

# TOWN OF RAINBOW LAKE

## Municipal Development Plan

**Bylaw No. 2012-01**

**Adopted: June 18, 2012**



Prepared by: The Town of Rainbow Lake  
and the Mackenzie Municipal Services Agency



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**TOWN OF RAINBOW LAKE**

**MUNICIPAL DEVELOPMENT PLAN**

**(MDP)**

Bylaw No. 2012-01

Adopted June 18, 2012

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## ACKNOWLEDGEMENT

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The Town of Rainbow Lake would like to place on record its gratitude to the members of the Steering Committee for their continued support, guidance and contribution provided throughout the Municipal Development Plan process.

The Town of Rainbow Lake would also like to extend its appreciation to the Mackenzie Municipal Services Agency for providing technical, mapping and planning advice to Council and the Steering Committee and for undertaking the finalization of the Municipal Development Plan.

Special thanks are due to Elise Willison, Municipal Planner, Mackenzie Municipal Services Agency for the leading role she played in the development of the plan.

The Municipal Development Plan would not have been the detailed and comprehensive document it is without their collective effort.

Boyd Langford, Mayor

**Members of the Steering Committee:**

Lynn Butler, Member at large  
Grace Dimond, Member at large  
Ethel Olorenshaw, Member at large  
Stephanie Cross, Recreation Complex Supervisor  
Karen Huff, Assistant CAO/CFO  
Rosemary Offrey, CAO

**BYLAW NO. 2012-01  
OF THE TOWN OF RAINBOW LAKE  
MUNICIPAL DEVELOPMENT PLAN**

A Bylaw of the Town of Rainbow Lake, in the province of Alberta, for the purpose of Adopting Bylaw No. 2012-01 as the Town of Rainbow Lake Municipal Development Plan.


WHEREAS Section 632 of the Municipal Government Act, Chapter M-26 empowers Council to adopt a Municipal Development Plan, providing a long term policy framework to direct future land use, development, transportation systems and municipal services and facilities within the municipality; and

WHEREAS the Council of the Town of Rainbow Lake has held a public hearing pursuant to Section 230 of the Municipal Government Act;

NOW THEREFORE, the Council of the Town of Rainbow Lake, duly assembled, hereby enacts as follows:

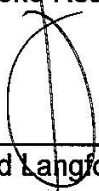
1. That this bylaw shall be known as the Town of Rainbow Lake Municipal Development Plan Bylaw;
2. That the Town of Rainbow Lake General Municipal Plan Bylaw No. 295 and all amendments are hereby repealed;
3. That the attached "Schedule A" is hereby adopted as the Town of Rainbow Lake Municipal Development Plan;
4. That this Bylaw shall take effect on the date of its final passage by Council.


First reading given on the 16th day of April, 2012.

  
\_\_\_\_\_  
Boyd Langford, Mayor


  
\_\_\_\_\_  
Rosemary Offrey, Chief Administrative Officer

Second Reading given on the 18<sup>th</sup> day of June, 2012.

  
\_\_\_\_\_  
Boyd Langford, Mayor

  
\_\_\_\_\_  
Rosemary Offrey, Chief Administrative Officer

Third Reading and Assent given on the 18th day of June, 2012.

  
\_\_\_\_\_  
Boyd Langford, Mayor

  
\_\_\_\_\_  
Rosemary Offrey, Chief Administrative Officer



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## **PART 1. INTRODUCTION**

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### **1.1. PURPOSE**

1.1.1. The purpose of this Municipal Development Plan (MDP) is to provide the Town of Rainbow Lake Council, administration, residents and developers with a framework to guide local decision making necessary to help achieve the Town's long term vision. The Municipal Development Plan is created to:

- 1) Guide future policy, land use, and infrastructure decisions respecting the community's vision for the future.
- 2) Provide clarity in the Town's direction regarding future growth, land use, infrastructure, and servicing requirements.

### **1.2. GUIDING PRINCIPLE**

1.2.1. The guiding principle for the Municipal Development Plan is to encourage efficient and economically viable development in the Town of Rainbow Lake. This principle relates to the provision of municipal infrastructure, land use patterns and the subdivision of land. In all cases, the focus is on ensuring the efficient use of the Town's resources in relation to growth and development of the Town.

### **1.3. PLANNING AREA**

1.3.1. All lands lying within the corporate boundary of the Town of Rainbow Lake at the time of the enactment of the Municipal Development Plan are considered the planning area for the purpose of this Municipal Development Plan.

### **1.4. SCOPE**

1.4.1. It is intended that the land use classification boundaries shown throughout the Plan, as well as figures and quantities, be regarded as approximate only and not absolute. Minor variations from stated figures or land use boundaries may be considered, provided the spirit, direction and intent of the Plan are maintained.



## **1.5. LEGISLATIVE CONTEXT**

1.5.1. The Municipal Development Plan has been prepared in accordance with the Municipal Government Act, Section 632, which states that a municipality with a population of 3,500 or more, by bylaw, must adopt a municipal development plan. For those municipalities with a population of less than 3,500 persons, a municipal development plan (MDP) may be prepared under the provisions of the Municipal Government Act (MGA).

1.5.2. The MGA specifies the required content of an MDP as follows:

1) Must address:

- (a) The future land use within the municipality;
- (b) The manner of and the proposals for future development in the municipality;
- (c) The co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;
- (d) The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities; and
- (e) The provision of municipal services and facilities either generally or specifically.

2) May address:

- (a) Proposals for the financing and programming of municipal infrastructure,
- (b) The coordination of municipal programs relating to the physical, social and economic development of the municipality,
- (c) Environmental matters within the municipality,
- (d) The financial resources of the municipality,
- (e) The economic development of the municipality; and

- (f) Any other matter relating to the physical, social or economic development of the municipality,
  - 3) May contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
  - 4) Must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
  - 5) Must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities, and
  - 6) Must contain policies respecting the protection of agricultural operations.
- 1.5.3. This Municipal Development Plan is based on population and development projections using a base year of 2007. The plan is intended to guide development activity in the municipality, and to provide both short and long term policy guidance over a 20 year planning horizon. This Municipal Development Plan shall be revised every 5 years to ensure that it continues to reflect the Town's objectives and community vision for the future. This Municipal Development Plan will replace the Town of Rainbow Lake General Municipal Plan Bylaw No. 295 adopted January 4, 1995.

## **1.6. ABBREVIATIONS**

- ARP** shall be an abbreviation for Area Redevelopment Plan  
**ASP** shall be an abbreviation for Area Structure Plan  
**IMDP** shall be an abbreviation for Intermunicipal Development Plan  
**LEED** shall be an abbreviation for Leadership in Energy and Environmental Design  
**LUB** shall be an abbreviation for Land Use Bylaw  
**MDP** shall be an abbreviation for Municipal Development Plan  
**MGA** shall be an abbreviation for Municipal Government Act  
**ROW** shall be an abbreviation for Right of Way  
**TIA** shall be an abbreviation for Traffic Impact Assessment

## 1.7. DEFINITIONS

**AFFORDABLE HOUSING** shall mean that the cost of adequate shelter should not exceed 30% of household income. Housing which costs less than this is considered affordable. (Canada Mortgage and Housing Corporation, 1996-2011)



**AQUIFER** is a wet underground layer of water-bearing permeable rock or unconsolidated materials (gravel, sand, silt, or clay) from which groundwater can be usefully extracted using a water well. (Wikipedia)

**AQUIFER SYSTEM** is a general term used to define all areas pertaining to the aquifer that contribute, remove or store groundwater.

**AREA REDEVELOPMENT PLAN** shall mean a plan adopted by a Council in accordance with the requirements of Section 634 of the Municipal Government Act, RSA 2000, for the purpose of facilitating development in specific geographic areas. ARPs differ from Area Structure Plans in that they apply to areas of a municipality that have already been developed. In practice, ARPs are used to guide how an existing built-up area or neighbourhood should develop in the future.



**AREA STRUCTURE PLAN** shall mean a plan adopted by a Council, in accordance with the requirements of Section 633 of the Municipal Government Act, RSA 2000, for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality.

**BUILDING** includes anything constructed or placed on, in, over or under land including supporting structures of any types but does not include a highway or public road or a bridge forming part of the highway or public road.

**BUFFER** shall mean a row of trees or shrubs, a berm or fencing to provide visual screening and separation and/or sound dampening between sites or incompatible land uses.

**CAMPGROUND** shall mean an area of land, purposely designed for temporary use by tourists, vacationers, or campers, that is used for camping activities including parking, sleeping, camping or recreational areas, and may include a Recreational Vehicle Park.



**CHURCH** shall mean a building, place, or facility that is used as a place of worship, including but not limited to a mosque, synagogue, temple, chapel or religious meeting room. It may include related ancillary uses such as a manse, church hall or Sunday school, associated with the principal use of the land, being the church.



**COHORT** shall mean a group of persons with a common statistical characteristic. (Thompson, 1996)

**COMMUNITY CENTRE OR HALL** shall mean buildings and facilities available for the use and enjoyment of the inhabitants of the municipality and the rural area for the purpose of assembly, culture, and recreational activity.





**COUNCIL** means the Council for the Town of Rainbow Lake.

**DEVELOPMENT** shall mean:

- 1) An excavation or stockpile and the creation of either of them,
- 2) A building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land,
- 3) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of land or building, or
- 4) A change in the intensity of use of land or a building or any act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

**DEVELOPMENT OFFICER** shall mean a person or persons appointed by the Town, pursuant to Section 624 of the Act to administer the provisions of this Bylaw.

**DEVELOPMENT PERMIT** shall mean a document permitting a development, issued by the Town pursuant to this Bylaw and the Town's Land Use Bylaw.

**ENVIRONMENTAL AUDIT** shall mean a site analysis, from which an Environmental Audit report is prepared to determine:

- 1) If there are any hazardous substances above, on, or below the surface of the subject property that may have a negative effect on the environment and/or health of humans, wildlife, and/or vegetation;
- 2) If there are any breaches of federal, provincial and/or municipal environmental standards;
- 3) The level of risk a contaminated site poses to the environment and/or health of humans, wildlife and/or vegetation; and
- 4) What remedial actions may be required to reduce the level of risk from a contaminated site to an acceptable level.

**ENVIRONMENTAL IMPACT ASSESSMENT** shall mean a comprehensive site analysis, from which an Environmental Impact Assessment report is prepared to determine:

- 1) The potential impact of the proposed development on the site;
- 2) The potential environmental impact of the proposed development on adjacent properties or land uses;
- 3) The potential environmental impact of the proposed development upon the future land use potential of the property;
- 4) The potential impact of the proposed development on the Town's water supply, waterways and drainage.

**ENVIRONMENTAL RESERVE** shall mean lands designated as environmental reserve by the Town under the Environmental Reserve policies of the Municipal Government Act, as amended from time to time.

**ENVIRONMENTAL RESERVE EASEMENT** shall mean lands designated as an environmental reserve agreed to by both the Town and developer and outlined in the Municipal Government Act to protect lands, as amended from time to time.

**ENVIRONMENTALLY SENSITIVE AREAS** shall mean aquifers, reservoirs, canals, lagoons, ditches and similar natural or man-made features that require environmental protection.

**EXISTING DEVELOPMENT** shall mean a development lawfully existing prior to the date of passing of this MDP.

**FIRE HALL** shall mean a facility where fire trucks and equipment are located, and fire-fighting personnel may be accommodated.

**FULLY SERVICED** shall mean having all appropriate services including water and sewer developed to provincial standards, developed road access to Town standards and utilities such as power and gas.

**GROUNDWATER** shall mean water beneath the ground surface in soil pore spaces and in the fractures of rock formations. A unit of rock or an unconsolidated deposit is called an aquifer when it can yield a usable quantity of water. (Wikipedia)

**HIGHWAY or ROAD** shall mean land:

- 1) Shown as a road on a plan of survey that has been filed or registered in a land titles office; or
- 2) Used as a public road; and
- 3) Includes a bridge forming part of a public highway or road and any structure incidental to the public highway or road or bridge.

**HIGHWAY COMMERCIAL** shall mean the provision of commercial services to the travelling public from lots adjacent to a provincial highway. In general, these services include, but are not restricted to, prepared meals, lodging for travellers, campgrounds and recreational vehicle parks, and service stations.

**HOSPITAL, see RAINBOW LAKE HEALTH CENTRE**

**HOUSING, AFFORDABLE see AFFORDABLE HOUSING**

**HOUSING, LOW INCOME see LOW INCOME HOUSING**

**LEED** shall mean a green building rating system developed by the Canadian Green Buildings Council that provides a suite of standards for environmentally sustainable construction.

