



# FAUST Area Structure Plan



July 2018

## ACKNOWLEDGMENTS

The Project Team would like to thank the community members, organizations, and various stakeholders who contributed to the development of this Area Structure Plan by providing feedback, attending community workshops, and sharing their stories. We are excited to see your active participation in implementing the Faust Area Structure Plan.

We would also like to thank Big Lakes County Council for their support of this Plan.

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# Preface

## PURPOSE

The purpose of this Area Structure Plan (ASP) is to describe the land use concept, development policies, and vision for the Faust community. This plan has been created as a joint action by the County, residents, and key stakeholders, engaging in Faust's growth and renewal. People in the community of Faust must believe in this plan and work together to achieve the outcomes of each character area: Core Area, Rural Residential Area, North Residential and Recreation Area, Environmental Protection Area, Commercial and Industrial Area, and Future Development Area.

An ASP is a statutory document that requires Council adoption and is administrated by municipal planning staff once approved. This plan created by the community must also be implemented by the community. The plan features implementation actions that can effectively implement the vision and policies in this plan. Actions are assigned to community stakeholders including the County, developers, and the community, as this plan makes each stakeholder accountable to the future of Faust. Each stakeholder must continue their active role in their community to achieve the vision of this plan, a community initiative to be proud of.



# 1.0 Land Use Concept

## 1.1 COMMUNITY VISION

**FAUST** is a quiet community that builds upon its strong history and connection to the natural environment, while ensuring community growth respects and preserves its beautiful natural landscape for current and future generations.

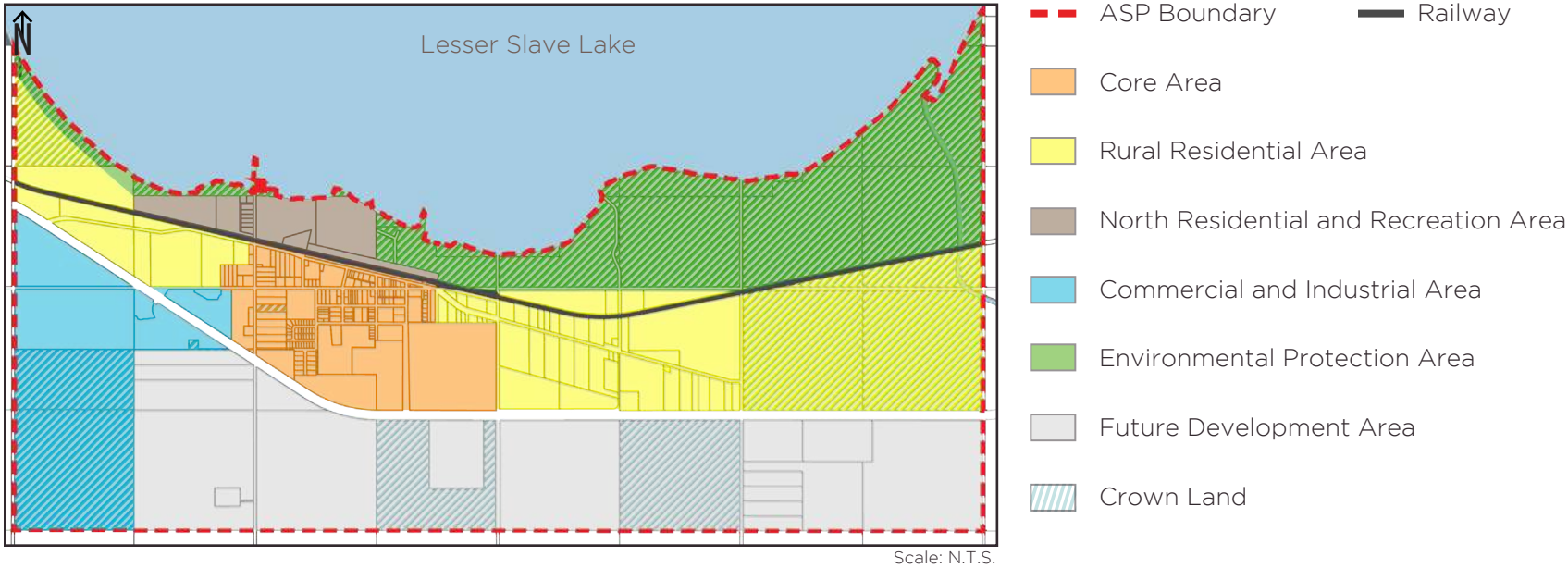
## 1.2 CHARACTER AREAS

The Faust Area Structure Plan has divided the plan area into six distinct character areas based on similar attributes. Policies have been developed to apply to Faust as a whole, as well as policies specific to each character area. Policies for character areas will consider the area's characteristics to guide future development.

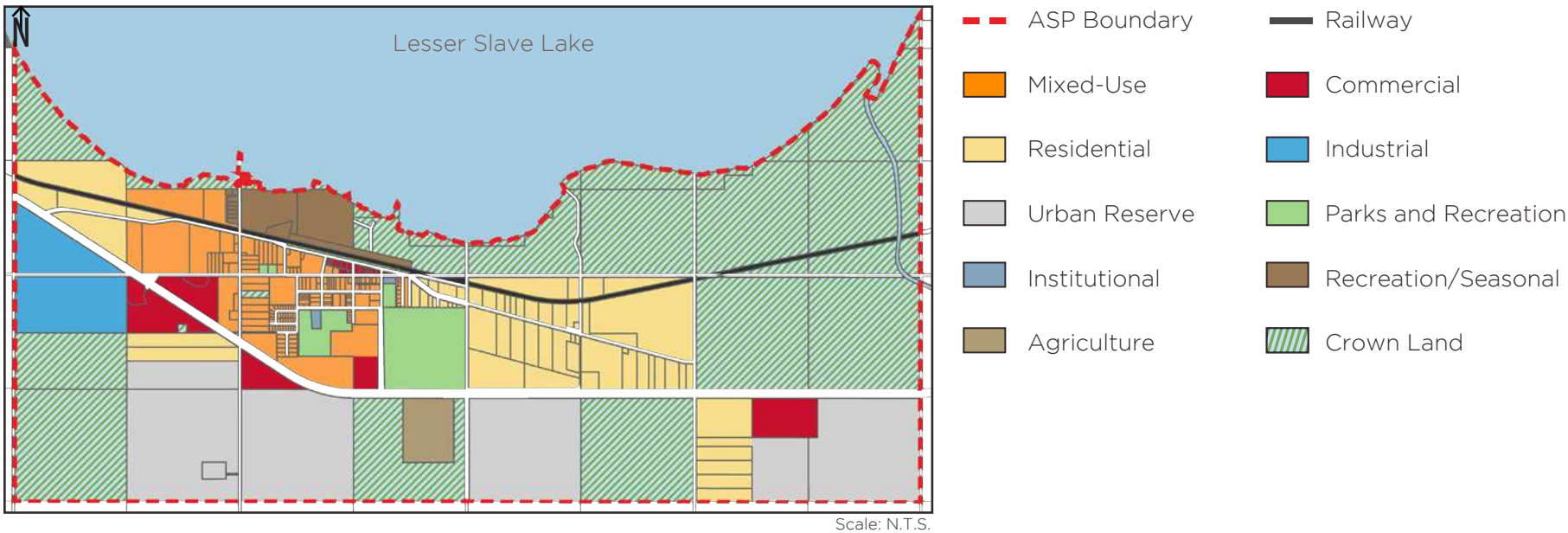
The six character areas for Faust are:

- Core Area
- Rural Residential Area
- North Residential and Recreation Area
- Environmental Protection Area
- Commercial and Industrial Area
- Future Development Area

**FIGURE 1 | Character Areas**



**FIGURE 2 | Land Use Concept**





### 1.3 HAMLET WIDE POLICIES

This section outlines policies that will guide future development within the Hamlet of Faust Area Structure Plan Area.



