



## **BYLAW NO. 2021-05**

### **A BYLAW OF TOWN OF RAINBOW LAKE, IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ESTABLISHING A NEW MUNICIPAL DEVELOPMENT PLAN AND REPEALING THE FORMER MUNICIPAL DEVELOPMENT PLAN (BYLAW NO. 2012-01)**

**WHEREAS,** The Council of Town of Rainbow Lake in accordance with Section 632 of the Municipal Government Act, RSA 2000, Chapter M-26, deems it desirable to establish a new Municipal Development Plan; and

**WHEREAS,** The Council of Town of Rainbow Lake in accordance with Section 63 of the Municipal Government Act, deems it desirable to repeal the Town of Rainbow Lake Municipal Development Plan No. 2012-01 and all amendments thereto; and

**WHEREAS,** The Council of Town of Rainbow Lake, in the Province of Alberta, has held a Public Hearing in accordance with Section 230 of the Municipal Government Act after giving notice of it in accordance with Section 606 of the Municipal Government Act;

**NOW THEREFORE,** The Council of Town of Rainbow Lake, in the Province of Alberta, IN COUNCIL DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That the Municipal Development Plan attached hereto is hereby adopted as the "Town of Rainbow Lake Municipal Development Plan."
2. That Town of Rainbow Lake Municipal Development Plan Bylaw No. 2012-01 and all amendments thereto are hereby repealed.
3. That the attached Schedule "A" is hereby adopted as the Town of Rainbow Lake Municipal Development Plan.

#### **SEVERABILITY**

4. If any portion of this bylaw is declared invalid by a court of competent jurisdiction then the invalid portion shall be severed.

#### **EFFECTIVE DATE**

5. That this bylaw shall take force and effect on the date of its final passage.




First Reading given on the 20th day of September 2021.

  
Michelle Farris, Mayor

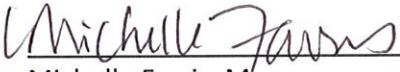
  
Dan Fletcher, Chief Administrative Officer

Second Reading given on the 4<sup>th</sup> day of October 2021.

  
Michelle Farris, Mayor

  
Dan Fletcher, Chief Administrative Officer

Third Reading and Assent given on the 1<sup>st</sup> day of November, 2021.

  
Michelle Farris, Mayor

  
Dan Fletcher, Chief Administrative Officer







TOWN OF  
**RAINBOW LAKE**

# MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 2021-05  
Adopted on



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# PART I. INTRODUCTION

# 1.1 Introduction

The Municipal Development Plan (MDP) is the primary planning policy document for local governments in the Province of Alberta. With the revised status of the Municipal Government Act, all municipalities are required to prepare and adopt an MDP. The MDP provides direction for future change, growth, and development within the Town of Rainbow Lake.

# 1.2 Purpose of the Plan and Legislation

The Municipal Development Plan is a statutory plan which provides a clear direction for the Town of Rainbow Lake's Council, Administration, and community. The Plan is intended to guide change and development within the Town of Rainbow Lake by defining the goals and policies of the Town with respect to planning matters, while encouraging red tape reduction associated with development. As a resource dependent Town, it is also the goal of this MDP to direct the Town towards viability and encourage development within the Town in line with changes to the economy.

In accordance with the Municipal Government Act section 632 (3), the MDP will address the following:

- future land use,
- proposals for future development,
- transportation,
- municipal services and facilities,
- school and municipal reserves,

In addition, the Municipal Government Act allows the MDP to address several other considerations which this plan will consider as necessary for the Town of Rainbow Lake. These include:

- coordination of physical, social, and economic development,
- environmental matters,
- development constraints,
- economic development,
- policies compatible with subdivision and development

The lands, **Schedule A - Plan Area**, within the corporate boundary of the Town of Rainbow Lake must adhere to the policies within this Plan. The intent of this MDP is to establish a land use and policy framework that is clear and easy to interpret to provide support and direction for the implementation of the Land Use Bylaw (LUB), and the preparation of other statutory planning documents.

# 1.3 Plan Interpretation

When interpreting the policy statements within this MDP document, the document should be read in its entirety to provide context and interpreted holistically. This Plan contains operative terms. Below is the interpretation of these terms that may provide the reader with a greater understanding of the intent of each policy statement:

This Plan contains operative terms. The interpretation of these terms is outlined below:

- (a) **Shall, Must, or Will** – are directive terms that indicate that the actions or direction outlined are mandatory and must be complied with, without discretion, by Administration, the developer/landowner, and the Development or Subdivision Authority.
- (b) **Should** – is a directive term that provides direction to strive to achieve the outlined action but is not mandatory or may not be practical due to a valid planning principle or unique circumstance.
- (c) **May** – is discretionary, meaning the policy can be enforced or pursued if the Town chooses to do so, depending on the circumstances of the site and/or application.

## I.4 Planning Framework

Within Alberta, there are statutory documents/plans that subdivision and development must adhere to. All municipalities must carry out these policies, documents, and plans while undertaking their planning responsibilities. **Figure 1** provides the planning hierarchy wherein the municipalities' land use planning and development are subject to.



Figure 1. Municipal Planning Hierarchy in Alberta



### **a. Alberta Land Use Framework and Regional Plan**

The Alberta Land Stewardship Act (ALSA) is a 2009 provincial legislation that establishes a regional approach to land use planning through the implementation of the Alberta Land-Use Framework (LUF). It aims to achieve Alberta's long-term economic, social, and environmental goals through the efficient management of public and private lands and natural resources. The ALSA divides up the province into seven "land-use regions", which correspond to Alberta's major watersheds, and contemplates a regional plan for each region. The Town of Rainbow Lake is located within the Lower Peace Region. Once adopted, the Lower Peace Regional Plan will provide high-level policy direction for the land use planning and decision-making within the Town of Rainbow Lake.

### **b. Alberta Land Use Policies**

Municipal statutory plans and land use bylaws must be consistent with Alberta Land Use Policies. The Land Use Policies is a policy document that supplements the planning provisions of the MGA and Subdivision and Development Regulations.

### **c. Intermunicipal Development Plan**

An Intermunicipal Development Plan (IDP) is a statutory plan prepared collaboratively between two (or more) municipalities that share common boundaries to provide direction for the future development of lands of mutual importance. However, an IDP is not required where the entire area along one or both sides of the common boundaries between two or more neighboring municipalities is composed of federal or provincial crown land and the Councils of those municipalities agree not to adopt an IDP. Since the Town of Rainbow Lake is surrounded by Mackenzie County, the majority of which is made up of crown land, the councils of both municipalities have agreed not to adopt an IDP around their shared/common boundaries.

### **d. Municipal Development Plan**

The Town of Rainbow Lake last adopted a Municipal Development Plan by Council in 2012. The MDP provides a cohesive framework to guide local decision-making that is necessary to achieve the Town's long-term vision. The MDP guides future land use, infrastructure, environmental, social, and economic policy decisions within the Town's corporate boundaries in a manner that reflects the municipality's vision. The guiding principle of the MDP is that all future growth in the Town of Rainbow Lake will occur in an orderly, efficient, and economically sound manner through efficient land use planning.

### **e. Area Structure Plans and Area Redevelopment Plans**

An Area Structure Plan (ASP) is a statutory plan that provides a framework for future subdivision and development of land in a defined area in a municipality, resulting in the creation of new neighborhoods or commercial areas. ASPs identify where residential, commercial, institutional, and other land uses will be located, as well as utility services such as water, electricity, sewer systems, telecommunications, schools, fire protection and parks will be provided. Other aspects of development on this defined area such as the sequence of development, density of the population, and transportation systems are included within the ASP. ASPs are either prepared by the Town or required from a developer in advance of a subdivision proposal. The Town of Rainbow Lake currently has one active ASP: **Northeast Residential Area Structure Plan**

Area Redevelopment Plan(s) are like an ASP in that it provides a framework for the development of land in a defined area within a municipality. However, the ARP's purpose is to improve the area, including land, transportation systems, utilities, and other services within an existing area within the municipality. The Town of Rainbow Lake has no ARP in effect.

## **f. Land Use Bylaw**

The Town of Rainbow Lake's Land Use Bylaw establishes the rules and regulations for development of land in Rainbow Lake. It establishes the process of making decisions for development permit applications within the town, in addition to the policy directions set by the MDP and ASPs. The LUB functions to:

- define what constitutes development (or land use).
- divide up the town into land use districts and lists the land uses enabled in each district into permitted and discretionary uses,
- set the development standards (e.g., size of land and buildings, building heights, setbacks, and site coverage) for each land use district.
- list the requirements for a development permit application and timelines for decision
- outline the process for appealing a development permit decision; and
- provide the process for amending the Land Use Bylaw.

The LUB is the primary document which would implement higher-level policies within the statutory plans.

## **g. Subdivision and Development Regulations**

The Subdivision and Development Regulation, along with the Municipal Government Act, govern the subdivision process for municipal lands within a municipality. The SDR provides subdivision application requirements, and dictates the timelines, notification, and referral requirements for a subdivision application.

## 1.5 Planning Process

The Planning Process for this project consist of five stages:

### **a. Background Information**

Before shaping or fashioning the document and its policies for future development, a review of historical documents, previous statutory plans, government reports and databases, municipal studies and other sources of municipal information was conducted. Data from this review would form the baseline and background which will help inform the formulation of policies within the MDP for different aspects of municipal governance.

### **b. Engagement**

Engagement with the public and stakeholders is critical in creating the policies within the MDP that will suit the future development. Mainly, the MDP Community Survey was implemented to gain resident's perspective on the different areas of municipal government. Visioning and SWOT Analysis was also conducted with the Town's Council in order determine the direction/trajectory of the Town, in the coming years.

#### *MDP Community Survey*

The MDP Community Survey was conducted in the Summer of 2020, however, it was only done through an online survey platform, Survey Monkey. Questions were grouped into areas that affect the municipality's development: housing/residential, economic development, environment, municipal services. The survey results are found in Part 8. Appendix of this Plan.

### **c. Drafting**

After the engagement sessions with the administration and the public, the MDP was drafted based on the information gathered. Policies within the MDP were developed based on the needs of the Town.

### **d. Open House**

It was not held due to COVID restrictions, but a survey was conducted to gather input from all residents.

### **e. Bylaw Adoption**

After the document had been finalized and reviewed by the committee, the MDP was set for adoption in accordance with the MGA.





## PART 2. REGIONAL and MUNICIPAL CONTEXT

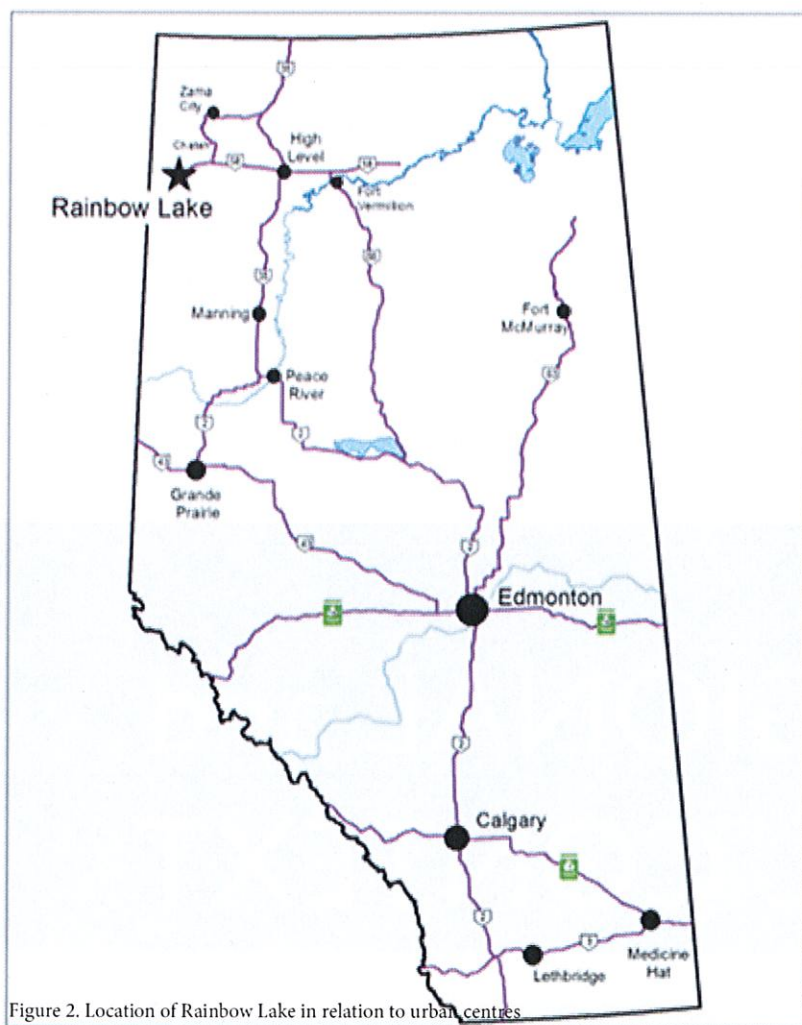


## 2.1 Location

The Town of Rainbow Lake serves as a regional oil and gas field service centre. The Town of Rainbow Lake is a town situated in Northwest Alberta, as shown on **Figure 2**, approximately 141 kilometers west of the Town of High Level, approximately 587 kilometers from the City of Grande Prairie and 918 kilometers from the City of Edmonton. Below provides the proximity of the Town to different urban centers.

Highway 58 is the main highway which serves as the transportation corridor that connects the Town of Rainbow Lake with the Town of High Level. The Town anchors the western end of Highway No.58, which also bisects the physical layout of the Town, separating residential development from the industrial and commercial components.

### Regional Map



Distances from Rainbow Lake:	
Peace River	431
Manning	331
Grande Prairie	587
Edmonton	918
Calgary	1,212
Yellowknife	855



## 2.2 Historical Context

The Town of Rainbow Lake was established in 1966 and was believed to be named for its proximity to Rainbow Lake. Others believe that the name Rainbow Lake came from “Rainbow Reef”, an oil well containing a significant oil reserve. When the name of the Town was being discussed, the Alberta Government requested the name of the Town be linked to a feature in the area, thus referencing the lake and the significant oil find.

The discovery of oil and gas deposits in northwestern Alberta gave rise to the New Town of Rainbow Lake which served as a service centre for the petroleum exploration industry. As the Town continued to grow, the need for recreation facilities also became a priority for its residents. Scheduled air travel, along with the development of Highway 58 increased access to markets and generated additional commercial and industrial businesses. This also diversified the local economy by attracting businesses that serve the oil and gas industry.

