

COMMUNITY PLANNING IN FAUST: A COLLABORATIVE APPROACH

Cities, Policy & Planning
research series



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The opinions expressed in this publication are those of the authors and should not be attributed to The Faculty of Environmental Design or Municipal District of Big Lakes.

1.0 Purpose of the Plan

The Hamlet of Faust Area Structure Plan (ASP) has been prepared at the request of the MD of Big Lakes No. 125. It meets all requirements set forth in provincial legislation and the MD of Big Lakes Municipal Development Plan Bylaw No. 9-97 and Land Use Bylaw No. 8-97.

This ASP is being developed to ensure that future development within the Hamlet of Faust is undertaken in an orderly and equitable manner which ensures the viability of the rural community. The ASP defines specific land use within the plan area, including subdivision and future development. It is intended to mitigate development pressures in Faust over the foreseeable future by addressing long term concerns specific to the Hamlet. These concerns most often are influenced by increasing levels of tourism into the community. The ASP also addresses the desirability and feasibility of additional development, the appropriateness of services and the potential to expand community services, such as parks and open space.

2.0 Area Structure Plan Process

2.1 Legislative Framework

The ASP process and provisions are consistent with the Municipal Government Act, in particular provisions for the development of statutory plans in part 636 (1) and 638.

The ASP for the Hamlet of Faust conforms to the policies in the Municipal Development Plan for the MD of Big Lakes, adopted in 1997. In accordance with section 1.6, it aims at: i) minimizing the potential for land use conflicts while fostering economic development; ii) facilitating inter-municipal and inter-jurisdictional co-operation in matters affecting development of the region; and iii) ensuring that the natural environment is protected and preserved.

Furthermore, in accordance with the provisions in section 2.6, planning policies for the Hamlet of Faust encourage the following:

- a) Commercial, industrial and public uses intended to serve the rural area should be encouraged to locate in Hamlets where possible, provided that they are compatible with the adjacent residential areas;
- b) The infilling of existing vacant lots is encouraged before the establishment of new expansion areas are considered.

2.2 ASP Process

The University of Calgary, Faculty of Environmental Design, under a grant-in-aid of research agreement has been involved in the preparation of an ASP for the Hamlet of Faust. The planning process included several stages. Initial field research was conducted in the Hamlet of Faust in September 2004 including structured face-to-face interviews with 30 households (22% sample) to define important concerns such as lack of servicing, transportation and affordable housing. Key informant interviews were organized with local professionals to help identify the major issues to be addressed in the ASP.

The findings from the research and a draft ASP were presented to the community in a public forum on April 11th and 12th, 2005 attended by 55 residents. The draft was also presented to Municipal Council for feedback. The final ASP incorporated comments from the public consultation will be presented on June 14th & 15th, 2005 to the community and Council members.

3.0 The Plan Area

3.1 Context

3.1.1 Regional/ Municipal Location

The Hamlet of Faust is located within the MD of Big Lakes in northern Alberta. The plan area is located along the shoreline of the Lesser Slave Lake, between the Village of Kinuso and Driftpile Reserve. The Hamlet is 57 Kilometers east of the Town of High Prairie and approximately 310 Kilometers northwest of the city of Edmonton.

3.1.2 Plan Area

The majority of the plan area is north of Provincial Highway 2, but also includes a small portion of land in NE 8 73-11-5 south of Highway 2 (Figure 1). The boundaries include the Lesser Slave Lake on the north, Highway 2 on the south, Aspen Road on the east, and the eastern boundaries of sections SW 17 & NW 8 in Township 73 west of the 4th Meridian.

The legal description of the land included in the Hamlet of Faust ASP includes the following sections in Township 73, Range 11, West of the 5th Meridian:

- The NE portion of section 8
- The NE and NW portion of section 9
- The NW portion of section 10 and the southern part of the NE portion of section 10
- The SW portion of section 15
- The SW and SE portions of section 16
- The SE portion of section 17.

3.2 Physical Description

3.2.1 Soil Type

The Canada Land Inventory shows the land in Faust as predominantly with the 2C designation with a small portion of 3W soil types. 2C soils have only moderate limitations for agriculture, thereby restricting the types of crops that can be produced. This can require moderate conservation practices, should crop production be pursued. Limitations can include a low climate or inadequate distribution of rainfall in the growing season. The soils are able to hold water and under good management are productive sources for agriculture.

3W soils have more severe limitations than 2C soils, usually focusing on excess water due to a high water table or drainage, which is expected given the proximity to the Lesser Slave Lake.

3.2.2 Topography

Topographic data (Driftpile Improvement District Collection # 17) for Faust shows a sizable relief within the Hamlet. The level closest to the shoreline is shown at 579 m, and the more inland topographic contour, which runs along the southern part of the Hamlet, being 594 m. The Lesser Slave Lakes level is at 578 +/- m. Thus there is a relief of 15-16 m within the Hamlet, mostly in the southern parts.

3.2.3 Hydrology

Faust has been susceptible to fluctuating water levels in the past, which has resulted in periodic flooding, especially along the lakeshore areas. This is affected by the amount of precipitation or snowfall that the area receives. The area's susceptibility to flooding impacts the potential for development along the shoreline in certain areas. Alberta Sustainable Resources Fisheries Management Division expects that extremes in weather will produce more flooding in the future. The MD of Big Lakes should define an elevation level or flood level where permanent development cannot occur (i.e. 1:100 year flood line). For the Lesser Slave Lake using 579.7 meters (geodetic) as the high water mark for elevation is recommended, which includes an allowance for "wind set up" and "wave run up".

Further, Alberta Environment has advised that should any watercourse crossings be developed, altered or maintained, the work is to be consistent with the Code of Practice for Watercourse Crossings, with natural drainage being maintained. The Water Act requires that authorization be sought for any diversion of water from water bodies or any activities that affects a water body. This would include both erosion and flood protection.

Any alteration of the bed and shore should be limited unless authorized to protect the long term viability of the Lake. In such situations Alberta Environment and the Canadian Department of Fisheries and Oceans should be contacted for referral.

3.2.4 Wildlife

The Canada Land and Alberta Land Inventory Maps classify Faust's shoreline as 2 IF for capability of waterfowl habitat. This means there are very few limitations for this area to act as habitat for waterfowl reproduction. These limitations include fluctuating water levels along the shoreline and a low level of nutrients in the water or soil, which allow for optimum plant growth. Inland areas of Faust are not seen as areas of significance for waterfowl development.

Alberta Sustainable Resources (Wildlife) has advised that there is a Great Blue Herron habitat located approximately 300-400m west of the Faust Fish Plant, 'the Northwestern Fishing CO-OP.' This study has identified a 100m development buffer be implemented around the Herron's habitat to ensure it remains viable for future reproduction.

