



Town of Rainbow Lake Province of Alberta

MUNICIPAL DEVELOPMENT PLAN (draft for review)



1.0 INTRODUCTION

In 2005, the Town of Rainbow Lake Council determined that a revised Municipal Development Plan should be prepared to guide the future growth and development of the Town. Following the review previous planning studies, including the existing general municipal plan, localized engineering assessments and development feasibility studies, this plan was developed in conjunction with local community and administrative input. This plan was developed and adopted pursuant to the provisions of the Municipal Government Act, Revised Statutes of 2000, Chapter M-26

This Municipal Development plan covers all lands within the boundaries of the Town of Rainbow Lake and is in conformance with Provincial Land use policies, as well as provisions under the Municipal Government Act.

This plan is intended to be used by Town Council, the Subdivision and Development Appeal Board, Municipal Planning Commission, committees of Council and administrative staff as a means of encouraging, and evaluating growth and development throughout the Town. The plan is also intended for the use of the general public, local development community and other levels of government to comprehend and implement the long term vision for the community.

1.1 MUNICIPAL SETTING

The Town of Rainbow Lake is located approximately 920 kilometers northwest of the City of Edmonton, and about 140 kilometers west of the Town of High Level. Established in 1966, the Town serves as a regional oil and gas field service centre. The community has steadily grown over the years, both in population and in the range of services offered. Needless to say, the growth of the Town has had a positive impact on the quality of life of its residents. Through the population of the Town may vary through the year with oil and gas activity, the current annual average is estimated at approximately 1,200 people.

The Town of Rainbow Lake anchors the western end of Highway No. 58, which links the Town with the Town of High Level. The highway is a paved all-weather road that provides access to the Mackenzie



Highway and to various destinations in Alberta and the Northwest Territories. Currently, improvements to Highway #58 and potential extension to Fort Nelson has been contemplated by Alberta Infrastructure and Transportation.

Another major transportation link for the Town is provided through the Town's municipal airport which features a 1371.6 meter (4500 foot) long runway and scheduled air service to the City of Edmonton.

Highway No. 58 serves as a boundary for the physical layout of the community. Industrial uses are the dominant land use on the south side of Highway No. 58. Other uses include: industrial camps, caretaker's residences, institutional/public uses and the municipal airport. The north side of the highway is mostly single family residential along with some multi-family residential and public uses such as the golf course and the Rainbow Lake School. Commercial uses are concentrated both along the highway and in a core area north of the highway.

Recent development has seen intensification of highway commercial development opportunities, industrial expansion in the Southeast sector of the community, capital works improvements, the rebuilding of the arena, and the recent development of outdoor recreation area for the community.

1.2 IMPLEMENTATION

Though the Town does not own all vacant undeveloped lands within the corporate boundaries, the Town does own much of the land, which has been identified for development in the short term. Additional lands are purchased from the Crown of Alberta on an as-needed basis. Through its capital works, land sales and land use regulations, the Town of Rainbow Lake is in a good position to continue to develop the town site in the efficient and economical fashion. In order to continue to facilitate the orderly and efficient development, the Town will undertake the following:

- a. The Town will undertake a comprehensive review of the Land Use Bylaw and amend where required to conform to the policies of this Plan.
- b. The Town shall require the preparation of area structure plans for areas identified as future expansion areas in the



future land use map which is included in this Plan prior to subdivision and development of said lands

1.3 FLEXIBILITY AND INTERPRETATION

Town Council's intent for the plan is to provide a general policy direction for the future planning and development in the municipality. The general principles of the plan are to be maintained for long-term stability; however, as changing conditions dictate, the municipal development plan shall be reviewed and amended.

It is intended that the boundaries of land use classes and future development areas and all quantities and figures contained in this plan be considered as approximate only, and not absolute. Minor adjustments for variances that may be necessary to land use classes, or quantities and figures shall not require an amendment to this plan. These amendments shall not jeopardize the intent of direction of this plan.

The interpretation of the Plan's policy direction will remain subject to the review and interpretation of Town Council.

2.0 GROWTH STRATEGY

The purpose of this municipal development plan is to guide growth and development in an orderly, economical and efficient manner with a view to improving the physical environment and quality of life for the residents of the Town of Rainbow Lake. The following goals outline the overall direction of the plan in regards to existing and future development.