## 2.3 Demographics

### Historical Population<sup>1</sup>

The population of the Town has fluctuated over years as, as shown on **Figure 3**. Ever since the Town was established in 1966, there has been an increase in population due to the in-migration to Town due to the boom in the oil and gas industry up to late 1990's. The early 2000's up until the late 2010's has seen a steady decline of the Town's population.

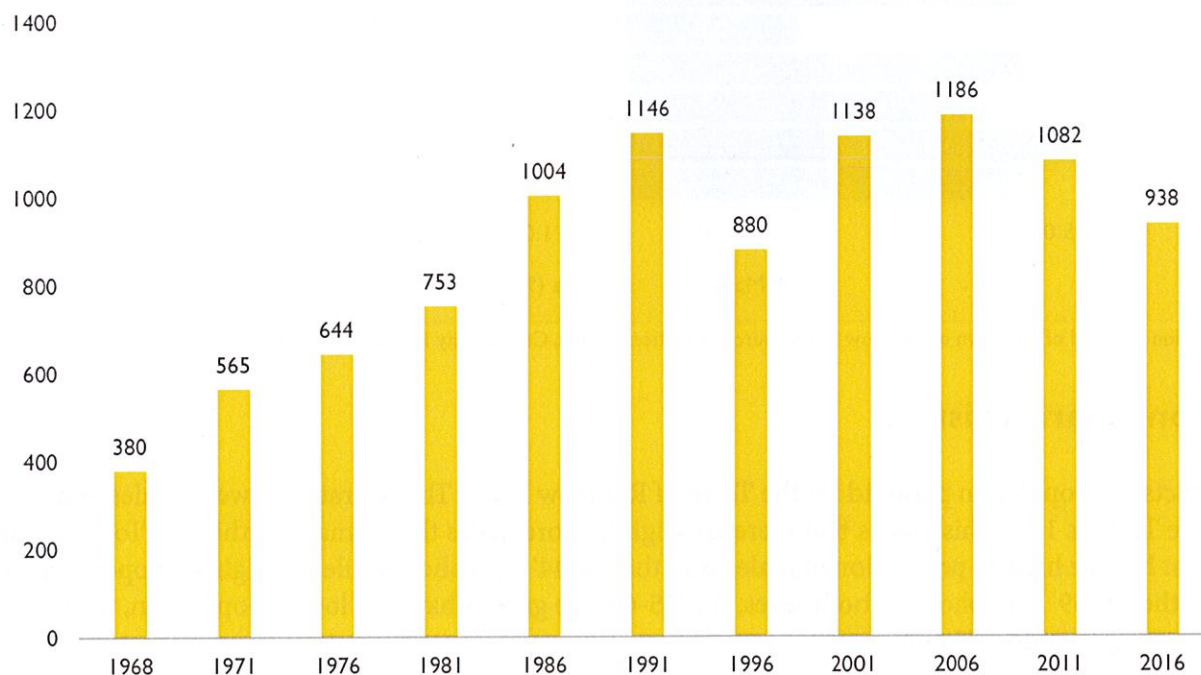


Figure 3. Historical Population of the Town of Rainbow Lake (1968 -2016); Source: Statistics Canada (2016). Rainbow Lake Community Profile

Ever since the Town was established in 1966, the lowest population that the Town had was 380 while the highest population that the Town has had was 1186, in 2006. Since then, the population has fluctuated from succeeding years which may be attributed to the boom-and-bust cycles of the oil and gas sector, and other industrial operations. Aside from those who are permanently residing within the Town, temporary residents are also present in the Town which account for the shadow population. Shadow populations are usually accounted for during the summer months. Unfortunately for the Town of Rainbow Lake, this is usually the time when people leave as energy industry work is completed during the winter months when the ground is frozen. As a result of this, there has been no official shadow population count reported on the provincial government population data for the Town of Rainbow Lake.

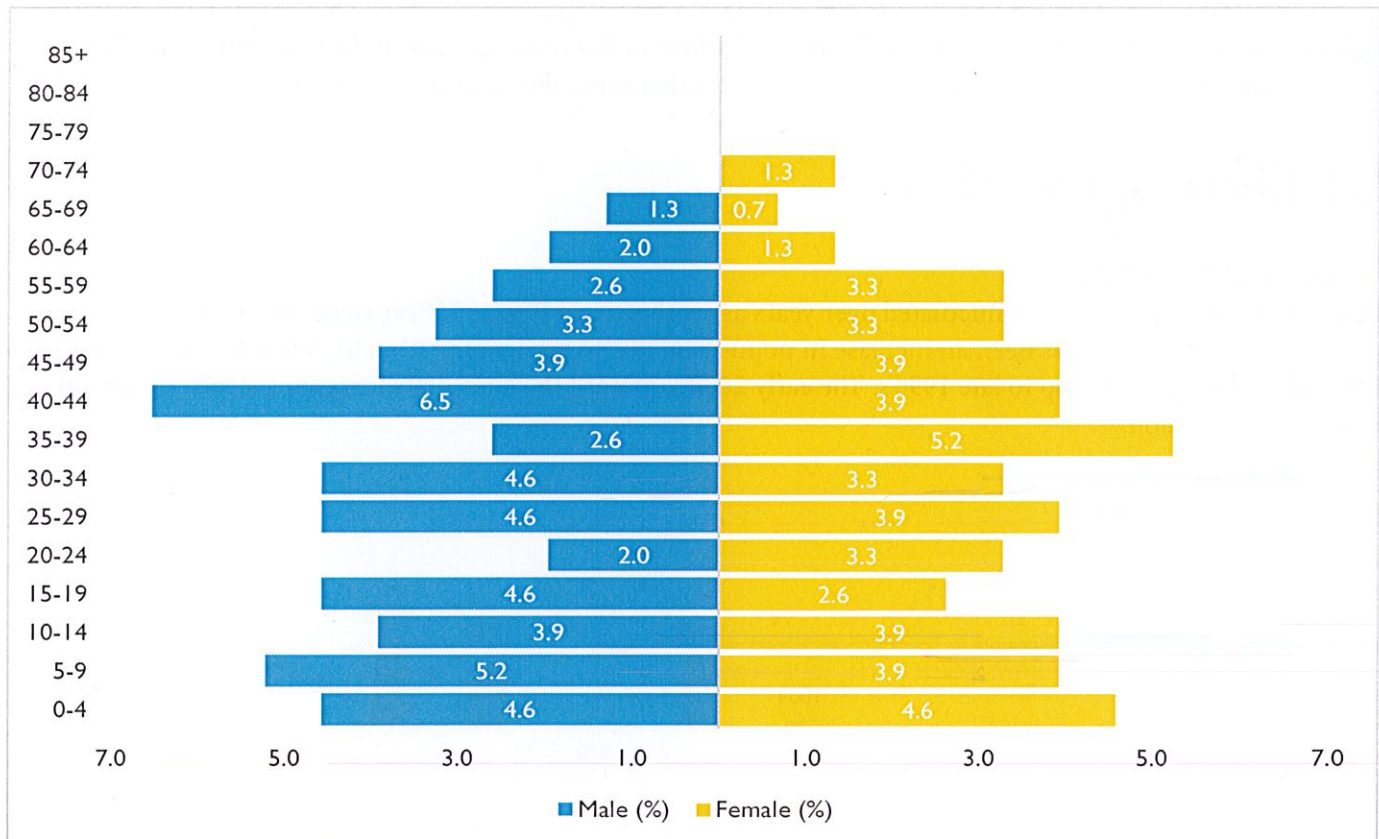


Figure 4. Population pyramid of the Town of Rainbow Lake; Source: Statistics Canada, Community Profile of Town of Rainbow Lake (2016)

## Population Characteristics

**Figure 4** depicts the population pyramid for the Town of Rainbow Lake. The sex ratio between males and females in the Town is 1.07. This means that there are slightly more males than females within the Town. The age group that has the highest proportion of males is in the '40-44' age cohort while the highest proportion of females is in the '35-59' age cohort. In both sexes, the '65-69' age groups have the lowest population, while there have been no age groups for '75 and over'.

Based on the recent data from Statistics Canada, close to 25% of the Town's population are school aged (ages 5-19). In the school year 2019-2020, the school enrollment at the Town of Rainbow Lake was 147. In comparison to the proportion of Seniors (ages 65 and over), the proportion of the senior population in Rainbow Lake (3.3%) is lower than the proportion of seniors in Alberta (12.3%), which provides that the population of Rainbow Lake is not an aging population.



## 2.4 Local Economy

### Industries



Figure 5. Industry mix classified based on the NAICS code (2012); Source: Statistics Canada (2016). Rainbow Lake Community Profile

Based on data from Statistics Canada (2016) for the industry mix, represented in **Figure 5**, the Town of Rainbow Lake is predominantly oil and gas extraction, or a resource-based industry, accounting for thirty-six (36%) of the people employed in the area. This shows that the local economy relies on the oil and gas industry as a dominant industry in the Town.

### Occupations

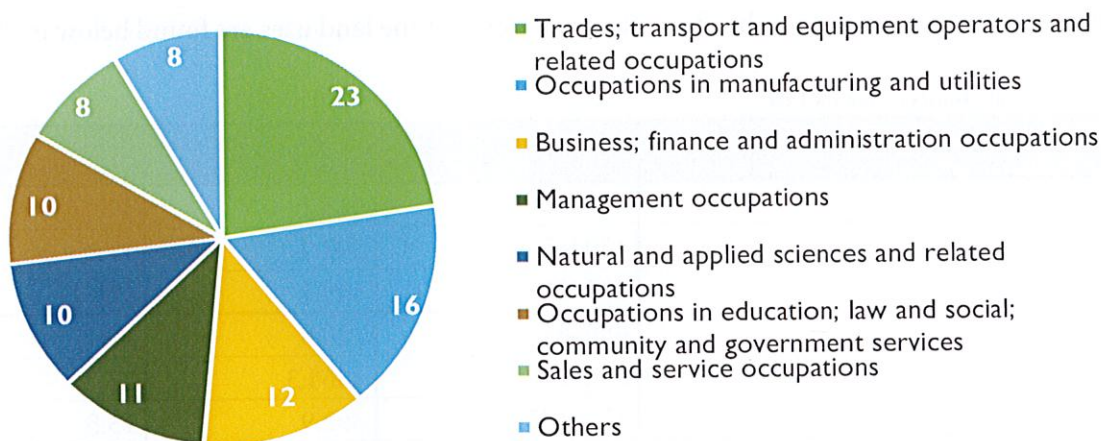


Figure 6. Occupational mix classified based on the NOCS; Source: Statistics Canada (2016). Rainbow Lake Community Profile

Close to a quarter (23%) of the employed residents work as a tradesman, transportation/equipment operators, and other occupations related to this field, represented on **Figure 6**. Occupations related to manufacturing and utilities were the next highest proportion of occupation in Town with sixteen percent (16%). This shows that oil and gas extraction industries are still a “larger” proportion of these occupations, as these occupations cater towards these industries.

## Number of businesses

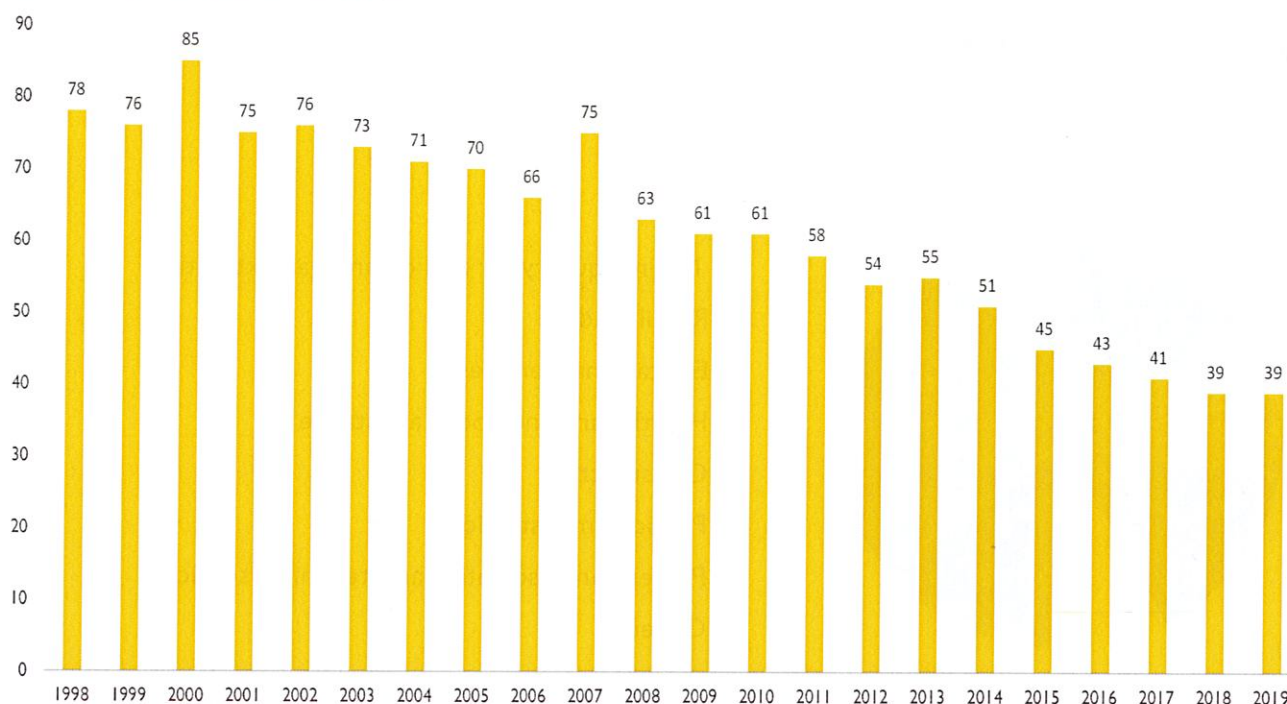


Figure 7 . Historical number of businesses in Rainbow Lake; Source: Alberta Regional Dashboard for Rainbow Lake

Other than a few increases through the years, there is a steady decline of the number of businesses within the Town of Rainbow Lake. **Figure 7** shows that the Town is experiencing a slow reduction of businesses operating within Town.

## Land Bases

The Town has different land bases within its borders. The breakdown of the land uses are found below in Table 1.