Faust falls within a system that has only moderate limitations (4 GT) to the production of ungulates, of which moose, elk and deer are prevalent. These limitations include poor dispersal of landform, and adverse topography most notably areas of steepness. MD staff and residents confirmed moose migration that travels through Faust towards the Lake and the presence of a variety of wildlife in the areas surrounding the Hamlet.

Similarly it was noted that some areas along the lakeshore are valuable spawning ground. Fisheries Management identified that the shoreline along the Faust waterfront is used by baitfish and sport fish for spawning, rearing and feeding. High densities of post spawn walleye are found 200-400m from the shoreline. There is high value habitat for baitfish such as emerald and spottail shiners and the vegetation provides the cover needed for fry to hide and grow.

Any development that would impact spawning grounds is required to contact Fisheries Management for referral and necessary environmental impact studies.

3.2.5 Vegetation

The majority of land within the Hamlet and the areas surrounding it are covered by mixed type forested areas. The areas closer to the shoreline have a mix of poplar-aspens, willows and sedges. Inland areas have a mix of aspen-poplar with other surrounding areas having more predominant levels of aspens.

The Canada Lands Inventory for forestry identifies Faust as an area which has a mix of Class 5, 6 & 7 types. This shows most of the area to have significant limitations for commercial forestry, with some areas precluded from producing any. The lands in the southern portion of Faust are identified as Class 3 and 4, with marginal limitations for commercial forestry. There is a large amount of vegetation found along the shoreline, in the form of riparian zones. Some natural trails have formed within the forested area and along the riparian zones.

Alberta Environment has advised that an adequate buffer of native vegetation needs to be maintained between the high water mark of any water body and any development.

3.3 Faust Land Use

3.3.1 Zoning

The Hamlet is under the jurisdiction of the Municipal District of Big Lakes Land Use Bylaw. The permitted uses and the boundary of the Hamlet are identified in Figure 2. There are four zoning designations; the majority of land takes the form of either Hamlet Urban Reserve or Hamlet Residential. Industrial lands are exclusively found along the railway, while Hamlet Commercial development is along Railroad Avenue. Table 1 identifies the allocation of these land uses in the total planning area of 1,119 acres.

3.3.2 Ownership

The majority of land within Faust is privately owned. The MD of Big Lakes maintains some land ownership, including the water treatment facility and other community services. The Government of Canada retains land along of the shoreline of the Lesser Slave Lake. Some private ownership of the bed and shore exists in the case of the 'Bay Shore Resort'.

3.3.3 Transport and Access

Highway 2 provides access to Faust and outlying communities including eastbound to Slave Lake and Kinuso and westbound to High Prairie and Jousard. Primary access for the Hamlet is from Spruce Street, which connects to the main commercial district along Railroad Avenue. Secondary access is available from the east and west via Railroad Avenue, as well as Aspen Road and Willow Street.

MD traffic counts identify low intensity of traffic to Faust. Spruce Street and Willow Street absorb the majority of traffic with an average of 280 and 282 vehicles per day, while Aspen Road and South Railway Avenue see an average of 74 and 82 vehicles per day.

4.0 Planning Values

4.1 Vision

The Hamlet of Faust will continue to be a rural community. Future growth will be accommodated in an orderly manner that will ensure the community's future vitality. Faust's natural environment, including Lesser Slave Lake and the forested areas, will be preserved for the benefit of the community and for future generations.

4.2 Goals

The ASP has the following goals:

- To meet the needs of present residents while being able to adapt to the changing needs of rural communities;
- To enhance environmental and social sustainability balancing tourism development and environmental protection of the Lesser Slave Lake;
- To facilitate the provision of service infrastructure that can meet the needs of a modern rural community, and allow for economic growth, while respecting the economic constraints for future investment;
- To facilitate the provision of adequate and diverse housing to meet and adapt to different socio-economic needs of the community.

4.3 Objectives

1. To develop an ASP that will guide future development in the Hamlet of Faust;
2. To define appropriate growth (residential and commercial) in the Hamlet, given the constraints of present servicing and commercial development;
3. To promote small scale commercial activity in the Hamlet that benefits its residents;
4. To ensure the environmental features that define the Hamlet as unique are maintained for the benefit of the community;
5. To identify sustainable recreational development opportunities in the Hamlet with minimal impact on the environment.

5.0 Land Use Concept

5.1 Future Land Use Scenario

The overall goal of the Hamlet of Faust ASP is to allow the community to develop in an orderly fashion, while maintaining its rural character. To be successful, the community must have the appropriate level of services as well as mitigate the development pressure experienced due to recreational tourism growth in the future.

Residential infill development will be encouraged in the central portions of the Hamlet, which are presently serviced. In the western and eastern edges of the community growth will be limited until such time as servicing becomes available.

Future recreational development shall be located so as to most effectively utilize the Hamlet's amenities. The main access for the community will continue to be from Highway 2 via Spruce Street, with secondary access from Aspen Road, Willow Street and Railroad Avenue. Future investment will be directed to improve the quality of the existing road network and servicing system.

Small scale commercial development will be fostered, as is warranted by growth, in the commercial district of Railroad Avenue, so as to further benefit the members of the community and to act as a public amenity. This will take the form of a small scale 'Main Street.'

Lakefront development will be limited to protect fish and wildlife habitat, with these areas being maintained as a public amenity with trails and bicycle paths connecting existing parks, school site and lake front. Environmental requirements for the maintenance of such public amenities and open spaces will be strictly observed. Natural pathways and trails will benefit the members of the community, providing a public amenity and links between various parts of Faust.

5.2 Opportunities within the Plan Area

5.2.1 Access

Provincial Highway 2 provides easy access to outlying areas and to the Hamlet itself from outlying areas. Faust is easily accessible from much of northern Alberta and surrounding urban areas including Edmonton & Grand Prairie. This is beneficial for the community as it tries to maximize the economic benefits of tourism.

5.2.2 Natural Environment

Faust's natural environment is spectacular including one of the most pristine tourist lakes in Alberta--Lesser Slave Lake—and the forest with a variety of wild life and natural habitat. Fishing drives much of the commercial and recreational tourism and attracts visitors and residents alike.

5.2.3 Public Space

Although much of the infrastructure of the public realm, including sports facilities and playground equipment, is in a state of disrepair, it has the potential to create excellent amenity for the community. Additionally, areas along the shoreline and through the forested areas offer the potential for walking trails which would benefit both the Hamlet and recreational tourism.

5.3 Constraints within the Plan Area

5.3.1 Canadian National Railway

The Canadian National Railway intersects through the Hamlet, disconnecting the shoreline of the Lesser Slave Lake and the primary commercial and residential sections of the community. Additionally, it causes safety concerns with regards to unregulated crossings.

5.3.2 Lack of Amenities

Few public amenities (stores, medical, services etc.) exist within the community, with much of residents' needs being met outside of the Hamlet. This is

something which impacts the viability of the developing tourism industry as future growth would require additional services.