**LOW INCOME HOUSING** shall mean adequate shelter that is provided to low income individuals and families at a cost that is below market rates. A range of financial assistance from government or non-profit organizations is available to individuals and families living in low-income housing.

**MARKET STUDY** shall mean the gathering and evaluation of data regarding the current and future demand for land, goods and services by industry type.

**MOBILE HOME** shall mean a transportable, single or enople (double) - section single detached dwelling built and assembled in a factory. It is ready for occupancy upon completion of on-site installation in accordance with required factory-recommended installation instructions and is intended for non-transient occupancy, but shall not include Industrial trailers.

**MOVED-IN BUILDING** shall mean any building moved-in or relocated from jurisdictions outside or within the corporate boundary of the Town of Rainbow Lake to a parcel within the Town of Rainbow Lake.

**MUNICIPALITY** shall mean the incorporated Municipality of the Town of Rainbow Lake.

**MUNICIPAL DEVELOPMENT PLAN** shall mean the Town of Rainbow Lake Municipal Development Plan Bylaw No. 2012-01.

**MUNICIPAL AND SCHOOL RESERVES** shall mean land allocated for municipal and school reserve by the Town and designated in the Municipal Government Act, as amended from time to time.

**MUNICIPAL SERVICES** shall mean all water, sewer, gas and road infrastructure owned and operated by the Town.

**OIL AND GAS FACILITIES** shall mean the facilities used for the extraction, processing or manufacturing of oil and gas products.

**OUTLINE PLAN** shall mean a plan prepared and adopted by resolution of Council for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality, and may contain any and all of the requirements of an Area Structure Plan as outlined in Section 633 of the Municipal Government Act, RSA, 2000.

**OWNED** shall mean a private residential dwelling which is owned or purchased by some member of the household. A dwelling is classified as owned even if it is not fully paid for, including a home that has a mortgage or some other claim on it.

**PARK OR PLAYGROUND** shall mean an area of land that is used for recreation purposes and usually includes such facilities as slides, swings and other playground type equipment.

**POPULATION PROJECTION** shall mean computing future changes in population total, given certain assumptions including future trends in the fertility, mortality, and migration rates

**PROTOCOL FOR REGIONAL CO-OPERATION** shall mean an agreement between two or more municipalities that adopt, in principle, an action plan for various areas of intermunicipal co-operation as defined by the agreement.

**PUBLIC USE** shall mean the use of land or buildings by government agencies, non-profit organizations, and public utilities for the purposes of providing public services to the community and includes administration buildings, fire halls, parks, publicly funded schools, post offices, water and sewage treatment plants and other similar uses.

**PUBLIC UTILITY** shall mean a development used to provide one or more of the following for public consumption, benefit, convenience or use:

- 1) Water, waste water or storm water;
- 2) Public transportation operated by or on behalf of the municipality;
- 3) Communication,
- 4) Drainage ditch
- 5) Natural gas; or
- 6) Electric power

**PUBLIC WORKS** shall mean any municipal work or development done in connection with the construction, maintenance, or upgrading of municipal roads, municipal water and sewer systems, municipally owned sand and gravel pits, and other similar operations on municipally owned lands.

**RAINBOW LAKE HEALTH CENTRE** shall mean an institutional development used to provide the following health care services to the public:

- 1) Out-patient services
- 2) Mental Health Services
- 3) Lab services
- 4) Public health services
- 5) Home care services





**RENTED** shall mean a private dwelling even if it is provided without cash being paid in exchange for shelter, or at a reduced rate, or if the dwelling is part of a cooperative.

**RETAIL STORE** shall mean a commercial establishment where goods are sold on a retail basis.

**RUNOFF** shall mean natural drainage of water away from an area including precipitation that flows overland before entering a defined stream channel.

**SCHOOL** shall mean a learning institution used, together with supportive facilities, for instruction and learning.



**SEWAGE LAGOON** shall mean the use of land for the purpose of collecting sewage.

**SIGN** shall mean any structure, device, light or fixture, or any part thereof, used to identify, advertise or attract attention to any person, object, product, event, place, organization, institution, development, business, group, profession, enterprise or industry and is intended to be seen from on or off the site where the sign is located.

**TOWN** shall mean the incorporated municipality of the Town of Rainbow Lake.

**TRAFFIC IMPACT ASSESSMENT (TIA)** shall mean a study prepared by a certified engineer registered in Alberta that assesses the traffic related impacts of a development, multiple developments, subdivision, outline plan or Area Structure Plan upon the surrounding area transportation infrastructure and provides mitigation measures to address any such impacts.

**TRANSIENT WORKER** shall mean any person who is present in a community on a “regular” basis, but has a permanent residence elsewhere may be considered to be part of the transient (temporary) population. This person resides in the community for a given period of time, but does not consider this to be their permanent residence. These persons are not included in demographic studies. Transient (temporary) workers consist of:

- 1) Transient residents of a municipality who are employed or will be employed by an industrial or commercial establishment in the municipality for a minimum of 30 days.

**WATER TREATMENT PLANT** shall mean a facility for the collection and treatment of the water supply.

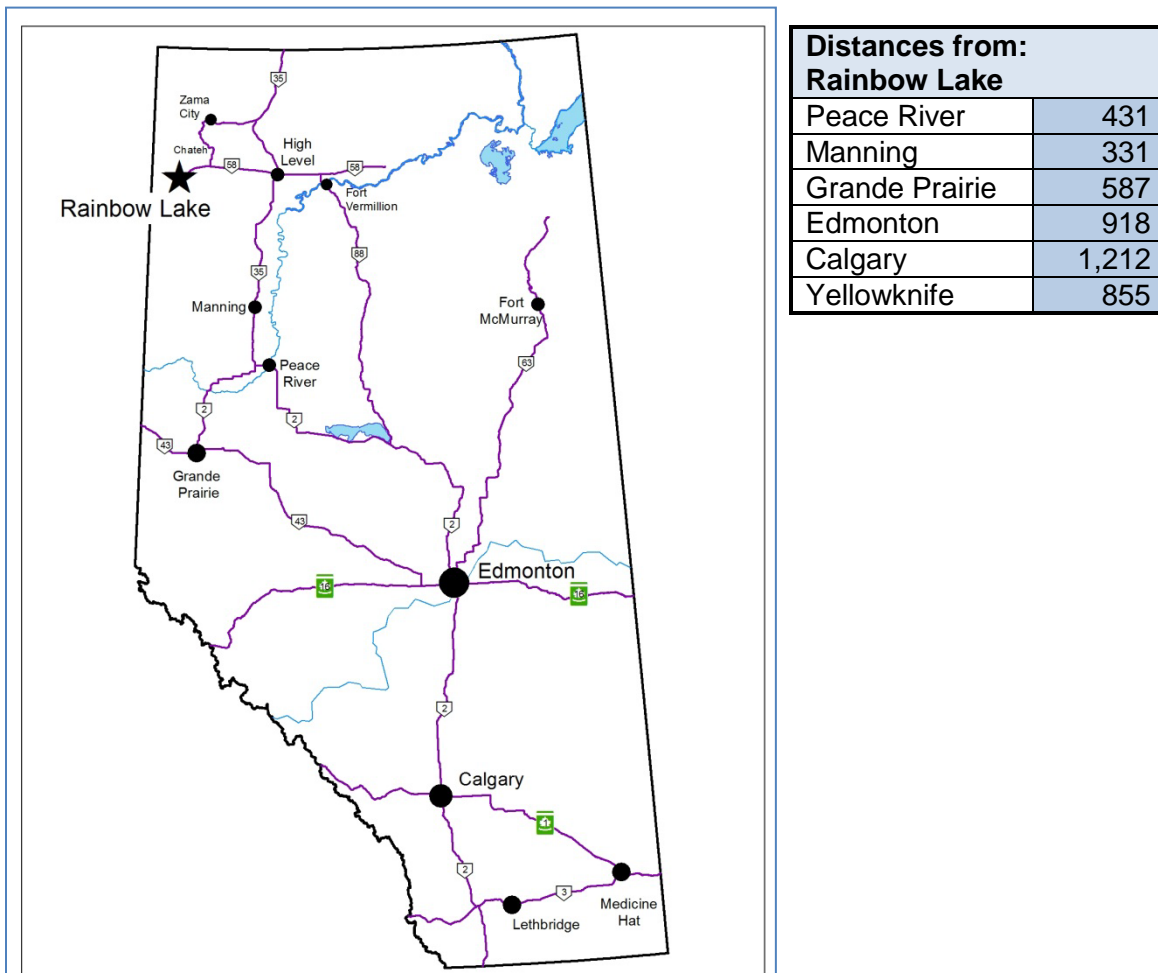


## PART 2. CONTEXT

### 2.1. LOCATION AND SITE CONDITIONS

2.1.1. The Town of Rainbow Lake, with a population of 1,082 inhabitants, is located approximately 920 kilometres northwest of the City of Edmonton, and 141 kilometres west of the Town of High Level (see Figure 1 below). The Town serves as a regional oil and gas field service centre. The Town anchors the western end of Highway No. 58, which links Rainbow Lake with High Level. Highway No. 58 also bisects the physical layout of the Town, separating residential development from the industrial and commercial components.

**Figure 1: Location map**



## **2.2. COMMUNITY HISTORY**

- 2.2.1. The discovery of significant oil reserves at the 7-32 Discovery Well (A Pool) led to discussions about the geological structure found at the site. The reef could have been older than the D-3 and was named “Rainbow Reef” by the geologist, Dr. Mike Hriskevich who discovered the well. When the name of the Town was being discussed, the Alberta Government requested the name of the Town be linked to a feature of the area. There was a lake nearby named Rainbow Lake, and in addition to the naming of the significant oil find being named “Rainbow Reef”, it is believed by some Town citizens the Town was named Rainbow Lake after the nearby lake.
- 2.2.2. The Town of Rainbow Lake has had a very active history since its establishment in 1966. During the 1960's, some of the largest oil and gas deposits in the northwest corner of the Province of Alberta were discovered. The Town of Rainbow Lake became a major service centre for the rapidly growing petroleum exploration industry.
- 2.2.3. During the 1970's and 1980's, the community matured and acquired new responsibilities. Due to the Town's relative isolation, developing recreational facilities became a high priority for its residents. As well, improved access to the Town of High Level through the provision of scheduled air service and the development of Highway 58 helped generate additional commercial and industrial businesses.
- 2.2.4. Also during that time, the Town experienced a diversification in its economic base. From a strict dependence on exploration activities, the business community expanded its base, developing into a major service centre to the surrounding oil and gas fields.
- 2.2.5. With the growth of the economy in the Town of Rainbow Lake came a substantial increase in the community's population base.
- 2.2.6. Today, community services in Town keep improving. A medical clinic provides the community's health services. A volunteer Fire Department provides the Town with fire protection services. Police services are provided by the Royal Canadian Mounted Police (R.C.M.P.) at the Chateh Detachment. The Royal Canadian Mounted Police (R.C.M.P.) built the first permanent barracks in 1965. (Hursey, 1996)



2.2.7. Due to the Town's relative isolation, the area's natural resources provide the most potential for growth.





## PART 3. POPULATION GROWTH TRENDS

### 3.1. POPULATION GROWTH

3.1.1. The Town of Rainbow Lake has grown over the years, both in population and in the range of services offered. The growth of the Town has had a positive impact on the quality of life for its residents, even though the population of the Town may vary throughout the year or from year to year to coincide with variations in oil and gas activity. Table 1 provides the total population of the Town of Rainbow Lake from 1967 to 2011. The Mun/Fed Census column identifies the source of the data.