Table 1. Land UseTypes within the Town of Rainbow Lake

Land Use Type	Area (sq m <sup>2</sup> )	Area (acre)	Percentage (%)
Commercial	465870	115.1	4.5
Industrial	1202877	297.2	11.7
Residential	603488	149.1	5.9
Institutional	488861	120.8	4.8
Urban Reserve	5925770	1464.3	57.7
Direct Control	1590145	392.9	15.5

The airport and Geothermal Development District are the only designated Direct Control districts located with the Town. Under a direct control district, all development needs to be approved by Council before proceeding. Other land use types located within the Town are divided among the following: commercial, industrial, mixed-use (industrial/residential), residential and institutional (also known as community).

## 2.5 Environment

### Ecoclimate

The Town of Rainbow Lake is located within the Lower Boreal Highlands Natural Subregion. Temperatures on average in the Town are generally cooler when compared to those in other regions. This is due to the Town's high elevation and its proximity to the northern hemisphere. The community is surrounded by 360 degrees of thick forest terrain consisting of white birch, lodgepole and jack pine, aspen, and many more. There are some areas surrounding the Town that can also be classified as wetlands/marsh, bringing in a diverse range of wildlife.

### Forest Management

The Town is located within the Forest Management Unit (FMU) F26. The Town's northern boundary is bordering FMU F14 allocated to the Dene 'Tha' First Nation. FMU F26 is an incredibly large FMU that covers the majority of Northwestern Alberta and is managed through a partnership between Tolko Industries Ltd., West Fraser, and La Crete Sawmills Ltd.

### Wildlife

Rainbow Lake is home to a variety of wildlife species. These species include:

- Birds (Canada Goose, Gulls, Sandhill Crane, Heron)
- Bears (Black and Browns Bears)
- Moose
- Caribou (range-Zone B)
- Fish (Walleye, Northern Pike)
- Deer (Mule Deer, White- Tailed Deer)
- Bison
- Wolves and Foxes

Efforts are being made to keep these natural habitats and ecosystems viable and livable for many years to come.

## 2.6 Servicing/Utilities

### Sewer

Sewage is managed through a sewage lagoon system located within the southeast area of Town. All sewer facilities and drainage systems are owned and managed by the Town.

### Water

Water is supplied to the municipality through the recharge zone located north of Town to a water reservoir that is in the southeast portion of Town. Water is collected and transported through a natural surface watercourse located in the eastern part of Town. All water facilities are operated and managed by the Town and distributed to all properties/residences.

### Internet/Cable

The Town owns and operates their own cable head end, located in the northwest part of Town. The cable head end went through a major upgrade in 2018 that enabled the Town to transmit signal digitally, which offers HD channels and allowed new contracts with programmers to distribute more channels. Internet is brought into Town by an AXIA FiberNet system, that is then transmitted from the cable head end through a series of coaxial cables throughout the community. Currently there are plans in place to upgrade the system to a high speed wireless distribution system, to bring better service to all residents in the community.





Rainbow Lake water Treatment Plant

## **Natural Gas**

The Town of Rainbow Lake owns, manages, and operates their own natural gas system as a Co-Op. Gas comes into Town through a high-pressure pipeline that is directed to an RMO station located in the southeast area of Town. Gas is then distributed throughout the community through a series of gas lines and valves.

## **Electricity/Power**

Power and Electricity is distributed by ATCO throughout the Town. The Town is not responsible for power and electricity within the community. Customers will have to contact their energy provider if they have any questions or concerns. The electricity/power market within the Town is known as a deregulated energy market which means customers have a variety of energy providers to choose from for billing and rates, but ATCO will be the distribution company.

# **2.7 Transportation Infrastructure**

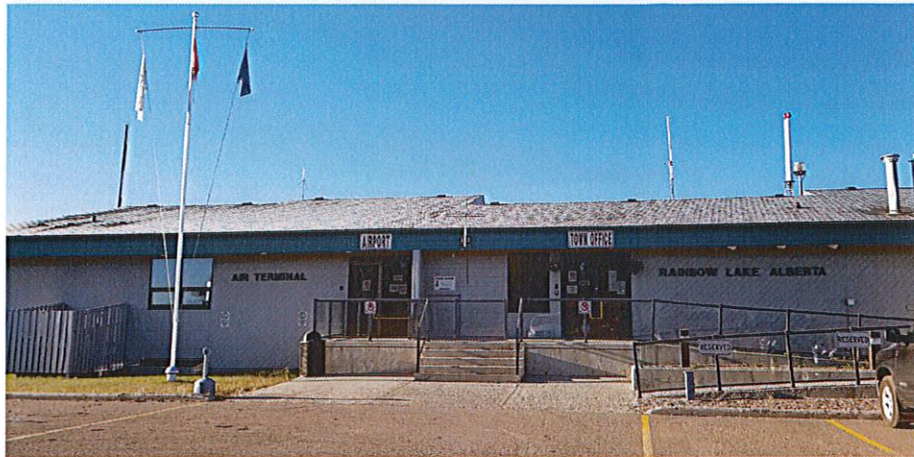
## **Roads**

There is roughly 19 kms of municipal road within Town limits, 11 kms is gravel and the other 8 kms is paved. All roads within the Town boundaries are owned and managed by the Municipality. There is currently only one provincial highway – Highway 58. This provincial highway connects the Town of Rainbow Lake to the Town of High Level and the rest of the province. This highway also divides the north and south parts of Town (residential and industrial).

## **Airport**

The Rainbow Lake airport is situated in the Town of Rainbow Lake and is located on the industrial side of town. The Certified airport is owned and managed by the Town. The airstrip has a length of 5000 feet which enables a wide range of aircrafts to land safely at the airport. The airport is managed through a Unicom that enables pilots to radio in for weather advisories, runway conditions, and/or any questions/concerns they may have.





Town Office and Airport

## 2.8 Recreation

### Parks and Playgrounds

There are three playgrounds and one park located within the Town. The first playground is located at the community school and is available to the public. This playground is more suitable for older kids. The second playground is owned and operated by the community, rather than by the municipality and is located between Tokay and Evergreen place. This playground is more suitable for younger kids as the playground structure was built with smaller pieces of equipment. The third playground is located on the residential side in the north end, named "Grampa Jacks Park" and is built for all ages. The one park in Town is called Devonian Park. This Park is within the Commercial district and is located downtown. Currently, there are plans to give the park an upgrade and to make it a fun and attractive place for residents to enjoy.

### Arena and Library

The Rainbow Lake Arena is located within the Rec Plex and is owned and managed by the Municipality through the recreation department. The arena allows for hockey games, public skating, winter carnival activities, car shows, and so much more. The Rainbow Lake Municipal Library is located on the top floor within the Rec Plex. The library is run through a library board and is part of the Peace Library System.



Rainbow Lake Rec Plex: Arena and Library





Rainbow Lake School

## 2.9 Municipal Services

### Educational institution/schools

The Rainbow Lake School is operated by the Fort Vermilion School Division No. 52 (FVSD) and offers Kindergarten up to grade 12. The Rainbow Lake Nursery School offers programs for 3-year-olds and 4-year-olds and gives them the opportunity to interact with other children, play games, do crafts, and learn the basics before going into kindergarten.

### Health Services

The Rainbow Lake Medical Clinic is owned and operated by Alberta Health Services. The clinic offers community health services, mental health services, public health services, ambulance services, as well as an emergency/on call clinical paramedic.

### Emergency Services

The Rainbow Lake Fire Hall is located at 58 Imperial Drive and houses two pumper trucks, one rescue unit, and one utility vehicle. The Fire Department is on call 24 hours a day and is staffed by volunteers. The volunteers of the fire department meet every Monday at the fire hall to go over training sessions and live exercises to ensure everyone will know what needs to be done in the event of an emergency. The fire department also assists with some medical calls on an as needed basis.



Rainbow Lake Medical Clinic



# PART 3. DIRECTION

## 3.0 Direction

The Town's Vision and Guiding Principles set out the direction for the Town's affairs, especially when it comes to the planning and development of the community. The Town's Vision provides the municipality with their plan for future development. The direction the Town is planning on heading is **sustainability**. The Town is aiming to maintain the development and infrastructures that are currently developed within the community and are making efforts to reduce red tape restrictions when it comes to development.

## 3.1 Town Vision

The Town of Rainbow Lake strives to provide good governance and services for its residents that are affordable, sustainable, effective, efficient, to a standard that meets or exceeds residents' expectations and promotes community involvement and affordable living. The Town wants to ensure that Rainbow Lake remains the primary service centre for oil and gas related development in the northwestern area of Alberta and are taking measures to promote development of any nature within the community and to make the development process more efficient and user friendly.

## 3.2 Guiding Principles

The Guiding Principles will help steer the decision-making process, in respect to development, and will aid in achieving the vision of this MDP. Along with Council, boards, and administration staff, all will help to:

- Promote social and economic wellbeing
- Encourage the diversity of the local economy
- Maintain the balance between growth and development of the Town
- Ensure a sustainable and viable community with the current development already established
- Maintain and/or improve the provision of efficient and effective municipal services and critical infrastructure to ensure that they are sufficient for present and future residents,
- Provide protection and the enhancement of environmentally sensitive areas
- Maintain citizen engagement that will build and enable a platform where residents can provide their opinions on matters that concern them.



# PART 4. POLICY SECTIONS

## 4.0 Policy Sections

Part 4 provides policy directions for different aspects of the community. For each of the policy areas, there would be an overarching goal, which would have objectives associated to achieve the goal. These objectives would have individual policies related to the objectives.

### 4.1 Future Growth

#### Goal

To ensure that the future growth and development of the municipality is cost-effective, and sustainable.

#### Objective:

- 1) To ensure that future developments are compatible with existing uses
- 2) To encourage future developments to locate in areas with existing utilities.

#### *Future Growth Policies*

- 4.1.1 **Schedule B - Future Land Use Map** shall reflect the Town's development pattern, where development shall conform to this map and the Policies within this Plan.
- 4.1.2 New development shall connect to water, sewer and natural gas lines (utility lines) and will be inspected by the Town to ensure proper and safe connection before being signed off and approved
- 4.1.3 Costs associated with upgrades and servicing shall be the responsibility of the developer.
- 4.1.4 Infill development should be encouraged on vacant lots in older/existing neighborhood.

### 4.2 Residential

Residential growth shall be encouraged and maintained in designated areas identified as the residential district zone located within Town limits. Residential lands and developments are important to the Town as these areas provide a mixture of development that houses residents. The residential district provides a wide range of movable dwelling units, single detached units, apartments, row houses, and semi-detaching dwelling units.

To continue to encourage potential residents to live within Town, the Town needs to continue to allow housing developments and alternative housing developments that are affordable and sufficient to meet their resident's needs.

#### Goal

To meet the various housing needs of the Town's residents

#### Objective

- 1) To encourage a diverse range of housing units
- 2) To allow alternative housing to increase more affordable and sufficient dwelling units
- 3) To support initiatives and programs that promote affordable housing



## *General Residential Policies*

- 4.2.1 The Town shall allow for a variety of housing types that accommodate the different needs of the Town's residents while respecting policies within the Land Use Bylaw.
- 4.2.2 Residential lands/developments within Town shall follow certain design guidelines:
- a) Residential uses shall be separated from incompatible uses, utilizing proper landscape buffer.
  - b) Development and maintenance of trees and green areas to create attractive green space should be encouraged.
  - c) Residential neighborhoods/developments should be near schools and community facilities
- 4.2.3 The Town shall encourage the infill development in older neighborhoods by encouraging alternative housing developments, respecting landscaping, parking requirements, and the visual impact of the development.
- 4.2.4 Where permissible, Accessory Dwelling Units (ADUs) may be allowed within the Town.
- 4.2.5 Manufactured Homes (formerly mobile homes) shall be permitted to allow alternative residential accommodation, provided they adhere to regulations set out within the Town's Land Use Bylaw.
- 4.2.6 Home-based business should be encouraged within the residential district.

## **4.3 Commercial**

Commercial lands provide the Town a space that supports commercial activity. The Town understands and supports the importance of maintaining, improving, and expanding the commercial areas of Town and providing lands for a wide variety of commercial activities that are compatible with urban development. There are two commercial policy areas within the Town:

- 1) Primary Commercial Policy Area
- 2) Highway Commercial Policy Area

### **Goal**

To support and encourage the development of commercial lands within the Town.

### **Objective**

- 1) To encourage the development and maintenance of two commercial areas within the Town that offer a diverse range of services suited to each commercial area as identified in the following policy areas.

## *General Commercial Policies*

- 4.3.1 Commercial development shall provide adequate parking capacity and traffic accessibility.
- 4.3.2 Commercial development shall have external design and finish that are of high quality and be complementary to existing developments within the area.
- 4.3.3 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.

### *Primary Commercial Policies*

4.3.4 The downtown area of the Town shall be considered the primary customer service centre.

4.3.5 The Town shall aim to enhance the aesthetic quality of the downtown by:

- a) collaborating with businesses and property owners to have landscaping and other initiatives,
- b) investing in lighting improvements and outdoor/street furniture; and
- c) investing in upgrading the community park to be more aesthetically pleasing..

### *Highway Commercial Policies*

4.3.6 Businesses that rely on high traffic from the travelling public should be encouraged to locate to areas/ lots adjacent to the Highway, within the Town boundary.

## **4.4 Industrial**

Industrial lands allow light to heavy industrial activities within the Town to exist. The Town has successfully segregated most of the industrial development to the area south of Highway No. 58, away from the residential, commercial and community areas. The Town has managed to provide a variety of lots, all ranging in different sizes, to accommodate the demand for industrial uses and are planning on maintaining these existing lots before expanding undeveloped land.

### **Goal**

To continue to support the development of the industrial lands within the Town to meet the needs of the oil and gas industry, as well as other potential markets.

### **Objective**

- 1) To accommodate for different industrial developments of different scales to operate
- 2) To use existing vacant developed land, prior to the development of new industrial lands
- 3) To accommodate residential uses in industrial areas, the Town will allow industrial operations to bring in a modular camp or caretaker residence

### *General Industrial Policies*

4.4.1 The Town should encourage industrial development by maintaining a land base for the oil and gas industry and promoting their availability for potential owners/developers

4.4.2 Industrial development that is proposed/established within the vicinity of the airport area shall adhere to the regulations of the Airport Vicinity Protection Area (AVPA).

