled by section 664 of the *MGA*.
 - b. The Town shall ensure that environmental reserve lands remain natural areas.
- 3.7.3 **LANDS PRONE TO FLOODING**
- a. New development on lands prone to overland flooding, as identified in Figure 15, shall be flood proofed. A certificate from a qualified, professional engineer or architect shall be required to confirm that the proposal includes proper *flood proofing*.
- 3.7.4 **AIR QUALITY**
- a. The Town should amend the *land use bylaw* to require that future development sites maintain sufficient vegetation and paving to reduce airborne nuisances. **AI**

Community Survey Results:

When asked to identify likes and dislikes about the Town, recreation and social opportunities were a recurring theme within the responses

See the MDP Survey Report for more detail.



3.8 HERITAGE

This section deals with standards for the preservation of historic resources. Historic development patterns and buildings provide Falher with a distinctive character. The essential role of pioneers, elders, and other seniors in the development of Falher is gratefully acknowledged. Preserving and enhancing these resources creates a connection to the past and promotes a unique sense of place that the Town can build from.

OBJECTIVES

1. Preserve historic buildings, monuments, sites, and natural features in ways that maintain and promote Falher's heritage and unique 'sense of place'.
2. Remain a community that honours its heritage, respects civic duty and responsibility, and is dedicated to preserving and building a legacy of community values for future generations.

POLICIES

- | | | |
|-------|--|---|
| 3.8.1 | GENERAL | a. The Town should consider the establishment of a Council committee or partner with a local heritage society to assist with heritage conservation within the municipality. AI |
| 3.8.2 | HISTORICAL
RESOURCE
INVENTORY | a. The Town, working with historical societies such as the St. Jean Baptiste Historical Society and the Société Historique et Généalogique de Smoky River, should compile an inventory of historical resources. AI |
| 3.8.3 | HISTORICAL
DESIGNATION | a. Based on the Historical Resource Inventory, the Town may consider designating historically significant properties under the <i>Historical Resources Act</i> . |



3.9 ECONOMIC DEVELOPMENT

This section deals with standards that will promote economic development opportunities. The Town of Falher is the economic center of the region and receives economic development guidance through the Smoky River Regional Economic Development organization.

OBJECTIVES

1. Provide a diverse and balanced economic base of quality employment.
2. Encourage state of the art information and communication technology systems.
3. Support the growth of a local trades and construction workforce.
4. Encourage commercial ventures that promote local tourism.
5. Maintain and encourage *light industrial* uses within the Town as key employment nodes.

POLICIES

- 3.9.1 **GENERAL**
- a. The Town of Falher, through its membership in the Smoky River Regional Economic Development:
 - i. will continue to work towards the objectives for the Smoky River Regional Economic Development Strategic Plan,
 - ii. should maintain its membership in Think Local Market, and
 - iii. may consider assisting business organizations in improving the vitality and viability of commercial areas through a downtown vitality strategic plan.



3.10 INTER-MUNICIPAL COOPERATION

This section provides direction that aims to promote inter-municipal cooperation.

OBJECTIVES

1. Collaborate with the Municipal District of Smoky River No 130 and neighbouring municipalities on regional and provincial issues.
2. Take a cooperative approach to intermunicipal development issues.

POLICIES

3.10.1 GENERAL

- a. The Town of Falher should consider the development of an *intermunicipal development plan* with the Municipal District of Smoky River No 130. **AI**
- b. The Town supports the continued use of intermunicipal agreements as a means of delivering efficient and cost effective delivery of services, such as affordable housing and transportation, and utility infrastructure.
 - i. The Town shall continue to enter into and negotiate agreements to address emerging issues.
- c. The Town will be an active participant in the preparation of the regional plan for the Upper Peace Region, which is required under the provincial Land Use Framework and Alberta Land Stewardship Act.



3.11 MUNICIPAL GOVERNANCE

This section provides direction to promote effective and transparent municipal governance.

OBJECTIVES

1. Provide responsive and democratic civic government to the citizens of Falher.
2. Foster better public understanding and awareness of civic functions, responsibilities, priorities and overall policy direction.
3. Encourage increased public participation in community development.