**Table 1: Population growth 1967 to 2011**

Year	Total Population	Mun/Fed Census	Date of Census
1967	Nil		
1968	380		
1969	586		
1970	608		
1971	565		
1972	580		
1973	563		
1974	563		
1975	607		
1976	644		
1977	434		
1978	806		
1979	806		
1980	813		
1981	753		
1982	739	Mun.	
1983	847		
1984	856		
1985	1004	Mun.	30-Jun-85
1986	1008	Mun.	30-Jun-86
1987	1043	Mun.	30-Jun-87
1988	1146	Mun.	01-Jun-88
1989	1146	Mun.	01-Jun-88
1990	1146	Mun.	01-Jun-88
1991	1146 (817)	Mun. (Fed.)	01-Jun-88

Year	Total Population	Mun/Fed Census	Date of Census
1992	817	Fed.	04-Jun-91
1993	880	Mun.	25-Jun-93
1994	880	Mun.	25-Jun-93
1995	880	Mun.	25-Jun-93
1996	880 (1138)	Mun. (Fed.)	25-Jun-93 (14-May-96)
1997	1138	Fed.	14-May-96
1998	1138	Fed.	14-May-96
1999	1138	Fed.	14-May-96
2000	1138	Fed.	14-May-96
2001	1138 (976)	Fed.	14-May-96 (15-May-01)
2002	1186	Mun.	30-Jun-02
2003	1186	Mun.	30-Jun-02
2004	1186	Mun.	30-Jun-02
2005	1186	Mun.	30-Jun-02
2006	1186 (975)	Mun. (Fed.)	30-Jun-02 (16-May-06)
2007	1082	Mun.	01-Jun-07
2008	1082	Mun.	01-Jun-07
2009	1082	Mun.	01-Jun-07
2010	1082	Mun.	01-Jun-07
2011	1082 (870)	Mun. (Fed.)	01-Jun-07 (10-May-11)

Sources:

(Statistics Canada, 2012); (Statistics Canada, 2011); (Government of Alberta, Municipal Affairs, 2011)

3.1.2. As indicated in Table 2, according to Statistics Canada the population in 2011 was reported at 870 people, but according to the Municipal Census 2011 reported through Alberta Municipal Affairs the population in 2011 was 1,082. This discrepancy is a result of the time of year the two different censuses were taken. The Statistics Canada Census was taken in May. Many people leave the Town when the oil and gasfields slow and shut down during the summer, whereas the Municipal Census was taken in the winter when the population is at full capacity, and the oil and gasfield work is in full production. For the purposes of the MDP, the Municipal Census population from 2007, which is reported the same in 2011 will be the base population, as it is a truer depiction of the Town's population. Also, data is available for the different age cohorts from the 2006 federal census.

**Table 2: Total population 1991 – 2011 and population change by percentage**

<b>Total Population</b>	
Population 2011*	1,082
Population 2010*	1,082
Population 2009*	1,082
Population 2008*	1,082
Population 2007*	1,082
Population 2006*	1,186 (975**)
Population 2005*	1,186
Population 2004*	1,186
Population 2001**	975
Population 1996**	1,138
Population 1991**	817
Population % change 1991-1996	28.21%
Population % change 1996-2001	-16.72%
Population % change 2001-2006	17.79%

\*Source: (Government of Alberta, Municipal Affairs, 2011)

\*\* Source: (Statistics Canada, 2001)

## 3.2. POPULATION CHARACTERISTICS

3.2.1. The current population characteristics as identified in Tables 3 and 4, indicate the Town is comprised predominantly of a younger population. The population of children between the ages of 0-17 within the Town equals 29%, youth between the ages of 18-24 equals 12%, young people between the ages of 25-34 equals 23%, adults between the ages of 35-44 equals 17%, middle aged people between the ages of 45-54 equals 12%, older adults between the ages of 55-64 equals 7% and seniors 65+ equals 1%. These figures indicate a robust work force, including a large number of families making the Town of Rainbow Lake their home. The number of children in the 0-4 age group is an encouraging sign of a healthy growing community.

**Table 3: Population characteristics**

<b>Male/Female Population 2007</b>		
	<b>Male</b>	<b>Female</b>
0-4	54	57
5-9	45	42
10-17	59	52
18-24	64	61
25-34	135	110
35-44	99	84
45-54	82	52
55-64	46	29
65-74	6	4
75+	0	1
Subtotal Male/Female Population	590	492
<b>Total Population</b>	<b>1,082</b>	

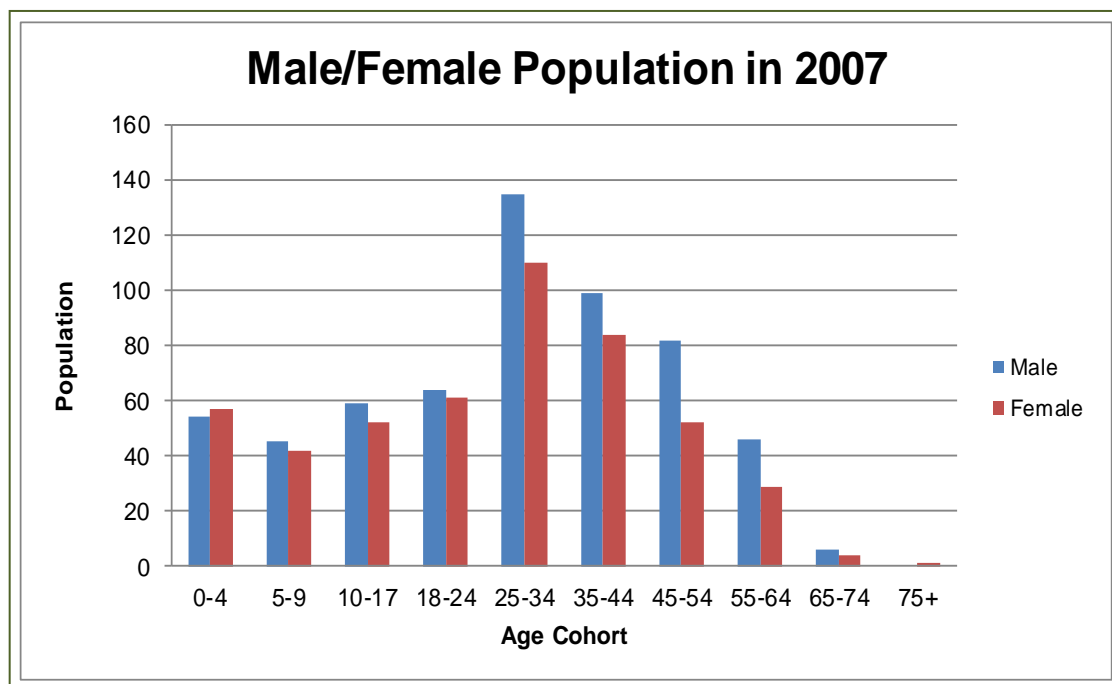
Source: (Town of Rainbow Lake, November, 2010), with projections

3.2.2. Comparing these figures to provincial averages, the percentage of people within each age cohort is lower in the Town of Rainbow Lake within all age cohorts, although some are lower than others. As depicted in Table 5, the number of children between the ages of 0-4 years and between the ages of 5-9 years is slightly lower than the provincial average, but the percentage of youth and young adults between the ages of 10-17 years and 18-24 years is close to half the provincial average. The percentage of adults between the ages of 25-34 years is slightly below the provincial average, with a larger gap between the female provincial average and Rainbow Lake's. This is largely because a high percentage of female residents within this age cohort within the Town are stay at home mothers. Within the remaining working age cohorts, the percentage of adults is approximately half of the provincial average. This could be a result of the Town as a one industry Town and/or the remoteness of the community. The percentage of seniors within the Town is significantly lower than the provincial average, this could be due to seniors leave Town when they retire, as the majority of residents' extended families are located in other communities. Another interesting fact is that the percentage of males within the Town is 55%, compared to the provincial average of 51%.

3.2.3. Considering the differences between the Town and the province, it is clear that the Town is unique, and standard methods of projecting populations do not fit with the Town's demographics.

There are a number of ways of addressing this issue, including projecting low population growth, no population growth or even a negative population growth. Although no population growth as well as a negative population growth have been the reality within the Town, the recommended population growth projection is a low population growth. This method is recommended as there is always a possibility of a boom in the oil and gas field and it is prudent to be prepared for growth and associated needs. The no or negative population growth options would not require additional development, but strategies to address short or long term vacancies and loss of revenue are suggested through an economic development study.

**Table 4: Population characteristics**



Source: (Town of Rainbow Lake, November, 2010)



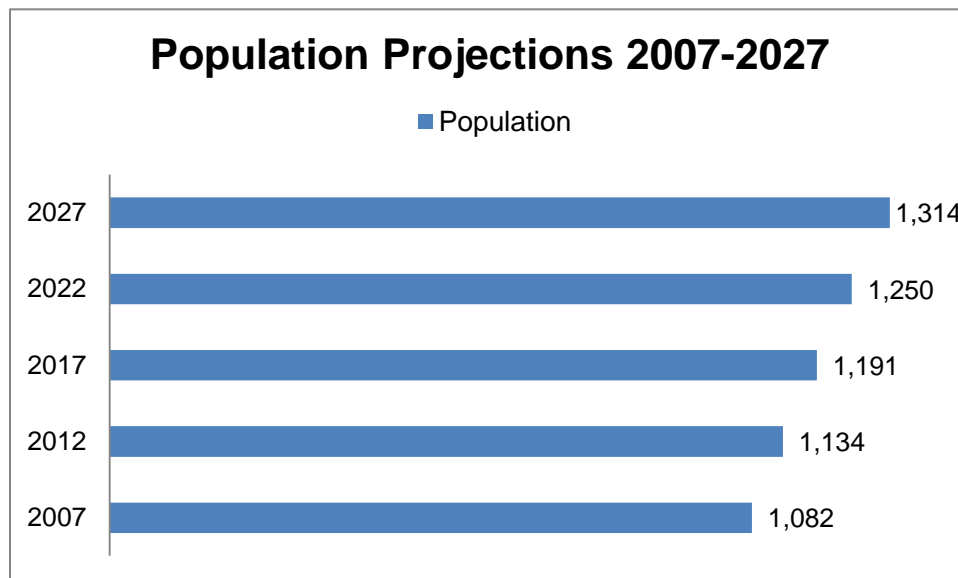
**Table 5: Percentage of population by age cohort and sex**

Age Cohort	Alberta		Rainbow Lake	
	Male	Female	Male	Female
0-4 yrs.	6%	6%	5%	5%
5-9 yrs.	6%	6%	4%	4%
10-17 yrs.	11%	11%	5%	5%
18-24 yrs.	11%	11%	6%	6%
25-34 yrs.	16%	15%	12%	10%
35-44 yrs.	16%	15%	9%	8%
45-54 yrs.	15%	15%	8%	5%
55-64 yrs.	9%	10%	4%	3%
65-74 yrs.	5%	6%	0.06%	0.04%
75+ yrs.	4%	6%	0%	0.01%
<b>Total</b>	<b>51%</b>	<b>49%</b>	<b>55%</b>	<b>45%</b>

Source: (Town of Rainbow Lake, November, 2010)

### 3.3. POPULATION PROJECTIONS

**Table 6: Population projections**



Source: (Town of Rainbow Lake, November, 2010)

3.3.1. Taking the base population of 2007 and using the Cohort Component Projection method to predict population in the next 20 years, it is believed that by the year 2027 there will be an additional 232 residents in the Town of Rainbow Lake. This does not take into consideration the transient population of the Town, which can be substantial. The total transient (temporary) population in 2007 was 181. The transient population is seasonal and fluctuates with the oil and gas sector activity within the region.

