



**TOWN OF FALHER  
REVISED CENTRAL FALHER AREA STRUCTURE PLAN (2017)**

**Bylaw # 17-03**

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Prepared by:  
**TOWN OF FALHER**  
and  
**MACKENZIE MUNICIPAL SERVICES AGENCY**



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MACKENZIE MUNICIPAL SERVICES AGENCY**

**BY-LAW NO. 17-03  
TOWN OF FALHER**

A BYLAW OF THE TOWN OF FALHER IN THE PROVINCE OF ALBERTA TO ADOPT THE REVISED FALHER CENTRAL AREA STRUCTURE PLAN.

**WHEREAS** Section 633 of the Municipal Government Act, Chapter M-26 empowers Council to adopt Area Structure Plans, which provides a framework for the future subdivision and development of areas of land within the Town of Falher; and

**WHEREAS** the Council of the Town of Falher has deemed it necessary to repeal the current Falher Central Area Structure as adopted through bylaw 08-09 and all amendments thereto, and adopt a Revised Central Falher Area Structure Plan; and

**WHEREAS** the Council of the Town of Falher has provided notification and held an open house and a public hearing pursuant to Section 230 and Section 636 of the Municipal Government Act; and

**NOW THEREFORE**, the Town of Falher duly assembled, hereby enacts as the following:

1. That this bylaw shall be known as the Revised Central Falher Area Structure Plan bylaw;
2. That the Falher Central Area Structure Plan as authorized via bylaw 08-09 and all amendments thereto is hereby repealed;
3. That the attached "Schedule A" is hereby adopted as the Revised Central Falher Area Structure Plan;
4. That Bylaw No. 17-03 shall take effect on the date of its final passage by Council.

READ a first time this 13th day of March, 2017.

  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
MUNICIPAL ADMINISTRATOR

READ a second time this 10th day of April, 2017

READ a third time and finally passed this 10th day of April, 2017

  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
MUNICIPAL ADMINISTRATOR

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# Part 1. Introduction

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## 1.1. Purpose of Plan

- 1.1.1. The Town of Falher initiated the preparation of this Area Structure Plan as a part of its review and update of the original “**Central Area Structure Plan**” initially adopted in 1987. This plan has been prepared to replace the original bylaw including any amendments thereto.
- 1.1.2. The primary objective of this plan is to provide a development framework for new low, medium and Multi-Family Residential development as well as intensified commercial development within the plan area. The developments are proposed in a manner that remains consistent with the policy, direction, goals and objectives of the Town of Falher as identified in their Municipal Development Plan.
- 1.1.3. This Area Structure Plan has been prepared in accordance with the Municipal Government Act, the Subdivision and Development Regulations as well as relevant policies pertaining to future land use and development within the plan area.
- 1.1.4. Future subdivision and development proposed within the planning area shall remain in conformance with the provision and direction of this Area Structure Plan as well as the Town of Falher Land Use Bylaw.
- 1.1.5. Prior to subdivision or development permit approvals, the development authority shall consult and review the aforementioned plans to ensure conformity of all development proposals with the direction, spirit and intent of this plan and any other applicable bylaw.

## 1.2. Plan Area

- 1.2.1. The land affected by this Area Structure Plan is centrally situated within the Town of Falher. The plan area is bounded to the North by Single Family Residential Development south of 3<sup>rd</sup> Ave, to the South by a Mobile Home Residential Development and 7<sup>th</sup> Ave, to the East by 2nd Street and to the West by Main Street (as illustrated in Schedule A).



- 1.2.2. The total plan area contains 6.96 hectares (17.21 acres) of land. The existing parcels in the plan area are primarily owned by the local Municipal authority with one additional parcel being owned by private individual.

