

Faust Area Structure Plan

Draft

Prepared for the MD of Big Lakes
grant-in-aid of research agreement

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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. As part of the planning process, initial field research was conducted within the MD of Big Lakes and the Hamlet of Faust in August and September 2004. Structured face-to-face interviews were conducted with 30 households in the community (22% sample) to define important concerns such as servicing, transportation and affordable housing. Key informant interviews were also organized with local professionals to help identify the major issues which should 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 will reflect comments from the community and Council and will be presented on May 24th, 25th, 2005.

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 (Figure 1) is located along the shoreline of the Lesser Slave Lake, between the Village of Kinuso and Driftpile Reserve. The Hamlet is located 57 Kilometers east of the Town of High Prairie and approximately 310 Kilometers Northwest of the city of Edmonton. The town is easily accessible by Provincial Highway 2, to both High Prairie to the west and the Village of Kinuso to the east.

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 that is south of Highway 2 (Figure 2).

General boundaries can be described as:

- the Lesser Slave Lake on the northern boundary;
- Highway 2 on the southern boundary;
- Aspen Road on the eastern boundary;
- eastern boundaries of sections SW 17 & NW 8 in Township 73, Range 11, West of the 4th Meridian on the western boundary.

The legal description of the land included in the Hamlet of Faust ASP is described as:

The following sections in Township 73, Range 11, West of the 4th 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 which can be due to a high water table or drainage. This is something which should not be unexpected owing to the close proximity to the Lesser Slave Lake.

3.2.2 Topography

Topographic data (Driftpile Improvement District Collection # 17) for Faust shows there to be 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 was shown at 578 +/- m. Thus there is a relief of 15-16 m within the Hamlet, although this is only marginal from the residential (northern) areas, with the majority of the relief seen at the southern parts of the Hamlet.

This could impact the flooding that Faust has been prone to experience in the past. This is due to the water levels closest the shorelines, where much of the residential and commercial areas are located, being at low levels relative to the Lake.

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 something which is impacted 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.

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 (rural cross section) 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. (Waiting for Alberta Environment Response regarding Water)

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.

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 identified that there is a moose migration that travels through Faust towards the Lake. Conversation with local residents reaffirmed the presence of large amounts of wildlife located in the areas that surround the Hamlet, thus indicating a large amount of interface with wildlife. Similarly it was noted that some areas along the lakeshore are valuable spawning ground.

(Waiting for Alberta Sustainable Resources (Wildlife) Response)

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, which of course is precluded for the plan area, identifies Faust as an area which has a mix of Class 5, 6 & 7 types. This shows most of the area to have severe limitations for commercial forestry, with some areas precluded from producing any. Of the drawbacks, the soil moisture mixture is the largest impediment to commercial forests.

The lands found in the southern most portion of Faust are marginally better, being classified as Class 3 and 4, which place on them only marginal limitations

for commercial forests. Much of the deforested areas in Faust are home to a large portion of the residential and commercial areas. 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.

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.

3.3.2 Ownership

The majority of land within Faust is privately owned (Figure 3). The MD of Big Lakes maintains some land ownership, including the water treatment facility and other community services. The province of Alberta retains land along of the shoreline of the Lesser Slave Lake, which is consistent with the government maintaining ownership of the bed and shore of most lakes and water bodies in Alberta.

3.3.3 Hamlet Access

Hamlet access is gained exclusively from Highway 2, which allows for access to outlying communities including eastbound access to Slave Lake and Kinuso and westbound access to High Prairie and Jousard. Primary access for the Hamlet is from Spruce Street, which gives direct access into the Hamlet's main commercial district along Railroad Avenue and to outlying areas.

Secondary access is also available from the east and west via Railroad Avenue, as well west access from Aspen Road. Additionally, Willow Street provides direct access into the Hamlets main areas.

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 the 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 the residents of the Hamlet, and which can be properly supported by the Hamlet's residents;
4. To ensure the environmental features that define the Hamlet as unique are maintained for the benefit of the community;
5. To identify the shape that future recreational development in the Hamlet will take, so as to least impact the Hamlet and 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 increased levels of tourism, which is expected to intensify over the foreseeable 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. 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.

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.'