2.1 GOALS

- a. To facilitate orderly, and efficient growth and development.
- b. To encourage the continued permanency of the Town.
- c. To encourage the diversification of the local economy
- d. To ensure that Rainbow Lake remains the primary centre for oil and gas related development in the area.



- e. To minimize development costs and the local tax burden.
- f. To develop a town site this provides a pleasant environment for its residents and visitors alike.

2.2 DEVELOPMENT STRATEGY

The Town of Rainbow Lake has the potential for significant future economic growth, especially in the form of its primary industry, the oil and gas service sector. As well, increased development in the forest industry may lead to new opportunities for business in Rainbow lake area. Finally, the potential extension of Highway No 58 to the Town of Fort Nelson, British Columbia may lead to a variety of economic benefits to the residents of the Town.

The goals and objectives described in this municipal development plan outline the direction which Council intends to pursue to promote growth within the Town of Rainbow Lake. They provide a framework to assist the development of the Town in an orderly, efficient and economical manner.

The planning framework will also be based upon a spirit of communication and cooperation between the Town and other municipalities in the region, government agencies, developers and most importantly, the residents of the Town of Rainbow Lake.

2.3 DEVELOPMENT OF LAND

To promote future growth, Town Council has determined that the future development of land shall be performed in an orderly and efficient manner and in general accordance with the future land use and transportation concept as outlined in Schedule A.

Consistent with this land use framework, the Town shall require the development of area structure plans when necessary to direct future subdivision and development. These area structure plan shall ensure that a sufficient supply of lots are available for a wide variety of land uses; and that the supply of vacant lands, both serviced and un-serviced, will be maintained in a cost effective manner.

The Town shall encourage the infilling of development opportunities 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.

As a facilitator of development within the boundaries of the Town, the Town will continue as the principal land developer. Finally, within this planning framework, the Town intends to minimize conflicts between adjacent land uses and promote the development of compact urban form.

2.4 TRANSPORTATION SYSTEMS

The Town of Rainbow Lake depends to a great extent on diversified transportation systems, which connect the Town with other communities in the Province of Alberta. As such, the Town will strive to ensure that existing and new transportation systems in the Rainbow Lake area assist with the maintenance and expansion of the the Town of Rainbow Lake as a regional centre.

In terms of existing transportation networks; the Town will strive to ensure the maintenance of the Town of Rainbow Lake municipal airport and scheduled air service to the City of Edmonton. As well, the Town will encourage Alberta Infrastructure and Transportation to continue to enhance the safety and standard of Highway No. 58 to the Town of High Level.

Finally, the Town of Rainbow Lake strongly believes that the extension of Highway No. 58 to the Town of Fort Nelson, British Columbia, will enhance the continued growth and prosperity of the Town of Rainbow Lake. The Town of Rainbow Lake will continue to push provincial authorities for this important transportation connection.

2.5 ECONOMIC DEVELOPMENT

Town Council intends to maintain the Town as a centre for regional resource development. In addition to providing favorable conditions to encourage the growth of existing businesses within the Town, the Town of Rainbow Lake, will encourage new businesses, including staff and families, to locate within the Town of Rainbow Lake.

Similarly, the Town of Rainbow Lake will strive to identify potential economic opportunities for the Town and to promote the Town as a viable business centre.



2.6 COMMUNITY PARTICIPATION

The Town Council strongly believes in the benefits derived from community involvement in the promotion of services and/or developments in the Town. To assist the community in their efforts to improve the quality of life within the Town of Rainbow Lake, the Town will continue to assist community groups with community projects.

3.0 LAND USE POLICIES

In support of the land use concept as shown on Schedule A, the following policies and objectives indicate how the Town intends to direct future growth within the Town of Rainbow Lake. Actions of the Town and other users shall be in accordance with these policy directions.

3.1 HOUSING

The Town of Rainbow Lake realizes that future residential growth depends on a continuation of the housing development pattern that has been established. This includes providing a variety of residential development opportunities to maintain a compatible housing mix within established residential areas while also maintaining an orderly, compact and efficient development pattern supporting the effective delivery of municipal services.

The following policies shall apply in those areas identified for future residential development on Schedule A.