### 1.3. Existing Conditions

- 1.3.1. The plan area contains relatively flat grassland sloping to the west and northeast. A maximum 3% westward sloping occurs along the eastern third of the plan area. East of this slope, drainage is eastward and southward. There appears to be sufficient slope to accommodate the development and provision of a gravity sewer system.
- 1.3.2. Existing vegetation and several depressions exist along the eastern edge of the plan area. Additional vegetation is present in the western third of the plan area. Drainage in the east flows south of 7<sup>th</sup> Avenue towards Highway 49. The topography of the plan area indicates that it has positive drainage.
- 1.3.3. Few development constraints exist in the plan area. The current land use pattern includes 10 single family residential units to the north that are accessed by 3<sup>rd</sup> Avenue, a mobile home development to the south that is accessed by 7th Avenue, a mix of vacant land and commercial buildings to the west that front Main street, a large parcel of undeveloped land that occupies the majority of the plan area.. A couple of internal roads are already completed as part of Phase 1.

### 1.4. Policy Framework

- 1.4.1. *Town of Falher Central Area Structure Plan:* This area structure plan established the existing land use and general development pattern for the plan area. This plan provides the general land use framework for this updated Central Area Structure Plan.
- 1.4.2. *Town of Falher Land Use Bylaw:* Schedule B identifies the existing zoning districts within the plan area. The majority of the plan area is currently zoned Urban Reserve (UR). The western portion of the plan area that borders Main Street is currently zoned General Commercial (C-1) and Secondary Commercial (C-2). Phase 1 of the plan is zoned Restricted Residential (R-1) and High Density Residential (R-3).



- 1.4.3. *Town of Falher – Municipal Development Plan:* The Municipal Development Plan provides direction to review and reassess the development pattern and road network for the plan area. The Future Land Use map lays out the bulk of the plan area to accommodate residential development. The lots along Main Street are show as being used for mixed-use development.



## Part 2. Land Use Concept

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### 2.1. Goals of the Plan

- 2.1.1. The Falher Central Area Structure Plan has been prepared to reflect the following goals
- a. To provide a clearly articulated planning framework for the plan area that is consistent with the policies, plans and strategic vision of the Town of Falher for the plan area.
  - b. To enhance the long term economic vitality of the Town of Falher.
  - c. To establish an orderly and efficient plan for the development of the plan area to accommodate the future expansion of residential and commercial development in the Town of Falher.
  - d. To establish an efficient road and transportation network that services the plan area and integrates with the Town of Falher.
  - e. To develop a servicing scheme that will effectively support the development concept for the plan area.
  - f. To establish development standards that will mitigate the negative impacts of the future development of the plan area while enhancing the quality of the built environment in the plan area.

### 2.2. Land Use Concept

- 2.2.1. The future development of the plan area will be guided by the Land Use Concept (as illustrated in Schedule C and Table 1), which spatially articulates the strategic vision and the broad policy guidelines established in Section 2.1. It is further intended to provide general direction on the location and intensity of commercial and residential uses within the plan area and shall remain subject to further refinement at the time of subdivision and survey.



**Table 1: Plan Area Land Use Allocation and Development Yield**

<b>Land Use Category</b>	<b>Area (acres)</b>	<b>Area (Hectares)</b>	<b>Percent (% total area)</b>	<b>Dev. Yield (no. of lots)</b>
Commercial	2.09	0.85	12.1 %	1
Multi-Family Residential	2.09	0.85	12.1 %	4
Single Detached Residential	7.49	3.03	43.6 %	38
Mixed Use	2.09	0.85	12.1 %	1
Municipal Reserve	0.80	0.32	4.67%	n/a
Road ROW	2.65	1.07	15.4 %	n/a
<b>Total</b>	<b>17.21</b>	<b>6.97</b>	<b>100 %</b>	<b>44 lots</b>

### 2.3. Commercial Development

- 2.3.1. As is noted in Table 1, approximately 12.1% of the plan area is designated to be developed for Commercial Uses. This land use is relegated to the west portion of the plan area. Based on existing parcel lines and the proposed layout plan, no additional lots for commercial use are proposed in the plan area.
- 2.3.2. Upon adoption of this Area Structure Plan, any new development in the plan area shall be designated an appropriate Commercial zoning district in accordance with the Town of Falher Land use Bylaw. Commercial Use development in the plan area should conform to the existing commercial development along Main Street and should be relegated to development standards that provide an appropriate transition to the development north and south along Main Street.
- 2.3.3. All Commercial Use development in the plan area shall be subject to high standard of design and landscaping regulations in accordance



with the Town of Falher Land Use Bylaw. In addition, landscape buffers shall be required at the time of development to mitigate any adverse impact on abutting residential uses.