5.3.3 Servicing

There is a mix of serviced (water and sewage) properties, and properties that remain on cistern and septic fields, depending on location within the Hamlet. Developers have been required to cover the cost of integration with the municipal system. The MD of Big Lakes indicated that there are future plans to incorporate more areas into the municipal system.

The water treatment capacity of the Municipal Water Treatment Facility (located within Faust in NW 8 73-11-5) is 1,950 cubic meters per day. This facility presently services Faust, the Village of Kinuso and some outlying rural areas. The sewage lagoon (located south of Highway 2, in SE 9 73-11-5) services only the Hamlet. MD staff has indicated that its capacity could accommodate growth within the core area of the Hamlet, thus emphasizing the importance of infill intensification.

5.3.4 Environmental Constraints

The environmental features that surround the Hamlet are paramount to its future growth. These constraints translate into important planning policy framework for future development to preserve the Lesser Slave Lake, forested areas and existing wildlife habitat.

6.0 Plan Policies

This section outlines general policy which pertains to all future development within the Hamlet of Faust, as stated in sections 4.0 & 5.0.

6.1 General Plan Policies

The General Plan Policies set out a minimum framework for development within the plan area. All development should meet these guidelines.

- 6.1.1 Future applications for subdivision or development within the plan area shall be reviewed by municipal staff to ensure that they conform to the policies and intent of this document.
- 6.1.2 Applications for subdivision or development within the plan area which are contrary to the intent of the land use concept and policy shall be required to seek a formal amendment to the ASP.
- 6.1.3 Adjacent lands to this plan area shall fall under the influence of this document. Any concept and uses which are proposed shall be consistent with the intent of this plan.

6.2 Population Projections

6.2.1 Resident Population Growth

The Hamlet of Faust has a population of 363 residents according to the MD of Big Lakes 2002 Municipal Census. It has experienced only slight population growth by 6 residents from 1991 to 2002. This translates into 1.7 percent increase over the 11 year period or less than 0.15 percent annual growth rate. The ASP assumes that this growth trend will continue in the foreseeable future.

Table 2 identifies population projections till 2020 based on the 0.15 percent growth and a slightly more optimistic 0.2 percent growth (compound growth). In both situations, the population by 2020 is expected to increase to 373 and 376 residents respectively. The ASP envisions this modest population growth to be accommodated in the existing lots within the Hamlet.

6.2.2 Recreational Growth

Faust is likely to experience further recreational growth on a seasonal basis. MD staff states that the population of the Hamlet increases in the summer months up to 1,000 people. Much of this tourist activity is geared towards fishing. It is likely that should the fish stocks continue to exist at their current levels, and the available amenities within the Hamlet continue to diversify, more recreation seekers will also make Faust a tourist destination.

MD records indicate that 17 Development Permits have been issued since 1996 for residences within the Hamlet. Given the low population growth, it is most likely that some of these homes have replaced existing dwellings with the remainder being used as seasonal dwellings for tourists. The ASP assumes that this investment will continue and accommodates demand for recreational properties within the residential infill area or in the Hamlet Urban Reserve and Hamlet Residential Districts for Campground users identified in Figure 4.

6.2.3 Density and Dwelling Requirements

The low population growth rate by itself does not warrant the addition of new dwellings within the community. If the present investment rates are maintained, Faust will require 1.4 new dwellings to be added every year to the existing stock of 140. Presently, Faust has a person per dwelling ratio of 2.59, and gross developable density of 0.83 persons per acre, which is projected to increase to 0.85 persons per acre. Assuming that the balance between residential and recreational investment in the last decade is maintained in the future, the Hamlet will add 21 new residences for recreational purposes and 4 to 5 for permanent residential use by the year 2020 (Table 4).

The availability of 65 vacant residential lots will allow the community to densify, especially within the residential infill area, until servicing becomes viable in outlying residential areas for future development.

6.3 Residential Land Use

The ASP does not warrant land annexation to the Hamlet in the foreseeable future. Residential land use also includes much of the recreational activities that are found within the Hamlet, primarily through discretionary land use.

- 6.3.1 Future residential subdivision and development shall conform with the regulations that are set out in the Municipal Government Act, the Subdivision and Development Regulations, and any other provincial documents that are of importance to development.
- 6.3.2 Future residential subdivision and development shall adhere to the conditions that are set out in the MD of Big Lakes Municipal Development Plan and Land Use Bylaw, including the requirements for setbacks from municipal roads, highways and adjacent property lines, and lot area size required therein.
- 6.3.3 All new Hamlet residential development shall be reviewed by municipal staff so as to ensure that the rural nature of the community is maintained.
- 6.3.4 Future Hamlet residential development will be in the form of single family dwellings (including mobile homes), duplexes, or semi-detached dwellings, and will need to be subdivided in accordance with the MD of Big Lakes Land Use Bylaw.
- 6.3.5 Notwithstanding 6.3.4, future social and seniors' housing shall be permitted, in the form of low rise apartments or townhouses (row housing). This type of development should be similar to the Faust Seniors Complex or the White Swans Treatment Centre, and should not exceed two storey developments.
- 6.3.6 All future Hamlet Residential development or subdivision shall be in the form of one dwelling per lot, including recreational dwellings or properties, without exception. Accessory buildings are permitted as defined in the MD of Big Lakes Land Use Bylaw.
- 6.3.7 All new development shall be required, at the developer's expense, to incorporate municipal servicing.
- 6.3.8 Residential phasing shall be in compliance with the schedule set out in Section 7.0 of this document, and should mirror the availability of servicing. Areas outside of direct servicing should not be considered for development or subdivision until servicing is available and can be incorporated in an efficient manner and without cost to the MD of Big Lakes.

- 6.3.9 Intensification of present Hamlet Residential areas shall be pursued through the infilling of lots within the community, before the development of new growth areas, so as to effectively utilize present servicing capacity (Figure 3).
- 6.3.10 All future lots (fully serviced), acquired through subdivision, development or infill, shall have a minimum lot size of 465 sq. m (5, 000 sq. ft.), which is in keeping with the MD of Big Lakes Land Use Bylaws.
- 6.3.11 Home based businesses (occupation, minor or major) shall be encouraged within the Hamlet Residential District, provided they are compatible with adjacent land use and the MD of Big Lakes Land Use Bylaws. Accessory buildings (or outbuildings) may be used for such purposes. Additionally this development must maintain the aesthetic and rural residential feeling of the community.
- 6.3.12 No architectural controls are to be implemented within the Hamlet; however it is understood that future development will maintain the present character of the community and take into account adjacent land uses.
- 6.3.13 Hamlet residential properties should maintain their properties aesthetically at the level that the MD of Big Lakes Land Use Bylaws calls for. Debris and refuse shall not be permitted to be stored on residential properties.
- 6.3.14 All new development within the Hamlet shall have adequate fire prevention facilities installed, including sprinkler systems.