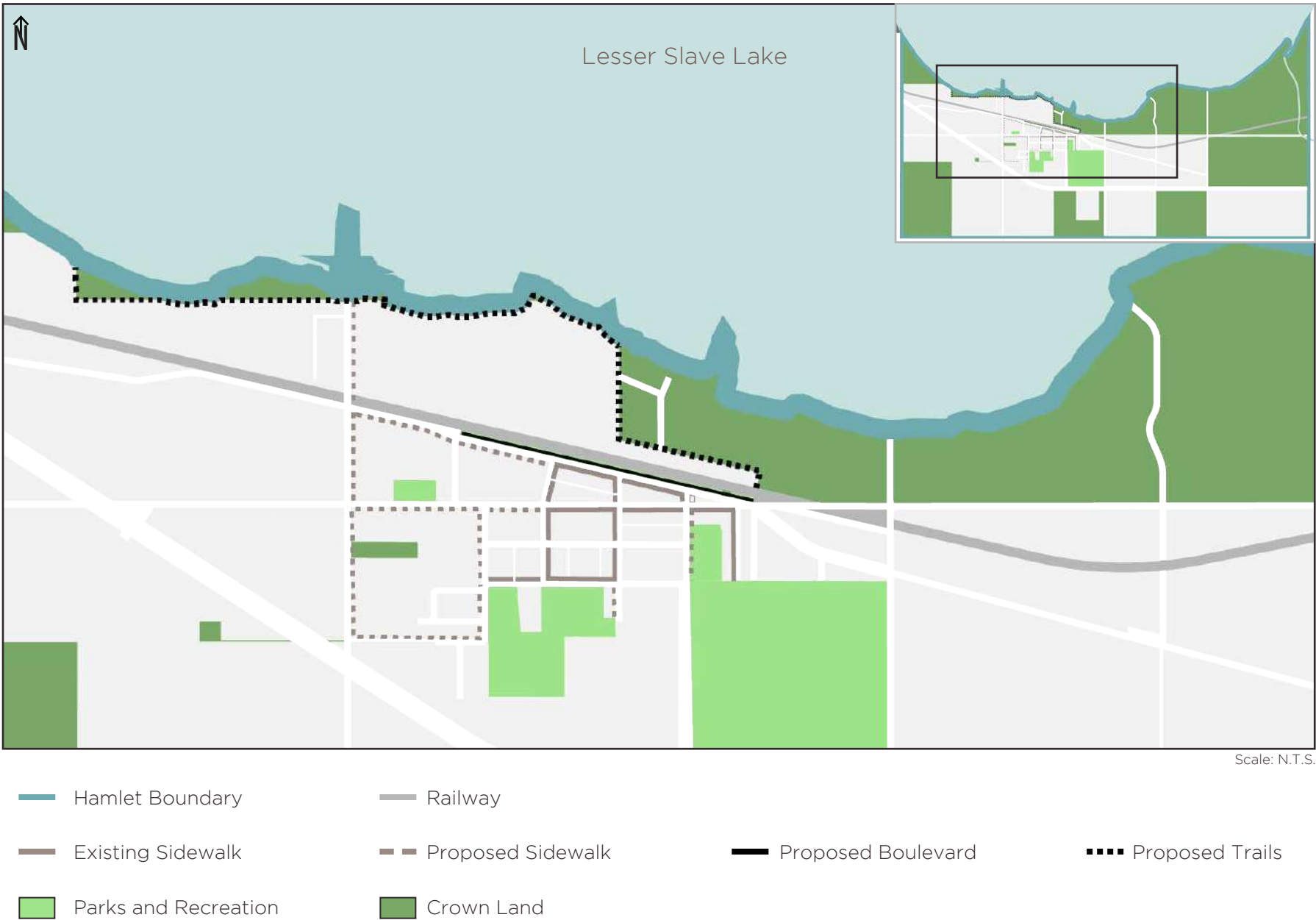
#### 1.3.1 General Policies

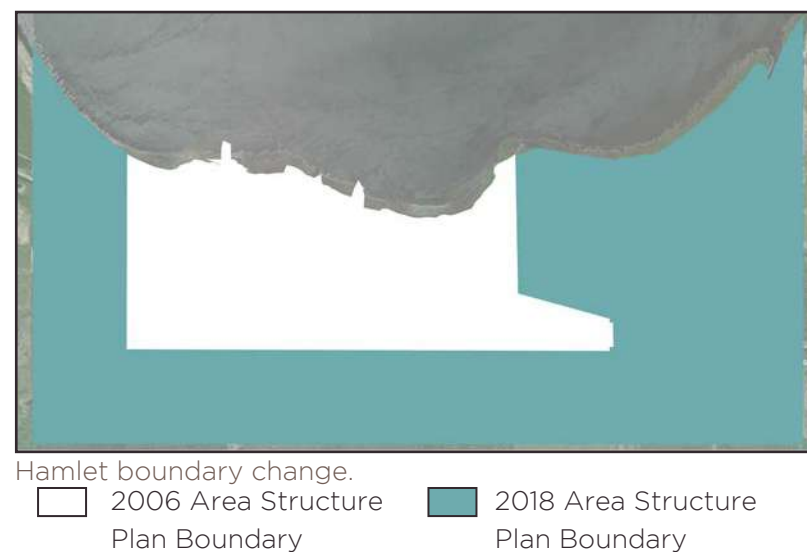
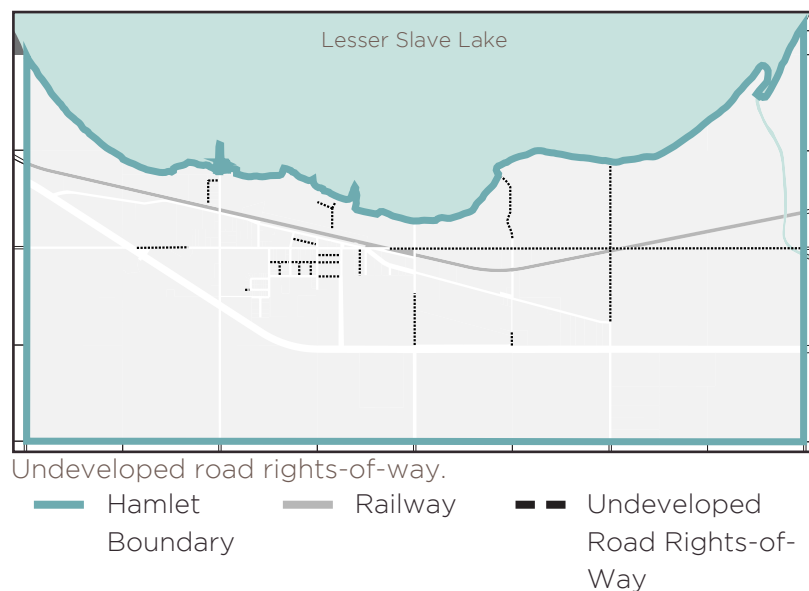
The general plan policies set out a minimum framework for development within the Plan Area. These policies apply to the entire Plan Area, regardless of specific uses proposed for development.

- a. All Character Areas should maintain their unique characteristics and may develop continuously.
- b. Future development should consider the existing development including height, setbacks, and character.
- c. Walkways and trails are encouraged to be connected for all modes of active and permitted motorized transportation forms to create an Open Space Network.
- d. All development in proximity to Highway 2 and the railway shall have appropriate setbacks and buffering at the discretion of Alberta Transportation and CN respectively.
- e. All development within 800m of Highway 2 shall be referred to Alberta Transportation.
- f. Environmentally sensitive areas, as identified by the County, shall be protected and preserved.
- g. Road rights-of-way required for future development should be incorporated into the County's Capital Plan to generate a timeline for construction, or be conditioned on the developer to construct at subdivision or development permit stage.
- h. A Growth Study to support boundary change shall be prepared when development in the Future Development Area begins.



**FIGURE 3 |** Proposed Open Space Network





### 1.3.2 Crown Land Policies

- Existing leases shall be permitted to continue, and may be renewed to the satisfaction of Alberta Environment and Parks.
- New leases should consider adjacent land uses and should coordinate with Big Lakes County's Development Authority.
- The County and Alberta Environment and Parks should identify potential parks and recreational opportunities together that expands the Open Space Network, where possible.
- In the event that Crown Land is transferred to private ownership, the land shall be redistricted to an appropriate land use district suitable to its Character Area.

### 1.3.3 Subdivision and Development Policies

- Future applications for subdivision or development within the Plan Area should conform to the intent of the policies and vision as outlined in this document.
- Development that does not conform to the intent of the plan shall amend the Area Structure Plan in accordance to County policies.
- Future development shall adhere to the conditions set out in the County of Big Lakes Municipal Development Plan and Land Use Bylaw.
- All applications for subdivision or development within 100m of an environmentally significant area (such as waterbodies), may be required to provide: a biophysical assessment, a hydrological assessment, and/or wetland assessment, at the discretion of the Subdivision or Development Authority.

- e. As part of new subdivision approvals, a minimum 30m environmental reserve or environmental reserve easement shall be required from the top of bank of Lesser Slave Lake, and all other waterbodies.
- f. Environmental reserve or environmental reserve easement may be increased due to steep slopes, erosion, shallow ground water, or particularly sensitive contamination concerns, at discretion of Subdivision Authority.
- g. Future development by Big Lakes County along the lakeshore shall provide public access to the lakeshore in accordance with an environmental impact study, prepared by the County.
- h. Subdivision or development proposed within the 1:100 year flood plain shall be prohibited.
- i. Development applications within 1km of Public Lands or bed and shore shall be referred to Alberta Environment and Parks.
- j. An application for subdivision may require a Traffic Impact Assessment (TIA) if it is foreseen the development will unduly impact local traffic, at the discretion of the Subdivision Authority. TIA's within 800m of Highway 2 shall be referred to Alberta Transportation.
- k. Subdivision applications and significant development applications shall be referred to Alberta Culture and Tourism to determine if a Historic Resources Application is required.

#### 1.3.4 Servicing Policies

- a. It shall be the responsibility of future developers to connect to the existing municipal water and sewer infrastructure.



Preserve the environmentally sensitive areas



## 1.4 CORE AREA



The **Core Area** contains the heart of the hamlet and is home to most of the development and services. This area will focus on bringing back commercial uses and services to residents, and highlighting the hamlet's rich history. The area's close proximity to Highway 2 will attract residents and visitors to the hamlet.

### Characteristics

- Mixed-use
- Primary location of existing commercial
- Heart of the community
- Historical character
- Entrance into the community





### 1.4.1 General Policies

- a. The Core Area shall include a mix of compatible uses including residential, commercial, institutional, and parks.
- b. Mixed-use development shall be permitted in stand alone form, or commercial on the ground floor with residential at grade or above.
- c. Development should have compatible building form and character to adjacent land uses and provide appropriate buffering, to the satisfaction of the Development Authority.
- d. Existing historical buildings and sites should be protected and preserved where feasible, in accordance with the County's Heritage Inventory.
- e. Development shall provide a high level of connectivity to surrounding walkways and character areas.
- f. Wayfinding signage should be provided along streets and trails to incorporate the hamlets history in the streetscape.



Pedestrian connections within the Core Area  
(Source: *St Albert's Place On The Web*)



Preserve historical buildings



Historical and natural environment wayfinding signage

### 1.4.2 Commercial Policies

- a. Commercial development in the Core Area shall be located along 1st Avenue, and the south side of Railway Avenue.
- b. Commercial development in the Core Area may be located along Range Road 113A and Range Road 114.
- c. Development should not unduly impact surrounding land uses or exceedingly change the character of the streetscape, to the satisfaction of the Development Authority.
- d. Sites shall be designed to be aesthetically appealing and pedestrian friendly, to the satisfaction of the Development Authority.