## **2.4. Multi-Family Residential**

- 2.4.1. As outlined in Table 1 and Schedule C, it is the intent of this area structure plan to accommodate a cluster of multi-family development in the plan area. The plan has identified approximately 2.09 acres of the plan area for future Multi-Family Residential development comprising approximately 12.1% of the plan area.
- 2.4.2. Upon adoption of this Area Structure Plan, any new development in the plan area shall be designated to the Multi-Family Residential zoning district in accordance with the Town of Falher Land use Bylaw.
- 2.4.3. All Multi-Family Residential development in the plan area shall remain subject to a high level of design and landscaping in accordance with the requirements of the Town of Falher. This shall include specific attention to site design, including site organization, building design, signage, landscaping and other matters as required.

## **2.5. Single-Detached Residential**

- 2.5.1. As outlined in Table 1 and Schedule C, it is the intent of this area structure plan to accommodate long term need for small lot single detached/ duplex and town home development in the Town of Falher. The plan has identified approximately 7.49 acres of the plan area for future Single-Detached Residential comprising of approximately 43.6% of the plan area.
- 2.5.2. Upon adoption of this Area Structure Plan, any new development in the plan area shall be designated to the appropriate Density Residential zoning district in accordance with the Town of Falher Land use Bylaw.
- 2.5.3. All Single-Detached Residential shall be developed with two primary lot configurations with an approximate lot area of 465 square feet and 540 square feet with a total yielding 38 lots in the plan area. This development shall remain subject to a high level of design and landscaping in accordance with the requirements of the Town of Falher. All future residential development in accordance with this plan



shall remain subject to the appropriate site provisions and district requirements as determined by the Town of Falher.

## **2.6. Mixed Use**

- 2.6.1. As is noted in Table 1, approximately 12.1% of the plan area is designated to be developed for Mixed Uses. This land use is relegated to the portion of land along Main Street.
- 2.6.2. Upon adoption of this Area Structure Plan, any new development in the plan area shall be designed to accommodate mixed Commercial and Residential uses. Commercial development should front onto Main street with Residential development behind or above the Commercial.
- 2.6.3. All Mixed Use development in the plan area shall be subject to high standard of design and landscaping regulations in accordance with the Town of Falher Land Use Bylaw. In addition, landscape buffers shall be required at the time of development to mitigate any impacts on abutting uses.

## **2.7. Municipal Reserve Areas**

- 2.7.1. In accordance with the Municipal Government Act, a maximum of 10% of the plan area may be provided as municipal reserve at the time of subdivision for a total of approximately 1.72 acres. Schedule C and Table 1 identify that the proposed Municipal reserve allocation in the plan area is approximately 0.80 acres.
- 2.7.2. It is estimated that the equivalent of 0.92 acres of reserve may be provided in cash in lieu at the time of subdivision to be used for reserve improvement purposes.
- 2.7.3. Pedestrian pathways are incorporated into the municipal reserve allocation in order to provide for appropriate pedestrian connectivity between the plan area and the park associated with the mobile home subdivision to the south and Main Street to the west.



## **Part 3. Transportation and Servicing**

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### **3.1. Water and Sanitary Sewer**

- 3.1.1. The development of the plan area shall be supported by the implementation of a pressurized water distribution system, and gravity sewage collection system in accordance with an approved servicing concept prior to subdivision and development.
- 3.1.2. The generalized provision of water, sanitary, and stormwater services to the planning area shall remain consistent with the servicing concept as illustrated in Schedules E and F.
- 3.1.3. The sanitary sewer system shall be developed with an appropriate collection system and disposal to the Town of Falher sewage lagoon. Based on the preliminary servicing planning completed in 1987 as part of the initial structure planning, it is anticipated that the plan area may be supported through the development of a gravity based, sewage collection system.
- 3.1.4. The final water and sanitary sewer services design shall follow an engineering design standard approved by Alberta Environment. A detailed engineering design shall determine the appropriate servicing plan and alignment that will be implemented at the time of subdivision.
- 3.1.5. All new development shall be required as part of a developers agreement to connect to water and sewer service and contribute to both offsite and onsite servicing costs in accordance with costs determined by the Town of Falher. The Town of Falher may up front and recover off site costs necessary to support the development of the plan are through the drafting and implementation of an offsite levy bylaw.