Objective: To provide high quality, safe and livable residential areas:

The Town shall::

- a. Maintain the separation of permanent residential and industrial developments;
- b. Develop new residential areas in phases to meet the demand and areas that represent a logical extension of municipal services;
- c. Maintain trees and open spaces so as to create attractive



neighbourhoods;

- d. Encourage innovative designs to create cluster subdivisions, and pedestrian friendly streets;
- e. Prohibit the expansion or intensification of residential development in areas identified for future industrial development.
- f. Require the development of pocket parks, and tot lots within future and existing residential areas.

Objective: To accommodate a variety of housing types

The Town shall:

- a. Allow for a full range of housing types, including single family homes, mobile homes, modular homes, duplexes and other multi-family units;
- b. Encourage the development of mobile units on permanent foundations; and
- c. Encourage the development of high quality mobile home parks and subdivisions within designated residential areas with appropriate attention to integrating the various housing types through subdivision design.
- d. Allow for the integration of modular home developments in standard, stick built single family dwelling neighborhoods.

Objective: To accommodate temporary housing developments.

The Town shall:

- a. Allow industrial camps in the general industrial area and encourage them to be maintained attractively; and

Objective: To ensure that economical, efficient and aesthetically pleasing neighbourhoods develop..

The Town shall:



- a. Encourage the following design principles in new residential areas;
 - i) A majority of lots should accommodate single detached units;
 - ii) Multi-unit developments will be located in close proximity to Rainbow Drive and areas identified for future commercial and community uses;
 - iii) An integrated road network considerate both pedestrian and vehicular circulation shall be encouraged in future residential areas. All roads shall be constructed in a manner that is compatible with the safe and efficient operation of the transportation network and provide opportunities for pedestrian movement including but not limited to planted boulevards and sidewalks;
 - iv) Open spaces and tot lots will be provided;
 - v) Community and institutional uses such as halls and churches shall be supported in residential areas;
 - vi) The maintenance of tree cover which will not excessively conflict with other land uses is encouraged; and
 - vii) Pathways should be provided to interconnect open spaces, schools, and recreation facilities.

3.2 INDUSTRIAL

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 lots to accommodate the demand for immediate industrial uses. The long-term development of those areas identified for industrial uses shall remain in accordance with the provisions of the Southeast Area Structure Plan. The plan has taken into account the challenges for development in the Southeast sector including the proximity to the airport, water reservoir and sewage lagoon. Additional policies applying to those areas identified for industrial development include the following:



Objective: To accommodate a variety of industrial operations.

The Town shall ensure that:

- a. A range and variety of lot sizes are provided;
- b. Fully services lots are available; and
- c. Where appropriate, areas for large un-serviced lots are provided.

Objective: To develop new industrial land as demand warrants.

The Town shall:

- a. Monitor development activity and initiate the planning and development of new industrial areas when present phases have reached approximately 75% of their capacity.
- b. Implement the development of future industrial lots within the general industrial area in accordance with the phasing and direction of the Southeast Area Structure Plan. Future industrial development shall first focus on infill opportunities to maximize existing municipal utilities and services.

Objective: To protect the airport from incompatible land uses and accommodate developments which are compatible with the airport facility

The Town shall:

- a. Shall ensure that developments within the Airport Vicinity Protection Area are in accordance with A.V.P.A. guidelines;
- b. Shall ensure that sufficient land in close proximity to the airport is available for airport related developments; and
- c. May consider the development of non-airport related uses which are compatible within the airport area.



- d. Encourage the future development of industrial uses beyond the lands in immediate proximity to the Airport in accordance with AVPA, and the general land use plan in Schedule A.

Objective: To accommodate temporary, appropriate residential uses in industrial areas.

The Town shall:

- a. Allow industrial operations to include industrial camps and caretaker's residences where required;
- b. Not permit the further intensification, redevelopment or expansion of permanent residential uses (excluding caretaker's residence) in those areas identified for future industrial uses; and
- c. Encourage operators of industrial camps and caretaker's residences to effectively and aesthetically maintain their facilities.

3.3 COMMERCIAL

The Town of Rainbow Lake has a limited supply of core commercial land in the central commercial 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 utilize require relatively large tracts of land such as gas stations, car lots, restaurant truck stops, etc. should be located adjacent to Highway No. 58 and in general accordance with the provisions, land use and subdivision design as outlined in the Southeast Area Structure Plan.

The following policies shall apply for those areas identified as commercial in Schedule A – Future Land Use.

Objective: To encourage the development of a vibrant, downtown commercial core.