### 1.4.3 Residential Policies

- a. A variety of housing options and types shall be encouraged including single detached homes, duplexes, townhouses, manufactured homes, and low-rise apartments.
- b. Development should encourage a diverse and inclusive community that caters to a wide range of income, age, and social group.
- c. Supportive housing including social housing and seniors facilities shall be encouraged within the Core Area.
- d. Developments that propose higher densities than adjacent land uses should provide adequate buffering through landscaping, fencing, and building design, to the satisfaction of the Development Authority.
- e. Home based businesses should be encouraged within residential areas, provided they are compatible with adjacent land uses, to the satisfaction of the Development Authority.



Small scale, street oriented development  
(Source: Google Earth Pro)



Logical connections to existing  
sidewalks



Example of supportive housing  
(Source: North Peace Housing Foundation)



#### 1.4.4 Institutional, Parks, and Recreation Policies

- a. Parks and recreational spaces should be connected to the Hamlet's Open Space Network.
- b. Parks and open spaces should be provided that can accommodate a range of passive and active recreation opportunities.
- c. Existing tree stands shall be preserved and may be enhanced only for recreational purposes.
- d. Sidewalks and trails should incorporate design principles that increase safety and reduce crime, such as lighting, and landscaping.



Lighting on sidewalks and trails



Park spaces design to accommodate year-around recreation



Incorporate community gathering spaces

## 1.5 RURAL RESIDENTIAL AREA



The **Rural Residential Area** consists of lands east and west of the Core Area, which is currently residential land uses and undeveloped land. These lands provide an opportunity to continue development of residential lots that are typically larger than those in the Core Area and are rural in character.

### Characteristics

- Rural character
- Traditional land uses
- Existing residential acreages
- Existing undeveloped land





### 1.5.1 General Policies

- a. Rural residential development shall include single-detached dwellings and manufactured homes.
- b. Hobby farms shall be permitted for rural residential properties, subject to potential off-site impacts such as noises, smells and dust, at the discretion of the Development Authority.

### 1.5.2 Urban Reserve Policies

- a. Lands designated as Urban Reserve shall require redistricting prior to development.
- b. Existing uses shall be permitted to continue until development pressure arise. However, any new uses or development shall conform to the regulations set out in the Land Use Bylaw.



Natural landscape used as a privacy screen between residents



Example of a hobby farm  
(Source: Realtor.com)



Existing undeveloped urban reserve

## 1.6 NORTH RESIDENTIAL AND RECREATION AREA



The **North Residential and Recreation Area** consists of land north of the railway, which is currently commercial recreation use for an existing seasonal campground. These lands provide an opportunity to provide public access to the Lesser Slave Lake and the development of commercial recreation and residential which attracts regional tourists and residents to the community.

### Characteristics

- Seasonal campgrounds
- Development pressures
- Lake access





### 1.6.1 General Policies

- a. The North Residential and Recreation Area shall include a mix of compatible uses including residential, commercial, institutional, and parks.
- b. Mixed-use development shall be permitted in stand alone form, or commercial on the ground floor with residential at grade or above.
- c. New commercial uses should service the lakeshore by providing seasonal and recreational goods and services, but may also provide year round services.
- d. New development should apply principles of low-impact development such as maintaining natural features, using native species in landscaping, and minimizing impacts of existing runoff.
- e. New development along the shoreline shall be compatible with adjacent land uses and height shall not exceed 10m to maintain the existing viewpoints of the Lesser Slave Lake.
- f. Pedestrian pathways should be provided to connect the Core Area and Lesser Slave Lake.
- g. Public lake access should be established where it is feasible, as identified in an environmental impact study prepared by the County.



Establish pedestrian pathways to and along the lakeshore  
(Source: Google Earth Pro)



Example of low-impact development

### 1.6.2 Recreation and Parks Policies

- a. Recreational land use may include campgrounds, day-use areas, parks, bird watching areas, and fishing docks.
- b. Parks and recreational spaces should be connected to the Hamlet's Open Space Network.
- c. Parks and open spaces should be provided that can accommodate a range of passive and active recreation opportunities.
- d. Seasonal developments should respect surrounding land uses and provide buffering from adjacent land uses through landscaping, berming, and fencing at the discretion of the Development Authority.
- e. Low-impact recreational development should be implemented where possible, such as hiking, bicycling, cross country skiing, and snow shoeing.



Develop public recreation along the lake  
(Source: Mark Corder Digital Arts)

### 1.6.3 Residential Policies

- a. Residential land uses may include single-detached homes, semi-detached homes, townhouses, row housing, and manufactured homes.
- b. Residential developments of higher densities should provide adequate buffering from adjacent land uses through landscaping, fencing, and building design, to the satisfaction of the Development Authority.



Existing seasonal resort  
(Source: Google Earth Pro)

## 1.7 ENVIRONMENTAL PROTECTION AREA



The **Environmental Protection Area** consists of land around Lesser Slave Lake, providing a buffer from existing and future development and the natural environment. This area is intended to ensure that public access is provided for recreational uses and protects Lesser Slave Lake.

### Characteristics

- Natural features
- Existing recreation leases
- Proximity to Lesser Slave Lake
- Undeveloped land





### 1.7.1 General Policies

- a. Environmentally sensitive areas shall be protected and preserved in their natural state.
- b. Recreational use may include but not limited to day-use areas, trails, parks, bird-watching, beach, fishing docks, campgrounds, and cemetery.
- c. Public lake access should be established where it is environmentally feasible, as identified in an environmental impact study prepared by the County.
- d. Trails for pedestrians and recreational vehicles may be developed through a lease of Crown Land to provide connections to natural areas and hamlet destinations.
- e. Trail networks should consider environmentally significant areas and ensure they are protected for future generations of users.
- f. A parcel to be developed or subdivided for recreational uses must retain as much current and/or natural state as possible or that is feasible.
- g. All permanent structures shall have minimum setbacks from Lesser Slave Lake as per Land Use Bylaw and at the discretion of the Development Authority.
- h. Prior to placement of structures near or within the lake such as boating launches and fishing docks, necessary environmental impact studies must be conducted and approved Alberta Environment and Parks.
- i. Landscape species within the environmental protection area should remain native species to the area.



Example of a natural trail



Recreation spaces such as day-use area  
(Source: Pursuit Adventures)



Protect environmentally sensitive areas

## 1.8 COMMERCIAL AND INDUSTRIAL AREA



The **Commercial and Industrial Area** consists of land south of Highway 2 along the west hamlet boundary, most of which is currently undeveloped. Due to proximity to the highway, these lands provide an opportunity to provide goods and services to local residents and regional commuters, while also providing employment opportunities.

### Characteristics

- Existing vacant land
- Proximity to Highway 2
- Opportunity for development





### 1.8.1 General Policies

- a. Commercial and industrial uses should include goods and services that serve the local residents, commuters, and the local economy.
- b. New commercial and industrial development visible from Highway 2 should incorporate a high standard of aesthetic appeal due to development acting as an entrance feature into the hamlet.
- c. New commercial sites should be located adjacent to Highway 2 providing good highway visibility and automobile accessibility.
- d. Signage along Highway 2 shall be referred to Alberta Transportation and obtain the required permits.
- e. When development is adjacent to Highway 2, environmentally sensitive areas, residential land use, and where deemed necessary, buffering shall be provided which may include the use of natural and landscaped buffers, berming, and fencing, to the satisfaction of the Development Authority.

### 1.8.2 Urban Reserve Policies

- a. Lands designated as Urban Reserve shall require redistricting prior to urban development.
- b. Existing uses shall be permitted to continue until urban development commences. However, any new uses or development shall conform to the regulations set out in the Land Use Bylaw.



Example of commercial gas and service station  
(Source: Google Earth Pro)



Example of commercial buffering along highway  
(Source: Google Earth Pro)

## 1.9 FUTURE DEVELOPMENT AREA



The **Future Development Area** consists of lands south of Highway 2, which are mostly undeveloped. This area is primarily agriculture, residential, and Crown Land, but acts as a logical extension of the hamlet for future residential and commercial development.

### Characteristics

- Primarily undeveloped
- Proximity to Highway 2
- Future extension of Hamlet development





### 1.9.1 General Policies

- a. The Future Development Area shall include uses including residential, commercial, institutional, and parks and recreational.
- b. Existing agricultural land uses should be promoted and encouraged until they are feasible to be developed in the future, at the discretion of the Subdivision Authority.
- c. The municipal lagoon shall be permitted to operate as an agriculture use when developments occurs in the Future Development Area.
- d. Developments adjacent to agriculture operations should respect the existing agricultural land use and should not negatively affect agriculture land.

### 1.9.2 Urban Reserve Policies

- a. Lands designated as Urban Reserve shall require redistricting prior to urban development.
- b. Existing uses shall be permitted to continue until urban development commences. However, any new uses or development shall conform to the regulations set out in the Land Use Bylaw.