4.4.3 The Town shall not support or approve an industrial development until potential negative effects from the use/development have been addressed. A plan to manage and mitigate the effects may be created before development/use have been approved.



## 4.5 Natural Environment

Within the Town, there are lands that are considered environmentally sensitive areas (ESAs). The natural environment provides different benefits to the Town. They provide aesthetic value to the Town, allow passive recreation such as trails, and encourage biodiversity to exist within the Town. 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. **Schedule C - Environmental Features Map** provides green space areas and other features that the Town will strive to conserve.

### Goal

To ensure that the Town provides protection to environmentally sensitive areas while also supporting the local economy.

### Objective

- 1) To protect environmentally significant areas within and surrounding the Town.
- 2) To support local developments while minimizing or mitigating their negative environmental impacts.

#### *Environmental Policies*

- 4.5.1 The Town will work with developers to ensure that developments will not have a significant negative environmental impact or address any negative environmental impact on the Town..
- 4.5.2 Lands adjacent to watercourses and waterbodies are to act as a buffer and provide public access. These lands may be required to be dedicated as an Environmental Reserve in future.
- 4.5.3 Development must adhere to the Alberta Wetlands Policy.
- 4.5.4 The Town shall encourage “buffer areas” or Environmental Reserves to be integrated into public, park spaces, and existing/new trail systems to be used for recreation.
- 4.5.5 For developments or uses that are proposed and will negatively impact environmentally sensitive areas, the Town may require an environmental impact assessment to be conducted.

## 4.6 Municipal Services

Municipal services are services that are provided by the Town to sustain and improve the lives and livelihoods of their residents. These include services that are either directly or indirectly supported by the Town, such as education, health, protective/emergency services, and recreational services.

### Goals

To continue to provide and meet the social, educational, health, and protective/emergency services needs of the Town.

### Objective

- 1) To provide and maintain adequate recreational facilities for residents
- 2) To ensure that community resources are sufficient to meet the resident's needs

## General Policies

- 4.6.1 The Town will ensure that major recreational facilities continue to operate to serve its residents.
- 4.6.2 The Town may develop a trail system that will be connected to the residential and commercial areas sidewalk system, and incorporated within parks, open spaces, and environmental and conservation reserves.
- 4.6.3 Parks and playgrounds may be established in residential neighborhoods as part of Municipal Reserve dedication resulting from subdivision.
- 4.6.4 The Town will continue to support the library and its connectivity through the Peace Library System.
- 4.6.5 The Town should work with Alberta Health Services in providing the delivery of quality and adequate healthcare and emergency services for the region.
- 4.6.6 The Town should work with the Fort Vermilion School Division to determine and address the educational needs of the community.
- 4.6.7 The Town will continue to work with the Rainbow Lake Volunteer Fire Department to ensure proper training/education and equipment is available to ensure the safety of all volunteers and residents.
- 4.6.8 The Town will continue to work with the RCMP/policing service to provide adequate, accessible, and timely protection services to its residents.

## 4.7 Infrastructure

Infrastructure relates to the transportation networks and utilities within the Town. Transportation networks, mainly include the municipal road systems, both paved and unpaved (gravel). For utilities, this includes water and sewer systems, stormwater management systems, and other servicing that the Town provides to different developments. **Schedule D - Infrastructure Map** provides the map of infrastructure found within the Town.

### Goal

To continue to support the maintenance and development of transportation and utilities systems and related infrastructure within Town limits.

### Objective

- 1) To provide safe, good quality and cost-effective transportation of infrastructure.
- 2) To ensure that servicing and transportation infrastructure can sustain the demands of current and future development

## Transportation Policies

- 4.7.1 The Town shall work with Alberta Transportation on the development and maintenance of Highway 58.
- 4.7.2 Developers of Municipal roads shall follow advice provided by professional engineers contracted by the Town from time to time.



## *Utilities/Servicing Policies*

- 4.7.1 Developers shall be responsible for all costs attributed to the servicing of their development.
- 4.7.2 The Town shall ensure that the existing and potential water and sewer infrastructures shall be capable of accommodating the current and future demands of the residents.
- 4.7.3 Development patterns should work in a contiguous manner that support the efficient and economical provision of water and sewer services.
- 4.7.4 Incremental improvements to the Lagoon will be planned to ensure that environmental standards are met and exceeded, where practical and able to meet future demand.
- 4.7.5 The Town may develop a Stormwater Management Plan, prepared by a certified/professional engineer, to direct stormwater run-off and mitigate the effects of overland flooding.

## **4.8 Economic Development**

Economic development seeks to improve the current economic state or well-being of the Town. The Town continues to strive to innovate and compete while it pursues to maintain the viability of its local economy.

### **Goal**

To continue to support and maintain the Town's local economy and encourage a diversified economic base, including industrial, commercial, and residential development.

### **Objective**

- 1) To accommodate and encourage new growth within the Town, but also encourage the infilling of existing serviced developable land prior to the expansion of new undeveloped areas.
- 2) To work with local businesses and organizations to support potential business and community building opportunities for the oil and gas sector, as well as any other potential services.
- 3) 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.
- 4) To strengthen and improve the Town of Rainbow Lake's downtown core as a focus for commercial activities.

### *Economic Development Policies*

- 4.8.1 The Town will continue to work with the Regional Economic Development Initiative (REDI) to encourage sustainable economic growth and development within the region and the Town.
- 4.8.2 The Town will continue to work with the Mackenzie Frontier Tourist Association to encourage destination tourism within the region and the Town.
- 4.8.3 The Town shall actively market and promote itself to encourage, industry and government to locate to the Rainbow Lake area.
- 4.8.4 The Town may actively seek ways to diversify the Town's local economy, such as development of alternative energy sources (i.e., the production of Geothermal Energy) and promotion of home-based businesses.
- 4.8.5 The Town may develop a registry of local businesses to determine gaps in service delivery within Town.

## 4.9 Intermunicipal Cooperation

Intermunicipal cooperation relates to relationships with other municipalities the Town has built and fostered since it was founded. The Town of Rainbow Lake's Council is a member of the Tri-Council in the Mackenzie Region, along with the Councils of Mackenzie County and the Town of High Level.

### Goal

To maintain and develop current affairs/relationships with different municipalities within the region.

### Objective

- 1) To work in co-operation with Mackenzie County and the Town of High Level to aid in the support and execution of development in the region.
- 2) To cooperate on agreements that will provide provisions of roads, facilities and other services that will serve the Town and region.

#### *Intermunicipal Cooperation Policies*

- 4.9.1 The Town will continue to work with Mackenzie County to collaborate or share resources with respect to providing services to Rainbow Lake residents.
- 4.9.2 All lands surrounding the Town within Mackenzie County are Crown land and as such undevelopable. The Town will work with Mackenzie County towards an Intermunicipal Development Plan if there were any change to the land's designation and ownership.
- 4.9.3 The Town shall continue to work with Mackenzie County on the delivery/implementation of the Intermunicipal Collaboration Framework (ICF) and ensure that the service agreements on the ICF are fair for both municipalities.

# PART 5. IMPLEMENTATION

## 5.1 Plan Consistency

### Alberta Land Use Framework and Lower Peace Regional Plan

- 5.1.1 The Town of Rainbow Lake shall review this Plan once the Lower Peace Regional Plan (LPRP) comes into force to ensure that the policies within this Plan and the LPRP are consistent.
- 5.1.2 Where there are inconsistencies between the LPRP and this Plan, the Plan shall be amended to make it consistent with the LPRP.

### Intermunicipal Development Plan

- 5.1.3 Where there is an adopted Intermunicipal Development Plan (IDP) between the Town and the County, this Plan shall respect the IDP in place. Where there are inconsistencies or conflicts between the two plans, the MDP shall be amended to be consistent with the IDP. Currently, the Councils of both municipalities have agreed not to adopt an IDP since the lands around their shared boundaries are made up of crown land.

### Area Structure Plan

- 5.1.4 Where there is an Area Structure Plan (ASP) in place for an area, the ASP shall respect the MDP. Where there are inconsistencies or conflicts between the two plans, the ASP shall be amended to be consistent with the MDP.

### Land Use Bylaw

- 5.1.5 Policies within this Municipal Development Plan (MDP) will be implemented through the Town's Land Use Bylaw (LUB), where policies within the LUB shall be consistent with the intent and direction of this Plan.
- 5.1.6 The Town's LUB's District Map shall conform to the intent and direction of the Future Land Use Map (Schedule B) of this Plan. Any LUB Amendments to redistrict lands within Town will need a review of the MDP Future Land Use Map to determine whether the LUB amendment is permissible.
- 5.1.7 Subdivision and developments must conform to spirit and intent of the policies that are within this Plan, in addition to the requirements set forth in the LUB.

### Subdivision and Development Regulations

- 5.1.8 Where there are inconsistencies or conflicts between this Plan and the Subdivision and Development Regulations, the SDR will prevail over the policies within this Plan.

## 5.2 Plan Monitoring and Review

- 5.2.1 The Town will continue to review this Plan, every five (5) years or as per needed, to ensure that this Plan is reflective of the Town's current vision, goals, objectives, or policies.
- 5.2.2 The Town will ensure that policies within this Plan will not conflict with provincial and federal jurisdictions.





# PART 6. GLOSSARY



## 6.0 Glossary

**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 neighborhood 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.

**BUFFER** is a strip of land placed in the landscape and managed in such a way to maintain desired ecological processes and provide economic and societal benefits.

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

**ENVIRONMENTALLY SENSITIVE AREAS (ESAs)** mean all the areas identified within this plan as areas appropriate for long term conservation. The boundaries of such shall be identified by the policies and guidelines contained within this Plan or by the criteria and discretion contained within the Land Use Bylaw.

**FIRE SMART: PROTECTING YOUR COMMUNITY FROM FIRE** refers to Alberta's Community Wild-land/Interface Plan developed in accordance with the recommendations of Partners in Protection Against Wild-fires.

**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 travelers, campgrounds and recreational vehicle parks, and service stations.

**HOME-BASED BUSINESS** means a business whose primary office is in the owner's home and operated by a resident.

**LAND USE BYLAW (LUB)** is a regulatory document that regulates development within the municipality.

**MUNICIPAL GOVERNMENT ACT (MGA)** means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

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



**RESERVE** shall mean a municipal, school, municipal/school environmental reserve that has been dedicated in accordance with the MGA.

**WATERBODY** means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers. The water boundary is considered bound by its ecological boundary. Water bodies can be natural or man-made:

a. Natural Water Body- examples of a natural water body are a river, stream, creek, lake, and wetland (e.g., swamp, marsh, bog, fen, muskeg, and slough).

b. Man-made Water Body- examples of a man-made water body are irrigation canals, reservoirs, and dugouts. Ditches are excluded except where they connect to a water body that includes irrigation systems.

**WATERCOURSE** is a flowing water body, such as a river, stream, or creek. This includes watercourses that may be ephemeral, intermittent, temporary or seasonal in nature.

**WETLAND** “is land that has the water table at, near, or above the land surface, or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to the wet environment” (Tarnocai, 1980).

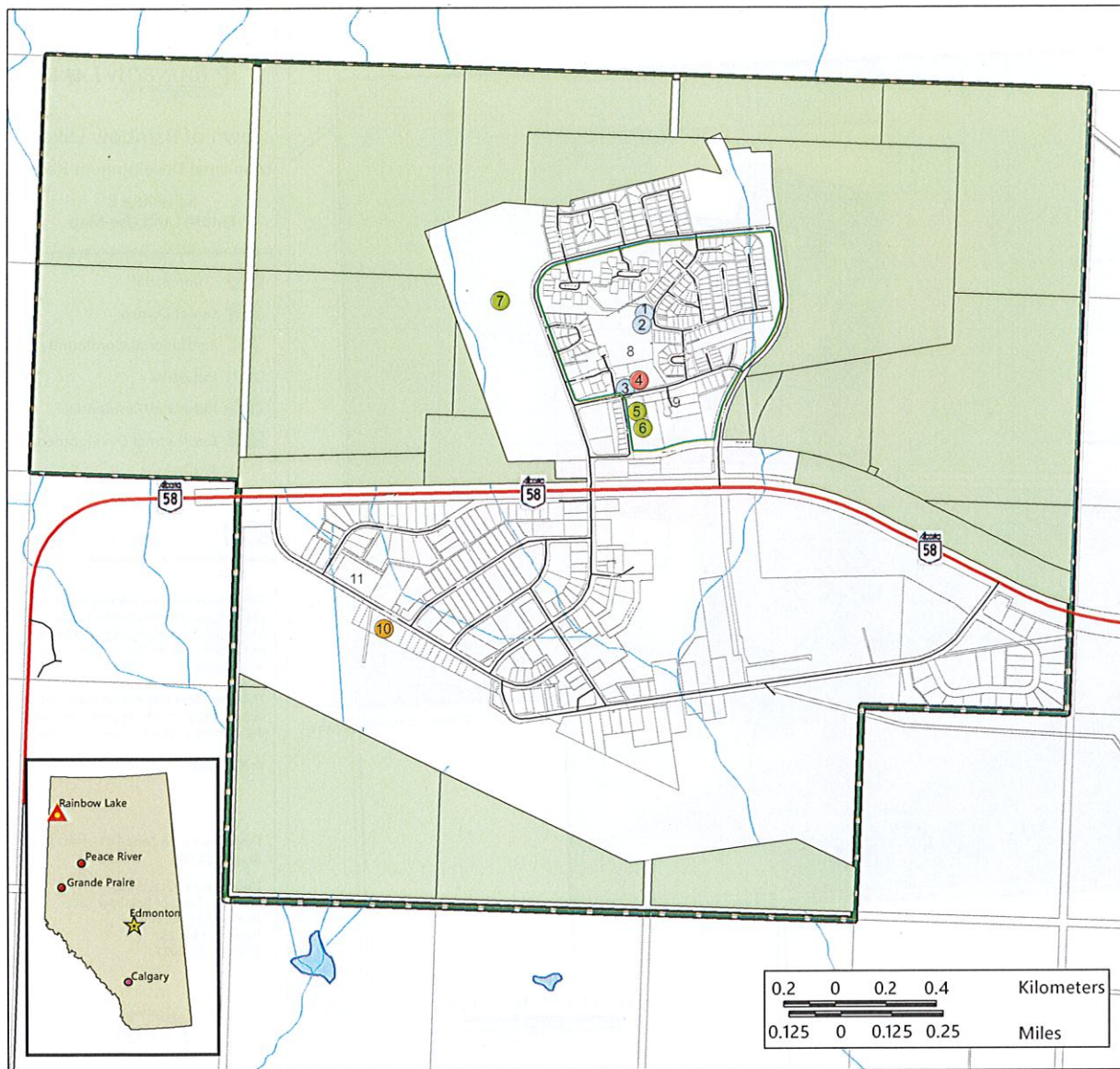
**TOWN** shall mean the incorporated municipality of the Town of Rainbow Lake.