The Town shall:

- a. Allow primary type commercial activities only in the core



area;

- b. Encourage the intensification and transition to core commercial uses in those areas identified;
- c. Support paving and other aesthetic features to improve the appearance of the core, where possible as well as pedestrian circulation; and
- d. Encourage the siting and location of higher density housing in proximity to the core area, and allow for mixed use commercial/residential developments where appropriate.

Objective: To encourage ongoing core commercial development;

The Town may:

- a. Investigate the use of preferential lot pricing systems to encourage needed commercial activities;
- b. Investigate the calling for proposals to develop desirable commercial operations; and
- c. Develop a downtown strategic development plan to explore redevelopment and intensification. Opportunities, urban design improvements, and branding mechanism to help define, improve and establish a commercial core.

Objective: To ensure that sufficient, attractive downtown parking is available.

The Town shall:

- a. Require employee parking is provided on site;
- b. Public parking is provided on site or other satisfactory arrangements are made;
- c. Parking of large trucks in the core area shall be discouraged; and
- d. Identified parking areas shall be hard surfaced at the time



of development or redevelopment.

Objective: To allow for the orderly expansion of the downtown core:

The Town shall:

- a. Ensure that sufficient land is designated for commercial purposes; and
- b. Carefully evaluate all development in and around the core area to make the most efficient use of the land as part of the strategic redevelopment plan.

Objective: To encourage the development of secondary and highway commercial areas for uses which are not appropriate for the central commercial core.

The Town shall:

- a. Reserve land along both sides of the Highway 58 for highway commercial uses;
- b. Provide a variety of lot sizes and configurations;
- c. Provide larger commercial lots as required; and
- d. Encourage secondary commercial uses along Rainbow Drive West.

3.4 RECREATIONAL AND INSTITUTIONAL

The Town is presently endowed with a generous amount of land for recreational and institutional purposes and wishes to maintain or improve upon this situation.

Objective: To ensure that community and recreational facilities needs are being met.

The Town shall:

- a. Continue to operate and develop major facilities such as



the multi-use facility;

- b. Provide land in residential areas for small parks, tot lots; and other recreational purposes where deemed appropriate;
- c. Continue to support community and volunteer efforts;
- d. Support, the joint use of school grounds and other recreational facilities to maximize delivery and efficiency of municipal recreational opportunities;
- e. Support, the development of outdoor recreation facilities such as cross-country skiing/hiking trails, and the Rainbow Lake Golf Course; and
- f. Continue to contribute to the ongoing development and beautification of the outdoor recreation area adjacent to the arena and surrounding lands identified for future recreational and institutional uses.

Objective: 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:

- a. Encourage the centralization of educational facilities at the present school sites for as long as possible by closely monitoring the student population and needs;
- b. Require provisions in long term plans for new school sites as population levels warrant; and
- c. Develop adequate neighbourhood recreational areas for all new residential development phases.

Objective: To develop a wider range of educational opportunities.

The Town shall:

- a. Continue to support and encourage the introduction of



new educational programs; and

- b. Encourage the introduction of post secondary types of programs.

Objective: To support the development of tourist facilities.

The Town shall:

- a. Develop a tourist campground which will effectively service the traveling public and visitors to the Town of Rainbow Lake;
- b. Encourage the expansion and upgrading of recreational and commercial services aimed at tourists;
- c. Support the enhancement of regional tourist facilities in the Town of Rainbow Lake; and
- d. Maintain and improve the attractiveness of the areas to ensure a positive impression for tourists upon arrival in the Town.

4.0 SERVICE AND UTILITIES

Municipal services and utilities consume the largest portion of a municipal budget and are critical to the health and well being of residents. It is imperative that the Town of Rainbow Lake control its expenditures in the provision of services while at the same time, ensuring that a safe, healthy and efficient municipality develops.

This is especially true in the case of the municipal water supply. Water is carried from a recharge zone north of the Town to a water reservoir located in the southeast part of the Town via a natural surface watercourse situated to the east of the developed area of the Town. Land surrounding the water reservoir and the watercourse has been identified as Urban Reserve and Public/Institutional in accordance with Schedule "A". Long term protection of these areas shall be through reserve allocation and development in accordance with the term of the Southeast Area Structure Plan.



Services and facilities essential to the health and well being of the residents of the Town of Rainbow Lake will be supplied by the Town. The provision of utilities will be operated on a cost recovery basis and new development shall be accommodated and structured in a way as to not create financial burden on existing residents.