Existing undeveloped urban reserve

# 2.0 Implementation

## 2.1 ACTIONS

The below table outlines the actions that are required to implement this plan. This plan is required to be implemented by multiple stakeholders including the County, developer, and the community. Each action is linked to the policy it is implementing, who is responsible, and the priority of the action. The priority of each action is defined as the following:

- H - High Priority - Implement immediately to 6 months
- M - Medium Priority - Implement within 1-2 years
- L - Low Priority - Implement within 3-5 years

Policy(s)	Action	Responsibility			Priority
		County	Developer	Community	
General	Dedicate a personnel to implement/coordinate the implementation of the Faust Area Structure Plan.	●			H
General	Enter into Intermunicipal Development Plans with M.D. of Lesser Slave River, Woodland County, M.D. of Greenview No. 16, M.D. of Smoky River No. 130, and Northern Sunrise County in order to protect the Lesser Slave Lake Watershed.	●			H
General	Redistrict land to reflect the Area Structure Plan's land use concept.	●	●	●	L
General	Lands that are districted Urban Reserve require the landowner to redistrict their lands prior to urban development. Redistricting should follow the land use concept in the Area Structure Plan.	●	●	●	L
General	Establish funding opportunities to community organizations who are planning projects and programs that implement policies set out in this plan.	●		●	L
General	Obtain a qualified person/organization to develop an inventory of environmentally sensitive areas.	●			H
1.3.1.b	Amend Land Use Bylaw to contemplate height restrictions within all residential, mixed-use, and industrial districts.	●			H

Policy(s)	Action	Responsibility			Priority
		County	Developer	Community	
1.3.1.c 1.4.1.e 1.4.4.a	Develop an Open Space Network that connects sidewalks and trails from existing and new development in the hamlet, and delineate how pedestrians, cyclists, and ATVs will use the network.	●	●	●	M
1.3.1.d	Establish a referral system with Alberta Transportation.	●			H
1.3.1.f 1.3.3.d 1.3.3.f 1.3.3.g 1.3.3.h 1.6.1.g	Work with the Lesser Slave Watershed Council and Alberta Environment and Parks to determine where environmental reserve should be dedicated, determine the classification of existing ecological features, and establish a referral program with said agencies. Studies and mapping of existing ecological features should be completed.	●			H
1.3.1.g	Review existing road rights-of-way and determine what roads are excess, what roads are to be developed and to be added to the County's Capital Plan, and what roads can be conditional on future stages of development.	●	●		L
1.3.1.h	When development begins in the Future Development Area, the County should pursue a Growth Study to determine when and where the plan's boundary should be amended.	●			L
1.3.2.d	Private landowners and developers shall redistrict their purchased Crown Lands in coordination with the County.	●	●	●	L
1.3.3.a	Adopt the updated Faust Area Structure Plan.	●			L
1.3.3.b	Establish a process to amend this Plan and all other Area Structure Plans in the County.	●			H
1.3.3.e	Dedicate environmentally sensitive lands as environmental reserve or environmental reserve easements.	●	●		H
1.3.3.i 1.6.1.g 1.7.1.c	Work with Lesser Slave Watershed Council and Alberta Environment and Parks to determine suitable locations for public access on the Lesser Slave Lake, through an environmental impact study.	●	●		M



Policy(s)	Action	Responsibility			Priority
		County	Developer	Community	
1.3.3.i 1.6.1.g 1.7.1.c 1.7.1.i	Develop dedicated public access to the Lesser Slave Lake that is connected to the Open Space Network.	●	●	●	M
1.3.3.k	Conduct and maintain a Historical Resource Inventory for the Plan Area.	●			H
1.4.1.d	Establish a heritage committee to maintain and update the County's Heritage Inventory, and to implement public spaces initiatives.	●		●	M
1.4.2.a 1.8.1.a	Establish incentives to commercial and industrial development within the Plan Area.	●			L
1.4.3.c	Explore inclusionary districting to mandate new development to incorporate a percentage of affordable units.	●			L
1.4.3.c	Explore partnerships with not-for-profit organizations to promote the development of social, senior, or affordable housing.	●		●	L
1.4.3.e	Provide information brochure on starting home based businesses.	●			L
1.5.1.b	Update Land Use Bylaw to include hobby farms as a use and provide development regulations to minimize off-site impacts.	●			M
1.6.1.d 1.6.2.d	Incorporate low-impact development in new or upgrades to parks, roadways, and development adjacent to environmentally sensitive areas.	●			L
1.6.2.e	Incorporate landscaping and low-impact development in parks adjacent to environmentally sensitive areas.	●			L
1.7.1.d	Obtain recreation leases for Crown Land to establish recreation trails that connect to the Open Space Network, where possible.	●		●	M
1.8.1.c 1.8.1.d	The County should coordinate with Alberta Transportation to improve Highway 2 visibility through increased signage.	●			L

## 2.2 REDISTRICTING AND SUBDIVISION

Redistricting and subdivision applications shall be commenced by developers and landowners when necessary and correspond to the land use concept specified in this Area Structure Plan. Redistricting and subdivision applications shall be guided by the County's bylaws, such as the Big Lakes County's Municipal Development Plan, Land Use Bylaw, and any requirements necessary for each application.

## 2.3 AREA STRUCTURE PLAN AMENDMENT PROCESS

Policies, text, and figures found within the Faust Area Structure Plan may be amended from time to time, in order to respond to broader or more specific issues affecting the Plan Area. Any amendments made shall be in accordance with the Municipal Government Act, and any other applicable County bylaws, policies, and procedures.



Lakeside Hotel in 1956 (Source: *Prairie Towns*)

# 3.0 Community Consultation

## 3.1 SUMMARY

An extensive engagement strategy was developed to consult local residents and stakeholders on the development of the plan. These stakeholders included residents, local business owners, school and education boards, representatives from neighbouring First Nations, and local bylaw enforcement.

A community workshop was held on October 19, 2017, with open houses held on January 24, 2018, and April 11, 2018. The community workshop collaborated with local residents to learn more about their community, while the open houses were to receive feedback on the proposed Character Areas, Land Use Concept, and draft Area Structure Plan. Surveys were also distributed by mail and available at events during each phase of the project to notify landowners of future events, provide background information, and collect preliminary feedback.





## 3.2 PHASE 1: COMMUNITY SURVEYS, WORKSHOPS, AND VISIONING

The first phase of preparing the Area Structure Plan consisted of gathering background information of the community, meeting with stakeholders, and learning from those who live or own property within Faust. The Project Team engaged local residents by sending out Community Surveys to landowners to provide a local perspective on the community, meeting with local residents with a Community Workshop, and sending a Visioning Survey based on the feedback from the workshop. Some of the key themes include:

**Community:** Faust residents wish to see traditional elements of their community preserved or restored such as preserving the small-town feel, preserving hobby farms, and restoring the community school.

**Heritage:** Faust has changed dynamically but the memories are still clear for local residents and there is a desire to regain the past's prosperity. Faust's residents would like to see their community's history preserved and commemorated through park statues, monuments, and wayfinding signage.

**Environmental Protection:** The forest, wildlife, and shoreline define Faust therefore protection of these areas is top priority for local residents. Faust residents would like to see further protection of the Lesser Slave Lake and Frost Hills.

**Commercial:** Faust previously had many commercial and recreation services that brought people to the community as a resident and visitor. Residents see a need in the community for the return of businesses that serve day-to-day needs of the residents.

**Recreation:** The community identified a lack of public spaces within the community for people to gather and enjoy the natural landscape.



**WHAT WE HEARD**  
October 19, 2017 Community Workshop

Big Lakes County recently adopted a new Municipal Development Plan and Land Use Bylaw, and is currently reviewing and updating the Faust Area Structure Plan (ASP).

The Area Structure Plan (ASP) establishes a vision for the future of Faust, and is the tool that will help the County manage growth in the hamlet over the next 20 years. The ASP provides the framework that generally describes current and future land uses, roadway locations, and servicing schemes.

A Community Workshop for Faust ASP Review was held on October 19, 2017 from 6pm to 9pm at the Faust Community Hall. The Faust Community Workshop was intended to be a formal introduction of the project to the public and the first opportunity to gather community information and feedback. Previously, residents had only been introduced to the project through a Community Survey that was distributed October 6-9, 2017 to obtain background information and included a formal invitation to the community workshop.

The purpose of this session was to provide background information on the project and discuss the past, present, and future of Faust to create the foundation of the Faust Area Structure Plan. The information gathered was used to create a vision for Faust which was distributed for public comment November 6-24, 2017.

**28 Attendees****16 Community Surveys****22 Feedback Forms**



Continued 1/2



### 3.3 PHASE 2: OPEN HOUSE - CHARACTER AREAS / LAND USE CONCEPT

The second phase of preparing the Area Structure Plan was to develop the Land Use Concept and Character Areas for the community. Incorporating the key themes above, Character Areas were developed from areas that shared similar attributes, such as location, history, or existing land use. The Land Use Concept was derived from the Municipal Development Plan's land use concept, feedback from engagement surveys, and from local residents interested in their specific lots.



### 3.4 PHASE 3: OPEN HOUSE / WORKSHOP - DRAFT ASP

The third phase of preparing the Area Structure Plan was to draft the document itself, including writing the policies of the plan, preparing the figures for the plan, and establishing an implementation action program for the plan. These policies were created from the information provided in previous engagement sessions, ensuring what residents had told us were important were preserved, supported, and actionable. The Project Team engaged local residents by inviting them out to an open house/workshop to review the draft policies, concepts, and implementation action program.



# 4.0 Site Context

## 4.1 AUTHORIZATION

The Faust Area Structure Plan repeals and updates the existing Faust Area Structure Plan adopted in 2005. The preparation of the ASP was authorized by County of Big Lakes on April 5, 2017 by request for proposal, selecting the successful proponent on August 28, 2017.

## 4.2 LOCATION

Faust is located on the shore of Lesser Slave Lake, in close proximity to Highway 2, and nearby Driftpile First Nation Reserve (See Figure 4). The community is 56 kilometers east of the Town of High Prairie and approximately 310 kilometers northwest of the City of Edmonton.