**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

# PART 7. SCHEDULES





## Town of Rainbow Lake Municipal Development Plan

### Schedule A Plan Area Map

- Town Boundary
- Water Features
- 1 Rainbow Lake School
- 2 Rainbow Lake Daycare
- 3 Youth Centre/ Nursery School
- 4 Health Clinic
- 5 Recreation Facility/ Arena
- 6 Baseball Diamond/ Tennis/ Basketball
- 7 Golf Course
- 10 Town Office
- Stream, creeks
- Trails
- Local Road
- Highway

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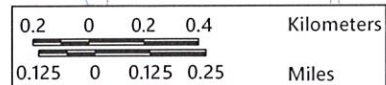
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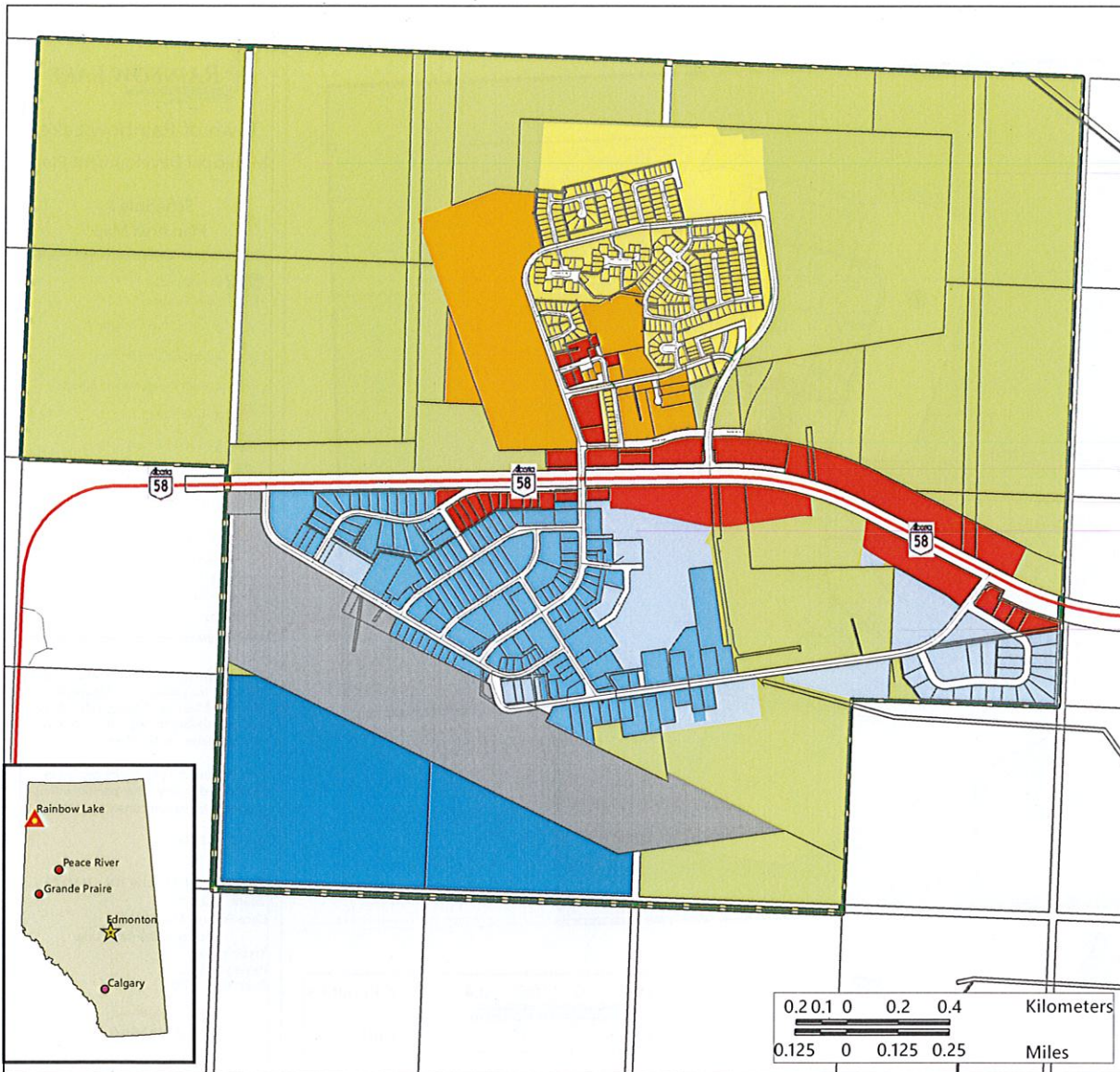
Town of Rainbow Lake

Prepared by: O. B.

Reviewed by: J. S.

Date: 09/01/2021





**Town of Rainbow Lake**  
**Municipal Development Plan**  
**Schedule B**  
**Future Land Use Map**

- Commercial
- Direct Control
- Institutional/Community
- Industrial
- Industrial/Residential
- Geothermal Development
- Residential
- Urban Reserve
- Town Boundary

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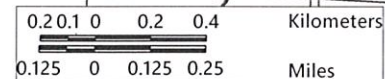
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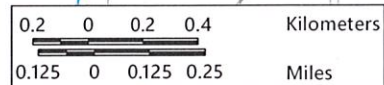
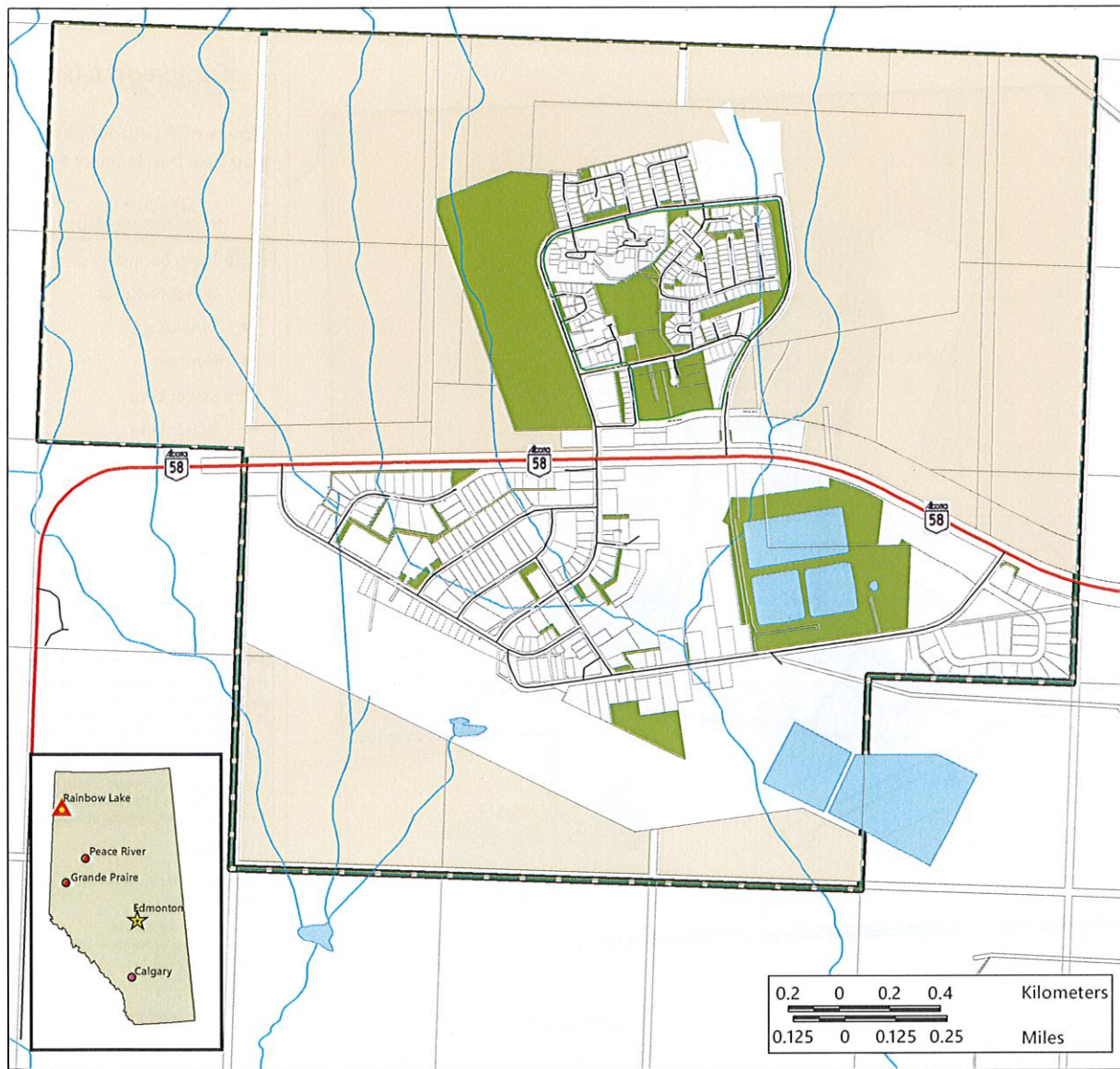
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 Town of Rainbow Lake

Prepared by: O. B.  
 Reviewed by: J.S.  
 Date: 09/01/2021







Town of Rainbow Lake  
Municipal Development Plan  
Schedule C  
Environmental Features Map

- Town Boundary
- Green Space
- Lake, Reservoir
- Rivers, Streams, Creek
- Trails
- Highway
- Local Road

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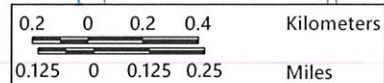
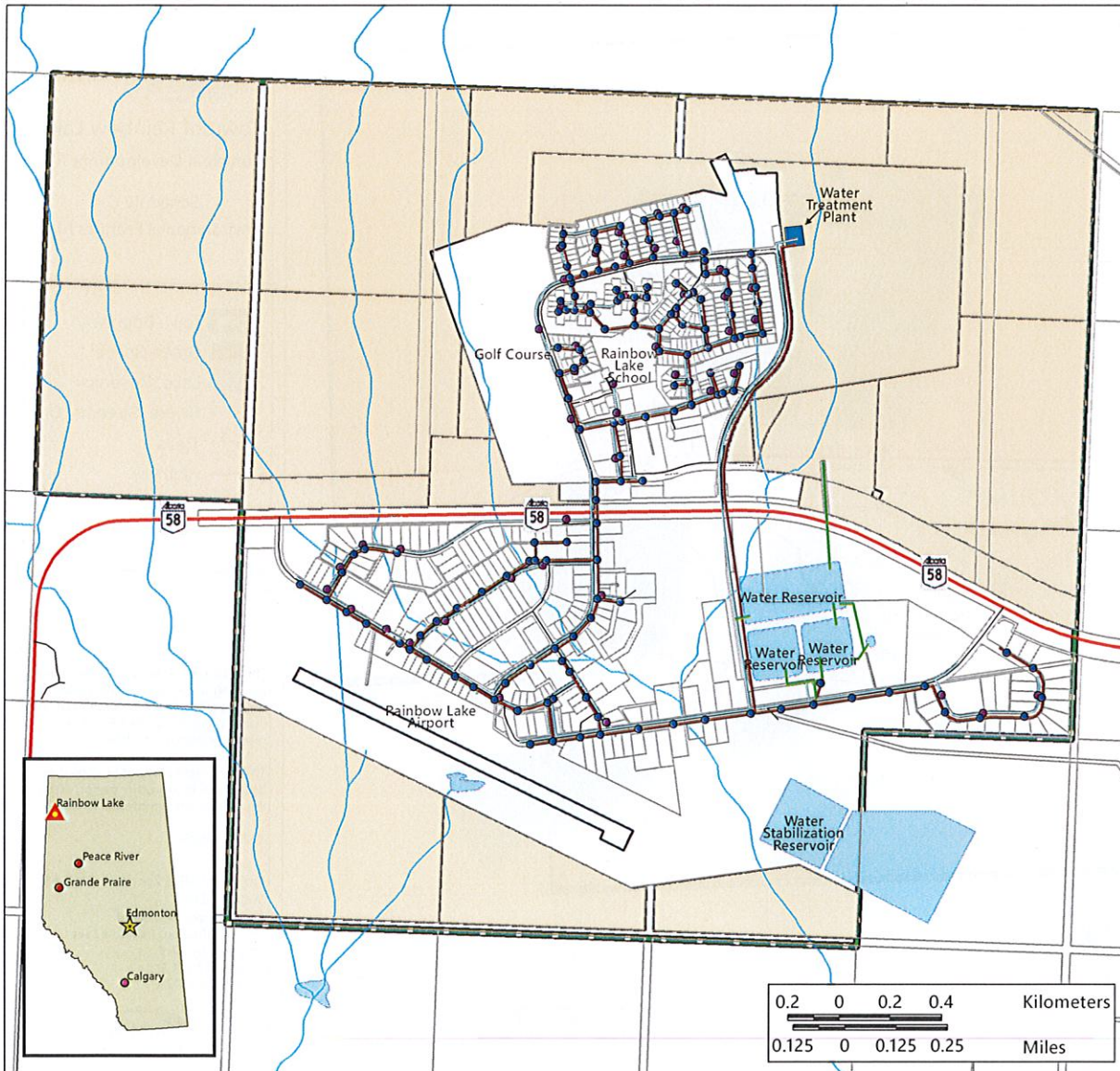
Town of Rainbow Lake

Prepared by: O. B.

Reviewed by: J. S.