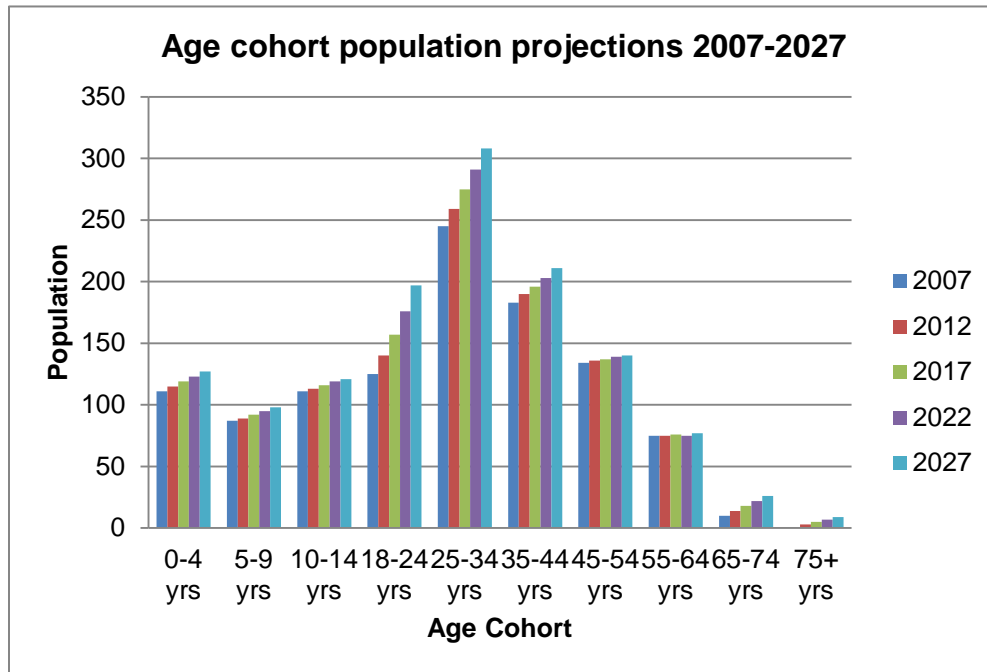
**Table 7: Cohort component projection**

<b>Age Group</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>	<b>2022</b>	<b>2027</b>
0-4 yrs.	111	115	119	123	127
5-9 yrs.	87	89	92	95	98
10-17 yrs.	111	113	116	119	121
18-24 yrs.	125	140	157	176	197
25-34 yrs.	245	259	275	291	308
35-44 yrs.	183	190	196	203	211
45-54 yrs.	134	136	137	139	140
55-64 yrs.	75	75	76	75	77
65-74 yrs.	10	14	18	22	26
75+ yrs.	1	3	5	7	9
<b>Total</b>	<b>1,082</b>	<b>1,134</b>	<b>1,191</b>	<b>1,251</b>	<b>1,314</b>

Source: (Town of Rainbow Lake, November, 2010)

3.3.2. The lowest population increase projected from 2007 to 2027 is within the 55-65 age group. The largest population increase projected from 2007 to 2027 is within the 18-24 and 25-34 age groups.

**Table 8: Age cohort population projections 2007-2027**



Source: (Town of Rainbow Lake, November, 2010)

## PART 4. HOUSING GROWTH TRENDS

### 4.1. FUTURE HOUSING REQUIREMENTS

4.1.1. The pattern of housing growth from the Town is depicted in the Table below. There appears to have been a growth surge between 1971 and 1985 and between 1991 to 2000.

4.1.2. The total number of dwelling units identified below includes only inhabited units in 2006. The total number of dwelling units within the Town according to the 2006 Statistics Canada census was 448.

**Table 9: Construction of dwellings**

	Single Detached Dwelling: Owned	Single Detached Dwelling: Rented	Movable Dwelling: Owned	Movable Dwelling: Rented	Apartment, bldg that has fewer than 5 storeys: Rented	Total
1920 or before	0	0	0	0	0	0
1921 to 1945	0	0	0	0	0	0
1946 to 1960	0	0	0	0	0	0
1961 to 1970	10	25	0	0	0	35
1971 to 1980	10	50	0	20	0	80
1981 to 1985	15	40	10	0	0	65
1986 to 1990	10	10	0	0	10	30
1991 to 1995	10	25	0	15	0	50
1996 to 2000	0	50	10	0	0	60
2001 to 2006	20	15	0	0	0	35
<b>Totals</b>	<b>75</b>	<b>215</b>	<b>20</b>	<b>35</b>	<b>10</b>	<b>355</b>

Source: (Statistics Canada, 2006)

4.1.3. Assuming the Town reaches the projected population growth rates depicted in the previous section, housing requirements per year can be projected. Assuming an average household size of 2.67 persons per household and a gross population growth of 232 persons over the 20 year planning horizon from 2007, the projected number of households could potentially grow by 85 by 2027 as identified in Table 10. Over this twenty year horizon, an increase of approximately 4.25 permanent dwellings per year over the next twenty years can be projected. In addition, Table 10, identifies the projected number of dwelling units required at the end of each 5 year cohort including the distribution of dwelling types by the year 2027. It is important to note that the total number of dwelling units in 2007, being 454, is derived from a municipal census undertaken by the Town. This total does not match the total number of dwelling

units identified by the 2006 Statistics Census, being 448. This difference is not statistically significant.

4.1.4. While it is difficult to determine future growth, the Town shall utilize these growth projections to determine future housing needs and associated land requirements. If the Town experiences significant growth through the development of major projects and activities in the Region, the Town shall determine the land supply needed and revise the population and housing projections to support this growth.

4.1.5. Table 11 below, identifies the total additional number of dwelling units projected from 2007 to 2027. The projected number of households are based on the average size of a household (2.67 persons), as well as the types of units built in the past 10 years.

**Table 10: No. of dwelling units required by end of each 5-year cohort to 2027**

Dwelling Type	Existing		Projections				
	2007 inhabited	2007 vacant	Total 2007	2012	2017	2022	2027
Single Detached	140	5	145	164	183	202	221
Suite in Single Detached	1	0	1	1	1	1	1
Duplex	19	1	20	20	20	20	20
Four Plex	51	2	53	53	53	53	53
Apartment	1	0	1	1	1	1	1
Single Dwelling attached to non-residential	1	0	1	1	1	1	1
Mobile Home	180	37	217	217	217	217	217
Movable Dwelling	10	1	11	13	16	18	20
Collective Dwelling	4	1	5	5	5	5	5
<b>Total Dwellings</b>	<b>407</b>	<b>47</b>	<b>454</b>	<b>475</b>	<b>497</b>	<b>518</b>	<b>539</b>



**Table 11: Additional number of dwelling units from 2007-2027**

Dwelling Type	Constructed in last 10 years (1996 to 2006)			Additional Units projected from 2007-2027			Average # Units per year
	Owned	Rented	Total	Owned	Rented	Total	
Single Detached	20	65	85	18	58	76	3.80
Suite in Single Detached	0	0	0	0	0	0	
Duplex	0	0	0	0	0	0	
Four Plex	0	0	0	0	0	0	
Apartment	0	0	0	0	0	0	
Single Dwelling attached to non-residential	0	0	0	0	0	0	
Mobile Home	0	0	0	0	0	0	
Movable Dwelling	10	0	10	9	0	9	0.45
Collective Dwelling	0	0	0	0	0	0	
<b>Total Dwellings</b>	<b>30</b>	<b>65</b>	<b>95</b>	<b>27</b>	<b>58</b>	<b>85</b>	



## **PART 5. VISION AND GOALS**

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### **5.1. OVERVIEW**

The following vision and goals outline the overall direction of the Town of Rainbow Lake regarding future development. These goals lay out the framework within which the orderly and economic use of land will occur and establish the basis for the policy framework found throughout the balance of this document.

### **5.2. VISION**

The Town of Rainbow Lake strives to provide good governance and services for its residents that are affordable, sustainable, effective, efficient and to a standard that meets or exceeds legislation, residents' expectations and that promotes community involvement and affordable living.

### **5.3. GOALS**

- 5.3.1. To ensure the Town of Rainbow Lake remains the primary service centre for oil and gas related development in the northwestern area of Alberta.
- 5.3.2. To establish a land use and policy framework that will encourage the diversification of the local economy including commercial, industrial, recreational, institutional, tourism and residential sectors in a manner that respects and balances the needs of all uses and users throughout the Town.
- 5.3.3. To develop land use policies that effectively balance growth and development, limiting land use conflicts and ensuring the efficient use and stewardship of the Town's land base.
- 5.3.4. To identify a land use and policy framework for development within the Town. The primary emphasis over the next 5-year period will be to encourage infill development in the short term, and expand into undeveloped areas within the Town in the medium to long term. To advance this goal, the Town will encourage the development of additional commercial and industrial lots as identified within the Southeast Area Structure Plan, and the development of additional residential lots identified within the Northeast Residential Area

Structure Plan as well as other Area Structure Plans to be developed from time to time.

5.3.5. The Town shall encourage growth that is efficient, effective, attractive and economically viable and meets the needs of both the local community and visitors. This Municipal Development Plan is the tool that provides the framework for land use and development within the Town of Rainbow Lake.

5.3.6. The Town shall manage growth through the integration of land use planning with the development of transportation and infrastructure systems. The Town shall ensure the extension of services is provided in an orderly, economical manner.

5.3.7. The Town shall discourage urban sprawl and spot development to avoid undue financial burden and associated costly servicing.

#### **5.4. COMMUNITY SPIRIT**

5.4.1. The Town shall promote the municipality as a great place to live, work and play by creating an environment that is aesthetically pleasing and encourages a sense of community pride. The continued attraction of people of all ages and stages of life shall be encouraged.

#### **5.5. ECONOMIC DEVELOPMENT**

5.5.1. The Town of Rainbow Lake has a limited supply of commercial land in the central core area, therefore, the Town wishes to ensure that only high-density outlets such as clothing stores, offices, supermarkets, etc. locate in this core area. Uses that require relatively large tracts of land such as gas stations, restaurants, truck stops, etc. should be located adjacent to Highway No. 58. Commercial and industrial development in the southeast area of Town shall be in accordance with provisions outlined in the Town of Rainbow Lake Southeast Area Structure Plan. Residential development shall be in accordance with the provisions outlined in the Town of Rainbow Lake Northeast Residential Area Structure Plan. The following policies shall apply for those areas identified as Commercial in Schedule "B":

5.5.2. The Town shall encourage a diversified economic base, including industrial, commercial and residential development.

- 5.5.3. The Town will encourage growth and accommodate it in a land use pattern which is efficient, effective, attractive and economically viable. This Municipal Development Plan identifies the overall framework for land use and development within the municipality, and shall be used when considering proposed land use changes.
- 5.5.4. The Town of Rainbow Lake will aim to accommodate and encourage new growth, however, the Town must encourage the infilling of existing serviced developable land prior to the expansion of development into new areas, to facilitate full utilization of existing services and the logical expansion of municipal services when required.
- 5.5.5. The Town will take measures to ensure that there is an adequate supply of serviced land to meet residential, commercial, industrial and institutional development needs.
- 5.5.6. The Town shall support development in the forestry and oil and gas industries.
- 5.5.7. The Town will encourage value-added processing to complement the abundance of raw natural resources in the area.
- 5.5.8. The Town will continue to encourage the establishment of service industries to support Oil and Gas sector activities in the area.
- 5.5.9. The Town will work with local businesses and organizations to support potential business and community building opportunities. The Town will continue to facilitate effective communication between community planning and economic development initiatives.
- 5.5.10. To provide more opportunities for transient and permanent workers in the area, to live in The Town of Rainbow Lake for short and longer time periods.
- 5.5.11. To strengthen and improve the Town of Rainbow Lake's downtown core as a focus for commercial activities, the Town shall examine:
- 1) The development of a local economic development and marketing strategy;
  - 2) The development of urban design standards, landscaping and façade improvements in the commercial areas of Town;

- 3) The participation of local businesses in the development and future planning of these commercial areas;
- 4) The development of a succession planning strategy to ensure existing businesses continue and thrive;
- 5) The active promotion of the Town of Rainbow Lake as an area service centre.

5.5.12. To strengthen and improve development along Highway 58, the Town shall examine the development of an economic development and marketing strategy focused on capturing potential growth from:

- 1) The westward extension of Highway 58 to the British Columbia border, connecting with Fort Nelson, BC.
- 2) Large truck traffic along Highway 58;
- 3) Traffic along Highway 58, as a place for travellers to shop, eat and rest.

5.5.13. The Town will co-operate with Alberta Transportation in developing the Highway 58 corridor.

5.5.14. The Town shall monitor Alberta Transportation's project list to determine a timeline for the extension of Highway 58 westward.

5.5.15. The Town encourages local businesses to develop a Chamber of Commerce to:

- 1) Encourage diversity of businesses and services.
- 2) Develop incentives to attract businesses and services.
- 3) Work co-operatively with the Town to increase businesses and services.
- 4) Improve communication between businesses and between businesses and the Town to determine needs and improve relationships.
- 5) Promote growth of existing businesses and services.
- 6) Provide opportunities for students to work.



- 7) Consider/develop resource business tourism & education opportunities.
- 8) Consider developing an apprenticeship program in co-operation with the school, businesses & industry.
- 9) Develop marketing & information tools for potential businesses, newcomers and the transient population.



5.5.16. The Town will work with the Regional Economic Development Initiative (REDI) to synchronize community planning and economic development initiatives and develop a marketing strategy including:

- 1) Targeting potential investors to develop the Highway 58 corridor within the Town.
- 2) Promoting the Town of Rainbow Lake as a liveable, family oriented community to attract and retain newcomers.
- 3) Promoting the Town of Rainbow Lake as a regional recreational centre on a Regional, Provincial, National and International basis.
- 4) Co-operating with Mackenzie County and High Level to promote the Peace Region for Physician Recruitment.
- 5) Encouraging the development of Regional tourism to promote activities such as fishing, snowmobiling, camping, golfing, and

other nature-oriented activities in co-operation with Mackenzie County and High Level through the Regional Economic Development Initiative (REDI).