6.4 Residential & Urban Reserve Land Use Pertaining to Recreational Uses

Recreational uses, primarily focusing on tourist activity, involving camping or trailers, are incorporated into a number of differing land uses. Specifically within Faust this most often falls under the Hamlet Residential discretionary use 'recreation (extensive).' Additionally, the Hamlet Urban Reserve District allows for a number of recreational uses including 'campgrounds' as a permitted use, and the discretionary uses: 'bed and breakfasts', 'recreational resorts' and 'recreational vehicle parks'. Hotel & motels are a discretionary use of the Hamlet Commercial District designation.

Fisheries Management identified that there is to be no further development of marinas or boat launches and that their policy is dictated towards increasing the potential of existing facilities and to promoting public access.

All recreational development shall conform to the intent of the MD of Big Lakes Municipal Development Plan and Land Use Bylaw.

- 6.4.1 Future development shall conform to the relevant policy sections outlined in the 'Residential Land Use' and Commercial & Industrial Land Use sections of this document.
- 6.4.2 Future recreational development shall be in areas zoned, 'Hamlet Residential' and 'Hamlet Urban Reserve District' which is consistent with the MD of Big Lakes Land Use Bylaw. This is with the noticeable exception of hotels and motels which shall continue to be operated in the Hamlet Commercial District, as presently defined by the MD of Big Lakes Land Use Bylaw.
- 6.4.3 Future campground development and subdivision (Figure 6), shall be encouraged to locate adjacent to the Bay Shore Resort or adjacent to the 'main street' district along Railroad Avenue, so as to effectively be serviced by the present amenities of the community and increase walkability.
- 6.4.4 Notwithstanding section 6.4.3, all other future tourism related development (taken to include bed & breakfasts and similar) shall be located in the Hamlet Residential Infill area identified in Figure 4, 'Hamlet of Faust Land Use Concept. This provision excludes hotels and motels.
- 6.4.5 Notwithstanding section 6.3.4, cabins, cottages or similar shall be considered, at the discretion of the MD of Big Lakes, as an appropriate housing type for recreational properties. This provision applies to bed and breakfasts, campgrounds or similar uses.
- 6.4.6 The MD of Big Lakes shall endeavor to bring into compliance campgrounds and bed and breakfasts, which are not specifically identified in the Hamlet Residential and Hamlet Urban Reserve. In such cases Direct Control Ordinances shall be deemed appropriate.
- 6.4.7 Future recreational development will maintain the present character of the community and take into account adjacent land uses. Hamlet Residential & Urban Reserve properties should maintain their properties aesthetically at the level that the MD of Big Lakes Land Use Bylaws calls for, including signage, landscaping and the general appearance of the property and buildings.
- 6.4.8 All future recreational subdivision and development shall ensure that in areas zoned 'Hamlet Residential,' servicing provisions that are outlined for Hamlets are adhered to, including sewer and water requirements. In such

situations lots being used for recreational purposes shall be allowed one Recreational Vehicle per lot, without exception.

6.5 Commercial & Industrial Land Use

Consistent with the intent of the Municipal Development Plan, commercial development in the Hamlet should be at a scale, which will not impact its rural nature, while meeting the needs of local residents.

- 6.5.1 Future commercial development will conform to the intent of the MD of Big Lakes Municipal Development Plan and Land Use Bylaw.
- 6.5.2 All future commercial subdivision and development shall conform with the regulations that are set out in the Municipal Government Act, the Subdivision and Development Regulations, and any other provincial documents that are of importance to development.
- 6.5.3 Areas considered appropriate for subdivision or development of commercial land use (Figure 4) are located along the south side of Railroad Avenue, encompassing the present Hamlet Commercial areas and adjacent lands. Additionally, future commercial development is envisioned for the lands on the north side of Provincial Highway 2 adjacent to Spruce Street. Setbacks from Highway 2 will be in the range of 10 m; access to future developments will be from Spruce Street via a service road provision.
- 6.5.4 Future commercial development shall not exceed two storey developments, and should be constructed so as to reflect the rural character of the Hamlet. Future uses must be complimentary to existing residential development and not act to the detriment of the community, including noise or pollution. Development should be oriented towards construction of a traditional 'main street' concept found throughout many rural areas in Alberta.
- 6.5.5 Onsite parking shall be provided in all commercial development without sufficient street parking. Street parking, fronting the commercial development is encouraged and should be maintained. No street parking is allowed along the commercial district along Highway 2.
- 6.5.6 Redevelopment of unused commercial sites shall be encouraged prior to subdivision or development of new commercial sites.
- 6.5.7 Feasibility reports in accordance with municipal standards shall be required from the developer so as to prove the suitability of land for the proposed use.

- 6.5.8 All new lots, created through subdivision, development or infill, shall have a minimum lot size of 400 sq. m (4,300 sq. ft.), with the exception of gas bars for which a minimum lot size of 557 sq. m (6,000 sq. ft.) is permitted in accordance with the MD of Big Lakes Land Use Bylaws.
- 6.5.9 Future commercial development within the Hamlet shall have adequate fire prevention facilities installed, including sprinkler systems.
- 6.5.10 The MD of Big Lakes shall redesignate the Faust Fish Plant, 'the Northwestern Fishing CO-OP' from the Hamlet Residential district into the Hamlet Industrial District, where it is permitted as a discretionary use.
- 6.5.11 Notwithstanding section 6.5.10, no future industrial development will be permitted within the Hamlet of Faust, thus maintaining the rural residential character of the community. The railway station ground that extends along Railroad Avenue will be grandfathered into compliance.

6.6 Transportation

The main access for the community will continue to be from Highway 2 via Spruce Street, with secondary access from Aspen Road, Willow Street and Railroad Avenue. Primary roads within the Hamlet including Spruce Street and sections of Railroad Avenue will be paved to ensure easy transportation within the community. The municipal standard for gravel and all weather roads with ditches will be maintained. The present road infrastructure will be maintained with the intensification of infill residential development maximizing its servicing potential.