Date: 09/01/2021





# Town of Rainbow Lake Municipal Development Plan

## Schedule D Infrastructure Map

- Town Boundary
- Water Features
  - MANHOLE
  - Hydrant
  - Sewer Line
  - Water Line
  - Reservoir Pipelines
  - Trails
  - Local Road
  - Highway
  - Rainbow Lake Airport
  - Rivers, Streams, Creek

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Town of Rainbow Lake  
Prepared by: O. B.  
Reviewed by: J.S.  
Date: 09/01/2021





# PART 8.APPENDIX

Prepared by MESA





# TOWN OF RAINBOW LAKE

## MUNICIPAL DEVELOPMENT PLAN (MDP) REFRESH 2020

COMMUNITY SURVEY  
OCTBER 2020

Prepared by MMSA





## INTRODUCTION

Beginning of 2020, the Town decided to start the process of a Municipal Development Plan (MDP) rewrite/refresh. As an important statutory plan, it provides direction to a municipality. The content of this type of statutory plan is governed by the *Municipal Government Act RSA 2000, Chapter M-26 (MGA)*. MDPs typically cover a range of municipal land uses such as residential, commercial or industrial, and may address areas such as environmental matters and municipal infrastructure.

## PURPOSE

The purpose of the MDP community survey is to solicit feedback from residents or non-residents regarding potential issues, opportunities, and perspectives about the Town. Through the survey, the Town can better determine policies to be added, removed or improved on with respect to the growth and development of the it. The survey also allows us how to move forward on how the residents and stakeholders see the Town progress. Responses to the survey questionnaire are taken into consideration when developing policies for this Plan.

## BACKGROUND

The survey questionnaire was launched on July 8, 2020 and remained open until July 24, 2020, through an online survey hosting site, Survey Monkey. The online survey questionnaire was advertised through various Town social media platforms and website. The target audience for this survey was mainly the residents of the Town, though this survey was also open to non-residents who owned land or have a business within the Town. Throughout the survey period, the MDP community survey only received twenty-nine (29) responses, where twenty-seven (27) respondents came from residents of the Town.. This accounts for 3.3% of the total population of the Town of Rainbow Lake, based on the 2016 Federal Census.

Due to the low number of responses from the survey, there may be a question of its statistically significance. With a larger sample size, the data collected or responses would be more representative of the Town's population. Since only twenty-nine (29) respondents answered the survey, some of the responses might be skewed or biased, and may not reflect the views of the Town's residents proportionately. Nonetheless, responses from the survey can still be considered in forming policies of the MDP.

## DEMOGRAPHICS

How old are you?

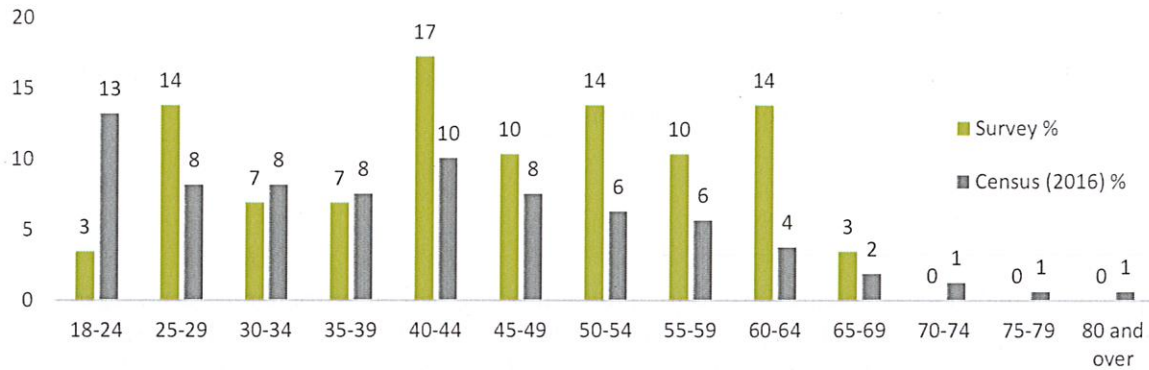
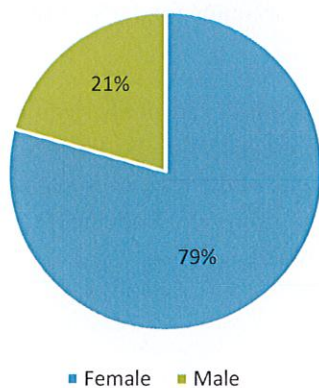


Figure 1. Age group/cohorts of respondents (%)<sup>1</sup>

**Figure 1** shows the age group of the respondents. The age cohort with the highest responses is “40-44”, which accounts for 10 percent (10%) of the Town’s population based on the 2016 Federal Census. Surprisingly, the age cohort with the largest proportion residing in the Town is “18-24” only accounted for three percent of the survey responses. As the survey was delivered only through online, survey responses show a lack of representation from residents which are 70 years old and over. The lack of access to internet or a computer can be attributed to the low responses coming from these age groups. As such, if the paper version of the survey was also made available, this may have improved the survey responses.



What is your gender?

As shown in **Figure 2**, there are more women (79%) who responded to the survey than men (21%), though there are more slightly more men in the Town than women, based on the recent Federal Census (2016).

Figure 2. Gender of the respondents

<sup>1</sup> Source: Statistics Canada. Census Profile (2016) for Rainbow Lake [Town]

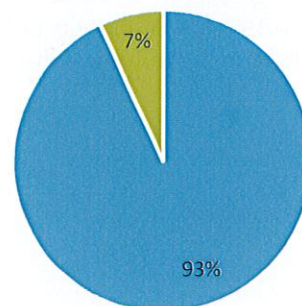


### What is your primary language?

All of the respondents have English as their primary language of communication, which may mean that majority of people within the Town can understand English. The 2016 Federal Census shows that ninety-two percent (92%) of the residents are fluent in English language, as this is their mother tongue.

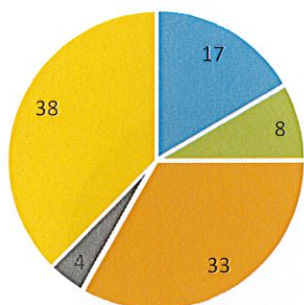
### Are you a resident and/or property owner, or non-resident of the Town?

Of those who responded to the survey, shown in **Figure 3**, ninety-three percent (93%) of them are residents and/or own properties of the Town. Seven percent (7%) of the respondents came from non-residents, which can either mean that they own land or a business here but do not live in Town, despite not living here.



■ Resident and/or property owner ■ Non-resident

Figure 3. Percentage of residents and non-residents responding to the survey



■ Property owner and a resident of the Town, Business owner  
■ Resident, Company housing  
■ Property owner and a resident of the Town  
■ Property owner, but not a resident of the Town  
■ Resident, Renter

Figure 4. Percentage of the resident, property or business owner within the Town.

### If you are a resident and/or property owner of the Town?

**Figure 4** shows that most of the respondents are residents who rent within the Town which accounts for 38 percent of the responses. Thirty-three percent (33%) of the responses account for residents who own properties within the Town. Seventeen percent (17%) of the responses are residents who own properties and a business within the Town. Eight percent (8%) of the responses are residing in company-owned establishments, while four percent (4%) are property owners who do not reside within the Town.



### How long have you lived in the Town of Rainbow Lake?

Figure 5 shows that the majority of respondents indicated they have lived in Rainbow Lake between 11 and 21 years or more. The next largest cohort are those who have lived in the Town for 6 to 10 years. A minority of the respondents have lived in Town for less than five years.

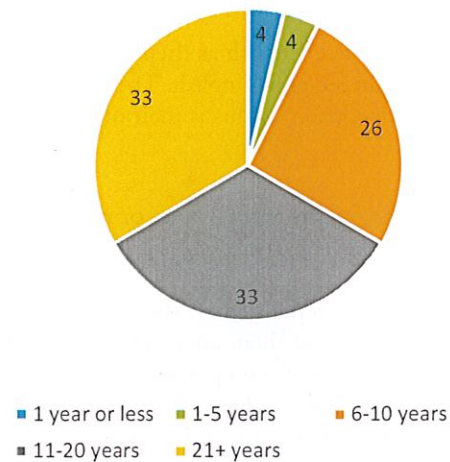


Figure 5. Respondents' length of residence within Town.

### Do you own or rent home? If you are renting, is it a company owned housing?

Of the respondents, sixty-seven percent (67%) of the responses are renters within the Town while the others are property owners within it, as shown in Figure 6. A majority (67%) of those who rent do so in company-owned housing, while the remaining rent properties from others, as displayed on Figure 7.

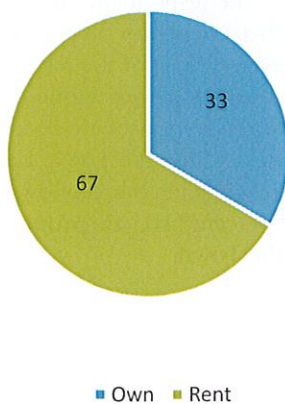


Figure 6. Residents renting or owning a house within the Town

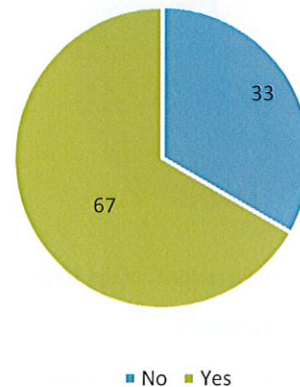


Figure 7. Residents living in company housing.

### How many people live in your household?

The survey results, conveyed in **Figure 8**, show that half (50%) of the respondents live in a household consisting only of two adults. Fifteen percent (15%) are single adults. Twelve (12%) of households consist of two adults and a child. This means that majority of households consist of one or two adults. Families with children consist of thirty-four (34%) of the households. This has repercussions for institutional uses in the community.

The 2016 Federal Census found that 35.71% of the population consisted of individuals less than 15 years old. This survey does not seem to reflect that finding which mean that there is a lack of families migrating to the community or those who were here in 2016 have moved elsewhere. This lack of children will have an impact on the demand for larger-sized homes since current residents may not require them.

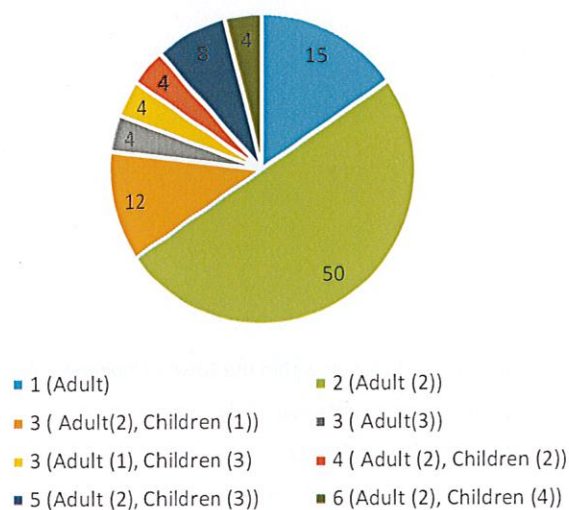


Figure 8. Number of people living in different household.

### What type of home do you live in today? Does your home currently meet your housing needs?

As show in **Figure 9**, the majority (57%) of the respondents live in single detached houses while some (36%) currently live in a manufactured home. The remainder of the responses are residing in a duplex or row house.

When the respondents were asked whether their homes where they currently live in meet their housing needs, ninety-three percent (93%) of the respondents agree that the homes are suitable for themselves. This is displayed on **Figure 10**.

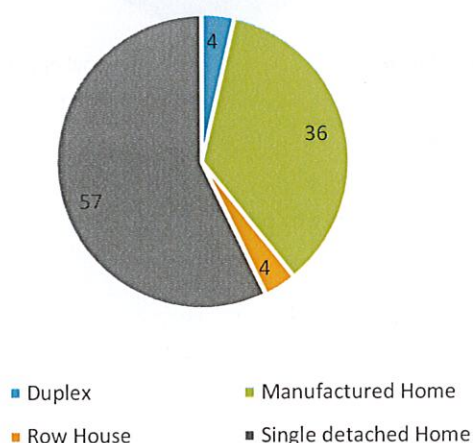


Figure 9. Different types of homes people are living in the Town.

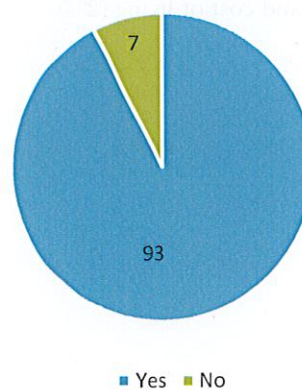


Figure 10. Percentages of responses when asked whether their current home meets their needs.



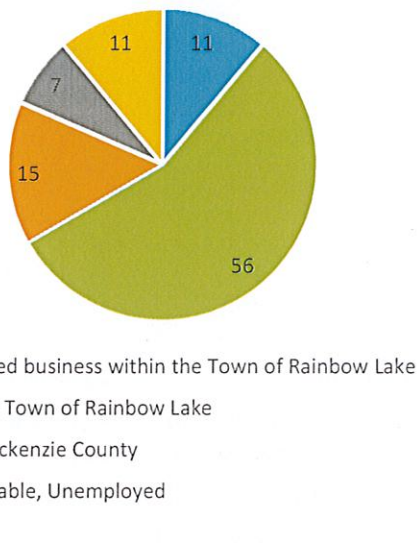


Figure 11. Percentages of resident's places of work

### Why do you choose to live in the Town?

Residents within the Town of Rainbow Lake live within the Town for a variety of reason, and these are communicated in **Figure 12**. Not surprising, more than half (56%) of the respondents have regarded employment as their reason for living within Town. Almost a quarter (24%) of the respondents have also selected "lifestyle" as their reason for choosing to live within Town. The remainder responded that the reason why they live within the Town is due to family (10%), recreational opportunities (7%) and cost of living (2%).

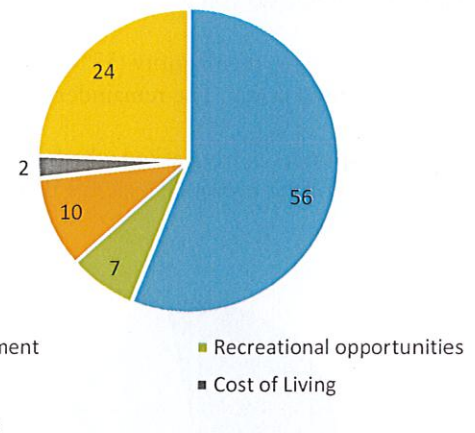


Figure 12. Reasons why people choose to live in Town

If you live in Town, do you expect to be living in the Town 5 years from now? If No or Unsure, what do you expect will prompt your move?

Figure 13 shows that thirty-five percent (35%) of the respondents expect themselves to still be living within the Town five (5) years from now. However, the majority (65 %) of the respondents have expressed that they are not staying or unsure about staying in Town in the next 5 years.