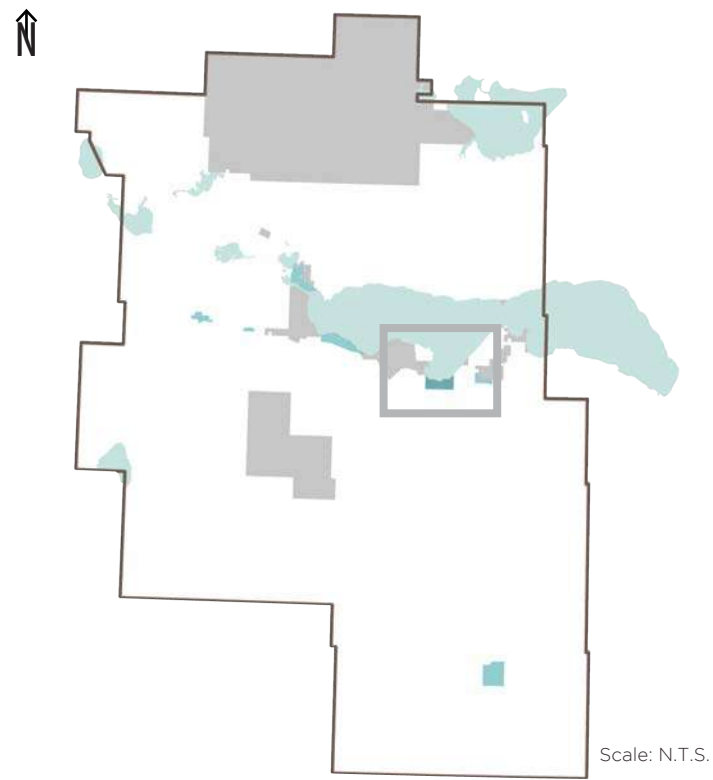
## 4.3 HISTORY

Previously known as Aspen Glen, Faust was settled in the early 1900s with the most settlers arriving after the construction of the railroad in 1914. Faust was named after E.T. Faust a local railway engineer. During the twentieth century, Faust was a thriving community that benefited from a diverse resource based economy and access to the railway. The local growing industries included forestry, mink farming, and fishing. Forestry in Faust was busiest during the first half of the century with dozens of sawmills located within Faust. Faust experienced a steady growth of mink farming starting with the first mink farm in Canada. Mink farming was booming industry from 1940s to 1970s. Due to the Lesser Slave Lake being drastically over fished and the decline in pelt pricing, mink farming declined throughout the community. Fishing was a busy industry year round, up until the 1980s when the Freshwater Fish Marketing Corporation (FMMC) established stabilized prices in 1969. With four commercial fishing plants, commercial fishing became less profitable and led to a decline.

Faust, once a striving community that was considered a commercial hub for northern Alberta, declined as neighbouring communities attracted business and had prospering industry. Today Faust is a small community with limited commercial services and no growing industries.

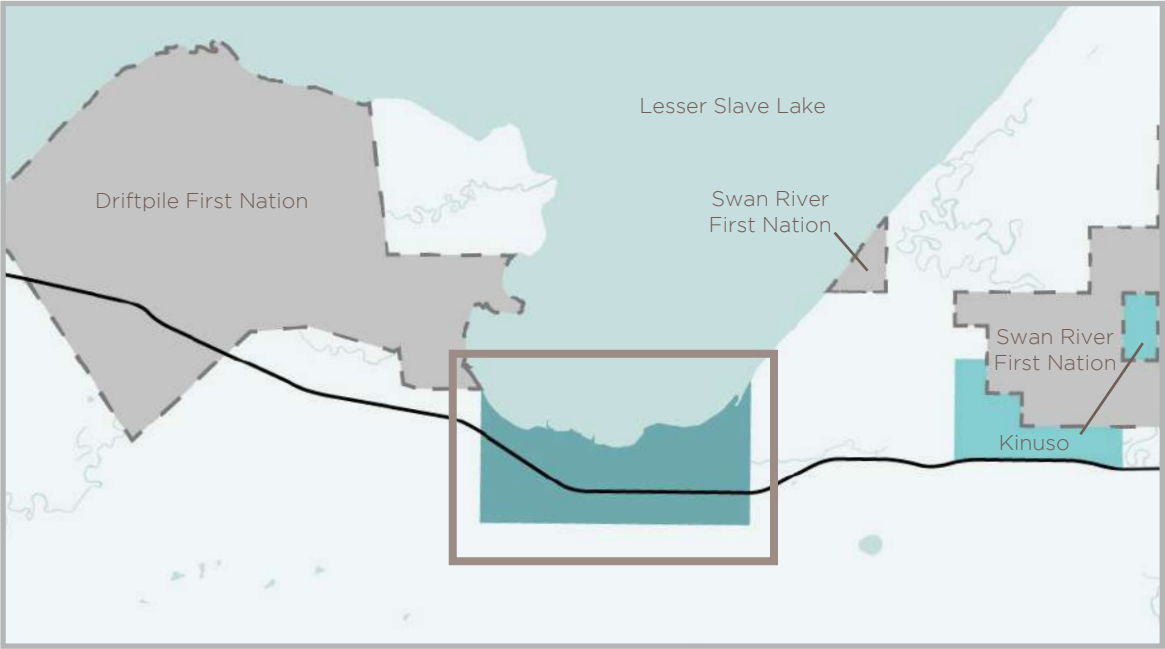


**FIGURE 4 | Location Map**

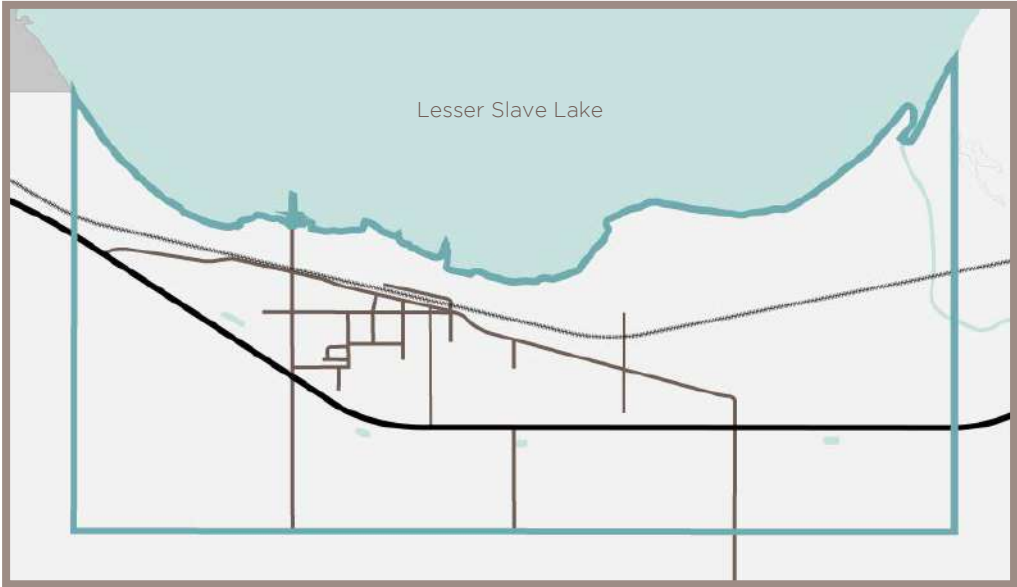


- Boundaries**
- Big Lakes County
  - Faust Hamlet Boundary
  - Town/Hamlet Boundaries
  - First Nation Reserve
- Hydrology**
- Rivers, Lakes, Ponds
- Road Network**
- Major Highway
  - Local/Street
  - Railway

**Context Map**

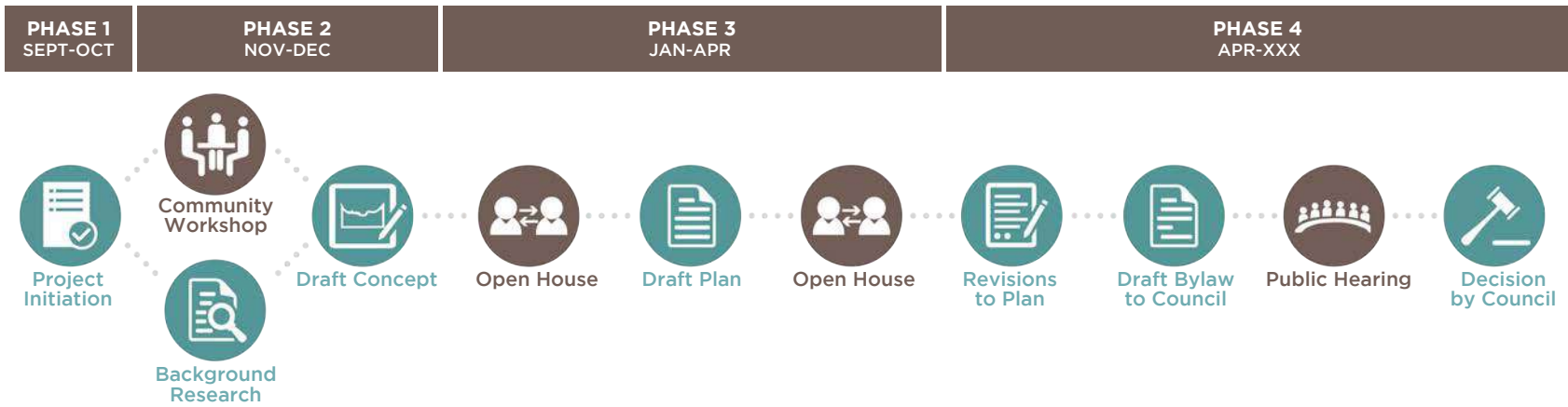


**Local Map**



4.4 PLANNING PROCESS

The Plan was developed with a high level of community engagement in order to produce a plan that built upon the unique local context, while expressing the different priorities within the community. Community feedback and input were received at multiple stages in the planning process in order to ensure appropriate interventions were developed through the community, allowing them to embrace these decisions as their own. Key engagement activities included a community workshop, meeting with local stakeholder groups, an open house to review the land use concept, and an open house to review the Plan’s policies.