4.1 WATER AND SEWER SERVICE

Objective: To protect the municipal water supply.

The Town shall

- a. Ensure, through consultation with the Municipal District of Mackenzie, that developments which occur in the watershed area do not negatively affect the quality or quantity of the water source;
- b. Ensure that an adequate buffer zone exists and proposed developments in the water supply area are set back and strictly controlled where there is any possibility that there may be a negative impact on the water supply;
- c. Minimize any recreational use of the water surrounding riparian area to ensure minimal disturbance or potential contamination of the water course; and
- d. When future development necessitates, the number of creek crossings shall be limited to those identified in Schedule A – Future Land Use Plan.

Objective: To protect the water and sewer infrastructure.

The Town shall

- a. Establish a sufficient buffer zone and reserve allocation around the water reservoir and sewage lagoon so as to protect these systems from incompatible development; and potential offsite impacts;
- b. Restrict the use, subdivision and development of land in proximity to these facilities in accordance the provisions for future land use and development contained within this plan and the Southeast Area Structure Plan.



Objective: To ensure that sufficient servicing capacity exists to foster development throughout the Town.

The Town shall

- a. Monitor developments to ensure that water and sewer infrastructure is capable of accommodating expected growth as well as overall impacts of development and growth on municipal services;
- b. Identify long term servicing requirements and costs associated with future development. Plan for the phasing of development in an organized manner so that the costs associated with the installation and maintenance of municipal services may be minimized;
- c. Minimize capital and operating costs so as to maintain as low a taxation burden as possible; and
- d. Recover off site expenditures for water and sewer infrastructure at the time of development.

4.2 ROADS

Objective: To maintain an efficient road system.

The Town shall

- a. Identify a hierarchy of roads as depicted on Schedule "A" so as to guide the design and construction of new major roads and the maintenance of existing ones. While general in nature, the road hierarchy shall be incorporated into all future development proposals via the preparation of area structure plans. Ensure that all streets in residential and commercial are hard surfaced and, when possible, paved
- b. Maintain good quality gravel surfaces in the industrial area;



- c. Establish truck routes to keep large trucks out of the residential and commercial areas; and
- d. Ensure that sufficient service roads are constructed adjacent to the highway and anywhere else deemed necessary to protect the integrity of the road network.

4.3 FIRE PROTECTION

Objective: To ensure that adequate forest fire protection exists.

The Town shall

- a. Ensure the maintenance of an adequate firebreak;
- b. Encourage the location of a firebreak beyond the limits of development to provide a buffer between the Town and any wildfires which originate outside of the corporate boundaries;
- c. Encourage extensive recreational uses such as parks, golf courses, ball diamonds, etc. to be designed and located in a manner which will serve as a buffer from surrounding forested lands; and
- d. Encourage the development of walking trails in residential areas, which can be used in emergencies for fire prevention purposes.

4.4 STORM WATER MANAGEMENT

Objective: To ensure that a sufficient storm water management system is in place.

The Town shall:

- a. Develop new subdivisions incorporating storm water management based on a system of open ditches and, where necessary, storm water retention ponds; and



- b. Storm water retention ponds shall be constructed in a manner which allows for further development for recreational purposes.

5.0 FUTURE LAND USES

Schedule “A”, “Future Land Use Map”, included as part of this plan outlines the preferred locations for future developments. The proposed pattern maintains and expands upon the existing layout of the Town of Rainbow Lake, and should lead to an effective and well-planned town site in the future. It is envisioned that while general in nature, that land use designations are regarded during the development of area structure plans and in consideration of any proposed bylaw amendments to ensure an orderly and efficient development pattern.

5.1 RESIDENTIAL

The predominant use of the areas identified as residential should be for the provision of land for housing purposes. A mix of housing types should be developed, subject to detailed designs vis a vis area structure plans. In addition, other facilities and developments necessary to serve the residential areas should be accommodated (parks, schools, recreation facilities, etc.)

The “Future Land Use Map” also indicates the preferred phasing of new residential areas with the expansion of the existing developed area to proceed initially with long term expansion of residential development to the eastern portion of the municipality only when warranted.