POLICIES

3.11.1 GENERAL

- a. Using new and established communication channels, the Town of Falher should actively engage citizens in policy formation, program development, and service delivery processes, and increase awareness of political decisions. *AI*
- b. The Town of Falher should leverage financial resources through cost-sharing agreements with other regional and municipal jurisdictions, senior levels of government, and the private sector.
- c. The Town of Falher should work with other levels of government to secure long-term funding commitments and to develop alternative revenue streams.

3.11.2 COMMUNICATION

- a. The Town of Falher should maintain and enhance existing methods of communication with the citizens of Falher, including
 - i. continuing to regularly update the Town website and social media,
 - ii. school handouts, and
 - iii. a monthly municipal column in the local newspaper. *AI*



3.12 WINTER

This section deals with the development, maintenance, and operation of infrastructure and services during the winter months. Northern communities must consider the impact of winter on community life, design, infrastructure systems, and more. A successful winter community works to make the community infrastructure and social fabric work during all four seasons.

OBJECTIVES

1. Ensure that new development enhances the public realm in all seasons.
2. Enhance winter safety and comfort.
3. Incorporate design elements for winter fun, activity, beauty, and interest.

POLICIES

3.12.1 GENERAL

- a. Applications for public, commercial, and industrial development should incorporate site design elements to
 - i. Maximize the exposure of public/pedestrian spaces to the sun through orientation, and site and building design.
 - ii. Protect public/pedestrian spaces from wind (both prevailing winds and downdrafts).
 - iii. Create visual interest through the use of colour.
 - iv. Create visual interest and safe public spaces through the use of lighting.
 - v. Consider the function and maintenance requirements of new infrastructure in both the summer and the winter months and aim to provide infrastructure that supports winter life.

3.12.2 SAFETY AND COMFORT

- a. The Town should encourage sidewalk snow clearing. **AI**
- b. The Town should provide sheltered rest areas (or warming huts) in public parks. **AI**

Community Survey Results:

The Town's excellent snow removal practices were repeatedly mentioned by residents as something they appreciated.

See the MDP Survey Report for more detail.



PART 4 IMPLEMENTATION

MONITORING AND REVIEW

The Town Council should request an annual report outlining progress towards the implementation of the municipal development plan and consistency of development activity with the plan. **AI**

The Town of Falher should undertake a major review and update of the municipal development plan every 5 to 10 years. Minor amendments may occur on an as needed basis.

ANNUAL REVIEW

As the Town of Falher Council and staff engage in strategic planning processes, the municipal development plan shall be consulted to assist in identifying, guiding, and prioritizing the Town's work priorities.

PLANS, BYLAWS, PERMITS AND PROGRAMS

As the Town of Falher undertakes new initiatives, this municipal development plan shall be consulted and will act as a guide for decision-making and actions.

DEVELOPMENT CHECKLIST

After the municipal development plan is adopted, a development checklist should be incorporated into the development permit application and decision making process. The development checklist will ensure applicants are aware of the policies within the MDP which may affect their application. The development checklist will also guide the Development Authority to ensure that the policies in the municipal development plan are considered when development permit decisions are made. **AI**

PLAN CONSISTENCY

Any subsequent planning activity, particularly updates to statutory documents, such as the *land use bylaw* or *area structure plans*, or physical development shall be consistent with the municipal development plan.

AREA STRUCTURE PLAN UPDATE

The Central Falher Area Structure Plan Bylaw #08-09 is currently undergoing an update to facilitate the development of new residential lands that are designed to accommodate the installation of modular dwelling units.