- 6) Encouraging the retention and expansion of service industries to support the oil and gas sector activities in the area.
- 7) Encourage local oil companies to hire local contractors and businesses.

5.5.17. To support the development of tourism facilities, the Town will:

- 1) Encourage/promote the existing campground and services.
- 2) Encourage the expansion and upgrading of recreational and commercial services directed at tourism at a regional level, working in co-operation with Mackenzie County and High Level through the Regional Economic Development Initiative (REDI).
- 3) Maintain and improve the attractiveness of the Town area to ensure a positive impression for tourists arriving in Town.

5.5.18. The Town, in co-operation with other strategic partners, shall develop and maintain a long term economic development strategy that will promote the Town and region as an attractive place to locate new businesses and support the retention and expansion of existing businesses and industries.

## **5.6. HOUSING**

5.6.1. To encourage residential development to meet a variety of housing needs.

5.6.2. To encourage a variety of housing forms and densities to meet the needs of a diverse population including:

- 1) Low income housing
- 2) Rental accommodation
- 3) Secondary suites
- 4) Affordable housing



- 5) High end housing
- 6) Single detached dwellings
- 7) Townhouses
- 8) Apartments
- 9) Mobile homes
- 10) Transient/short term housing needs



- 5.6.3. Encourage local oil companies to keep the Town informed of local housing needs.

## **5.7. LAND USE PATTERNS**

- 5.7.1. To provide policy direction to guide the location of new development within the Town of Rainbow Lake.

- 5.7.2. To provide convenient access to places of employment, residence, commercial development, educational services, health services and recreational amenities for Town residents.
- 5.7.3. To establish land use patterns that will encourage compatibility between existing and future development.
- 5.7.4. According to Section 15 of the Alberta Land Stewardship Act, the Town of Rainbow Lake will implement the policies of the Regional Plan created under the Land Use Framework process. The Town of Rainbow Lake is committed to aligning the policies of this document with those of the Regional Plan created under the Land Use Framework or other requirements of the Framework as and when required.

## **5.8. FINANCIAL MANAGEMENT**

- 5.8.1. To ensure the future growth and development of the Town of Rainbow Lake is undertaken in a manner that effectively and efficiently utilizes the municipality's financial resources.

## **5.9. COMMUNITY APPEARANCE**

- 5.9.1. The Town will continue to develop in an aesthetically pleasing form to enhance the appearance of the municipality. This will be accomplished by:



- 1) The development of parks and open space areas;



- 2) Enhancing the appearance of public and private facilities in the Town's downtown core as well as the highway corridor;
- 3) Requiring a high design standard for new buildings and development within the Town;
- 4) Utilizing landscaping to enhance the appearance of public areas, focusing on the planting of trees; and
- 5) Improving the appearance and utilization of the downtown and highway areas by providing amenities such as murals on buildings and fences, street furniture, recycling containers and hanging baskets.



## 5.10. MUNICIPAL SUSTAINABILITY

5.10.1. The Town requires all future development to consider incorporating sustainability principles. For the purposes of this document, sustainability can be defined as creating a community balancing all aspects of community life based on five sustainability pillars. The Town's sustainability pillars include the following elements: governance, economy, environment, social and culture. The development of a Municipal Sustainability Plan to provide recommendations for developing the Town as a more sustainable community is encouraged:

- 1) To facilitate orderly and efficient growth as well as development;



- 2) To encourage the continued permanency of the Town;
- 3) To encourage the diversification of the local economy;
- 4) To ensure that the Town of Rainbow Lake remains the primary centre for oil and gas related development in the northwestern area of Alberta, and
- 5) To develop a Town that provides a pleasant environment for its residents and visitors alike.



## **PART 6. LAND USE POLICY AREAS**

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### **6.1. OVERVIEW**

6.1.1. Future land use development in the Town shall be consistent with policy areas as outlined in Schedule “B”: “Proposed Land Use Policy Areas”. Future land uses shall be based on the following future land use designations:

- 1) Residential Policy Area
- 2) Primary Commercial Area
- 3) Highway Commercial Policy Area
- 4) Industrial Policy Area
- 5) Airside Policy Area
- 6) Community and Institutional Policy Areas
- 7) Environmentally Sensitive Policy Areas
- 8) Future Development Policy Area

6.1.2. Each of these policy areas is applied in general as shown on Schedule “B”, “Proposed Land Use Policy Areas.” Existing conditions and expected future conditions will be taken into consideration when determining specific policy boundaries due to the scale of the policy areas.

### **6.2. PROPOSED LAND USE POLICY AREAS**

6.2.1. The proposed land use policy areas provide long-term direction, to guide the future development throughout the municipality. The proposed land use policy areas have been developed in consideration of existing development patterns, and consultation with administration, Council, the Municipal Development Plan Steering Committee and the general public. The proposed land use policy areas were developed to establish a broad land use strategy, supplemented and supported with the completion of outline plans, Area Structure Plans and the Town’s land use bylaw.

## **General**

- 6.2.2. Where applicable, the following policies will apply to all policy areas as outlined on Schedule “B”, “Proposed Land Use Policy Areas”. The intent of these policies is to establish a baseline framework for all development in the municipality, regardless of location and/or use.
- 1) Development shall have the appropriate municipal services and utilities.
  - 2) The Town may enter into agreements with developers for the provision of on-site and off-site municipal services and utilities as well as any other development conditions.
  - 3) The compatibility of existing and future land uses shall be taken into consideration by the Town when reviewing zoning, subdivision and/or development proposals.
  - 4) Adequate open space, recreation land and land for school purposes shall be provided as part of subdivision and/or development proposals.
  - 5) Satisfactory arrangements shall be made for parking and loading facilities for all new development.
  - 6) Land that can be easily provided with municipal services and utilities within the Town shall be used for urban development.
  - 7) In all cases, the appearance of development and its effect on the visual amenity of the municipality will be an important factor for the Town to consider when deciding on planning and development proposals.

## **6.3. RESIDENTIAL POLICY AREA**

### **Overview**

- 6.3.1. Continued residential growth shall be encouraged in those areas identified as the residential policy area. The community has recognized that the majority of future residential expansion and intensification will occur in the northern portion of the municipality. Development shall be consistent with the direction contained in this Municipal Development Plan and shall be supplemented by

appropriate supportive engineering drawings to confirm conformity with municipal service standards as required by the Town.

### **Goals**

- 6.3.2. Promote residential development in an orderly and sustainable manner that is compatible with different land uses.
- 6.3.3. Offer a variety of residential densities that are cost effective relative to the provision of services.
- 6.3.4. Encourage the development of attractive residential neighbourhoods, utilizing concepts of smart growth.

### **Objectives**

- 6.3.5. To promote a mix of low, medium and higher density development within the Town.



- 6.3.6. To promote mixed-use development within a residential neighbourhood including supporting commercial and recreational uses and services the Town may:
  - 1) Allow for a variety of housing types, which may include but would not be limited to single detached dwelling units, mobile homes, duplexes and other multi-family dwelling units;
  - 2) Encourage the development of mobile and modular homes on permanent foundations, in standard built single detached dwelling neighbourhoods; and

- 3) Encourage the development of high quality mobile and modular home parks and subdivisions within designated residential areas, with appropriate attention to integrating the various housing types through subdivision design.



6.3.7. To promote higher standards of residential development to minimize consumption of land and create environmentally friendly developments.

6.3.8. To ensure that economical, efficient and aesthetically pleasing neighbourhoods develop, the Town shall:

- 1) Encourage the following design principles in new residential areas:

- (a) The majority of lots should accommodate single detached units;
- (b) Multi-unit developments will be located in close proximity to Rainbow Drive as well as areas identified for future commercial and community land uses;
- (c) Develop new residential areas in phases, starting with the Northeast Residential Area Structure Plan to meet demand and which represents a logical extension of municipal services.
- (d) Integrate a road network considering both pedestrian and vehicular circulation in future residential areas.
- (e) All roads shall be constructed to be compatible with the safe and efficient operation of the transportation network, and shall provide opportunities for pedestrian movement,



including but not limited to planted boulevards, and sidewalks;

- (f) Require the development of green corridors, trail systems, parks and playgrounds for residents including children, within future and existing residential areas;
- (g) Encourage the provision of pathways to interconnect open spaces, schools, recreation facilities and other similar uses.
- (h) Encourage the retention of trees and other green areas which will not conflict with other land uses and will create more attractive and liveable neighbourhoods;
- (i) Prohibit the extension or intensification of residential development in areas identified for future industrial development;
- (j) Encourage small scale neighbourhood commercial uses such as a convenience store or car wash within residential areas;
- (k) Encourage maintenance of properties in the Town, to promote Town pride and create aesthetically pleasing neighbourhoods;
- (l) Encourage community and institutional uses such as community halls and places of worship within residential areas; and
- (m) Maintain the separation of permanent residential areas and industrial development.

### **Residential Policies**

6.3.9. To provide high quality, safe and liveable residential areas, the Town shall:

- 1) Maintain the separation of permanent residential areas and industrial development;
- 2) Develop new residential areas in phases to meet the demand areas and represent a logical extension of municipal services;



- 3) Maintain trees and other green areas to create more attractive and liveable neighbourhoods;
- 4) Encourage innovative designs to create cluster subdivisions with an emphasis on green areas, trail systems and pedestrian friendly streets;
- 5) Prohibit the extension or intensification of residential development in areas identified for future industrial development; and
- 6) Require the development of green corridors, trail systems and parks for residents including children, within future and existing residential areas.

6.3.10. Residential uses, where possible, should be separated from incompatible land uses and, where not possible, be separated by a proper landscaped buffer.

6.3.11. Residential neighbourhoods should be developed in areas that are in close proximity to schools and community facilities. The capacity of these types of facilities will be considered by the Town when reviewing residential development proposals.

6.3.12. Main street residential developments, such as apartments/flats above commercial businesses are encouraged within the Primary Commercial area.

6.3.13. Higher density residential development, such as apartments, townhouses and row dwellings, shall locate in areas:

- 1) Accessible to an arterial road or a major residential road;
- 2) Accessible to schools and community facilities; and
- 3) Where the visual amenity of an existing residential neighbourhood is not adversely affected.

6.3.14. Mobile home developments will be permitted to provide alternative residential living accommodation. The Town shall ensure that the following guidelines are followed when reviewing mobile home development proposals:

- 1) Mobile home parks and owner occupied mobile home subdivisions shall be in areas separated from traditional site built housing;

- 2) The development of innovative lot design or innovative mobile home placement in mobile home areas shall be encouraged; and
- 3) Mobile home developments shall provide recreational areas, landscaping and similar such elements to ensure that they are aesthetically pleasing.

6.3.15. When the integration of new residential development within established residential neighbourhoods is proposed, the Town shall consider the following:

- 1) The visual impact of the new development on the established residential neighbourhood;



- 2) The zoning of the area in order to ensure housing types are compatible in appearance and density;
- 3) The buffering and landscaping of new development is in a manner suitable to the character and appearance of the established residential neighbourhood; and
- 4) The availability of suitable on-site parking for new residential development including a minimum of two parking spaces as specified in the Town of Rainbow Lake Land Use By-law Districts.

6.3.16. Neighbourhood convenience type commercial uses and other compatible uses, such as churches, parks and home-based businesses, may be permitted in a residential area.

6.3.17. To accommodate temporary housing development, the Town may:

- 1) Allow temporary housing development within the industrial area to accommodate workers on a temporary basis; and

- 2) Allow temporary housing development that is maintained to a high aesthetic standard.

## **6.4. COMMERCIAL POLICY AREAS**

### **Overview**

- 6.4.1. The Commercial areas of the Town are an important component of the economic vitality of the Town. The Town understands and supports the importance of maintaining, improving and expanding the commercial areas of the Town and providing lands for a wide variety of commercial activities that are compatible with urban development.
- 6.4.2. The Town of Rainbow Lake has a limited supply of commercial land in the central core area, therefore, the Town wishes to ensure that only high-density outlets such as clothing stores, offices, supermarkets, etc. locate in this core area. Uses that require relatively large tracts of land such as gas stations, restaurants, truck stops, etc. should be located adjacent to Highway No. 58. Commercial development along the Highway No. 58 corridor shall be in accordance with provisions outlined in the Town of Rainbow Lake Southeast Area Structure Plan. The following policies shall apply to those areas identified as commercial development in Schedule "B":
  - 1) Primary Commercial Policy Area
  - 2) Highway Commercial Policy Area
- 6.4.3. There are two commercial policy areas within the Town.
  - 1) Primary Commercial Policy Area
  - 2) Highway Commercial Policy Area

### **Goal**

- 6.4.4. The Town of Rainbow Lake will support the development of the Commercial Policy Areas of the Town by working with local businesses, Community Futures and other organizations as required in marketing the Town as a desirable location to establish or expand businesses.