5.2 COMMERCIAL

There are two commercial areas identified: primary commercial in the downtown core; and secondary/highway commercial adjacent to Highway No. 58. The predominant uses allowed in these areas should be commercial activities. Large lot, highway commercial development shall be situated adjacent to Highway 58 in general accordance with this plan and the land use and development provisions contained in the Southeast Area Structure Plan. Smaller lot commercial developments shall be encouraged to locate in commercial core of the community.



5.3 INDUSTRIAL

Industrial development shall continue to be sited south of Highway 58 in general accordance with this land use plan and the provisions contained in the Southeast Area Structure Plan. Within the industrial area, three types of industrial areas shall be considered including:

- a.. Dry lot industrial subdivisions which shall be serviced by roads and power only;
- b. Airport vicinity industrial subdivisions which include all lots adjacent to the Town of Rainbow Lake Municipal Airport;
- c. Fully serviced industrial lots which may include planned industrial camps and/or caretaker's residences; and
- d. Fully serviced industrial lots which do not allow for the development of industrial camps and/or caretakers residences.

The predominant land use within areas identified as industrial shall remain industrial uses. Planned industrial camps shall be considered accordingly, but the further intensification of permanent residential development shall not be permitted. A single caretaker's residence may be considered that is incorporated into the overall development proposal of the industrial site and utilized accordingly.

5.4 RECREATION

Areas identified for recreation purposes on the "Future Land Use Map" include only those areas which are to be used for extensive recreational purposes and require a large land area for development. Smaller recreational developments such as tot lots, arenas and curling rinks are allowed in residential areas and may be allowed in other land use districts. It is envisioned that intensive municipal recreational requirements such as ball diamonds and the arena continue to be concentrated around existing facilities as to create synergies for municipal events and tournament opportunities.

5.5 ENVIRONMENTAL RESERVE



The environmental reserve area has been established to protect the watershed from which raw water for municipal consumption is drawn. The use of these lands should be severely restricted to protect the municipal water supply. The establishment of additional environmental reserve may be necessary in future development areas around low lying areas, steep slopes, water courses and other undevelopable lands.

5.6 URBAN RESERVE

The urban reserve category indicates those lands within the corporate boundaries for which no specific future use has been assigned at this time. It is recognized that as the Town grows and develops, specific uses may be identified. In the interim, the preferred land use activities should be restricted to passive recreation and natural resource development, such as gravel, sand extraction, and oil and gas development, provided that these uses do not inhibit the long-term expansion alternatives for the Town.

All resource extraction proposals in the areas identified as urban reserve shall be evaluated and commented on in accordance with the Town's long term growth and planning framework at the time of the proposal. Developments which may impede likely future growth or pose potential risk to the existing Town site shall be discouraged.

6.0 IMPLEMENTATION OF PLAN

The policies described in this section are designed to support, enhance or complete all of the preceding goals, objectives and policies contained in this document.

6.1 INTER-MUNICIPAL COOPERATION

The implementation of this plans inter-municipal development strategy will be based on ongoing communication between the Town and the Municipal District of Mackenzie. Where possible, the Town shall collaborate with the Municipal District on projects and issues of mutual interest.

6.2 TOWN OF RAINBOW LAKE – LAND USE BYLAW

For the most part, policies and directions contained within this plan



shall be implemented via the Town of Rainbow Lake land use bylaw. The Town shall also implement the strategic directions contained within this plan including area structure plans, recreation plans, strategic redevelopment/beautification plans, comprehensive servicing studies, land use assessments and the budgeting process.

6.3 AREA STRUCTURE PLANS

In all expansions areas, any proposed subdivision may require an area structure plan guiding the future development of the area. Area structure plans will be required prior to the development of future development areas or the development of large tracts of vacant land.

The area structure plan shall show;

- a. The general pattern of subdivision for the area to be developed. Where the area to be developed is part of a larger area, the whole of which may eventually be subdivided, an area structure plan for the whole area may be required;
- b. Designation of specific land uses for the area included in the area structure plan and the existing uses of land in the general vicinity of the development area;
- c. The provisions to be made for services and utilities and their relation to the overall roadway pattern;
- d. Describe how the development area will connect and relate to surrounding properties; and
- e. Contain such other information as Council considers necessary

This type of planning shall be a key tool to implement and achieve the principle of orderly and economic development for the municipality while ensuring that land use, municipal services, utilities and roads are properly integrated and consistent with the Town of Rainbow Lake's long-term vision for the community as identified with this plan.