AREA STRUCTURE PLAN RESCIND

The Northeast Area Structure Plan Bylaw is inconsistent with the direction provided in this plan and should be rescinded, so as to avoid conflicting planning direction within the Town's statutory documents. **AI**



LAND USE BYLAW UPDATE

Updates to the *land use bylaw* are required to ensure that the direction set out in this Municipal Development Plan is reflected in new development in the Town of Falher. Changes which should be considered and incorporated in the next amendment or rewrite of the *land use bylaw* include

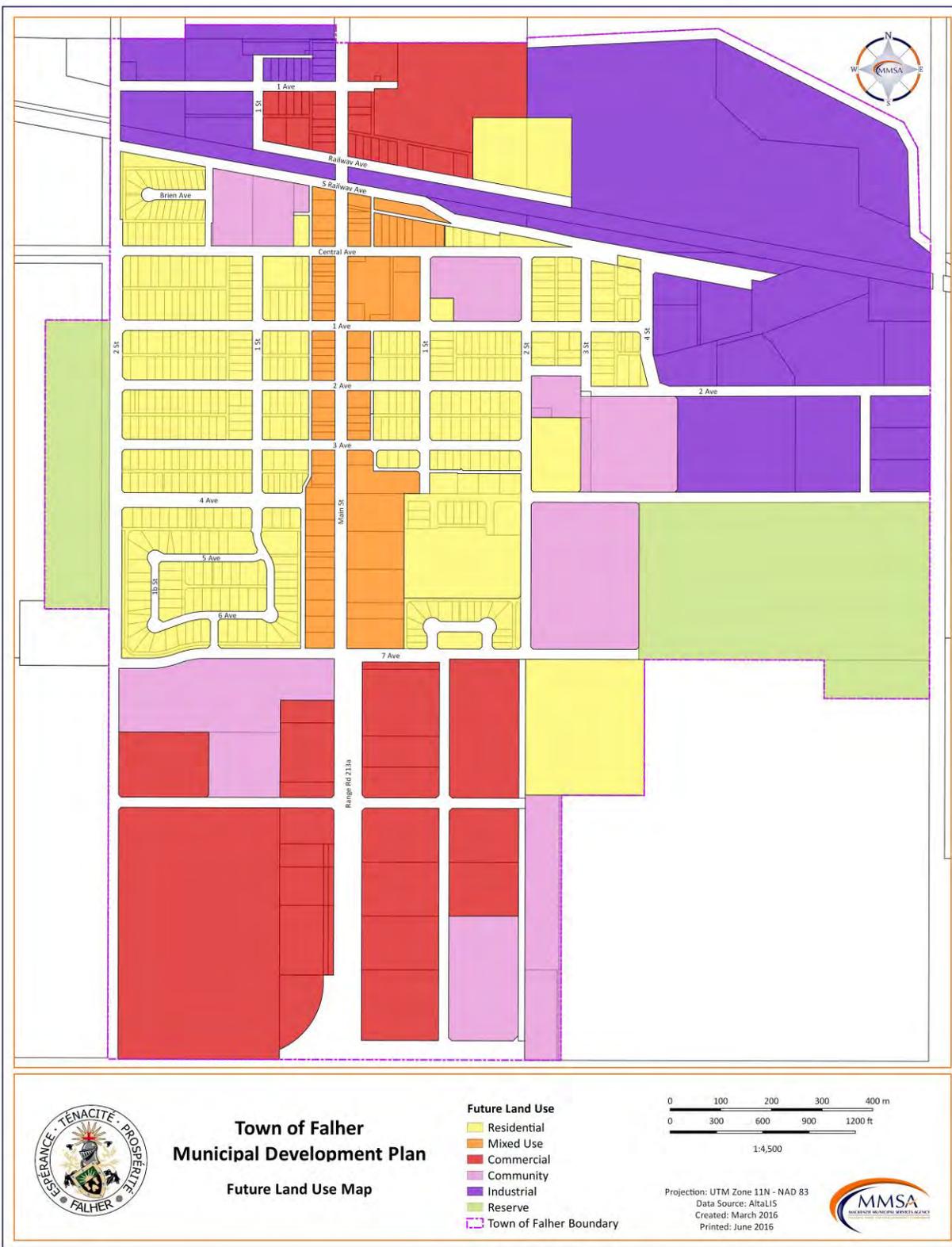
- Section 3.1.2 Requiring Development Agreements as a condition of development.
- Section 3.1.7 Resolving conflicting existing land use designations and existing uses.
- Section 3.2.1 Setting a maximum parcel size for single detached dwelling units.
- Section 3.2.2 Enabling a range of housing types, densities, lot widths, and building heights.
- Section 3.2.3 Enabling *accessory dwelling units*.
- Section 3.3.1 Establish standards for commercial building design, landscaping, and signage.
- Section 3.3.2 Enable mixed residential/commercial development along Main Street.
- Section 3.3.2 Review parking standards to minimize requirements.
- Section 3.5.7 Establish bike parking standards.
- Section 3.7.4 Establish requirements to reduce airborne nuisances.