- 6.6.1 The primary road system will be maintained within the Hamlet of Faust (Figure 5). The MD of Big Lakes shall maintain the road system at a high level, utilizing dust control where appropriate and seeking to minimize the occurrence of pot holes on major roadways.
- 6.6.2 Roadways resulting from subdivision or development should be constructed to municipal standards, in accordance with MD of Big Lakes road cross section, to provide adequate long-term service for the residents without high maintenance costs to the MD of Big Lakes.
- 6.6.3 The MD of Big Lakes will require intersection improvements on Highway 2 to occur at the developer's expense, if future subdivision and development creates increased traffic volumes to Alberta Transportation thresholds to warrant the construction of improvements, based on a traffic analysis done for the MD.
- 6.6.4 Future development will not be permitted direct access from Provincial Highway 2. In cases where proposed development is adjacent to Highway

- 2, access must be created through the existing road system and/or the development of internal service roads. Roadways must be at the standard identified in section 6.6.2. All future development would be required to meet the provisions set out by Alberta Transportation and the MD of Big Lakes.
- 6.6.5 The MD of Big Lakes will endeavor to close direct access to Highway 2 from the Faust Fish Plant. Access to this development shall utilize the existing Faust road network via RR114 to Highway 2. This access may require the upgrading of the intersection at RR 114 and Highway 2, and along RR 114 to Highway 2, at the time of the closure of direct access. The MD of Big Lakes shall study the increased traffic volume, especially commercial vehicles, to ensure that it meets the guidelines set forth by Alberta Transportation.
- 6.6.6 Roadway lighting shall be maintained in the area close to Railroad Avenue and expanded gradually in adjacent areas in the future.
- 6.6.7 A sidewalk shall be maintained along Railroad Avenue from Pine Street to Birch Street, allowing for safe pedestrian movement.
- 6.6.8 To mitigate any future conflict with the Canadian National Railway line, an unmanned railway crossing shall be constructed for pedestrian and vehicular crossings at the Yarrow's Way.

6.7 Infrastructure, Utilities and Servicing

A large section of the residential and commercial portions of Faust have potable water and sanitary sewer. The MD has identified that there are plans to further integrate portions of the community that are presently excluded from the system.

It was also noted that the servicing capacity for water could handle up to a 50 percent increase in usage, with the sewage system being able to accommodate the intensification of the residential infill area. The targets for growth and residential infill development do not require any servicing upgrades to meet the perceived demand.

With the relatively high level of relief much of the storm water runoff is carried overland into the Lake. In addition this is aided by the ditch system that is found throughout much of the areas within the Hamlet. MD staff identified that there is also a short curb and gutter (200-300m) with catch basin system located along Railroad Avenue.

- 6.7.1 All future new lots created within the Hamlet of Faust shall have municipal water and sewage (servicing) provided.

- 6.7.2 Municipal water and sewage installation shall be at the expense of the developer. In such instances where the municipality provides servicing improvements, a local improvement levy may be charged to all affected landowners within the Hamlet of Faust.
- 6.7.3 Storm water runoff shall remain overland, except in situations where development may alter this relationship. In such situations the developer shall be responsible for the creation of storm water retention ponds to maintain predevelopment flow levels.
- 6.7.4 Provincial Highway ditches shall not be used for storm water management or for drainage of adjacent lots to Highway 2. All such development would be required to meet the provisions set out for storm water runoff set forth in section 6.7.3.
- 6.7.5 Further subdivisions that result in greater than six parcels on a quarter section would require a report addressing the household use of water for each household within the subdivision (Section 23(3) (a) of the Water Act). Additionally, a waste collection system for the proposed development will be required to prevent contamination of surface and/or ground water.

6.8 Community Services

Present community services are met largely in the Hamlet of Faust. The Plan area has a 911 service, with the Faust Detachment of the Royal Canadian Mounted Police providing police service to the community. Similarly, fire protection is provided by the Faust Fire Department. There are no medical services in the Hamlet, however, the Faust Family and Community Support Services office provides some social programs to local residents.

The community is serviced by the Northern Lakes College, Faust campus, which offers upgrading courses as well as distance education courses. Similarly, the Royal Purple organization operates a hall which is used by residents of the community. There are also two churches located within the community.

- 6.8.1 The Royal Canadian Mounted Police detachment within Faust will continue to provide protective services to the residents of the community.
- 6.8.2 The Faust Fire Department (volunteer) will continue to provide fire protection services within the community. The MD of Big Lakes will continue to search for opportunities, through partnerships or otherwise, to increase the capacity of the fire department.

- 6.8.3 Applications for subdivision or development shall identify that proper access for emergency vehicles is provided to the standards set forth by the MD of Big Lakes.
- 6.8.4 The MD of Big Lakes shall continue to ensure, through periodic review, that the needs of the residents and future development within the plan area are being met in the community, for both emergency and protective services within the Hamlet of Faust.
- 6.8.5 The MD of Big Lakes will continue to search for opportunities to increase the social programs and services that are available within the Hamlet of Faust, including partnerships with other organizations.
- 6.8.6 The MD of Big Lakes and the Faust Community League shall continue to search for opportunities to work with the Northern Lakes College, Faust campus, to provide future opportunities for the people of Faust. This should take the form of educational opportunities, but also should include the facilities of the college.
- 6.8.7 The use of the Northern Lakes College shall remain institutional (educational) in nature (Direct Control District). Should the campus cease operations, future subdivision or development shall remain institutional in nature.
- 6.8.8 All present religious institutions shall maintain their present use. Should they cease to continue operation, the Direct Control District ensures that future redevelopment creates amenities for public use.
- 6.8.9 The Royal Purple Hall shall continue to operate for the use of the residents of Faust. Its land use designation as Direct Control District does not allow future development that is not for the wider benefit of the community.
- 6.8.10 The MD of Big Lakes, Faust Community League and the Royal Purple shall continue to search for opportunities to further develop the Royal Purple Hall to better serve the community. This should include the redevelopment and upgrading of the current structure.
- 6.8.11 All new development within Faust shall have adequate fire prevention facilities installed, including sprinkler systems.

6.9 Public Space and Trails

Public space and amenities within the Hamlet of Faust are presently maintained by members of the community, primarily the Faust Community League with

financial assistance and expertise provided by the MD of Big Lakes. Faust has two playgrounds, an outdoor skating rink and a ball diamond. Much of the present facilities are in a state of disrepair and need upgrading. There are opportunities to improve the existing amenities for present residents and the recreational users, which Faust wishes to attract.

- 6.9.1 The Faust Community League will continue to form a partnership with the MD of Big Lakes to develop and maintain public space, amenities and trails within Faust.
- 6.9.2 Further to section 6.8.1, the partnership should specifically target funds and resources for the acquisition of new playground equipment and repairs to the existing infrastructure. The Faust baseball facility is in need of much upgrades and effort should be made to bring it up to level which adds aesthetically to the community.
- 6.9.3 The MD of Big Lakes, through the subdivision process, shall acquire continuous corridor space by means of Municipal Reserve (MR) for the future development of a pathway system (Figure 5).
- 6.9.4 MR shall be taken at 10 percent of gross developable land, or as cash in lieu of land. Where land is taken for MR the municipality shall ensure that the land taken is for the betterment of the community. This will be done through acquisition of the most optimum land for linkage with the trail system or other public space.
- 6.9.5 The MD of Big Lakes shall ensure that adequate funding is made available, through grants or otherwise, so as to effectively develop and maintain public space.
- 6.9.6 The Faust pathway system shall take into account any environmentally significant areas and ensure they are protected for future generations of users. This shall include the design, development and maintenance phases of the project.
- 6.9.7 The pathway system shall be constructed to meet the needs of a variety of users (pedestrian, cyclists, horse back riders, and all terrain vehicles) so as to balance the wide variety of community needs.
- 6.9.8 The MD of Big Lakes shall endeavor to protect all public space, including the proposed pathway system along the lakefront, playground space, sports facilities etc. through the creation of a Direct Control District specifically ensuring their preservation for the benefit of local residents.