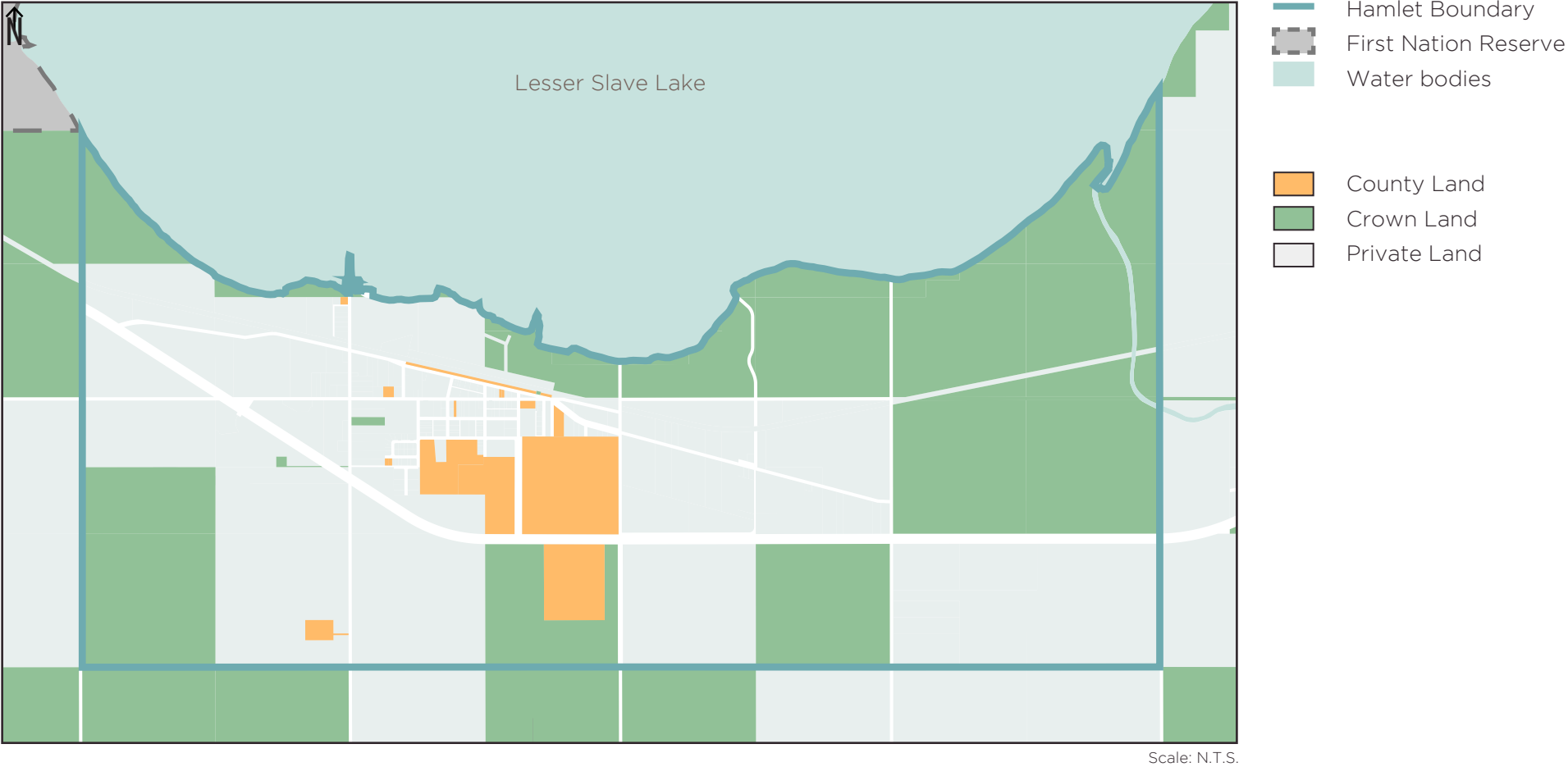


4.5 OWNERSHIP

There are 1549 hecatres of land within the Faust hamlet boundary which is split between 3 types of owners: private, Crown, and the County (Figure 5). Faust land is primarily owned by the crown and private owners, 47.4% and 41.5% respectively.

Ownership Breakdown (ha)			
	County	76.95	5.30%
	Crown	733.55	50.48%
	Private	642.66	44.22%
	Total	1453.16	100%

**FIGURE 5 | Ownership (July 2017)**

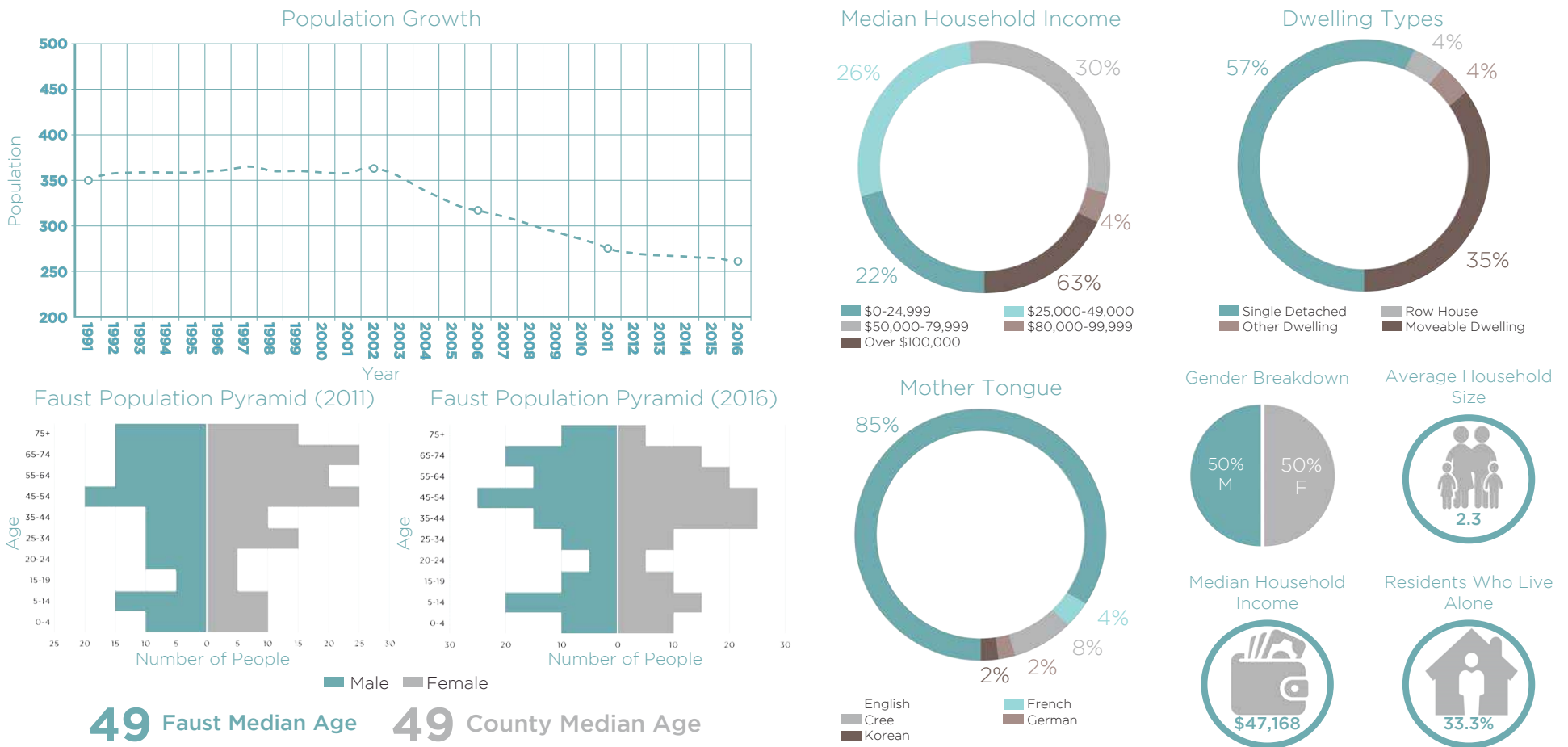




## 4.6 COMMUNITY PROFILE

The Hamlet of Faust has had a decline in population over the last decade, with a current population of 261 people. The declining population can be attributed to the lack of local employment opportunities. Faust's median age is 49 which is significantly higher than the provincial median age of 36.7. The high median age can attribute to the lower average household size compared to the County, 2.3 and 2.7 respectively. The high median age and small household size could also attribute to the low median income (\$47,168). 25.5% of Faust residents are low income. The Community Profile reveals the aging community requires interventions from the County and external stakeholders to establish opportunities for employment and permanent residency to revitalize the Hamlet of Faust.

**FIGURE 6 | Community Profile**



#### 4.7 EXISTING LAND USES

The existing land uses in the Hamlet contain a mixture of rural and urban uses. The primary land uses include residential, agriculture, and Crown Land. Other uses found in the Plan Area include commercial, industrial, and parks and institutional (see Figure 7). The commercial uses are located on Railway Avenue providing goods and services to local residents. The agricultural land uses are primarily located south of Highway 2 as urban development has yet to expand in this region. The industrial parcels are located along the CN Railway Tracks and Highway 2 .

The Hamlet is bounded by Lesser Slave Lake to the north, agricultural and Crown Land to south, east, and west. There is 1 country residential parcel adjacent to the Hamlet Boundary to the east and Driftpile First Nation is located to the west of the Hamlet boundary.