### **3.2. Lot Grading and Stormwater Management**

- 3.2.1. Prior to subdivision and development of the plan area a lot grading plan shall be prepared in accordance with municipal standards with the intent that all future building projects conform to the grading plan. The grading plan shall be designed to ensure that surface drainage from all



lots is directed to appropriate ditches and/or stormwater facilities at predevelopment rates.

- 3.2.2. The management of storm water shall be supported through the master grading plan. The grading and/or regarding of the plan area shall be completed in such manner to ensure that run off from any developed area remains similar to predevelopment conditions and does not cause eroding or flooding on adjacent properties, nor undue impact on the municipal stormwater management system.
- 3.2.3. Prior to intensive subdivision and development of the plan area a stormwater management plan must be prepared to address stormwater impacts and management interventions.
- 3.2.4. Stormwater flowing from the developed areas shall not exceed the predevelopment rate and shall meet the Province's 'Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems.'

### **3.3. Other Utilities**

- 3.3.1. Natural gas, electrical and communication utilities shall be provided to developments in keeping with municipal development standards. Tentative plans shall accommodate the provision of utilities through the protection of proposed right-of-ways and/or easements as required by utility companies to service the plan area. Where possible, all utilities shall be incorporated underground.

### **3.4. Road Network**

- 3.4.1. The plan area's road system shall be developed in accordance with the generalized road allocations as shown on Schedule G. The network shall be developed to safely and efficiently accommodate low to moderate volumes of vehicular traffic, provide easy access to all lots, avoid impeding the flow of through traffic on Main Street and provide convenient access to residential development within the plan area.
- 3.4.2. Road standards shall be developed in conjunction with the road hierarchy identified in Schedule G. All interior roads in the plan area will be serviced by a 15 meter right-of-way. Additionally, 6 meter lanes will be developed in accordance to the road hierarchy plan.



- 3.4.3. All internal roads servicing the residential development eastern section of the plan area shall interface with 1<sup>st</sup> Street East to the north, 2<sup>nd</sup> Street East.
- 3.4.4. The road system in the plan area shall develop in accordance with appropriate road standards cognizant of the road hierarchy and function. This shall include consideration of road function and shall dictate road width, curb and gutter requirements, paving width, drainage management, sidewalk and boulevard allocation as warranted.
- 3.4.5. To increase the attractiveness of the plan area, all road entryways shall have high visual standards and shall be incorporated with entry signage, lighting and where appropriate, landscaping.

**3.5. Additional Requirements:**

- 3.5.1. Notwithstanding the general guidelines above, all access to and from developments shall be to municipal standards. Utilities and services shall be provided for development at the developer's expense. The precise location and standard of future servicing shall be determined by the Town of Falher engineer and/or consultant using this plan as guide in the process.



## Part 4. Land Use Policy

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### 4.1. General

- 4.1.1. As guided by Schedule C - the Future Land Use Plan, the plan area is to contain a functional mix of Commercial development along Main street and a Multi-family and Single Detached Residential in the remainder of the plan area.
- 4.1.2. The identity of the plan area shall be established through adoption of appropriate development standards and servicing requirements Standards shall include guidelines for building design, building siting, yard treatments, fencing and storage requirements, landscaping parameters and signage guidelines.
- 4.1.3. Subdivision and development commencing on those lands identified for expansion or development within this Area Structure Plan shall remain consistent with the intent and direction with regards to the following:
- a. Land uses and land use designations;
  - b. Proposed parcel density and layout;
  - c. Proposed road system;
  - d. Conservation of natural features and the environment;
  - e. Parks and open spaces;
  - f. Community (public) facilities;
  - g. Phasing and staging of development;
  - h. Servicing standards.

