



**TOWN OF FALHER
REVISED SOUTH FALHER AREA STRUCTURE PLAN**

BYLAW #07-06

ADOPTED OCTOBER 15, 2007



Prepared by:
TOWN OF FALHER
and
MACKENZIE MUNICIPAL SERVICES AGENCY



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Part 1. Introduction

1.1. Purpose of Plan

- 1.1.1. The Town of Falher (Please refer to Schedule A) has initiated the preparation of this area structure plan as part of its review and update of the original “Falher South Area Structure Plan” initially adopted in 1992 and subsequently amended in March 2002. This plan has been prepared to replace the original bylaw including said amendments.
- 1.1.2. The primary objective of this plan is to provide a framework for both new and intensified development within the planning area (Please refer to Schedule B) lands for fully serviced commercial and light industrial development in a manner that remains consistent with the policy direction, goals, and objectives of the Town of Falher. Further, as the plan area is situated in immediate proximity to Highway’s 49, comments from Alberta Infrastructure and Transportation for the area have been considered.
- 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 provisions 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 approval, 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 located along the southern boundary of the Town of Falher. The plan area is bounded by 7th Avenue South, Highway 49, 2nd Street West, and a municipal reserve parcel along the eastern boundary.



- 1.2.2. The total plan area contains 63.2 hectares (156.4 acres). The current ownership structure of the plan area remains diverse, with holdings by a variety of private companies, utility firms, agricultural producers and local municipal authorities. The ownership structure and distribution of land holdings within the plan area is highlighted in Schedule C.

1.3. Existing Conditions

- 1.3.1. As outlined in Schedule D, the Plan area consists of relatively flat grassland sloping to the west and northwest. Generally, there appears to be sufficient slope to accommodate the development and provision of a gravity sewer system.
- 1.3.2. There are generally few constraints to development in the plan area. Based on a baseline topographic assessment, the area has positive drainage. Currently, the plan area consists of active light industrial and commercial development as well as vacant areas currently in agricultural production. It is anticipated that these areas will remain in production until such time as development warrants their conversion to commercial or industrial land uses. Aside from existing development patterns, the plan area also consists of an established road network with two primary accesses to Highway 49. As some development has proceeded in the plan area, the local road network has evolved to include internalized north/south connections, east/west roads and an established frontage road within the eastern portion of the plan area.
- 1.3.3. The plan area has been subject to some subdivision activity in the past with the majority of the plan area subdivided. Development in the plan area primarily consists of commercial land uses and activities adjacent to Main Street. Other land uses include a tourism information centre and municipal park in the eastern portion of the plan area. The northwest portion of the plan area is currently utilized by the Municipal District of Smoky River No. 130 public works department. In particular instances, existing development has also utilized current road right of ways for storage purposes including the Municipal District of Smoky River No. 130 and the UFA. As the plan area develops, existing agreements permitting use of these lands will have to be terminated to facilitate the expansion and development of the balance of the plan area.



1.4. Policy Framework

- 1.4.1. *Town of Falher –Falher South Area Structure Plan:* This area structure plan has established the development pattern and existing land use direction of the plan area. A primary policy direction of this plan is that the plan area be reserved for secondary commercial uses.
- 1.4.2. *Town of Falher Land Use Bylaw* The majority of the plan area is currently zoned Secondary Commercial (C-2), respective of the direction of the Falher South Area Structure Plan. An exception remains a large block of land in the Southwest portion of the plan area, as well as a portion of lands adjacent to the eastern boundary of the plan area that are zoned Urban Reserve and Community respectively. Subject to adoption and acceptance of this area structure plan and the repeal of the original Falher South Area Structure plan, zoning amendments may have to be advanced.
- 1.4.3. *Subdivision and Development Regulation:* Section 14 of the Regulation requires that an area structure plan be prepared in advance of development on all lands that are located within 800 metres of highway. This plan has been prepared in consideration of this regulation.



Part 2. Land Use Concept

2.1. Goals of the Plan

- 2.1.1. The Falher South Area Structure Plan has been prepared in accordance with the following goals
- a. To provide a sound, long term planning framework for the area consistent with the policy direction and development goals of the Town of Falher for the plan area.
 - b. To plan and contribute towards the long term economic development of the Town of Falher
 - c. To establish an orderly, efficient and economical development plan for the area accommodating the potential expansion of existing commercial and industrial development.
 - d. To establish an efficient road and transportation network with appropriate connections to Highway 49
 - e. To establish a general and effective servicing scheme to support the development concept.
 - f. To establish general development principles and policy that will minimize negative impacts of development including noise, dust, and odour while also encouraging a high standard of development.