The main stretches of Railroad Avenue and a sidewalk from Pine Street to Birch Street will be provided to foster pedestrian links. Street lighting will be maintained, and possibly expanded in adjacent areas.

Lakefront development will be limited, 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 the community.

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 increase the economic benefits of tourism.

5.2.2 Physical Environment

Faust's natural environment is spectacular, being situated on one of the most pristine tourist lakes in Alberta (Lesser Slave Lake) as well being located in a mixed wood forest. Fishing drives much of the commercial activity as many visitors and residents alike are drawn to the region for the available fishing.

5.2.3 Public Space

Although much of the infrastructure for the public realm, including sports facilities and playground equipment, are in a state of disrepair their presence gives the potential for an excellent amenity for the residents of the community. Additionally, areas along the shoreline and through the wooded areas offer the potential for walking trails which would benefit the Hamlet.

5.3 Constraints within the Plan Area

5.3.1 Canadian National Railway

The Canadian National Railway intersects through the Hamlet running adjacent to the shoreline of the Lesser Slave Lake. This disconnects the northern sections of the Hamlet along the lake and the primarily commercial and residential sections in the southern part of the community. Additionally it can cause 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 approval rating 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 the Village of Kinuso and some outlying rural areas as well as Faust. The sewage lagoon (located south of Highway 2, in SE 9 73-11-5) services only the Hamlet. MD staff has indicated that future development would not pose a problem for the servicing system capacity.

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 experienced slight population growth (6 resident increase) for the period of 1991-2002. This translates to only a 1.7 percent increase over the 11 year period or less than a .15 percent annual growth rate per year. It is appropriate that this study would assume that this growth trend will continue over the foreseeable future and that there will be very little permanent resident growth. As of 2005 it is estimated, based on the MD of Big Lakes 2002 Municipal Census that Faust's population is 417 residents.

Table 2 identifies the population projections that would develop based on the .15 percent growth and a slightly more optimistic .2 percent growth (compound growth). In both situations growth will be minimal from 2005-2020 (to populations of 426 and 430 residents respectively), which shows only an 11-15 resident increase in this period. Thus this plan's goal of infill of existing lots would seem the most prudent avenue for growth within the Hamlet.

6.2.2 Recreational Growth

Conversely, where the community is likely to experience growth is through continued growth in recreation seekers into the Hamlet on a seasonal basis. MD staff identified that this can cause the population of the Hamlet to spike in the summer months up to 1,000 people. Much of this tourist activity is geared towards anglers taking advantage of the excellent fishing that is available.

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, that more recreation seekers will also make Faust a tourist destination. This growth should occur within the present Hamlet Residential or Hamlet Urban Reserve land use areas.

6.2.3 Density and Dwelling Requirements

In keeping with the projected low growth rate, this plan does not call for significant increases in housing. Based on the 2002 municipal census, Faust has a person per dwelling ratio of 2.96, which is higher than the typical 2.6 person per dwelling which is usually used for such calculations. To be in line with the present reality of Faust, the 2.96 person per dwelling ratio has been used to calculate the Hamlet's required dwellings (Table 3). Based on the previous resident population calculations Faust would require 4-5 new dwellings by 2015, from the 2002 level of 140 dwellings.

Faust's residential density will not meaningfully change from the 2002 level of .32 people per acre, where by 2015 it is estimated to be .33 (Table 3).

6.3 Residential Land Use

Recent growth within the Hamlet has been spurred by an influx of tourist activity into the region. It is not anticipated that there will be an increase of permanent residents into the Hamlet, which should result in a population that remains at relatively the same level. For this reason the ASP does not warrant additional land annexation to the Hamlet in the foreseeable future, instead future development should be directed towards infilling the present land base. Residential land use also includes much of the recreational activities that are found within the Hamlet, primarily through discretionary use.

The plan also recognizes the need within the community for some flexibility to allow for a variety of housing typologies, resulting from the lack of social housing.

- 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 availability should not be considered for development or subdivision until such time as 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 5).
- 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.).
- 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 Specifically 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.

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.

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 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.

- 6.4.6 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, the Hamlet of Faust will be a centre of commercial activity within the MD of Big Lakes, thus enabling the rural character of the surrounding Municipal District to remain focused on agriculture and other related rural functions. Similarly, the commercial development will not be at a scale which will impact the rural nature of the Hamlet, instead it is intended to meet the needs of the residents of the Hamlet without impacting the rural character.