7.0 Development Phasing

Present municipal servicing (Figure 3) does not extend to the eastern and western edge of the municipality. However, the central portion of the community is well serviced by present municipal infrastructure. The phasing of future development should capitalize on the available infrastructure to avoid prohibitively expensive investment for the MD of Big Lakes. New development should also occur in a logical and efficient manner through infill and intensification. Future infill in the available lots within the central portion of the Hamlet shall be encouraged, so as to increase the density within the core part of the Hamlet (Figure 4).

The eastern portion of Faust has low density development, which is largely unserved. Future development should be required to extend the municipal servicing capacity into this area, allowing for improvement in standards and quality of life in the community. Development along the western portion of the Hamlet, which is relatively uninhabited and unserved, should be more restricted until servicing becomes financially feasible.

Should there be an application for multiple residential developments, the developer would be required to submit a phasing plan showing access points to the development, the overall phasing of the development, and the location and provision of the municipal reserve. Municipal Council and Staff shall review such proposals to ensure that the phasing plan is consistent with the MD of Big Lakes Municipal Development Plan, Land Use Bylaw and the provisions set out in this document, including those governing public space and trails.

All future development will be required to implement sewage and water as per municipal standards, at the expense of the developer.

8.0 Plan Implementation

The Hamlet of Faust Area Structure Plan must be adopted by bylaw at a public hearing in accordance with Part 633 of the Municipal Government Act. The document would then become a statutory document of the MD of Big Lakes.

The ASP would in no way supersede or in any other way alter other municipal statutes and is intended to be used in conjunction with other statutes, including the Municipal Development Plan and the MD of Big Lakes Land Use Bylaw.

It may become necessary that the ASP will need to be reviewed and amended to meet changing conditions within the Hamlet of Faust. It would be advisable that this document be reviewed after five years to find compliance with the prevailing bylaws and Municipal Development Plan. In certain situations it may become necessary for Council or local landowners to seek an amendment to the ASP.

TABLES & LAND USE MAPS

Land Use				
	sq. m.	Hectares	sq.ft	Acres
Residential	1,767,580.57	176.76	19,026,078.88	436.78
Urban Reserve	2,597,613.82	259.76	27,960,482.41	641.88
Industrial	157,787.13	15.78	1,698,406.53	38.99
Commercial	7,293.62	0.73	78,507.87	1.80
Total	4,530,275.14	453.03	48,763,475.69	1,119.46

Population Projections		
Population 2002		363
Year	Population	
	(Percent Increase)	
	0.15%	0.20%
2002	363	363
2003	364	364
2004	364	364
2005	365	365
2006	365	366
2007	366	367
2008	366	367
2009	367	368
2010	367	369
2011	368	370
2012	368	370
2013	369	371
2014	370	372
2015	370	373
2016	371	373
2017	371	374
2018	372	375
2019	372	376
2020	373	376

Table 1

Land Use Inventory (# of Lots)	
Residential	115
Vacant Residential	65
Commercial	12
Vacant Commercial	1
Industrial	1
Farm Residential	2
Farmland	13

Table 2

Table 3

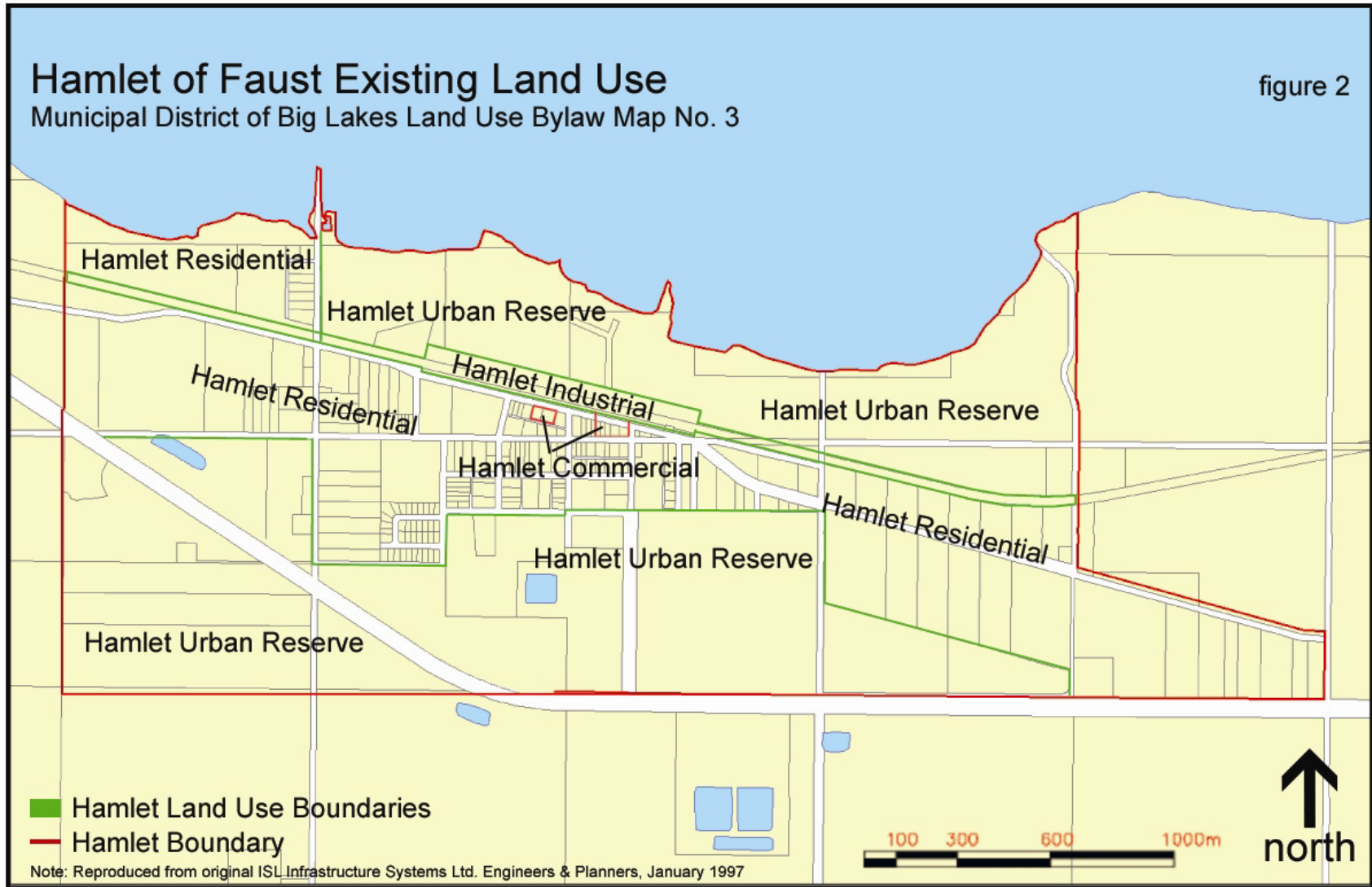
Density & Dwelling Requirements				
Total Dwellings 2002	140			
Population 2002	363			
Population 2020 (Scenario A)	373			
Population 2020 (Scenario B)	376			
Residential Land Use (acres)	436.78			
Gross Density Analysis				
		2002	2020 Scenario A	2020 Scenario B
Density (units/acre)		0.32	0.33	0.33
Density (persons/acre)		0.83	0.85	0.86
Household Composition (persons/dwelling)		2.59		
Estimated Dwelling Requirement 2020 (2.59 persons/dwelling)				
Total Dwellings 2002	140			
		Required Dwellings	Increase from 2002	
Population (.15 percent increase per year)	373	144	4	
Population (.20 percent increase per year)	376	145	5	
				Total Required 2020
Recreational Users (1.4 per year)		21		25
note: Projections based on Hamlet Residential Land Use				