Figure 14 provides the breakdown as to what factors would prompt people to move elsewhere. To those who responded when asked what would prompt their move away from Rainbow Lake, most respondents (62%) cited “employment”, which can be meant as a job loss or a transfer. Another reason that may prompt residents to move out of the Town is to find more recreational opportunities or activities for younger kids, indicated by fifteen percent (15%) of the respondents. Other reasons that may prompt individuals and families to move are: retirement (8%) and move back home (8%).

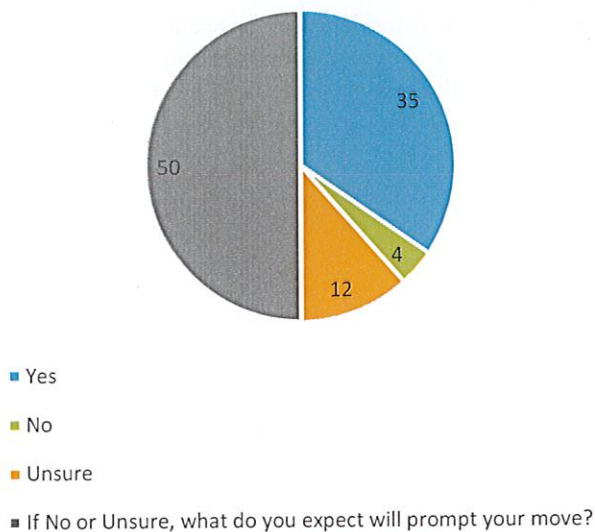


Figure 13. Expectations to be living within Town

#### What do you enjoy about living in Town?

- small town feeling
- short commute to work
- sense of community
- community events and involvement
- feeling safe
- employment
- quiet, peaceful, friendly
- fresh air
- place to raise kids

#### What do you dislike about living in Town?

- limited activities for kids, family – especially indoors
- remote living
- difficult to access products sometimes
- expensive cost of living (travel and necessities)
- long drives to major centres

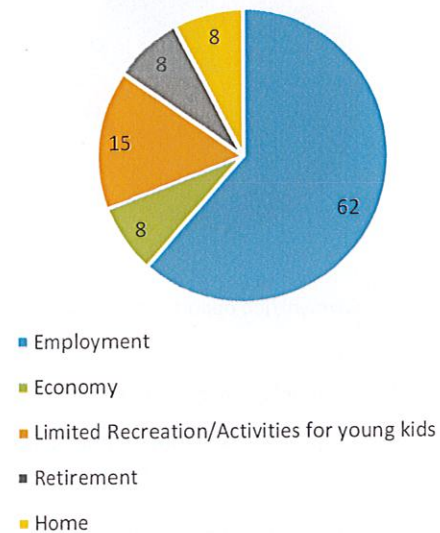


Figure 14. Reasons for residents to move out of Town.

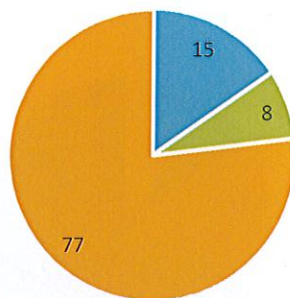
- caring environment
- isolation/remoteness
- everything
- closeness of people, neighbors
- friend
- living in country with town amenities
- wild animals/scenery
- great outdoors/outdoor recreation – golfing, fishing
- financial opportunities

- Town is oriented towards families, as opposed to single people
- nothing really to do
- cold dark winters



- loud quads and snowmobiles
- bugs (especially mosquitoes) in the summer
- employment instability
- “wish it wasn’t so dead...”
- difficult to make friends
- limited grocery selections
- lack of open amenities

- poor attitude of oil workers towards non-oil workers
- lack of health and mental health services
- no fresh foods in the groceries
- too much political stuff
- lack of family or friends
- unable to sell property
- not a good retirement community
- far from medical and other services for elderly people



- Employment/job opportunity
- Family
- Not applicable, I am resident of the Town

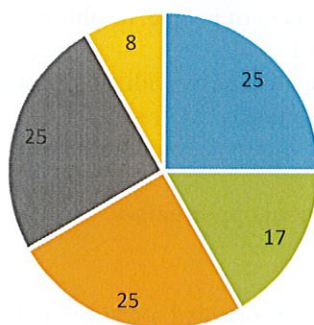
Figure 15. Reasons to move within Town

If you are a non-resident, what would prompt you to reside within Town?

Of those who are non-resident who answered the survey, **Figure 15** shows that employment (15%) and familial ties (8%) are some of the reasons that would prompt them to move to Rainbow Lake.

If you are a non-resident, what factors would you consider important when you want to move to Town?

As a follow up to the above question, the factors that the respondents consider significant when moving to the Town of Rainbow Lake, as shown in **Figure 16**, are fairly equally split among health services (25%), educational opportunities for kids and adults (25%), and recreational spaces (25%). The remainder of the respondents find that it is important there is affordable housing (8%) and community events (17%).



- Recreational amenities/spaces (trails, playgrounds, arena etc)
- Events
- Educational opportunities
- Health services
- Affordable housing

Figure 16. Factors to consider when potential residents come to move to the Town.

## MUNICIPAL ADMINISTRATION AND SERVICES

### Do the services the Town provide meet your expectations?

With respect to municipal services that the Town provides to its residents, almost half (48%) of the respondents found that they meet their expectations, as shown in **Figure 17**. However, thirty-six (36%) of the respondents believe that the Town services do not meet their expectations. This may mean that the respondents are in the opinion that the service may lack of quality, be limited, inefficient or costly. The remaining responses had no opinion on the services provided by the Town.

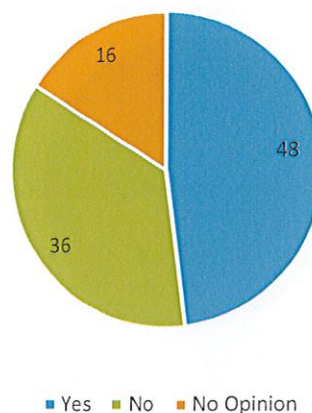


Figure 17. Respondent's expectations of Town services

### What is your opinion of the following aspects of Municipal Administration in the Town?

Overall, the results of the survey show that respondents have a favourable perspective of the aspects of the Town's Municipal Administration. Town communications received a rating of "Excellent" from nineteen percent (19%) of the respondents while a rating of "Good" for fifty percent (50%) of the respondents, as shown **Figure 18**. This shows that the Town provides a good job in disseminating information to its residents to various public streams. Clarity of Planning Development Services and Process received a rating of "Good" from half (50%) of the respondents of the respondents, however, thirty-one percent (31%) of the respondents gave it a rating of "Fair", as shown in **Figure 19**. It shows that the Town's Planning and Development services and processes could be improved though respondents are satisfied with how the Town provides those services.

Although fifty-eight percent (58%) of the respondents and thirty-one percent (31%) rated the access to Town Council and staff as "Good" and "Excellent", respectively, as shown in **Figure 20**, which is highly favourable; the transparency of Town decisions received forty-six percent (46%) a rating of "Good", and thirty-one percent (31%) of "Fair", as shown in **Figure 21**. This shows that although the Town Council and/or Staff rated high in terms of approachability and availability, decisions coming from the Town needs to be more transparent to the public.

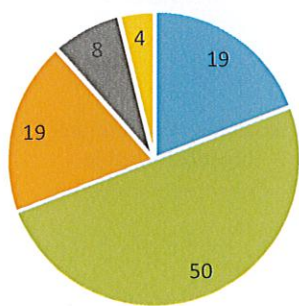


Figure 18. Town Communications

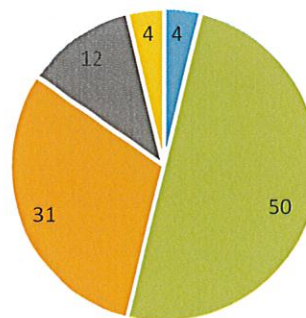


Figure 19. Clarity of Planning and Development Services and Processes

■ Excellent ■ Good ■ Fair ■ Poor ■ Very Poor



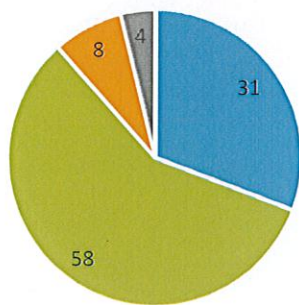


Figure 20. Access to local Government (Council or Staff)

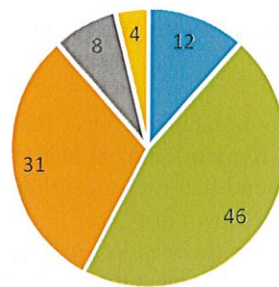


Figure 21. Transparency of Town Decisions

■ Excellent ■ Good ■ Fair ■ Poor ■ Very Poor

### What is your opinion of the following services in Town?

In terms of the delivery of telecommunications services, as shown in **Figure 22**, the respondents are split on their opinions. Thirty-eight percent (38%) of the respondents find that they have good access to telecommunications, while twelve percent (12%) of those agree that they receive excellent access to telecommunications services. However, the survey also shows access to telecommunications can be improved, where twenty-three (23%) of respondents find that service is “Fair” and nineteen percent (19%) of the respondents find that it is “Poor”

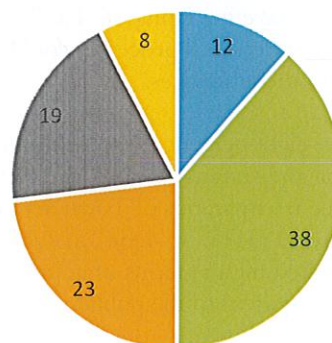


Figure 22. Access to telecommunications and broadband/cable

A majority (62%) of respondents believe the Town provides excellent waste management service for garbage pick-up, as shown on Figure 23. Figure 25 shows a slim majority (54%) that find that the landfill and/or transfer station operation is “good”. The service the Town really needs to improve is recycling. Most respondents rated this service as “poor” to “very poor” (28%, 32%), conveyed in Figure 24.

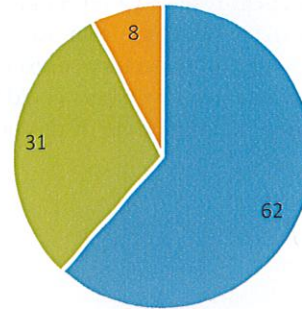


Figure 23. Waste Management: Garbage Pick-up

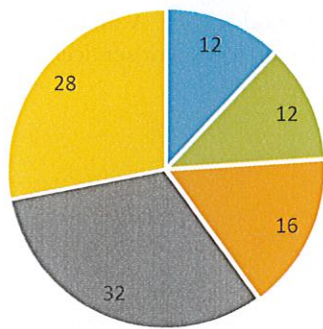


Figure 24. Waste Management: Recycling service

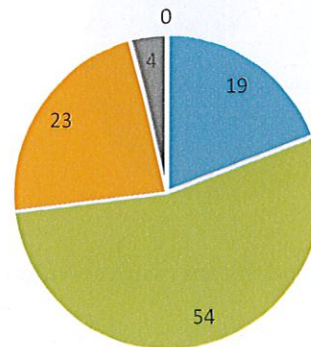


Figure 25. Waste Management: Landfill service/transfer station

■ Excellent ■ Good ■ Fair ■ Poor ■ Very Poor



The Planning and Development Services, displayed in **Figure 26**, department received a fair rating from fifty-four (54%) of the respondents. A minority of respondents (35%) found these services to be good. This is a service where improvements could be made by the Town to improve the rating of this department.

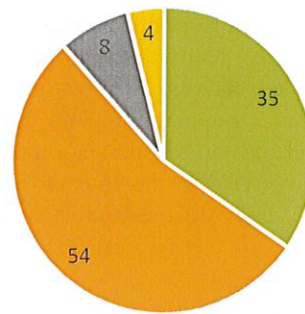


Figure 26. Planning and Development Services

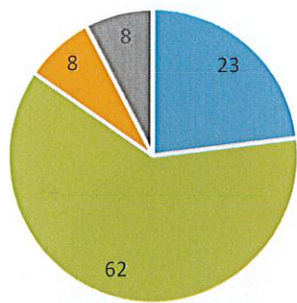


Figure 27. Municipal Systems (water, sewer, gas etc.)

With respect to the municipal systems/infrastructure, as shown in **Figure 27**, respondents (62%) believe the Town provides a good service. A minority (23%) believe it provides an “excellent service.”

Road management, which includes dust abatement, snow removal and road repairs, is a service rated very low by the respondents. **Figure 28** displays the results show that the respondents rated this service as “poor” (12%) to “fair” (42%). Only thirty-five percent (35%) of the respondents rated this service as “good.”

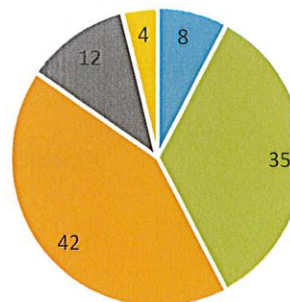


Figure 28. Road management

■ Excellent ■ Good ■ Fair ■ Poor ■ Very Poor

Other town services provided by Town were also rated in the survey. The findings show a large variance between the quality of a service to its delivery.

Recreational services received a rating between “good” and “excellent” (54%), as shown in **Figure 29**. A large minority (35%) rated this service as fair.

Fire services are generally rated “good” to “excellent” in most municipalities. This is the same in Rainbow Lake, as shown in **Figure 30**. The respondents rated this services as “good” (46%) to “excellent” (31%).

The satisfaction with the delivery of airport services can vary depending on the municipality. **Figure 31** shows that the respondents rated this service as “good” (52%) to “excellent” (12%). Almost a third of the respondents, however, rated this service as “fair” (28%).

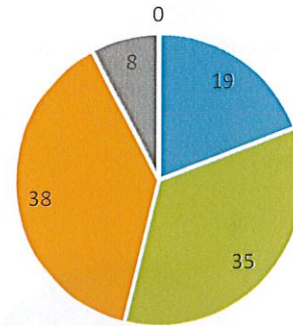


Figure 29. Recreational services

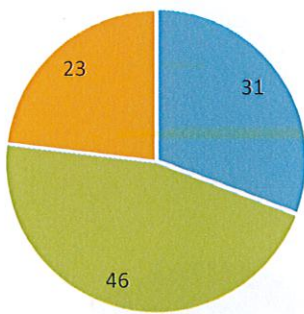


Figure 30. Fire services

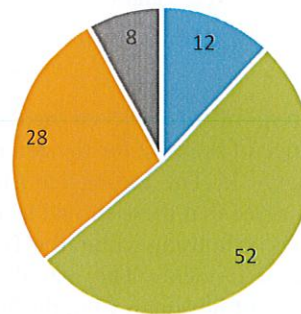


Figure 31. Airport management

■ Excellent ■ Good ■ Fair ■ Poor ■ Very Poor



## TOWN CONCERNS

Please indicate your level of agreement for the following statements?