6.4 SUBDIVISION OF LAND



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 within this Municipal Development plan, and where applicable, any adopted area structure plans concerning the subject property.

The Town shall consider the effect that the proposed subdivision will have on the overall economic condition of the Town, as well as the ability to provide municipal services and utilities to the subject property

6.5 RESPONSIBILITY OF DEVELOPERS

When land is to be subdivided and/or developed, the Town will require the 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 proposal.

Where necessary, the developer may be required to provide the Town with an environmental assessment, when required, prepared with professional assistance, for the proposed development area. The Town shall approve no proposal until it is satisfied that the development shall not cause or result in unnecessary financial burden to the Town or future residents because of flooding, water damage, or soil contamination.

The environmental assessment shall consist of:

- a. A description of the soil conditions and ground water table levels in the proposed development area;
- b. The methods by which the developer proposes to deal with any soil or water problems; and;
- c. The Town may request a performance bond or letter of credit to be submitted for any development, which will not be refunded until such time as the Town, is satisfied that the development has been built in accordance with the development permit issued.

6.6 RESERVE POLICY STATEMENT



The following policies will outline the how the town will address the municipal and/or school reserves:

- a. As a condition of subdivision approval, the Town shall require that ten percent (10%) of the lands to be developed be dedicated as municipal and/or school reserve;
- b. The Town may be municipal and/or school reserve in one or a combination of the following methods:
 - i) land, similar in quality to the land being proposed to be subdivided,
 - ii) money-in-lieu;
 - iii) deferral to the balance of the subject property; or
 - iv) a combination of the above methods.
- c. Money collected in-lieu of municipal reserve shall be used for the provision of recreation and/or school facilities;
- d. Where there is an approved area structure plan, the allocation of municipal and/or school reserve will be based on the provisions of the area structure plan;
- e. In residential areas, the Town may allocate municipal and/or school reserve for the purpose of developing parks, playgrounds, walkways, recreation facilities, schools and similar uses;
- f. In commercial or industrial areas, the Town may allocate municipal reserve for the purpose of providing a buffer between incompatible land uses;
- g. To protect the long term integrity of the Town's water supply, the Town shall require the allocation of sufficient environmental and municipal reserve to establish an adequate distance separation as to minimize any interference of activity in the watershed area; and
- h. The Town will coordinate the location of new schools and



the allocation of school reserves in the municipality with the allocation of the school reserves in the municipality with the local school divisions.

Land that is deemed un-developable shall be left in its natural state and allocated as environmental reserve in accordance with the provisions of the Municipal Government Act. These lands shall include water bodies, water courses, swamp areas and surrounding riparian areas, flood prone areas and steep slopes. These lands shall not be allocated as municipal and/or school reserve.

6.7 PRINCIPLE OF ORDERLY DEVELOPMENT

The development and subdivision of land with the Town of Rainbow Lake shall conform to the following principles

- a. Further urban development in the planning area shall be permitted as long as the municipal sewage and water supply systems are capable of providing sufficient capacity;
- b. In the area of large subdivisions, only a portion of parcels that can be created from a given area of land may be created at one time. The subdivision of new parcels may not be permitted until a majority of the previously crated parcels have been developed;
- c. An area of land proposed to be subdivided shall first be assigned a suitable land use district under the Town of Rainbow Lake Land Use Bylaw.
- d. Prior to zoning approval, the Town may require all relevant supportive planning studies, engineering drawings and any other information necessary to support the development proposal.
- e. All future development shall be phased so as to guarantee the order extension of municipal services and utilities; and
- f.. The Town of Rainbow Lake shall strive to ensure that the new areas are available for development prior to the full utilization of existing supplies.



6.8 PLAN MONITORING AND REVIEW

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 monitor the implementation of the plan:

- a. Annual review of land use and development trends;
- b. The identification of planning issues affecting the future growth of the Town;
- c. Evaluating the effect of any changes to the provincial planning legislation; and
- d. Contact with interest groups.

The Town shall undertake a major review of this Municipal Development Plan once every five years or when deemed necessary to do so by Town Council.

6.9 MACKENZIE MUNICIPAL SERVICES AGENCY

The Mackenzie Municipal Services Agency will act as advisors to the Town in relation to the administration and implementation of this Municipal Development Plan.

The Agency will assist the Town with the preparation of planning reports and studies that maybe required as part of the Town's community planning processes or as a way to complement the implementation of this Municipal Development Plan.