Table 4

Hamlet of Faust Existing Land Use

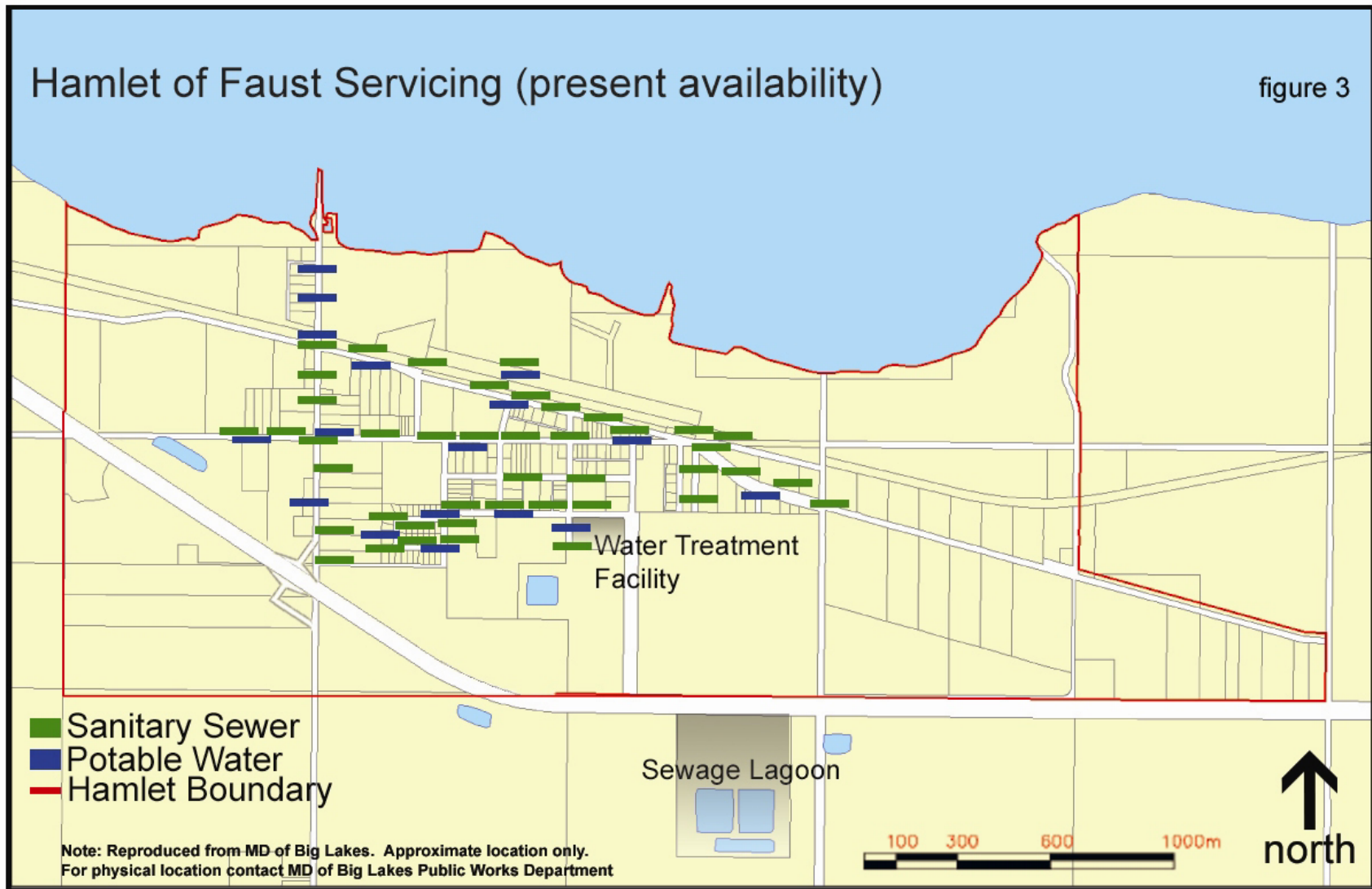
Municipal District of Big Lakes Land Use Bylaw Map No. 3