### 4.2. Primary and Secondary Commercial

- 4.2.1. The plan area shall accommodate Primary and Secondary Commercial Development along Main Street in accordance with the Future Land Use Plan as shown in Schedule C.
- 4.2.2. The Commercial Use shall be developed in a manner to integrate with adjacent development as it pertains to site organization, building design, signage, landscaping to ensure a high standard of development and the development of integrated streetscapes. The development authority shall have regard to this plan and the land use



bylaw in evaluation of development plans and applications to ensure consistency with this policy direction.

- 4.2.3. All development along Main Street shall be planned in a manner that orients the principal entrance and front façade of the principal buildings to Main Street. Additionally such development may provide pedestrian amenities in the form of pedestrian oriented lighting, appropriate landscaping and tree canopies, pedestrian oriented signage and amenities such as benches and bike racks.
- 4.2.4. Where possible, access for loading and parking shall be obtained with minimal interference to pedestrian mobility. Landscaping to the rear of the site shall consist of visual screening which buffers parking and loading areas from adjacent residential uses.

### **4.3. Residential**

- 4.3.1. Residential development shall remain in general accordance with the Future Land Use Plan as shown on Schedule C.
- 4.3.2. The Multi-Family Residential Development shall be allocated to those lands and areas as outlined in Schedule C. In general, Multi-Family Residential often functions as a buffer between major collector roads and single detached development. Additionally, they function as a transition use between commercial development along main-street and residential development within the majority of the plan area. In general, these uses shall include medium density condominium buildings, apartment buildings, row homes, duplexes and other uses deemed compatible by delegated authority of council.
- 4.3.3. All development in the residential area shall be undertaken to standards that supports the Town of Falher's long term vision for the area. This shall include landscaping measures, signage requirements and specific architectural treatment to integrate residential development with the remaining development to the north and west of the plan area.
- 4.3.4. Single Detached Residential uses shall be allocated to those lands and areas as outlined in Schedule C. In general, single detached residential uses will be designed to incorporate the traditional road lay out that provides lanes for rear access to garages. Single Detached



Residential development should orient its entrance to the street and provide a high standard of architectural detail and diversity in housing style and design.

#### **4.4. Reserve Areas**

- 4.4.1. The Town of Falher shall seek, as a condition of subdivision approval the dedication of those lands identified as municipal reserve on Schedule C at the time of subdivision.
- 4.4.2. These reserve acquisitions shall serve the future needs of open space recreation and pedestrian connectivity for the plan area.
- 4.4.3. As a condition of development approval, the Town may seek the treatment and improvement of the reserve area. This may include pedestrian scale lighting, paved pathways, appropriate signage and recreational amenities and landscaping as warranted.
- 4.4.4. Where necessary, stormwater detention facilities should be located adjacent to land to be dedicated as reserve in order to increase the size and use flexibility of these sites. The requirement, allocation on location of these facilities shall be determined as part of the overall stormwater management and grading plan for the plan area.



## **Part 5. Implementation, Interpretation and Amendment**

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### **5.1. Phasing**

- 5.1.1. It is anticipated that the development of the plan area may likely occur in a number of distinctive phases depending on market dynamics, development interest and landowner initiative.
- 5.1.2. As shown on Schedule D, it is envisioned that development adjacent to the planned roads shall be undertaken initially. Additional development beyond the planned will likely remain contingent in servicing availability, cost and market dynamics.
- 5.1.3. Due to the uncertainty of a number of conditions, the phasing as illustrated in Schedule D may be revised at the time of subdivision without requiring an amendment to this plan.
- 5.1.4 As of January 1, 2017, Phase 1 of this Area Structure Plan has been completed.