- 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 5) 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.
- 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. Angle street parking, fronting the commercial

development is encouraged. No street parking is allowed along the commercial district fronting 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.).
- 6.5.9 Future commercial development within the Hamlet shall have adequate fire prevention facilities installed, including sprinkler systems.
- 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 Infrastructure, Utilities & Servicing

A large section of the residential and commercial portions of Faust have potable water and sanitary sewer in place. The MD has identified that there are plans in place 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 handle any amount of growth. The municipal water system is located within the Hamlet, and the sewage lagoon is located just outside of Faust's boundaries. The targets for growth and residential infill development do not require any servicing upgrades to meet the perceived demand.

Resident interviews identified Faust's road system to be a source of many problems for the community. It was identified that much of these problems revolve around the standard that the roads are kept at.

- 6.6.1 All future new lots created within the Hamlet of Faust shall have municipal water and sewage (servicing) provided.
- 6.6.2 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.
- 6.6.3 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.
 - 6.6.4 Constructed roadways resulting from subdivision or development should be constructed to municipal standards and to provide adequate long-term service for the residents without high maintenance costs to the MD of Big Lakes.
 - 6.6.5 The MD of Big Lakes rural cross section is considered the minimum standard that should be applied to future subdivision and development.
 - 6.6.6 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?).
 - 6.6.7 The primary road system will be maintained within the Hamlet of Faust (Figure 6). 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.
 - 6.6.8 Roadway lighting shall be forbidden within the Hamlet of Faust. This provision excludes the 'main street' concept area of Railroad Avenue, and any other existing street lighting presently found in the Hamlet.
 - 6.6.9 A sidewalk shall be maintained along Railroad Avenue from Pine Street to Birch Street, allowing for pedestrian movement.

6.7 Community Services

Present community services are met largely from within the Hamlet of Faust. The Plan area does not have 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 provided within the Hamlet, however the Faust Family and Community Support Services office within the Hamlet provide some social programs to the residents of the community.

The community is serviced by the Northern Lakes College, Faust campus, which offers upgrading courses as well as distance education courses to the residents of Faust. 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.

- 6.7.1 The Royal Canadian Mounted Police detachment within Faust will continue to provide protective services to the residents of the community.
- 6.7.2 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.
- 6.7.3 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.
- 6.7.4 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 so that adequate levels are maintained within the Hamlet of Faust.
- 6.7.5 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.
- 6.7.6 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.
- 6.7.7 The use of the Northern Lakes College shall remain institutional (educational) in nature (Hamlet Urban Reserve Zoning). Should the campus cease operations, future subdivision or development shall remain institutional in nature.
- 6.7.8 All present religious institutions shall maintain their present use. Should they cease to continue operation, future redevelopment shall take the form of public use amenities for the community.
- 6.7.9 The Royal Purple Hall shall continue to operate for the use of the residents of Faust. Future development shall not be permitted which should change the present use.
- 6.7.10 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.

6.7.11 Municipal bylaw officers will continue to enforce policy set out in the MD of Big Lakes Municipal Development Plan and Land Use Bylaw.

6.7.12 All new development within Faust shall have adequate fire prevention facilities installed, including sprinkler systems.

6.8 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. During initial field research 'Recreational opportunities' was identified as the largest issue that residents would like to see expanded and the most important issue in the community. Thus they are something which this document strives to increase.

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 excellent opportunities here to further the amenities available within the community, for the betterment of the present residents and the recreational users which the MD of Big Lakes wishes to continue to attract.

6.8.1 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.

6.8.2 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.

6.8.3 The MD of Big Lakes, through the subdivision process, shall acquire continuous corridor space by means of Environmental & Municipal Reserve (MR) for the future development of pathway system (Figure 6).

6.8.4 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.

- 6.8.5 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.
- 6.8.6 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.
- 6.8.7 All Terrain Vehicles (ATV) shall not be permitted on public pathway systems, which shall remain for the public (pedestrian, including cyclists) enjoyment of the community.