### **Objective**

- 6.4.5. Council encourages the development of two commercial areas with a diverse range of services suited to each commercial area as identified in the following policy areas.

### **Commercial Policies**

- 6.4.6. Structural and façade improvements are encouraged, to enhance the aesthetic appearance of development.
- 6.4.7. Provide appropriate access to the site and proper integration with surrounding area(s).
- 6.4.8. Reduce negative impacts from nuisances including but not limited to noise, traffic and air emissions.
- 6.4.9. Ensure compatibility with current/future uses on adjacent lands including, but not limited to, extensions of roadways and other infrastructure, and require landscaping and buffering to mitigate any negative impacts.
- 6.4.10. Encourage sustainable building and development practices.
- 6.4.11. Maintain trees and other green areas where practical, to create more attractive commercial areas.
- 6.4.12. Accommodate the development of residential units above commercial uses.

## **6.5. PRIMARY COMMERCIAL POLICY AREA**

### **Overview**

- 6.5.1. The Primary Commercial Policy Area is established to support the future development and intensification of the Town centre commercial development area. The Town recognizes that a vibrant and attractive primary commercial policy area in the centre of the Town is beneficial to the residents of the Town.

- 6.5.2. The Primary Commercial Policy Area will concentrate commercial services to meet the needs of the local and regional population.



### **Goal**

- 6.5.3. The Town of Rainbow Lake will support the development of the Primary Commercial Policy Area as a vibrant commercial centre, by encouraging compact development patterns, with minimal impact on the environment, while ensuring development is compatible with surrounding land uses.

### **Objectives**

- 6.5.4. Council encourages the beautification of the Primary Commercial Policy Area to:
- 1) Attract additional commercial investment and businesses to the Primary Commercial Policy Area.
  - 2) Promote and display community pride.
- 6.5.5. To encourage the development of a vibrant primary commercial policy area, the Town shall:
- 1) Allow primary commercial activities only in the core area.
  - 2) Encourage the intensification and transition to higher density uses in the core commercial area of the Town. The Town encourages these future uses to be located in the central core area.
  - 3) Support paving and other aesthetic features to improve the appearance of the core area where possible.

- 4) Encourage the development of walkways, to enhance pedestrian circulation.
- 5) Encourage the siting and location of higher density housing in proximity to the core area, to allow for mixed-use development where appropriate.

6.5.6. To encourage ongoing primary commercial development, the Town may:

- 1) Explore the use of incentives to encourage needed commercial activities;
- 2) Investigate the development of requests for proposals to develop desirable commercial operations; and
- 3) Develop a Downtown Strategic Development Plan to explore redevelopment intensification, opportunities for urban design improvements, as well as a branding strategy to help define a commercial core.

6.5.7. To ensure that sufficient primary commercial parking is available, the Town shall:

- 1) Require employee parking to be provided on site;
- 2) Require that public parking is provided on site or other satisfactory arrangements be made;
- 3) Discourage parking of large trucks in the core area; and
- 4) Ensure that identified parking areas shall be hard surfaced at the time of development or redevelopment.

6.5.8. To allow for the orderly expansion of the primary commercial policy area, the Town will:

- 1) Ensure that sufficient land is designated for commercial purposes; and
- 2) Carefully evaluate all development in and around the core area to make the most efficient use of land.



### **Primary Commercial Policies**

- 6.5.9. The Town shall permit commercial uses that will result in the development of a vibrant, multi-functional Primary Commercial Area.
- 6.5.10. The Town shall not permit the siting and location of small scale commercial and office functions outside of the Primary Commercial Area.
- 6.5.11. Residential development may be permitted in the Primary Commercial Areas above street level or through the Council approved application and amendment process.

## **6.6. HIGHWAY COMMERCIAL POLICY AREA**

### **Overview**

- 6.6.1. The Highway Commercial Policy Area has been established to support the future development and intensification of the Highway 58 corridor through the Town.
- 6.6.2. The role of the Town of Rainbow Lake as a highway commercial centre is of great importance to the economic vitality of the Town. The Town recognizes the importance of protecting, maintaining and expanding the highway commercial corridor.

### **Goal**

- 6.6.3. The Highway Commercial Policy Area will concentrate commercial services to meet the needs of the travelling public, as well as the local and regional population.

### **Objectives**

- 6.6.4. Council encourages a wide variety of development within the Highway Commercial Policy Area, with a focus on large format, highway commercial oriented development.
- 6.6.5. Council encourages the future creation of gateways into the Town along Highway 58, and encourages the use of low maintenance landscaping along Highway 58 including plantings such as

indigenous trees and landscaping boulders/rocks; as well as highlighting Rainbow Lake as a unique community.

- 6.6.6. Highway signage is encouraged to promote businesses within the Town.

### **Highway Commercial Policies**

- 6.6.7. Landscaped buffers shall be provided between highway commercial development and residential, community and/or institutional land uses.
- 6.6.8. Access points into the Town shall be located and maintained to protect the integrity of the highway, to ensure the safe movement of traffic along the corridor.
- 6.6.9. Service roads may be required for highway commercial development.
- 6.6.10. Small scale commercial, industrial and office uses shall not be permitted on those lands suitable for highway commercial development.

## **6.7. INDUSTRIAL POLICY AREA**

### **Overview**

- 6.7.1. The Town has successfully segregated the majority of industrial development to the area south of Highway No. 58, away from the residential, commercial and community areas. Further, the Town has managed to provide a sufficient number and variety of lot sizes to accommodate the demand for immediate industrial uses. The long term development of those areas identified for industrial use shall remain in accordance with the provisions of the Town of Rainbow Lake Southeast Area Structure Plan. The Municipal Development Plan has taken into account the challenges of development in the southeast sector including the proximity to the airport, water reservoir and sewage lagoon. The following policies shall apply to those areas identified for future industrial development, as shown in Schedule “B”:

## **Goal**

- 6.7.2. The Industrial Policy Area will concentrate industrial operations to meet the needs of the oil and gas industry, as well as other emerging markets.

## **Objectives**

- 6.7.3. To accommodate a variety of industrial operations, the Town shall ensure that:

- 1) A wide range and variety of lot sizes is provided;
- 2) Available lots must be serviced by the developer; and
- 3) Where appropriate, areas for large un-serviced lots are provided.

- 6.7.4. To develop new industrial land as demand warrants, the Town shall:

- 1) Monitor development activity, and when current development is approaching 75% of its capacity, initiate the planning and development of new industrial areas; and
- 2) Implement development of future industrial lots within the general industrial area in accordance with the phasing and direction of the Town of Rainbow Lake Southeast Area Structure Plan. Future industrial development shall first focus on infill opportunities to maximize existing utilities and services.

- 6.7.5. To accommodate compatible development in the vicinity of the airport area, the Town will:

- 1) Ensure that development occurring in the vicinity of the airport area is in accordance with the regulations of the Airport Vicinity Protection Area (AVPA);
- 2) Ensure that sufficient land in close proximity to the airport is available for related development uses;
- 3) Consider the development of non-airport related uses which are compatible within the airport area; and

- 4) Encourage the future development of industrial uses beyond the lands in immediate proximity to the airport in accordance with the AVPA and the proposed land use policy areas as shown in Schedule “B”.

6.7.6. To accommodate temporary residential uses in industrial areas, the Town shall:

- 1) Allow industrial operations to include industrial camps and caretaker’s residences where existing;
- 2) Encourage operators of industrial camps and caretaker’s residences to effectively and aesthetically maintain their facilities; and
- 3) Not allow the further intensification, redevelopment or expansion of permanent residences, except caretaker’s residences, in areas identified for future industrial uses.

## **6.8. AIRSIDE POLICY AREA**

### **Goal**

- 6.8.1. The Airside Policy Area will concentrate airside related industrial and commercial uses south of the airport to service airport related uses.

### **Objectives**

- 6.8.2. The Town encourages the development of airport related industrial and commercial uses south of the airport. The following policies shall apply to those areas identified for future airside development as shown in Schedule “B”:
- 6.8.3. To accommodate a variety of uses to support airport operations, the Town may allocate:
  - 1) A wide range and variety of lot sizes;
  - 2) Available lots must be serviced by the developer; and
  - 3) Areas for large un-serviced lots are provided, where appropriate.

6.8.4. To develop airside industrial and commercial land as demand warrants, the Town may encourage:

- 1) The development of airside industrial and commercial lots.

6.8.5. To accommodate compatible development adjacent to the airport area, the Town will:

- 1) Ensure that airport development is in accordance with the regulations of the Airport Vicinity Protection Area (AVPA).



## 6.9. COMMUNITY AND INSTITUTIONAL POLICY AREAS

### Overview

6.9.1. The Town is presently enriched with a generous amount of land for community and institutional purposes and would like to maintain and improve upon this condition.

### Goal

6.9.2. The Community and Institutional Policy Areas will concentrate services to meet the needs of the local and regional population.

### Objectives

6.9.3. To ensure that community and recreational facilities requirements are being met, the Town may:

- 1) Continue to operate and develop major facilities and spaces including the recreation facility/arena, baseball diamonds and youth centre;
  - 2) Encourage the development of more health services including a doctor and a dentist;
  - 3) Provide land in residential areas for small parks for residents including children, and also provide land for other recreational purposes where deemed appropriate;
  - 4) Continue to support community and volunteer efforts;
  - 5) Support the joint use of school grounds and other recreational facilities to maximize delivery and efficiency of recreational opportunities;
  - 6) Provide space for a community garden that could be utilized by the school as a learning tool, and provide an opportunity for socializing. The community garden would be organized and maintained by a volunteer group;
  - 7) Support the development and expansion of outdoor recreation facilities for cross country skiing trails, hiking trails, and the Rainbow Lake Golf Course;
  - 8) Continue to contribute to the ongoing development and beautification of the outdoor recreation area adjacent to the arena, and
  - 9) Contribute to the development of lands surrounding the arena identified for future recreational and institutional uses including uses such as a Town Square, gathering place.
- 6.9.4. To ensure that sufficient land is available to meet recreational and institutional requirements with regard to the effective use of existing sites and facilities, and the location of future residential areas, the Town shall:





- 1) Continue to encourage the centralization of educational facilities at the current school site by closely monitoring student population requirements;
- 2) Require provisions for long term strategies to accommodate new school sites as population levels warrant; and
- 3) Develop adequate neighbourhood recreational areas for future phases of residential development.

## **6.10. ENVIRONMENTALLY SENSITIVE AREAS**

### **Overview**

- 6.10.1. Environmentally sensitive areas are identified to protect the watershed from contamination and protect the water supply for municipal uses including drinking water. In accordance with this policy, the use of environmentally sensitive lands should be restricted. The Town of Rainbow Lake will strive to protect the integrity of environmentally sensitive areas by encouraging future development to be planned in a sustainable manner.

### **Goal**

- 6.10.2. The Environmentally Sensitive Areas will be protected to maintain ecological functions as well as provide passive recreational opportunities.

### **Objectives**

- 6.10.3. To ensure that public access to watercourses is secured, the Town shall:

- 1) Strongly encourage a reserve easement adjacent to watercourses during the subdivision application process.
- 2) Ensure that the general configuration of a reserve adjacent to a watercourse is established at the Area Structure Plan or outline plan stage of the subdivision process.
- 3) Encourage a reserve width of at least 15 metres for both a municipal reserve and an environmental reserve in accordance with the Municipal Government Act.
- 4) Conserve and enhance existing natural features through land use allocations and by ensuring that development proposals are designed to mitigate impacts to existing environmentally sensitive natural features. These lands include marginally developable land and undevelopable land as identified in Schedule "D" Development Constraints.

6.10.4. To ensure that impacts of development and redevelopment on existing natural features is considered and mitigated during the planning of existing and future development, the Town may require the following:

- 1) Studies, reports and documents including:
  - (a) An environmental impact assessment;
  - (b) An environmental audit;
  - (c) Soil analysis;
  - (d) A geo-technical report;
  - (e) A biophysical assessment;
  - (f) An erosion impact and mitigation study;
  - (g) A storm water management study;
  - (h) A traffic impact assessment;
  - (i) Above and below ground utility plans, and;
  - (j) A heritage impact statement/archaeological assessment.