### **5.2. Implementation**

- 5.2.1. This area structure plan shall be implemented through:
- a. The Land Use Bylaw, including zoning/district re-designations and the application of development regulations, and
  - b. Subdivision approvals.
- 5.2.2. The implementation of the plan may require appropriate amendments to the Town of Falher land use bylaw to accommodate subdivision and development of the plan area in accordance with this plan.
- 5.2.3. The respective bylaws of the Town of Falher shall be used as the primary implementation tool, in conjunction with the policies and provisions of this plan to establish zoning and development regulations for the plan area.
- 5.2.4. Prior to consideration of subdivision approval or the issuance of development permits the Town of Falher shall require the submission of an outline plan for the proposed development.



- 5.2.5. Prior to subdivision approval within the plan area, the Town of Falher shall require detailed engineering drawings and specifications to be submitted for approval. These shall be tied to the developer's agreement acting as a condition of subdivision approval.
- 5.2.6. The Town of Falher will require each phase of development to:
- a. form a logical and efficient extension of municipal services;
  - b. not prejudice the further subdivision and development of any forthcoming phases and adjoining lands,
  - c. make sufficient provision for road access, and
  - d. dedicate such municipal and environmental reserve as necessary.
- 5.2.7. All costs of development on private land and all applicable off-site development costs associated with the development of land, as identified in a development agreement with the Town of Falher shall be the responsibility of the developer.
- 5.2.8. The determination of off-site and other development levies shall be determined by Council as necessary.
- 5.2.9. Referral: The Town of Falher may refer any development proposal to appropriate government departments and/or the Mackenzie Municipal Services Agency for information, comments and advice.
- 5.2.10. Development Agreements must:
- a. be signed prior to the commencement of development,
  - b. outline the extent of the developer's responsibilities for the provision and standard of utilities and services,
  - c. contain other matters as deemed necessary by the Town of Falher.
- 5.2.11. Fire Protection: The Town of Falher will undertake a periodic review of its fire protection measures, such as water supply and fire-fighting equipment, during the implementation of this Plan, in order to ensure that fire protection for the plan area remains at an appropriate standard.



### 5.3. Interpretation

- 5.3.1. This Plan is intended to serve as the long range plan to facilitate and guide the development of the plan area. It shall be interpreted with flexibility having regard to its purpose and concepts, as well as the objectives and policies of the Town. Council's decisions on interpretation shall be final.
- 5.3.2. All development proposals shall follow the land use concept and subdivision design as shown on Schedule C, but the final boundaries between land uses, location of storm water detention facilities, and road alignments will be subject to subdivision applications approved by Council.
- 5.3.3. Minor variations to the future land use map may be considered by the approving authority without a formal bylaw amendment to this plan as long as the spirit and intent of the plan policies are maintained. This shall include minor variations to lot and right of way dimensions, the location of utilities and the phasing of development.
- 5.3.4. Flexibility of policies in this plan shall be interpreted and applied as follows:
- a. Shall means mandatory compliances
  - b. Should means compliance in principles but in subject to the discretion of the approving authority where compliance in impractical or undesirable because of valid planning principles of circumstances peculiar to a specific application.
  - c. May means discretionary compliance or a choice upon which an action can or cannot be taken without an amendment to this plan.

### 5.4. Amendment

- 5.4.1. An amendment to this plan shall be required where a major land use change is identified or in situations where subdivision activity is proposed that results in an increase in overall lot density from that identified in this plan. Minor variations to lot sizes and internal road configuration may be permitted in the Plan area without an amendment to this area structure plan.



- 5.4.2. This Plan may be amended by Council in accordance with procedures established in the Municipal Government Act.
- 5.4.3. When legal entities, other than the Town of Falher initiates an amendment, prior to commencement of the bylaw amendment process, the Town shall require the initiators of the amendment to provide a report and other background information to support the proposed amendment.



## **Part 6. Schedules**

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- Schedule A: Existing Conditions**
- Schedule B: Existing LUB (No. 14-05)**
- Schedule C: Future Land Use Plan**
- Schedule D: Phasing**
- Schedule E: Conceptual Water Distribution System**
- Schedule F: Conceptual Sanitary and Stormwater System**
- Schedule G: Road Hierarchy**