#### 4.8 EXISTING MUNICIPAL INFRASTRUCTURE

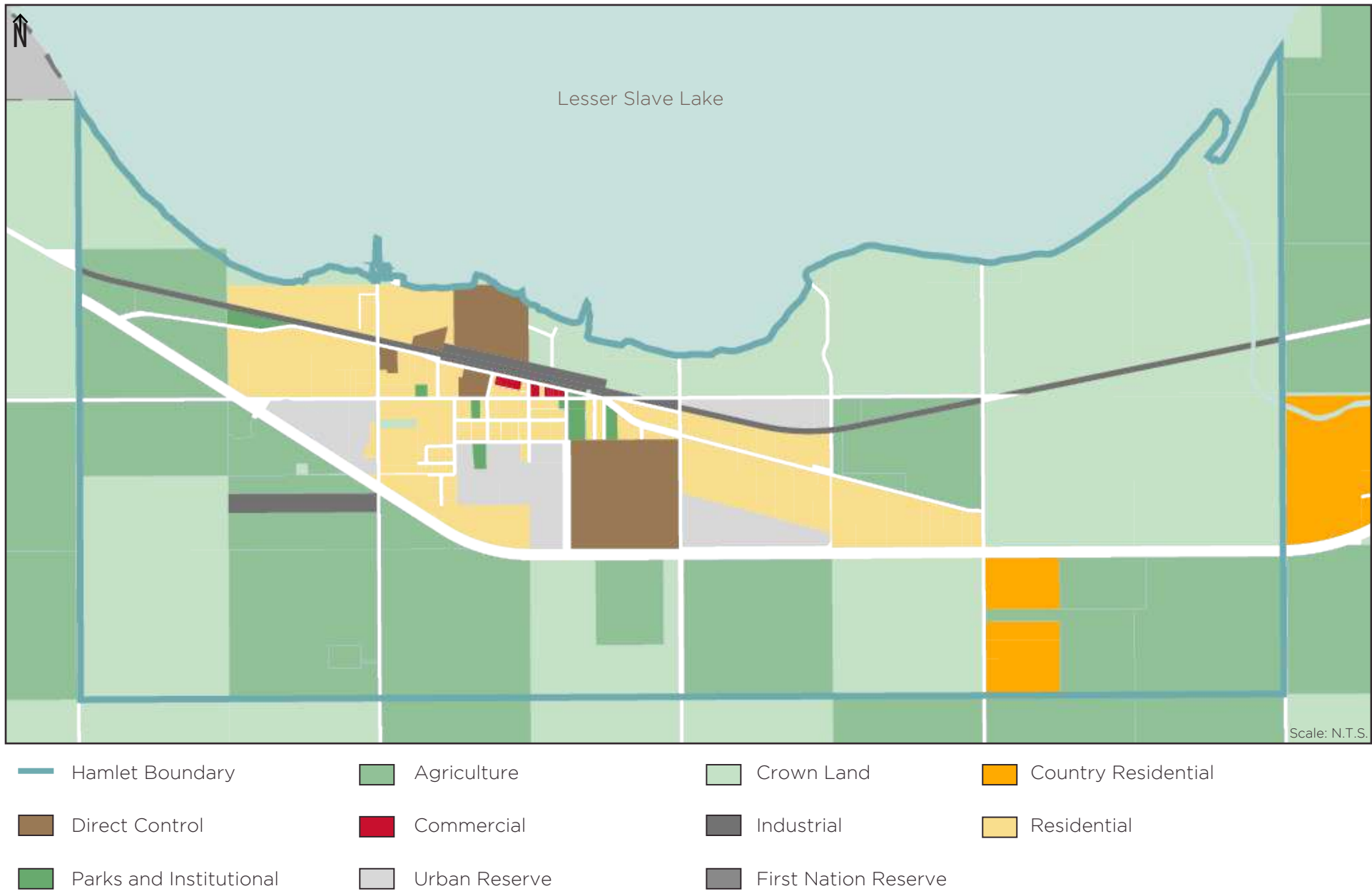
The majority of the municipal infrastructure is located in the central area of the Hamlet, along Railway Avenue within and east of the core area. The Hamlet is serviced by water, raw water, and sewer infrastructure (See Figure 8-9).

#### 4.9 EXISTING TRANSPORTATION NETWORK

Highway 2 runs east-west through the Hamlet of Faust boundary which provides 4 entrances into the community including Range Road 112, Range Road 113A, Range Road 114, and Township Road 731A. Range Road 113A is the main entrance into the Hamlet and connects to the community's main street, Railway Avenue.

There is a sidewalk along Railway Avenue that connects to the Public Marina and a trail along Range Road 113A connecting Railway Avenue and Railway Avenue.

**FIGURE 7 | Existing Land Uses**







**FIGURE 8 | Existing Water Municipal Infrastructure**

- Hamlet Boundary
- First Nation
- Existing Water Main
- Existing Raw Water Supply

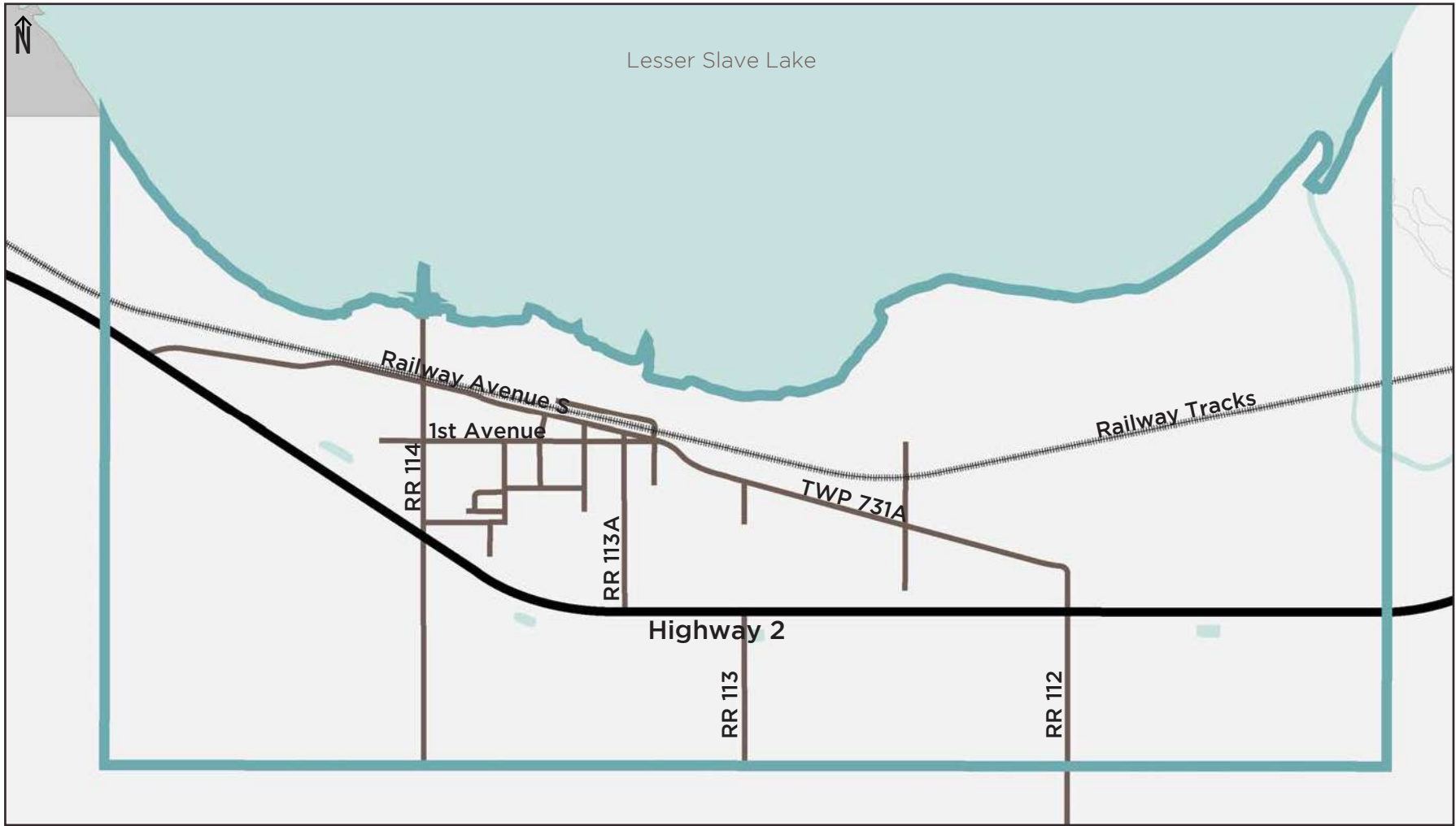


**FIGURE 9 | Existing Sewer Municipal Infrastructure**

- Hamlet Boundary
- First Nation
- Sewer Structures
- Existing Sewer Line
- Force Main

Scale: N.T.S.