ACTION ITEMS

Over 20 Action Items have been highlighted throughout the document by the following symbol: **AI**. These include both amendments to the *land use bylaw* and a number of other plans and initiatives that would move the Town of Falher towards the vision outlined in Part 2. The Town should work towards completing each of these action items, which will take a number of years to complete.



SCHEDULE A



PART 5 APPENDICES

APPENDIX A - GLOSSARY OF TERMS

Accessory Dwelling Unit means a dwelling unit, such as a garage suite, garden suite, or secondary suite, that is secondary and subordinate to the principal dwelling unit on site.

Area Redevelopment Plan means a long range land use and servicing plan adopted by bylaw and prepared in accordance with the MGA.

Area Structure Plan means a long range land use and servicing plan adopted by bylaw and prepared in accordance with the MGA.

Flood Proofing means additions, changes, or adjustments to a building that reduces or prevents damage from flood events to the structure and/or its contents.

Future Land Use Concept means a map providing direction with respect to the predominant land uses within an area of the municipality.

Heavy Industrial means land uses that are likely to have *nuisance factors* such as noise, odour, smoke, or airborne emissions. They require large tracts of land, extensive open storage areas, direct rail, and/or road access and may have high servicing demands (water, electricity, etc.).

Land Use Bylaw means a statutory document that regulates development within the municipality.

Light Industrial means land uses that do not create heavy customer flows, have fewer nuisance factors, and can be located on smaller tracts of land (relative to heavy industrial uses).

Medium density residential means the development of more than two dwelling units within a single building. Typical building forms include row housing or apartment buildings. Single-detached dwellings, duplex, and semi-detached dwellings, as well as secondary suites, are considered low density.

Non-conforming building/use means a building/use that is lawfully constructed or lawfully under construction at the date a *land use bylaw* affecting the building/use or the land on which the building/use is situated becomes effective, and that on the date the *land use bylaw* becomes effective does not, or when constructed, will not comply with the *land use bylaw*.

Nuisance factors are byproducts of development such as noise, odour, smoke, airborne emissions, glare, etc.

Persons with disabilities means a person with a physical or mental disability as defined by the Alberta Human Rights Act.

Roads, Arterial means roads that are intended to move large volumes of traffic.



Roads, Collector means roads that are intended to move traffic and provide land access, collecting traffic from local roads and carrying it to arterial roads.

Roads, Local means roads that are intended to provide land access.

Sensitive Uses as defined by the *Guidelines for New Development in Proximity to Railway Operations* (2013), means land use where routine or normal activities occurring at reasonably expected times would experience adverse effects from the externalities, such as noise and vibration generated from the operation of a railway. Sensitive land uses include, but are not limited to, residences or other facilities where people sleep, and institutional structures such as schools and daycares, etc.

Unightly Premises Bylaw means a statutory document meant to identify, limit the impact of, and provide enforcement options to a municipality with respect to unpleasant development that negatively impact the amenities of the neighbourhood.

Watercourses means

- a. The bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh, or other natural body of water, or
- b. A canal, ditch, reservoir or other man-made surface feature whether it contains or conveys water continuously or intermittently.

Wetlands means land having water at, near, or above the surface of which is saturate with water long enough to promote wetland or aquatic processes as indicated by poorly drained (hydric) soils, hydrophytic vegetation, and various kinds go biological activity that are adapted to the wet environment.



APPENDIX B – MUNICIPAL SURVEY REPORT

DRAFT