7.0 Development Phasing

Present municipal servicing (Figure 4) does not extend to the eastern and western edge of the municipality. However, the central portion of the community is well serviced by present servicing. The phasing of future development should take advantage of the available infrastructure, over development of new services, which would be prohibitively expensive for the MD of Big Lakes. This should also occur in a logical and efficient manner to take advantage of the available servicing.

Future infill of 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 5). This will also allow present servicing to be most equitably and efficiently used in the short term.

The eastern portion of Faust presently has seen much low density development occur in recent years, and remains largely unserved. Future development should be required to extend the municipal servicing capacity into this area, therefore allowing for further serviced development to occur. Additional development should not be allowed in this area until such time that servicing becomes available. Development along the western portion of the Hamlet, which is relatively uninhabited and unserved, should remain undeveloped until such time as servicing is available.

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. Also in certain situations it may become necessary for Council or local landowners to seek an amendment to the ASP.

Adoption of the Hamlet of Faust Area Structure Plan will provide a framework for future development. The policies identified in this document will work in conjunction with the MD of Big Lakes Municipal Development Plan and Land Use Bylaw in setting out policy that must be met prior to future subdivision and development within the Hamlet of Faust.

ANNEX

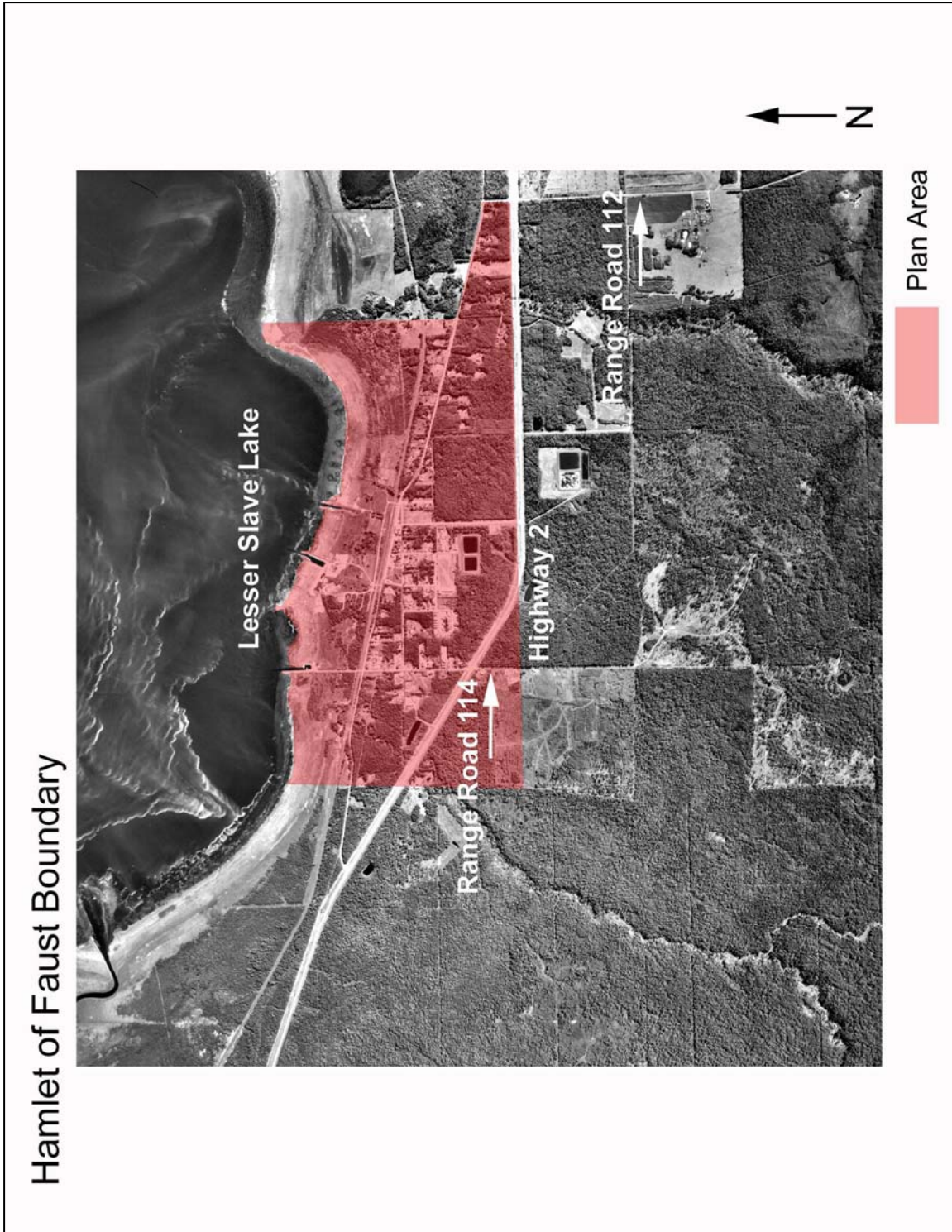


Figure 1

Hamlet of Faust Landuse

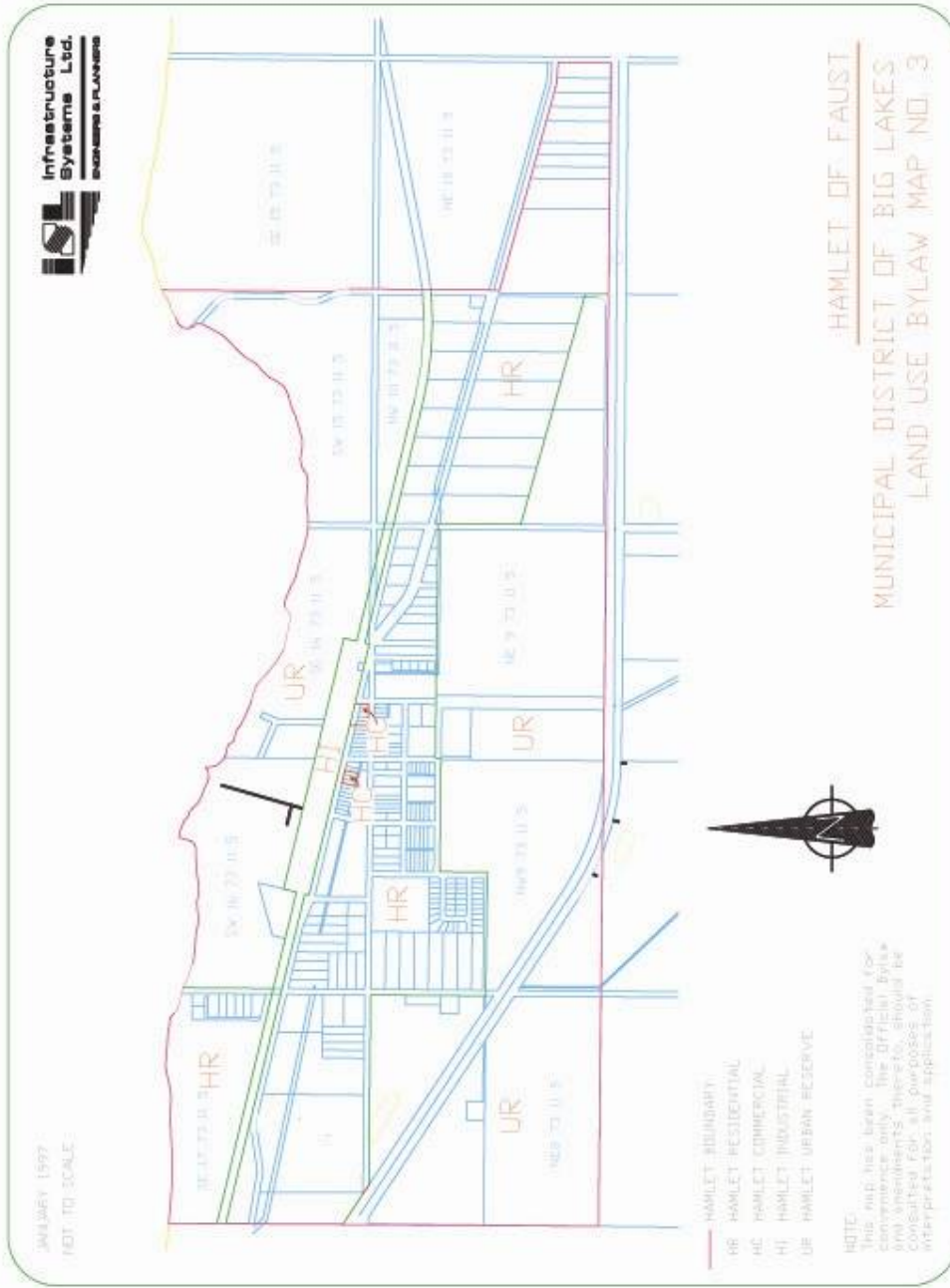


Figure 2

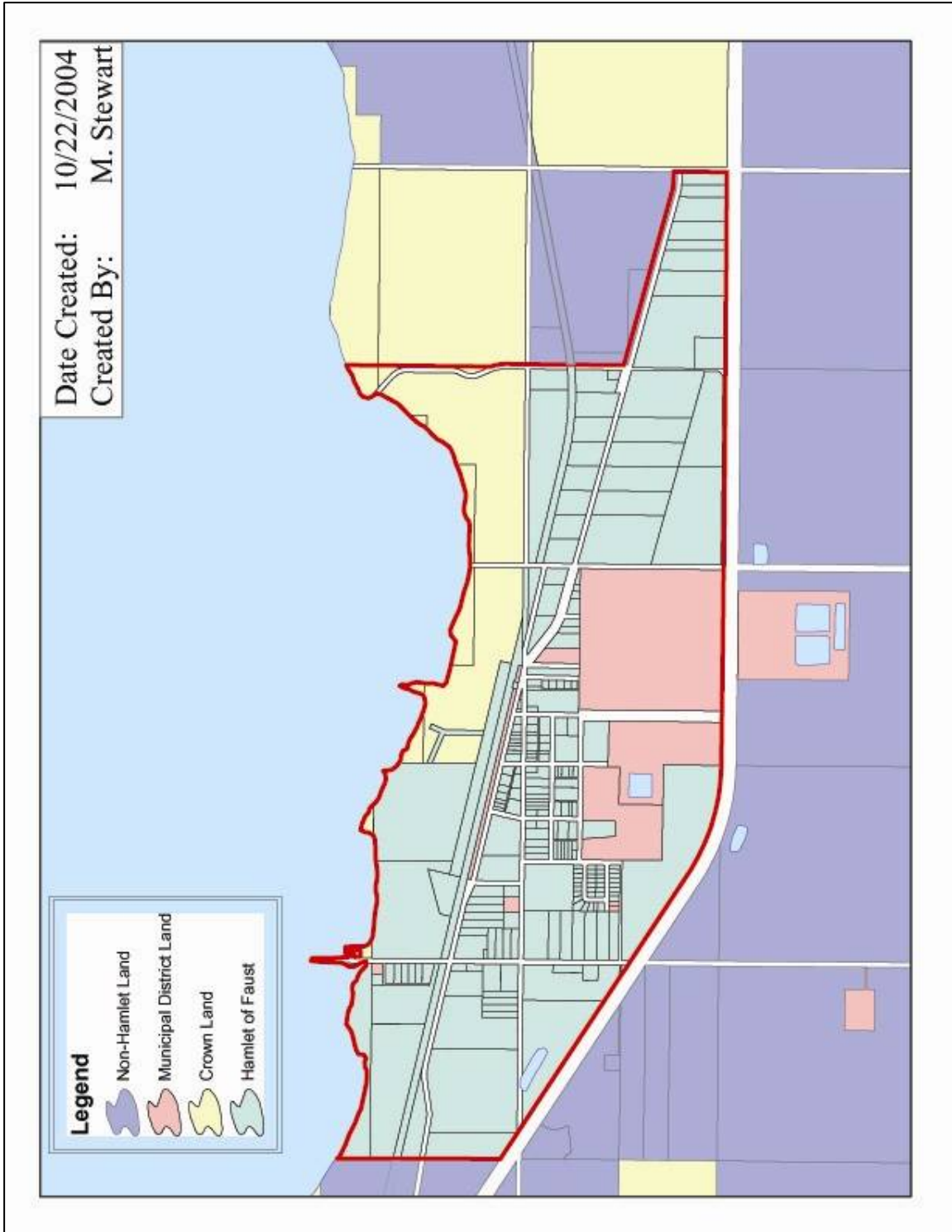


Figure 3

Hamlet of Faust Present Servicing



Figure 4

Hamlet of Faust Landuse Concept

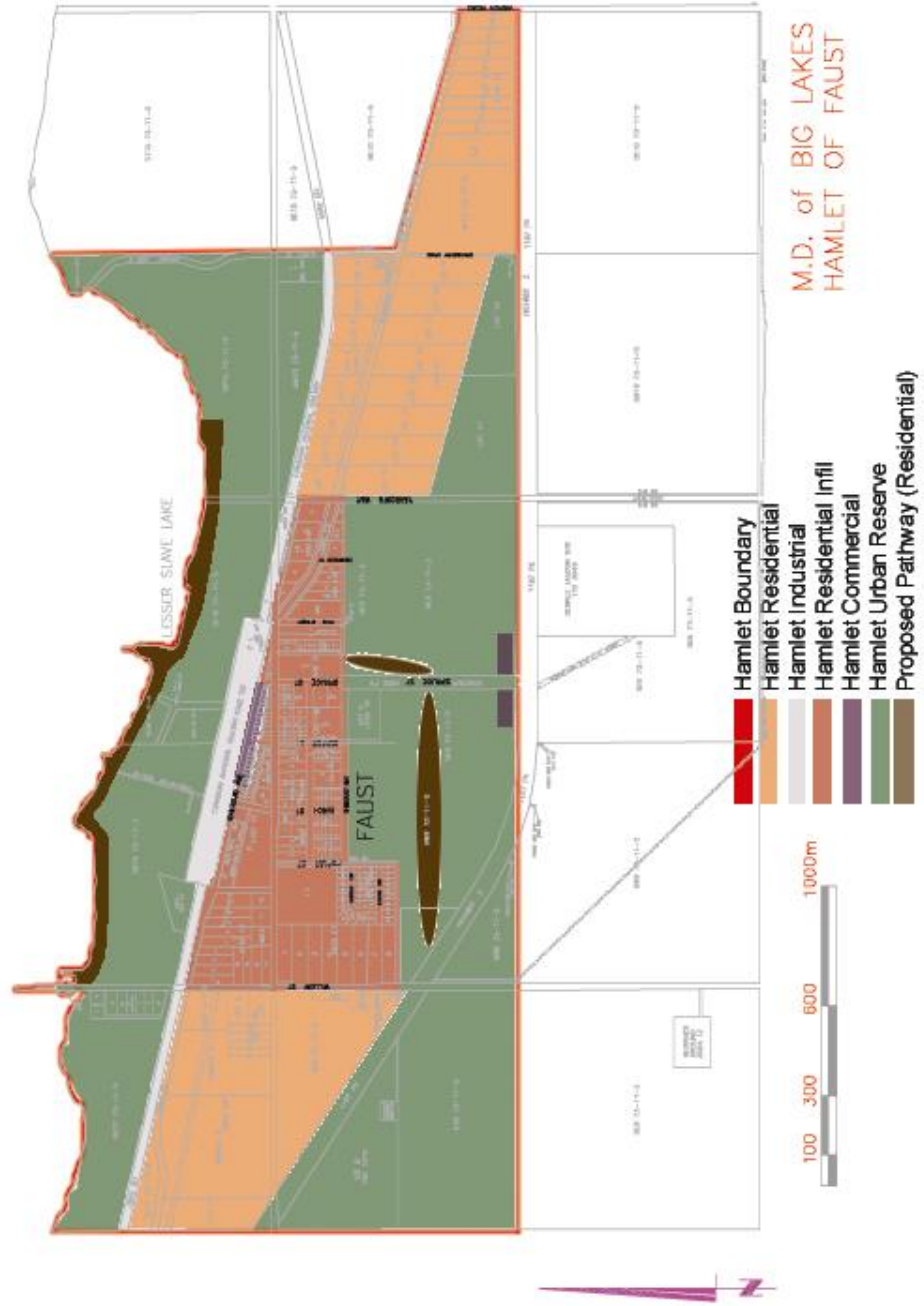
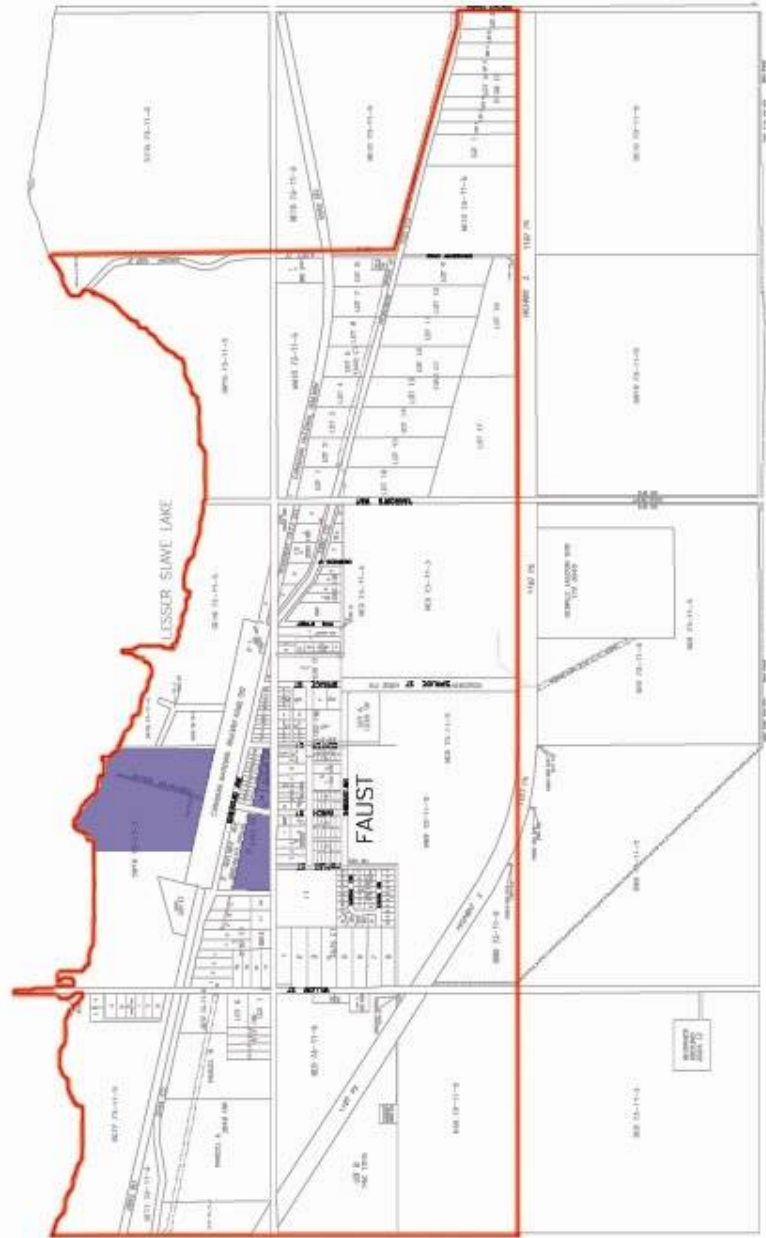