2.2. Land Use Concept

- 2.2.1. A detailed breakdown of the land use concept for the Plan Area is provided in Schedule E and Table 1. The intent of this plan is to provide broad and direction for future secondary commercial and light industrial development and shall remain subject to further refinement at the time of subdivision and survey.



Table 1: Plan Area Land Use Allocation and Development Yield

Land Use Category	Area (acres)	Percent (% total area)	Dev. Yield (no. of lots)
Light Industrial	63.4	41	37
Secondary Commercial	57.3	37	27
Public	9.7	6	3
Municipal Reserve	5.9	4	n/a
Road ROW	20.1	12	n/a
Total	156.4 acres	100 %	67 lots

2.3. Light Industrial Development

- 2.3.1. As noted in Table 1, approximately 39 % of the plan is to be developed for light industrial uses. Light industrial lands have been primarily concentrated towards the internal areas of the plan area. Based on the layout plan, the maximum density of future industrial development in the plan area shall be approximately 41 lots, with an average lot size of approximately 2 acres.
- 2.3.2. Upon adoption of this area structure plan, it is intended that all new developments in the plan area be zoned in accordance with the appropriate districting within the Town of Falher Land Use Bylaw. Industrial development within the plan area shall be limited to light industrial uses that do not cause undue or excessive impact in terms of noise, dust and odour. This is consistent with the direction of either the M1 or C2 land use district in the Town of Falher land use bylaw.
- 2.3.3. All light industrial 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. In addition, landscaped buffers shall be provided at the time of subdivision and development in those areas appropriately identified where planned light industrial development abuts adjacent, incompatible land uses.



2.4. Secondary Commercial Development

- 2.4.1. As outlined in Table 1 and Schedule E, it is the intent of this area structure plan to accommodate long term commercial development along frontage roads throughout the plan area. The plan has identified approximately 57.3 acres of the plan area for future commercial development comprising approximately 36 % of the plan area.
- 2.4.2. All commercial 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. Where required, future commercial development shall be buffered from incompatible land uses and/or instances where access restrictions are noted.

2.5. Municipal Reserve Areas

- 2.5.1. 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 16 acres less municipal reserve that has already been allocated in parcel form, provided as cash in lieu or waved. Based on a review of the existing Municipal reserve allocation in the eastern portion of the plan area of approximately 1.9 acres, it is estimated that 14 acres of reserve remains owing. This shall remain subject to a detailed review of titles in the plan area and any deferred reserve caveats.
- 2.5.2. In order to provide future access restrictions and buffering of light industrial and secondary commercial uses it is proposed that approximately 5.9 acres of municipal reserve be allocated at the time of subdivision throughout the plan area as shown in Schedule E. Reserve allocation shall be finalized at the time of subdivision and sufficient to accommodate the intended programming and use.
- 2.5.3. Provided that the balance of the plan area is to be developed for commercial and industrial uses, and that no specific school or additional recreation needs have been identified, it is proposed that the balance of reserve owing be provided as cash in lieu at the time of subdivision to be used for reserve improvement purposes as warranted throughout the plan area and the Town of Falher.



Part 3. Transportation and Servicing

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 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 F and G.
- 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 1992 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. This may include the alignment of services through future road allocations, easements and/or designated right of ways. A detailed engineering design shall determine the appropriate servicing plan and alignment that will be implemented at the time of subdivision.
- 3.1.5. No subdivision and development shall proceed until necessary trunk servicing systems are designed and approved to the satisfaction of Council or its appointed development authority.
- 3.1.6. 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. Where necessary, storm water detention facilities shall be incorporated within the plan area as identified by the overall stormwater management plan and where possible shall form a part of the open space system. 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 existing right-of-ways and the allocation of additional right of ways and/or easements as required by utility companies to service the plan area. Where possible, all utilities shall be provided 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 E. The network



shall be developed to safely and efficiently accommodate moderate to high volumes of vehicular traffic (including heavy trucks), provide easy access to all lots, avoid impeding the flow of through traffic, on Main Street and provide convenient access to the industrial areas both within and beyond the plan area. Road standards shall be developed in conjunction with future servicing planning for the area.