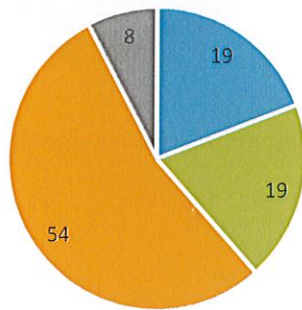


Figure 32. Responses to the statement: “The character (visual aesthetics) of the Town should be improved.”

When asked whether the aesthetics of the Town should be improved, slightly more than half (54%) neither agree or disagree with this sentiment, conveyed in **Figure 32**. A strong minority (38%) agree that the Town should address beautification. This may be an issue the Town may want to consider when it prepares future capital budgets.

Half of the respondents believed there was a sufficient range of housing for the community, as shown in **Figure 33**. This means that half of the respondents agree that there should be enough different types of housing within the Town to meet the needs of the residents. This may also mean that there is no lack of housing within the Town.

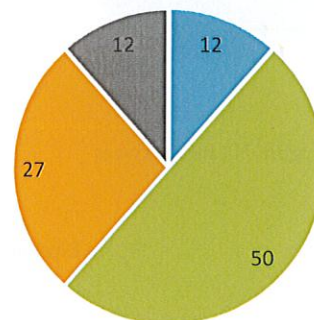
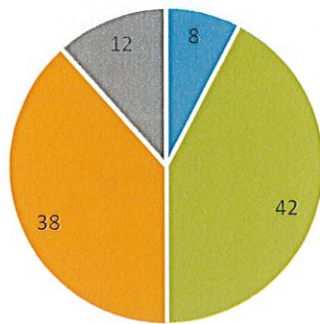


Figure 33. Responses to the statement: “There is a sufficient range of housing types available within the Town.”

■ Strongly Agree ■ Agree ■ Neither Agree or Disagree ■ Disagree ■ Strongly Disagree



As represented in **Figure 34**, Forty-two percent (42%) of the respondents agree that local heritage should be protected, which means that there is support for preservation or conservation for any places (buildings or sites) that have significance to its residents. Thirty-eight percent (38%) of the respondents neither agree or disagree to the protection of local heritage.

Figure 34. Responses to statement: "Protection of our local heritage is important to me"

**Figure 35** shows that sixty-nine percent of respondents either agree (42%) or strongly agree (27%) with the development of geothermal energy within the region. Only a small minority disagree with that sentiment (4%). Almost one-third of respondents (30%) were indifferent to the development of this resource.

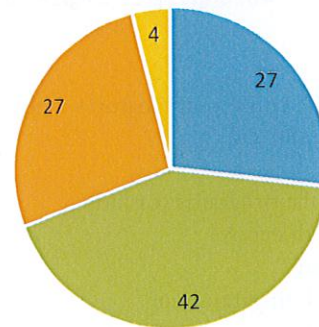


Figure 35. Responses to statement: "Development of geothermal energy for economic growth should be supported and encouraged."

■ Strongly Agree ■ Agree ■ Neither Agree or Disagree ■ Disagree ■ Strongly Disagree



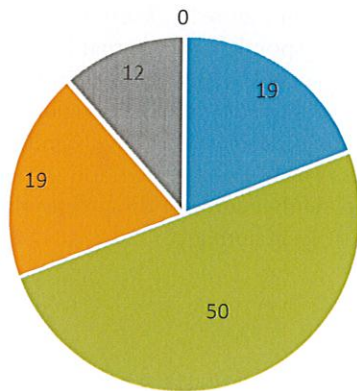


Figure 36 shows that Sixty-nine (69%) of respondents, either agree (50%) or strongly agree (19%) that the recreational amenities are adequate and appropriate for the Town of Rainbow Lake.

Figure 36. Response to statement: "Recreational amenities within the Town are adequate and appropriate."

■ Strongly Agree ■ Agree ■ Neither Agree or Disagree ■ Disagree ■ Strongly Disagree

What specific community features within Town do you value? Such as community hall, local business, public programs etc.

- public programs for kids
- youth centre
- library
- adult programming
- bank
- medical centre
- post office
- fire station
- arena/Rec Plex
- gas stations
- community functions
- hockey/skating program
- community hall
- grocery stores
- ball diamonds
- basketball courts
- gas stations
- restaurants or bar
- RCMP
- VSU Office
- all important
- "value we currently have"

## ECONOMIC DEVELOPMENT

Do you think these are issues faced within the Town?

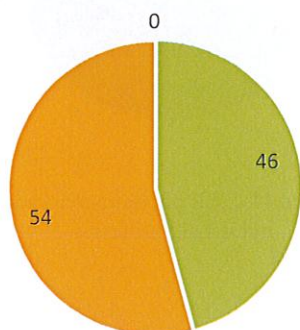


Figure 37. Land fragmentation due to subdivision

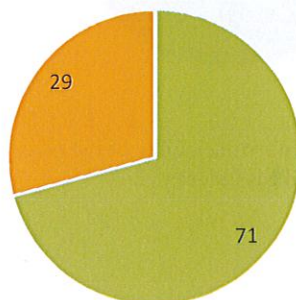


Figure 38. Lack of lands for industrial activity

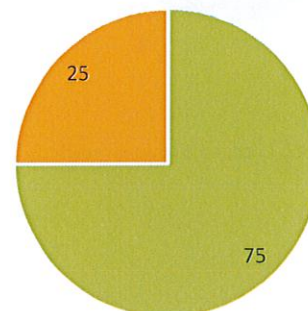


Figure 39. Lack of lands for commercial activity

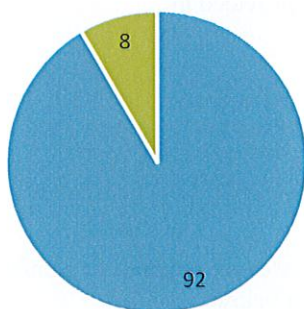


Figure 40. Many vacant or unused lands

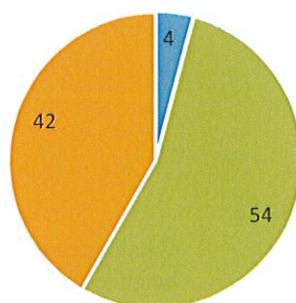


Figure 41. Inadequate lot sizes for different types of businesses

The ability to sell developed serviced land can be an initiative municipality undertake in order to promote economic development. The survey categorically shows that there is no need for the Town to undertake this type of initiative to promote economic development, as shown in **Figures 37-39** and **Figure 41**. In fact, ninety-two percent (92%) of the respondents agreed that there are a number of unused or vacant lands, as shown in **Figure 40**.

■ Yes ■ No ■ Unsure



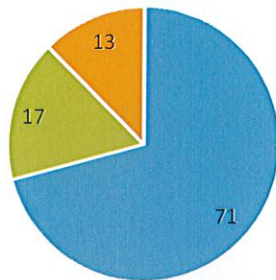


Figure 42. Local economic diversity

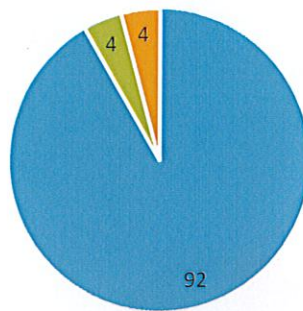


Figure 43. Town's vulnerability of the oil and gas industry

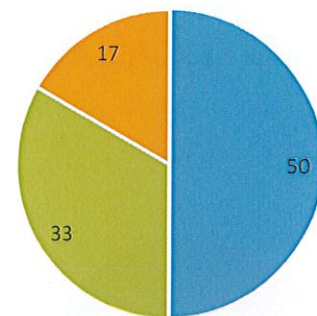


Figure 44. Lack of commercial and industrial businesses

■ Yes ■ No ■ Unsure

Seventy-one percent (71%) of the respondents agree that the Town faces issues with diversifying the local economy, as shown in Figure 42. It is consistent with the fact that the majority (92%) of the respondents find that the Town's local economy is vulnerable to the oil and gas industry, which supposes that Town's economy is tied to the industry, as shown in Figure 43. The lack of diversity in the economy means the Town is extremely susceptible to the ups and downs of the oil and gas markets. Further, the lack of local economic diversity is supported by the fact that there is a lack of commercial and industrial businesses coming to Town to support the local economy, where fifty percent (50%) of the respondents agreed upon, despite the fact that there are many unused lands for commercial or industrial developments, as provided in Figure 44.

What types of commercial business are needed or should be encouraged within the Town? Please list them below.

- gift shop
- pharmacy/drug store
- high speed internet
- more food outlets/restaurants
- grocery store (more use of it)
- wellness businesses
- hair salon
- any kind/anything

What types of industrial businesses are required or should be encouraged? Please list them below.

- geothermal or heat generation
- oil field support, open the camps
- any kind/anything

### What issues impact the economic development potential of the Town?

Based on the survey responses, the three issues that impact the economic development potential of the Town are investment dollars (25%), access to markets (36%) and access to skilled workers (17%), as displayed in **Figure 45**. This means that these are impacts that affect the competitive advantage of the Town. A business needs investment through its life cycle if it is to prosper. The provincial economy, and more importantly, the local economy have been devastated by outside influences to which it has no control. Ensuring access to national and international markets for oil and gas products is fundamental to the success of this community. The lack of access stymies the provincial economy and with it, the local economy. As the Town is a remote location in comparison to larger population areas, access to market is another thing that affects the local economy, as Town's ability to compete with other communities found elsewhere in the province.



Figure 45. Issues that impact the economic development potential of town.



## ENVIRONMENT

What specific natural features within Town do you value? Such as stream, river, wetland, forested area etc.

- forest/forested areas
- trout pond
- lake
- green space
- water plant road
- all of the above

With consideration to the natural features you identified in the previous question, how should the Town protect valued natural features?

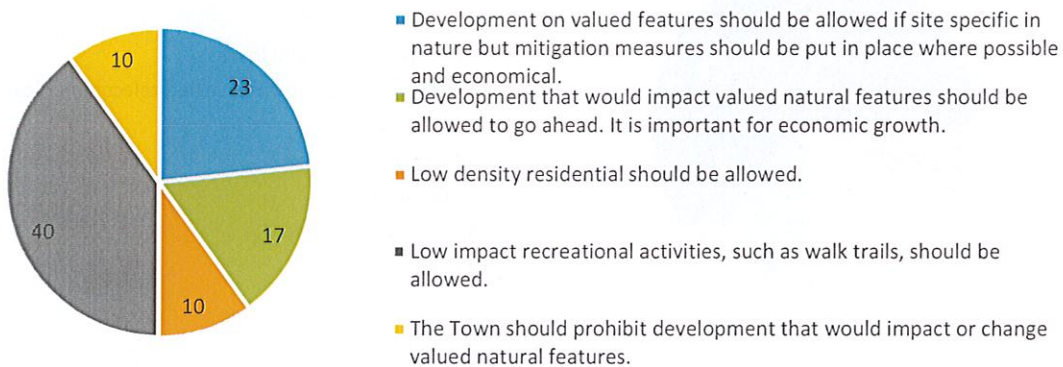


Figure 46. Consideration on how natural features be protected within Town

Figure 46 shows the varying responses to the use of natural features. Most (40%) of the respondents are not opposed to development when it comes to low recreational activities such as trails, within natural features, where forty percent (40%) of the respondents. Some respondents (23%) of the respondents find that development within a natural feature can be done if mitigative measures are in place. This means that developments that are smaller scale can be allowed as long as there tools and/or policies in place to reduce the negative effects of development. Seventeen percent (17%) of the respondents have agreed that the economic well-being is more important than environmental protection, where development in natural features should be allowed regardless. Only ten percent (10%) thinks that development should not be allowed in natural features that would impact or change them.

Please provide any additional feedback you have:

- Families are moving as kids get older because of lack of activities and things for them to do. Our town seems to rely solely on volunteers for the programs we have, once they move, program goes away. Minor hockey isn't for everyone, but it's all that's available for young children. Sports in school typically does not start until junior high.
- Had any thought ever gone into development of the lake as a commercial tourist attraction. Say, a multi-room lodge with fishing and quadding/outdoor recreation? It seems like an undeveloped resource, maybe it could be heated & powered geothermally.
- IF this Covid Crap keeps on going, and the oil prices stay where they are, none of this is going to be an issue
- Was very disappointed the town did nothing but the bare minimum requirement of Allowing a 90 day moratorium on paying all utility services They should of been abolished for the 90 period all together And the town pay all the bills from their reserve funds

What is your preferred way to hear about the Municipal Development Plan Refresh?

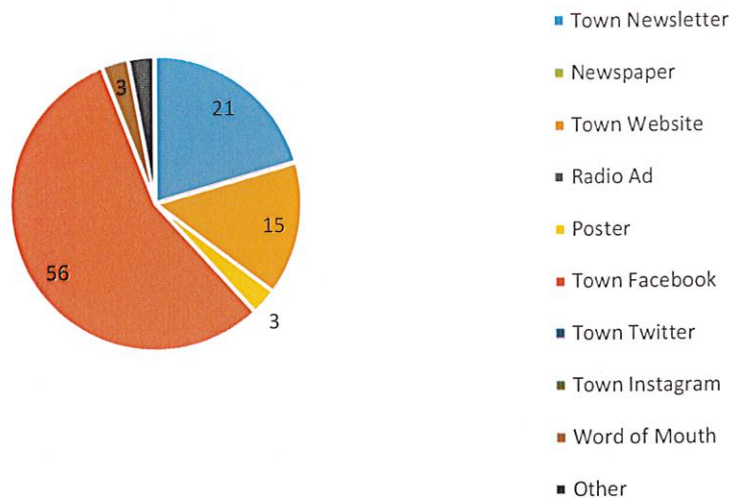


Figure 47. Methods for MDP Refresh communication

The preferred way to hear about this MDP refresh is through the Town facebook, newsletter and website, as shown in [Figure 47](#).