- 2) Mitigation of environmental impacts may require on-site:
  - (a) Waste management;
  - (b) Sewage disposal and/or a well(s);
  - (c) Water procurement and management (Fulfill requirements of the Water Act S. 23 (3)(a)) as amended from time to time;
  - (d) Storm water disposal and management;
  - (e) Habitat protection and enhancement;
  - (f) Erosion and sediment control;
  - (g) Tree preservation;
  - (h) Soil assessment, and;
  - (i) Groundwater assessment.
- 3) Road rights of way requirements could include the:
  - (a) Construction, maintenance or improvement of public roads according to Town standards, and;
  - (b) Construction of pedestrian pathways on public boulevards and streets along the length and breadth of property boundaries, where required.

6.10.5. To monitor oil and gas field development occurring in and adjacent to the Town of Rainbow Lake, the Town shall:

- 1) Manage land uses and development adjacent to gas pipeline rights of way to ensure the rights of way are functionally and visually integrated within the context of the surrounding neighbourhood.
- 2) Implement setback requirements from oil and gas pipeline rights of way as required by Sustainable Resource Development and any other regulating authority.

6.10.6. Encourage the preservation of environmentally sensitive lands for recreational activities and public infrastructure, to preserve the natural habitat of environmentally sensitive areas.

- 1) Encourage the establishment of open spaces within developments to include a diversity of recreational and natural environmental features, including spaces designed for special use groups. Existing open space uses may change to adapt to changing public needs and choices.
- 2) Promote opportunities for indoor and outdoor recreational activities by providing opportunities for socializing, physical fitness and relaxation, in conjunction with the promotion and awareness of protecting the natural environment.
- 3) Encourage the preservation and/or restoration of environmentally sensitive areas and natural habitat areas including but not limited to watercourses, wetlands, riparian areas and wildlife corridors where required.
- 4) Encourage the preservation of significant woodlots to be incorporated into municipal reserves for their protection and/or to regenerate the woodlot(s). Activities that do not negatively impact the woodlot shall be permitted in these municipal reserves.



## **6.11. FUTURE DEVELOPMENT POLICY AREA**

### **Overview**

6.11.1. The Town has an ample supply of land for future urban expansion within its current municipal boundaries. This land supply provides the Town with flexibility in land use patterns. Nevertheless, proper land use planning is to be adhered to when developing these lands.

### **Goal**

6.11.2. The Future Development Policy Area is reserved primarily for future residential and supportive uses.

### **Objective**

6.11.3. To provide land for future residential development within the Town in the designated area.

### **Future Development Area Policies**

6.11.4. The future development area shall require the adoption of an Area Structure Plan by Town Council prior to subdivision and/or development including the following:

- 1) Proposed land use patterns,
- 2) The general pattern of subdivision,
- 3) Location of roads, municipal services and utilities,
- 4) Phasing of development,
- 5) Proposed lot sizes including space for a minimum of two on-site parking spaces, or more, as specified in the Town of Rainbow Lake Land Use By-law Districts,
- 6) Municipal and/or school reserves,
- 7) Environmental reserves,
- 8) Any other matters deemed necessary by Town Council.

## PART 7. TRANSPORTATION AND UTILITIES

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### 7.1. OVERVIEW

- 7.1.1. The Town of Rainbow Lake has excellent highway access as Highway No. 58 passes through the Town. The main means of transportation are through road access and the airport, connecting the Town with other communities in Alberta.
- 7.1.2. Water is supplied to the municipality through the recharge zone located north of Town to a water reservoir located in the southeast portion of Town, through a natural surface watercourse located in the eastern part of Town.
- 7.1.3. Sewage is managed through a sewage system located within the south east area of Town.
- 7.1.4. Alternative energy resources may be explored to determine if cost savings and environmental benefits can be achieved.

### 7.2. TRANSPORTATION

- 7.2.1. The Town of Rainbow Lake will continue to plan for and provide residents with a well planned transportation and infrastructure system in accordance with Council direction, Town requirements, and available resources. Accordingly, the following policies shall apply:
  - 1) The future road hierarchy and generalized transportation network shall develop in accordance with Schedule “C”: “Future Road Hierarchy”.
  - 2) The Town shall require that the future road network be designed according to the following standards:
    - (a) Arterial Roads: rights of way from 30.4 – 60.9 metres (100 – 200 feet) in width, and able to accommodate medium to high traffic volumes.
    - (b) Collector Roads: rights of way between 20.1 - 30.4 metres (66 - 100 feet); designed to accommodate medium demands of traffic between local and arterial roads.



- (c) Local Roads: rights of way between 15.2 - 20.1 metres (50 - 66 feet); providing access to individual parcels of land.
- 3) The generalized alignment of major roads as shown in Schedule “C”: “Future Road Hierarchy”, shall be incorporated into future Area Structure Plans.
- 4) Off-site development charges and levies shall be applied to infrastructure costs.

### **7.3. WATER AND SEWER POLICIES**

- 7.3.1. Monitor development to ensure that water and sewer infrastructure is capable of accommodating anticipated growth, as well as the overall impact of development and growth on municipal services.
- 7.3.2. Identify long term servicing requirements and costs associated with future development. Plan for the phasing of development in an organized matter so that the costs associated with the installation and maintenance of municipal services is minimized.
- 7.3.3. Developers shall be directly responsible for all costs related to the servicing of their development.
- 7.3.4. Off-site development charges and levies shall be applied to infrastructure costs.
- 7.3.5. The Town shall explicitly discourage future intensification of unserviced development within the Town of Rainbow Lake, to avoid impacts on future development.



#### **7.4. STORM WATER SERVICING POLICIES**

- 7.4.1. The Town may at the time of the issuance of a development permit or approval of a new subdivision, require a Storm-water Management Plan prepared by a certified professional engineer, registered in Alberta, to demonstrate that post-development run-off rates are maintained at pre-development levels.
- 7.4.2. The Town may require necessary off-site improvements to be made at the cost of the developer, when as a result of any study or storm water management plan, it is ascertained that storm-water discharge that cannot be mitigated on-site will create off-site impacts.

#### **7.5. PUBLIC SAFETY POLICIES**

- 7.5.1. The Town may consult with public safety professionals, including fire and police service providers, to elicit and incorporate their comments in the development process.
- 7.5.2. All development shall be required to provide for fire routes that are adequate for fire suppression purposes.
- 7.5.3. It is encouraged that the design and placement of structures on a site shall be designed to allow for easy access for fire safety professionals in the case of any emergency.
- 7.5.4. All development shall be adequately illuminated and shall provide appropriate signage to allow for the efficient and safe mobility of motorized and non motorized vehicular traffic.
- 7.5.5. The development of open spaces, recreational areas and community facilities shall include public safety considerations by providing adequate public access points and by locating in areas of high visibility.
- 7.5.6. An emergency access to a subdivision will be required where necessary.

#### **7.6. ALTERNATIVE ENERGY RESOURCE POLICIES**

- 7.6.1. Consider alternative energy resources that could provide benefits including:
  - 1) Cost reduction;

2) Cleaner energy alternative;

3) Waste reduction.

7.6.2. Alternative energy resources could include energy from:

1) Wood biomass combustion;

2) Solar panels;

3) Peat;

4) Wind energy.

## PART 8 INTER-GOVERNMENTAL

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### 8.1. INTER-MUNICIPAL CO-OPERATION

8.1.1. The Town shall work in co-operation with all levels of government in the support and execution of directions contained within this Municipal Development Plan. Specifically, the Town shall work with Mackenzie County and the Town of High Level in the development and promotion of the Region, to ensure the balanced and coordinated growth between the municipalities and to pursue, in the interest of the public, the following:

- 1) Maintain and enhance service levels;
- 2) Provide a wide range of opportunities to attract visitors, residents and businesses;
- 3) Maximize service delivery efficiency;
- 4) Save money on current and future expenditures;
- 5) Generate new revenue sources;
- 6) Share information, and human and material resources;
- 7) Plan for the future sustainability of the area; and
- 8) Leverage resources to manage the priority needs of the communities and/or the Region.

8.1.2. The Town shall seek the co-operation of Mackenzie County and the Town of High Level in developing an intermunicipal development plan to guide land use and development decisions for the area surrounding the Town of Rainbow Lake.

8.1.3. The Town shall examine Regional partnerships of mutual benefit, to facilitate the development and improvement of services for Mackenzie County, the Town of High Level and the Town of Rainbow Lake. The following is a list of potential areas of mutual interest;

- 1) Transportation networks;
- 2) Watershed protection and planning;

- 3) Regional growth corridors;
- 4) Fire protection;
- 5) Waste management;
- 6) Water treatment;
- 7) Community safety; and
- 8) The airport.

## **PART 9. IMPLEMENTATION OF THE PLAN**

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### **9.1. TOWN OF RAINBOW LAKE LAND USE BYLAW**

- 9.1.1. For the most part, the policies contained in this Municipal Development Plan, will be implemented through the application of the Town of Rainbow Lake Land Use Bylaw. The Town will also implement this Municipal Development Plan through other mechanisms such as: Area Structure Plans, the annual municipal budgeting and other related land use studies.

### **9.2. SUBDIVISION OF LAND**

- 9.2.1. A policy of the Town is that no application for subdivision will be recommended to the Subdivision Authority for approval unless the proposed subdivision conforms to the spirit and intent of the policies contained in this Municipal Development Plan.
- 9.2.2. The Town will consider the effect that a proposed subdivision may have on the economy of the Town, as well as the Town's capability to provide municipal services and utilities to the proposed subdivision. The Town shall promote development that advances the logical and efficient extension of existing services and utilities.

### **9.3. AREA STRUCTURE PLANS**

- 9.3.1. The Town will require a development proponent to prepare an Area Structure Plan adopted by Council prior to:
- 1) The subdivision and development of large parcels of land; and
  - 2) Any other condition where Town Council is of the opinion that a detailed land use planning study is required.

### **9.4. DEVELOPERS' RESPONSIBILITY**

- 9.4.1. When land is to be subdivided and/or developed, the Town will require a developer to enter into an agreement with the municipality for the provision of municipal services, utilities and roads, or any other matter related to the development.
- 9.4.2. When necessary, a developer may be required to provide an environmental impact assessment, prepared by an environmental professional, to assist in the review of a proposed development.



## **9.5. MUNICIPAL AND SCHOOL RESERVES**

9.5.1. The following policies outline how the Town will address the allocation of municipal reserves and school reserves:

- 1) As a condition of subdivision approval, the Town shall require that ten percent (10%) of the lands to be developed be dedicated as municipal reserve or school reserve.
- 2) The Town may require the dedication of a municipal reserve or school reserve in one or a combination of the following methods:
  - (a) Land, similar in quality to the land being proposed to be subdivided;
  - (b) Cash-in-lieu;
  - (c) Deferral to the balance of the subject property; or
  - (d) A combination of the above methods;
  - (e) Funds collected in-lieu of a municipal reserve shall be used for the provision of recreation facilities or school facilities;
  - (f) Where there is an approved Area Structure Plan, the allocation of a municipal reserve or school reserve will be based on the provisions of the Area Structure Plan;
  - (g) Within residential areas, the Town may allocate a municipal reserve or school reserve for the purpose of developing parks, playgrounds, walkways, recreation facilities, schools and/or similar uses;
  - (h) In commercial or industrial areas, the Town may allocate a municipal reserve or school reserve for the purpose of providing a buffer between incompatible land uses;
  - (i) The Town will coordinate the location of new schools and the allocation of schools reserves in the municipality with the local school division;
  - (j) Land that is deemed to be undevelopable shall be left in its natural state and allocated as an environmental

reserve in accordance with the provisions of the Municipal Government Act. These lands shall not be allocated as a municipal and/or school reserve. The Town shall seek the acquisition and protection of those lands identified as environmentally sensitive areas as an environmental reserve.

#### **9.6. ENVIRONMENTAL RESERVES AND ENVIRONMENTAL RESERVE EASEMENTS**

9.6.1. As a condition of subdivision approval, the Town may require the owner to provide part of that parcel of land as environmental reserve if it consists of:

- 1) A swamp, gully, ravine, coulee or natural drainage course,
- 2) Land that is subject to flooding or is in the opinion of the Town unstable, or,
- 3) A strip of land not less than 6 metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of:
  - (a) Preventing pollution or,
  - (b) Providing public access to and beside the bed and shore.