- 3.4.2. Future access to the road allowance serving as the western boundary of the plan area shall be restricted via a future municipal reserve allocation. This road allowance shall continue to function as an arterial truck route connecting the industrial lands north of the Town to Highway 49.
- 3.4.3. 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 with, curb and gutter requirements, paving width, drainage management, sidewalk and boulevard allocation as warranted. It is proposed all road serving secondary commercial development as identified on Schedule E be inclusive of asphalt paving, a planted and landscaped boulevard and a sidewalk allocation on one side
- 3.4.4. To increase the attractiveness of the plan area, all road entryways shall have high visual standards and shall be incorporated with entry signage and where appropriate, landscaping.
- 3.4.5. Throughout the development of the plan area, the Town of Falher shall require traffic impact assessments and geometric analysis studies to be completed to the satisfaction of Alberta Transportation. These studies shall be required on an ongoing basis to determine the impact of proposed development on Highway 49 and if required, associated improvements.
- 3.4.6. Where a TIA identifies required improvements to support development, the Town of Falher shall cause all improvements recommended in the TIA to be undertaken at no cost to Alberta Infrastructure and Transportation. The Town of Falher shall require all transportation improvements required by development to be undertaken by the developer. This shall be secured as part of a developers agreement serving as a condition of a development permit or subdivision approval.



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

4.1. General

- 4.1.1. As guided by Schedule E - the Future Land Use Plan, the plan area is to contain a functional mix of secondary commercial and light industrial development opportunities consistent with the relationship of the plan area to surrounding provincial highways, and existing development.
- 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. Light Industrial

- 4.2.1. The plan area shall accommodate an array of future industrial development opportunities.
- 4.2.2. Light Industrial areas shall be developed in a manner that minimizes land use conflicts with surrounding uses and provides adequate buffering, dust control and landscaping to ensure a high standard of development. This may include specific buffering techniques along property frontages, landscaping measures, and signage requirements as determined by the development authority at the time of development. Physical separations, buffers, and open spaces will be



required and utilized to separate incompatible land uses. 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. Light industrial lots shall be developed in a manner as to ensure that office buildings and administrative centres of operations are sited in proximity to planned roads and provide a presence to the street. Industrial lots shall be developed to accommodate on-site parking and appropriate circulation for the anticipated use. Storage and manufacturing components of light industrial operations shall be restricted to the rear yard.

4.2.4. Residential development in those areas identified for future industrial development shall not be permitted. Existing residential development shall be permitted to continue as a legally non conforming use subject to the legislative requirements of the Municipal Government Act.

4.3. Secondary Commercial

4.3.1. Future secondary commercial development shall remain in general accordance with the Future Land Use Plan as shown on Schedule E.

4.3.2. Secondary commercial uses shall be allocated to those lands and areas as outlined in Schedule E. In general, secondary commercial uses requiring a high degree of vehicular visibility will be given priority to those lots planned immediately adjacent to Highway 49 given the need for visibility and the relationship of these uses to the provincial highway network. In general, these uses shall include a variety of hotel, retail and service industries and other uses deemed compatible by delegated authority of council. Secondary commercial uses not reliant on highway shall be encouraged to locate in an appropriate alternative location in the plan area. General commercial development as outlined in the Town of Falher land use bylaw shall not be permitted in the plan area and shall be encouraged to locate in an appropriate land use district within the Town of Falher.

4.3.3. All development in the commercial area shall be undertaken to a standard and scale 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 and define the commercial development area. Specific measures adjacent



to the highway and road right of ways shall be required as condition of development permit approval.

- 4.3.4. All development adjacent to Highway 49 shall be planned in a manner that orients the principal entrance and front façade of the principal building facing Highway 49. Rear service facilities including but not limited to ancillary buildings, waste containers, power transformers etc...shall be sited in a manner as to be screened from Highway traffic.

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 E at the time of subdivision.
- 4.4.2. These reserve acquisitions shall serve as the basis to restrict access, allow for road widening when necessary and help establish a landscaped frontage adjacent to the Town.
- 4.4.3. As a condition of development approval, the Town may seek the treatment and improvement of those reserve lands adjacent to a development area. This may include berming, 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

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 H, it is envisioned that development adjacent to the planned major service 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 H may be revised at the time of subdivision without requiring an amendment to this plan.

5.2. Implementation

- 5.2.1. This area structure plan shall be implemented through:
- a. Outline plans as required by this Plan,
 - b. The Land Use Bylaw, including zoning/district re-designations and the application of development regulations, and
 - c. Subdivision approvals.
- 5.2.2. The implementation of the plan may require appropriate amendments to the Town of Falher land use bylaw 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 with 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 E, but the final boundaries between land uses, location of storm water detention facilities, and road alignments will be subject to Outline Plans 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 is subject to the discretion of the approving authority where compliance is 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

Schedule A:	Location Map
Schedule B:	Plan Area
Schedule C:	Ownership
Schedule D:	Existing Conditions
Schedule E:	Future Land Use Plan
Schedule F:	Proposed Water Distribution System
Schedule G:	Proposed Sanitary and Storm water system
Schedule H:	Phasing