**FIGURE 10 | Existing Transportation Network**



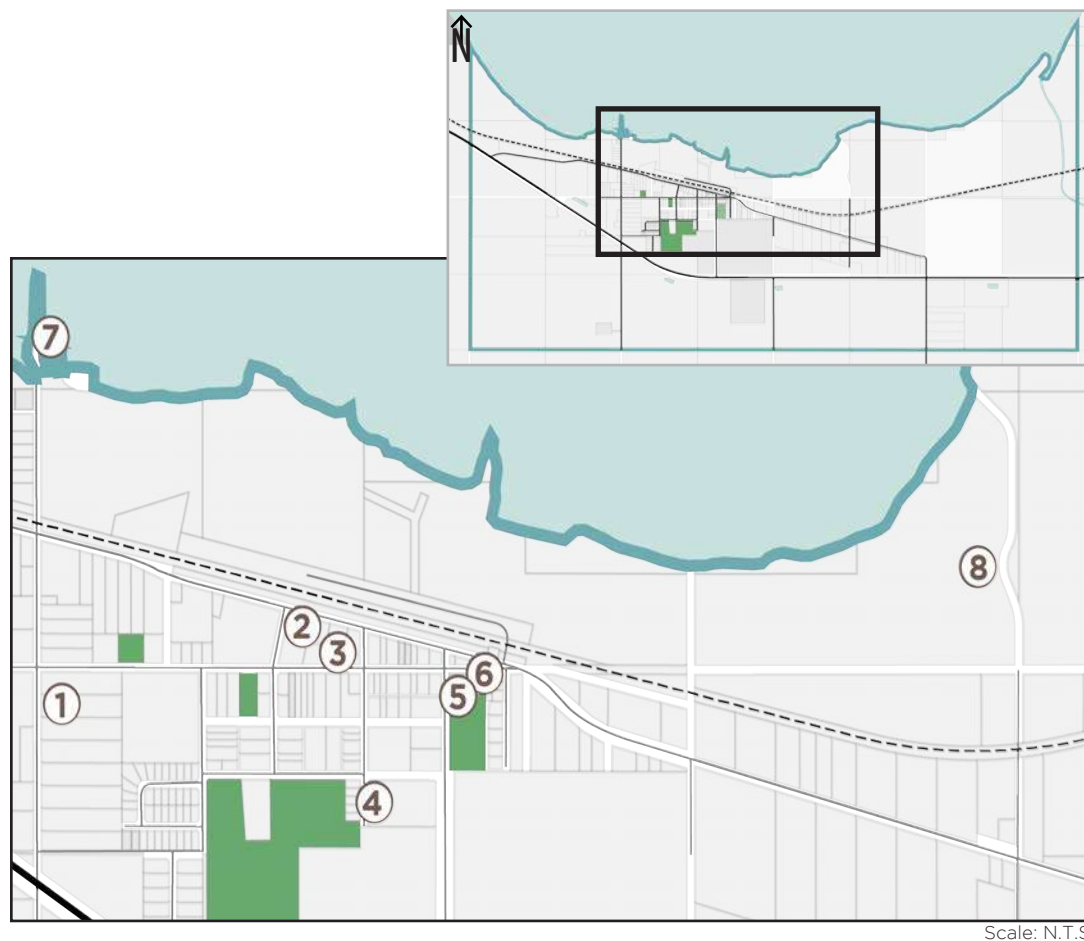
Scale: N.T.S.

- |                 |              |
|-----------------|--------------|
| Hamlet Boundary | First Nation |
| Highway         | Railway      |
|                 | Local        |

#### 4.10 SITE FEATURES AND CONSIDERATIONS

Faust has a variety of public buildings that provide services to the community residents including the RCMP detachment, Municipal Services Facility, Fire Hall, and Post Office. Additionally, Faust has two places for local residents to gather and participate in recreation, including the Faust Community Hall, and the Public Marina.

A potential consideration for development in Faust is the Osmose site. The Osmose site was a former wood preservation site from 1963-1970 that utilized chromated copper arsenate and pentachlorophenol as the wood preservative. After 1973, the site was used as a wood cutting plant, which was later destroyed by a fire. The Osmose site is currently under provincial ownership, where remediation work is anticipated to begin in 2018.



**FIGURE 11 | Site Features and Constraints**

— Hamlet Boundary

■ Parks and Recreation

##### Key Feature

- |                               |                     |
|-------------------------------|---------------------|
| ① RCMP Detachment             | ② Post Office       |
| ③ Faust Community Hall        | ④ Community Housing |
| ⑤ Municipal Services Facility | ⑥ Fire Hall         |
| ⑦ Public Marina               |                     |

##### Key Constraints

- ⑧ Osmose Site

Scale: N.T.S.



# 5.0 Appendix

## 5.1 POLICY CONTEXT

### 5.1.1 Big Lakes County Municipal Development Plan

The Municipal Development Plan was adopted by Big Lakes County on May 17, 2017, and provides a policy framework to guide future land use and policy decisions within the County. The Plan is intended to help inform decisions on how the County grows, and direct the development of Area Structure Plans and the Land Use Bylaw. The MDP identified the Hamlets as the preferred location for residential and small-scale commercial growth in the County, however understanding the importance of growth management within the Hamlets is vital to reduce future land use conflict.

Big Lakes County Municipal Development Plan 4.0 Parks, Trails, and Recreation 4.2 Open Space Linkages	ASP Compliance
Policy: The County shall encourage the linkage of open space areas, municipal and environmental reserves spaces, where possible, to create a comprehensive open space network.	The Plan has developed a conceptual Open Space Network that the County could implement utilizing Crown Land to provide residents with access to Lesser Slave Lake.
4.6 Lakeshore Access	
Policy a) The County shall recognize the lakeshore (especially around Lesser Slave Lake) as a primary location for recreation and public enjoyment, and endeavour to maintain and increase public access opportunities where possible;	Lands around the lakeshore have been designated as Crown Land in order to ensure their future protection, maintain and increase public access, and locate future recreational opportunities in these areas.
Policy d) Where suitable, the County shall require the dedication of MR lands along the lakeshore to facilitate future public access and recreation opportunities.	Policies have been incorporated that require the dedication of lakeshore lands if development were to occur on Crown Land, an environmental reserve and/or municipal reserve dedication would be required.
4.7 Trail Development	
Policy b) Network - The County should encourage the development of a system of walking trails within hamlets that connect residents to lake access and commercial points as stated in the Tourism Development Strategy - 2011.	A conceptual trail network is proposed that utilizes primarily Crown Lands and existing Parks. The proposed network will connect residents to the lakeshore, the public marina, and Railway Avenue.

5.0 Housing 5.2 Location of Residential	
Policy: Residential development shall be prioritized within existing built-up areas, including hamlets, to maximize the efficient use of existing municipal service networks and land.	Infill development and future residential development is planned around the Hamlet's core, the location of Faust's existing municipal services and population. The lands around the core are intended for rural residential development, acting as logical extensions of the existing area.
6.0 Commercial 6.3 Hamlet Commercial Development	
Policy a) The County shall encourage smaller-scale commercial development that serves the everyday needs of the local population to locate within hamlets.	Policies for commercial development in the Core Area encourage small-scale commercial development to serve the day to day needs of local residents.
Policy b) The County shall support commercial development within hamlets provided the scale, design and use is compatible with adjacent residential uses, and the character of the settlement.	High quality urban design and transitions between commercial and residential uses will be utilized to ensure compatibility between adjacent uses, while maintaining the character of Faust.
6.5 Highway Commercial Development	
Policy b) Type/Use - Highway commercial developments shall be of a larger-scale and use, not compatible for location within hamlet centers, and provide services and uses for the traveling public and regional residents, including eating establishments and accommodation;	The Commercial and Industrial Area provides policies to accommodate large-scale commercial development, and appropriate transitions between this area and surrounding areas.
Policy c) Aesthetics - Due to its high visibility, highway commercial development shall have a high-standard of building design, landscaping and signage, and may be required to submit a landscaping plan, at the discretion of the development authority.	High quality commercial development will be encouraged through the policies in the Industrial and Commercial Area.
6.6 Tourism Sector	
Policy: The County should encourage regional and local commercial development that responds to, and supports growth of regional tourism trends, as identified within the Tourism Strategic Plan (2011).	Policies for seasonal and commercial recreational uses encourage the growth of tourism in the Seasonal and Recreation Area.
7.0 Industrial 7.2 General Location	
Policy: The County should encourage the location of new industrial development within or adjacent to existing industrial parks, and near major transportation infrastructure, including Highway 2, the Seal Lake Connector Road, and rail networks.	The Industrial and Commercial Area is located on Highway 2 and near the CN railway which provides high visibility and business opportunities.

8.0 Crown Lands 8.3 <i>Best Interests of County Residents</i>	
Policy: The County may not support the sale and/or lease of Crown Lands to private interests where the sale or lease is, in the opinion of Council, not in the best long-term interests of the residents of the County.	The Faust ASP has designated future uses for Crown Land in the event that these lands are purchased or leased. These uses are intended to ensure the compatibility of how these lands develop with the existing surrounding development.
9.0 Hamlets 9.2 <i>Industrial Development</i>	
Policy: Industrial development located in or in close proximity to hamlets shall be of a type and nature that is compatible with residential development, and shall require buffering in accordance with policy 7.3.	Policies for industrial development in the Commercial and Industrial Area require appropriate buffering from the surrounding uses.
9.3 <i>Area Structure Plans</i>	
Policy b) All existing hamlet ASPs shall be amended to be consistent with the general land use concepts and policies outlined within this Plan;	The Faust ASP has been revised to comply with the policies outlined within the Municipal Development Plan.
9.8 <i>Heritage Preservation</i>	
Policy: The County shall work with local and regional community groups and agencies to identify heritage assets within hamlets, and support the conservation of these assets.	Policies within the Core Area encourage the preservation of Faust's heritage through protecting and conserving of the historical buildings.
9.11 <i>Crown Land in Hamlets</i>	
Policy: The County can suggest future land uses for Crown Lands within hamlets, with an aim to provide direction for underutilized spaces, provide additional development opportunities, and promote contiguous hamlet development.	The Faust ASP has designated future uses for Crown Land in the event that these lands are purchased or leased. These uses are intended to ensure the compatibility of how these lands develop with the existing surrounding development.
11.0 Natural Environment 11.4 <i>Development Near Waterbodies</i>	
Policy: The County shall require development setbacks from all waterbodies and watercourses (permanent and intermittent) in accordance with the LUB.	The Environmental Protection Area effectively acts as a setback from waterbodies, set out to protect the lakeshore and provide public access. Further environmental studies will need to be complemented to determine the exact delineation of this Area.



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