Figure 5

Hamlet of Faust Recreational Uses (Campground)



M.D. of BIG LAKES
HAMLET OF FAUST

Hamlet Boundary
Proposed Campground Uses



Figure 6

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		415
Year	Population	
	(Percent Increase)	
	0.15%	0.20%
2002	415	415
2003	416	416
2004	416	417
2005	417	417
2006	417	418
2007	418	419
2008	419	420
2009	419	421
2010	420	422
2011	421	423
2012	421	423
2013	422	424
2014	423	425
2015	423	426
2016	424	427
2017	424	428
2018	425	428
2019	426	429
2020	426	430

Table 2

Density & Dwelling Requirements				
Total Dwellings 2002	140			
Population 2002	415			
Population 2015 (Scenario A)	426			
Population 2015 (Scenario B)	430			
Residential Land Use (acres)	436.78			
		2002	2015 Scenario A	2015 Scenario B
Density (units/acre)		0.32	0.33	0.33
Density (ppl./acre)		0.95	0.98	0.98
Household Composition (ppl./dwelling)		2.96		
Estimated Dwelling Requirement 2015 (2.96 ppl./dwelling)				
		Required Dwellings	Increase from 2002	
Population (.15 percent increase per year)	426	144	4	
Population (.20 percent increase per year)	430	145	5	