9.6.2. An environmental reserve easement may be created if the Town and landowner agree that lands should be subject to an environmental reserve easement for the protection and enhancement of the environment. An easement may be registered against the lands in favour of the Town at a land titles office. The environmental reserve easement:

- 1) Must identify which part of the parcel of land the easement applies to,
- 2) Must require that the land that is subject to the easement remain in a natural state as if it were owned by the Town, whether or not the Town has an interest in land that would be benefitted by the easement,
- 3) Runs with the land on any disposition of the land,
- 4) Constitutes an interest in the land by the Town.

- 9.6.3. The quality and quantity of surface and groundwater shall be protected through the application of the Alberta Environmental Protection's Interim Guidelines for Evaluation of Groundwater Supply for unserviced residential subdivisions as well as the groundwater evaluation and licensing requirements of the Water Act for all applications for unserviced subdivisions.
- 9.6.4. The following policies outline how the Town will address the allocation of environmental reserves:
- 1) Environmentally sensitive areas that link to municipal reserve parcels or are required to provide public access to the feature may be dedicated as Environmental Reserve at the time of subdivision, with certain developments permitted to exist for public use.
  - 2) Environmentally sensitive areas that are not suitable for development, where public access is not desirable, may be protected as an Environmental Reserve Easement.
  - 3) A Conservation Easement may be considered to preserve significant natural features and areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the easement agreement.

## **9.7. PLAN MONITORING AND REVIEW**

- 9.7.1. The Town will continually monitor the administration and implementation of this Municipal Development Plan to ensure that the Plan remains an effective policy document. The following actions will be undertaken as ways to closely examine the implementation of the Plan:
- 1) An annual review of land use and development trends;
  - 2) The identification of planning issues affecting the future growth of the Town;
  - 3) Evaluating the effect of any changes to Provincial Planning Legislation; and
  - 4) Contact with interest groups.

- 9.7.2. The Town may undertake a major review of this Municipal Development Plan once every five years or when deemed necessary by Town Council.

#### **9.8. MACKENZIE MUNICIPAL SERVICES AGENCY**

- 9.8.1. The Mackenzie Municipal Services Agency will serve as an advisor to the Town in relation to the administration and implementation of this Municipal Development Plan.
- 9.8.2. The Mackenzie Municipal Services Agency will assist the Town with the preparation of planning reports and studies that may be required as part of the Town's community planning process or as a way to complement the implementation of this Municipal Development Plan.

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## **PART 10. SCHEDULES**

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- SCHEDULE A: REGIONAL CONTEXT AND COMMUNITY FACILITIES LOCATIONS**
- SCHEDULE B: PROPOSED LAND USE POLICY AREAS**
- SCHEDULE C: FUTURE ROAD HIERARCHY**
- SCHEDULE D: DEVELOPMENT CONSTRAINTS**
- SCHEDULE E: SERVICING PLAN**



## Town of Rainbow Lake

### Municipal Development Plan Schedule A:

### Regional Context and Community Facilities Locations

#### Children's Services

- 1 Rainbow Lake School
- 2 Rainbow Lake Daycare
- 3 Youth Centre/ Nursery School

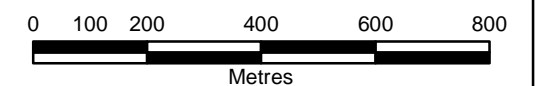
#### Health Service

- 4 Health Clinic

#### Community Services

- 5 Recreation Facility/ Arena
- 6 Baseball Diamond/ Tennis/ Basketball
- 7 Golf Course
- 8 Running Track
- 9 Multi-Denominational Church
- 10 Town Office
- 11 Town Shop & Firehall

- Existing Trail
- Proposed Trail
- Park or Municipal Reserve



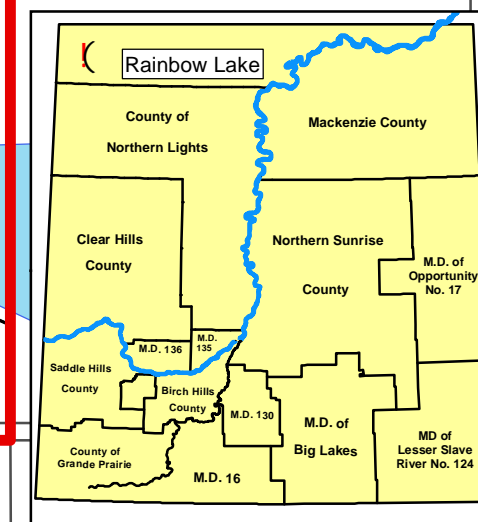
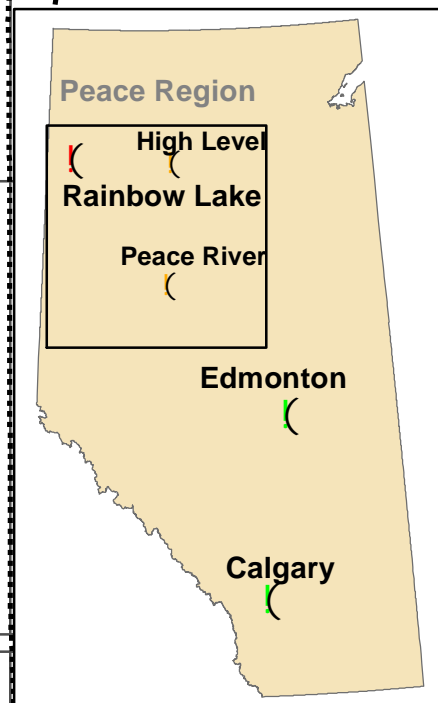
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














## Town of Rainbow Lake

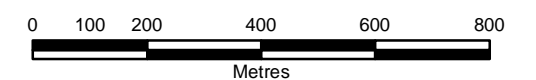
### Municipal Development Plan Schedule B:

#### Proposed Land Use Policy Areas

##### LAND USE and ACREAGE

Total Town Area: 2758ac / 1116ha

-  **Residential**  
( 497.7ac / 201.4ha / 18.0% )
-  **Future Development (Residential)**  
( 647.7ac / 262.1ha / 23.5% )
-  **Community**  
( 351.ac / 142.2ha / 12.7% )
-  **Recreational**  
( 38.8ac / 15.7ha / 1.4% )
-  **Commercial**  
(137.4ac / 55.6ha / 5.0% )
-  **Industrial**  
( 324.5ac / 131.3ha / 12.0% )
-  **Environmentally Sensitive Area / Municipal Reserve** ( 164.0ac / 66.4ha / 5.9% )
-  **Airside**  
( 168.1ac / 68.0ha / 6.1% )
-  **No-Development Area**  
( 121.2ac / 49.1ha / 4.4% )
-  **Existing Road**  
( 165.5ac / 66.9ha / 6.0% )
-  **Road Right-of-Way**  
( 8.8ac / 3.6ha / 0.3% )
-  **Proposed Road**  
( 131.1ac / 53.1ha / 4.8% )
-  **Area Structure Plan**
-  **Reservoir, Pond or Lake**
-  **Hwy 58 Extension (Proposed)**



Scale: 1:13,250

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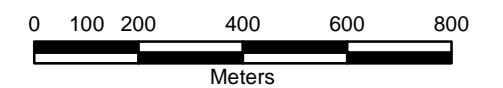


## Town of Rainbow Lake

### Municipal Development Plan Schedule C:

#### Future Road Hierarchy

-  Highway
-  Local Road
-  Proposed Local Road
-  Arterial Road
-  Proposed Arterial Road
-  Collector Road
-  Proposed Collector Road
-  Hwy 58 Extension
-  Town Boundary
-  Area Structure Plan



Scale: 1:14,500

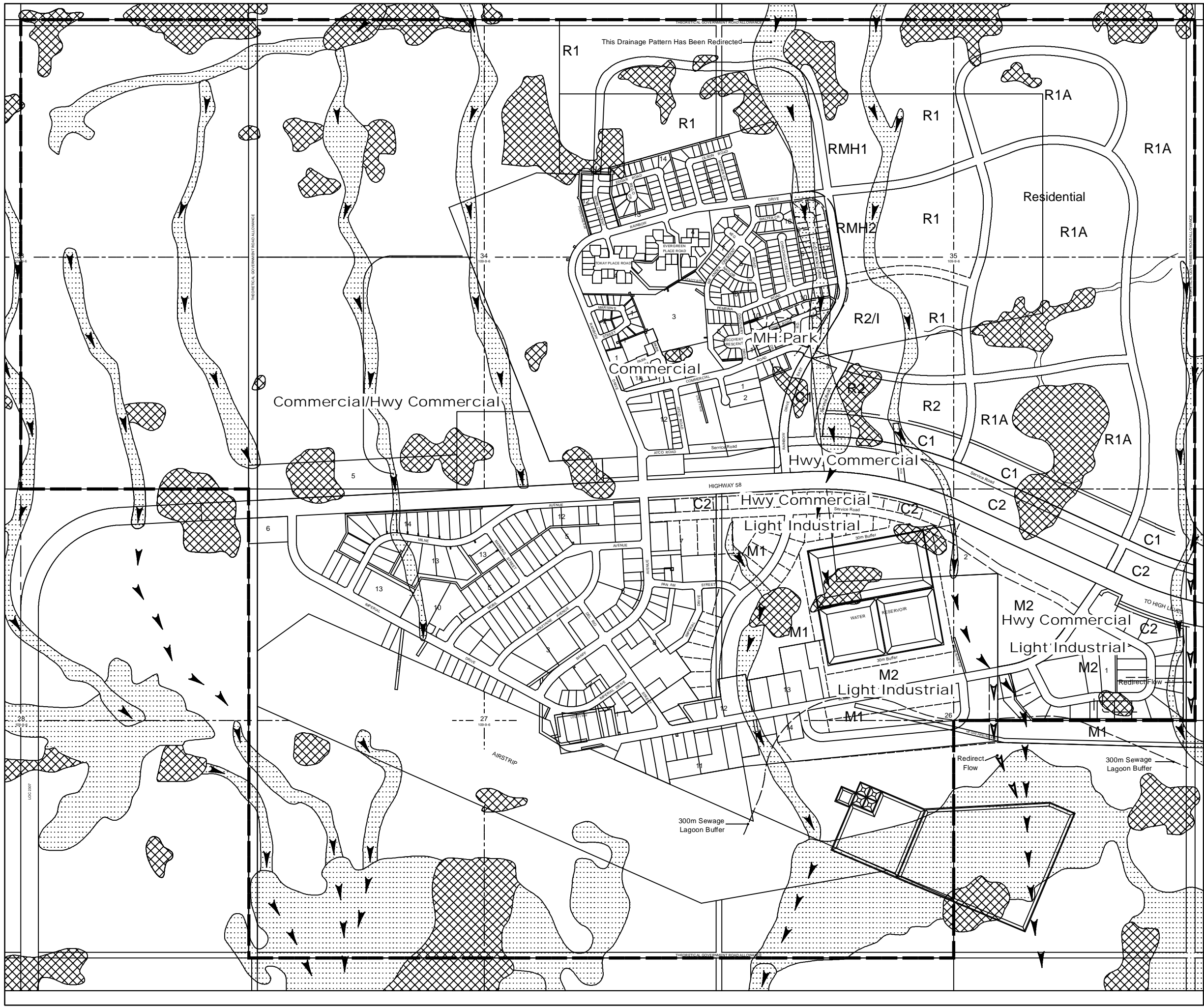
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# Town of Rainbow Lake

## Municipal Development Plan Schedule D: Development Constraints

-  Drainage Pattern and Flow Direction
-  Developable Land
-  Marginally Developable Land
-  Undevelopable Land

Source: Air Photo Interpretation/. Terrain Analysis Study,  
Hardy Associates (1978) Ltd. March 1985.

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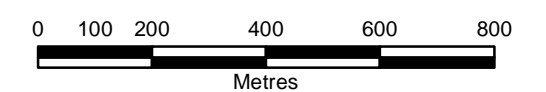
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## Town of Rainbow Lake

### Municipal Development Plan Schedule E: Servicing Plan

- Hydrant
- Manhole
- Sewer Line
- Water Line
- Reservoir Pipelines
- Watercourse or Drainage Ditch
- Area Structure Plan
- Water Treatment Plant
- Proposed Hwy 58 Extension



Scale: 1:13,250

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