figure 2



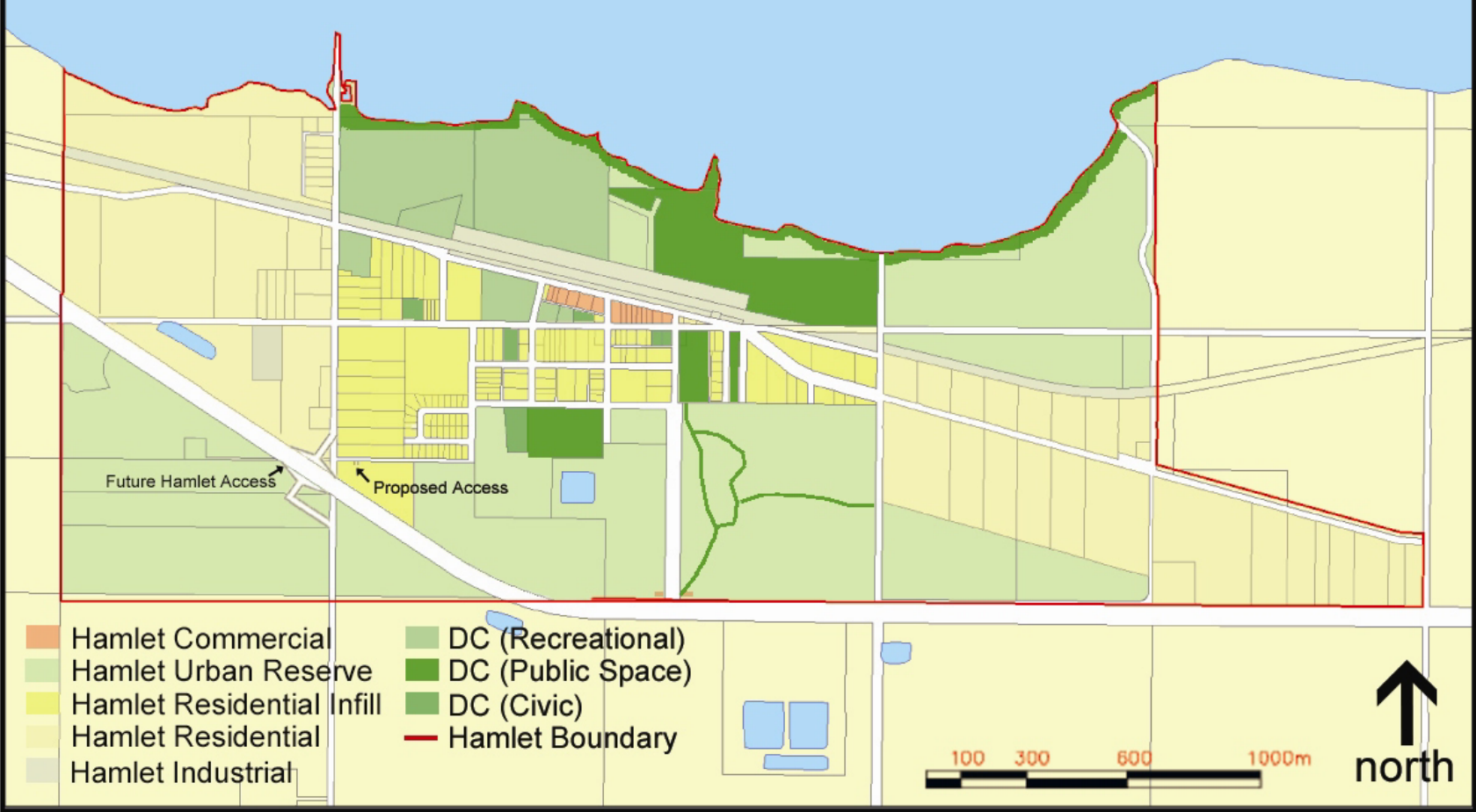
Hamlet of Faust Servicing (present availability)

figure 3



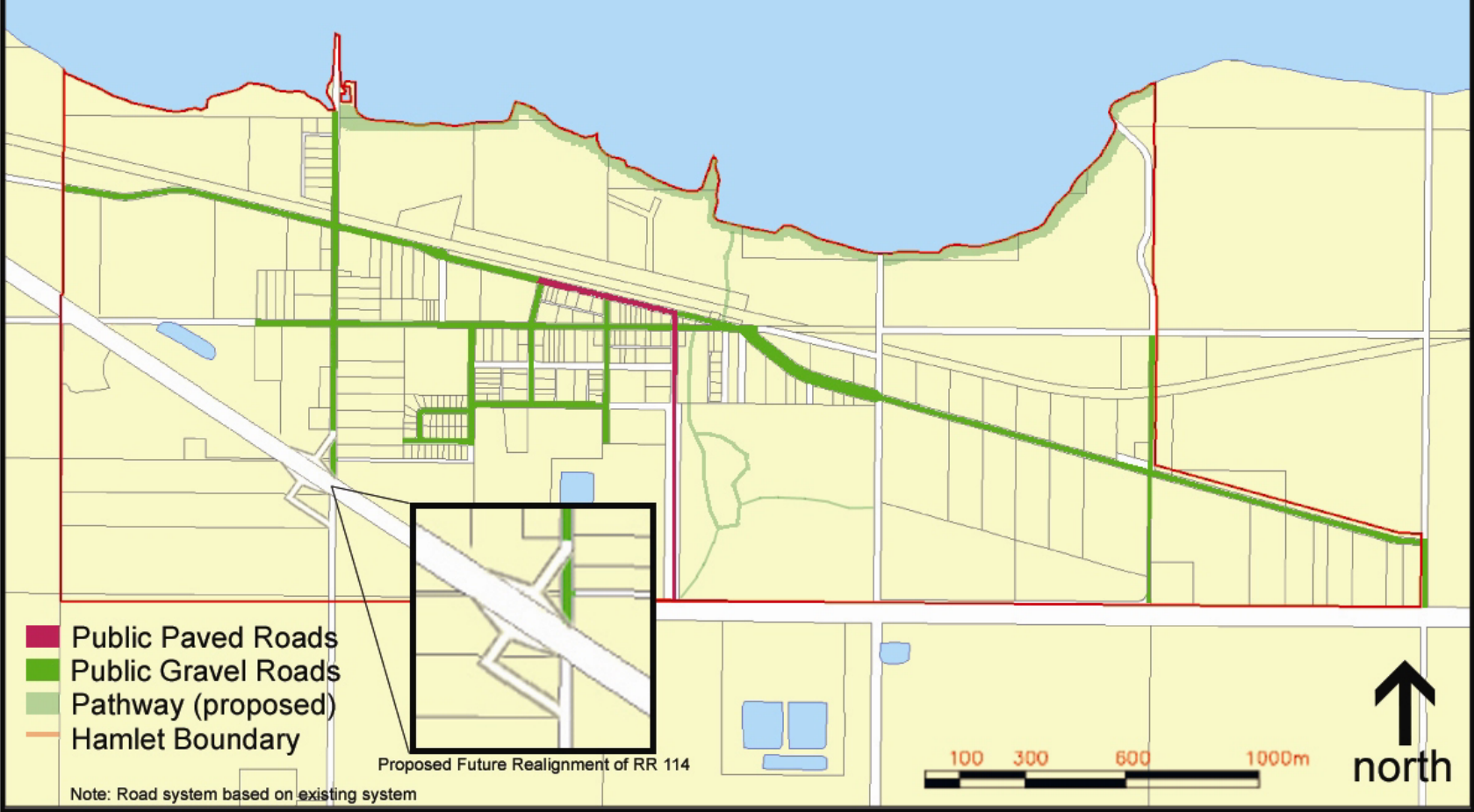
Hamlet of Faust Land Use Concept

figure 4



Hamlet of Faust Transportation/ Pathway

figure 5



Hamlet of Faust Recreational Uses

figure 6

