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Part 1: Introduction

1.1 Residential Area Structure Plan Location and Project Summary

- 1.1.1 The Town of Rainbow Lake is located approximately 920 kilometres northwest of the City of Edmonton and 138 kilometres west of High Level. The Town of Rainbow Lake serves as a regional oil and gas field service centre (Please refer to Schedule “A” – Context Map). Established in 1966, the Town has steadily grown throughout the years, both in population and in the range of services offered. With the continuing growth in the oil and gas sector, the community has experienced numerous development pressures resulting from increased demand for residential development within the Town boundaries. Accordingly, the availability of vacant land suitable for development has declined leading to unplanned development to meet demand, as opposed to the efficient development of land and delivery of municipal services.
- 1.1.2 To meet current and future housing demands, to ensure the long-term economic sustainability of land and resources, to protect the local water supply and to protect environmentally sensitive areas; an Area Structure Plan is being prepared as requested by Council. (Please refer to Schedule “D”). The General Municipal Plan (Bylaw No. 295) defines areas for future residential growth. This Area Structure Plan focuses on the northeast portion of the municipality as deemed the most desirable area to accommodate short and longer term residential expansion at this time. (Please refer to Schedule “A” – Context Map). This area was chosen based on existing residential infrastructure and proximity to the existing water treatment plant.

As Area Structure Plans are conceptual plans, slight variations may be permitted to reflect realities on the ground, varying development interests and the philosophies of Council, however, the design concept, specifically the street and lotting patterns are considered firm to accommodate the efficient movement of traffic, especially the provision of snow ploughing machinery throughout the area.

The plan area is adjacent to an existing residential neighbourhood, including Rainbow Drive, Olson Road and Meander Crescent. The development area is currently adjacent to swampy areas, areas containing peat and forested areas comprised of various deciduous and coniferous trees.

1.2 Enabling Legislation

- 1.2.1 The Municipal Government Act (the Act) enables the Council of a municipality to adopt by bylaw an Area Structure Plan for the purpose of providing a framework for the subsequent subdivision and development of an area of land. The Act prescribes that an Area Structure Plan must address either generally or specifically the proposed uses of land, the proposed sequence of development and the density of population as well as the general location of major transportation routes and public utilities. The Act also indicates that any other matter deemed necessary by Council may be included in an Area Structure Plan.
- 1.2.2 Every municipality in Alberta is also expected to incorporate land use policies (Order in Council 522/96 pursuant to Section 622 of the Municipal Government Act) into its planning documents. The land use policies contain a series of general directives related to planning cooperation, land use patterns, the natural environment, resource conservation, transportation and residential development.
- 1.2.3 Through the adoption of this plan, Council has fulfilled its duties under the Act respecting the process of adoption as addressed in Sections 187-189, including an advertisement of the bylaw (Section 606) and opportunities for making comments (Section 636).

Part 2: Planning Framework

2.1 Municipal Development Plan

- 2.1.1 The Municipal Government Act contains policies requiring the need for a Municipal Development Plan depending on the size of the municipality. Considering the size of the Town of Rainbow Lake, it is not legislatively required to prepare a Municipal Development Plan (MDP), however, MDP's are considered beneficial in planning for the Town's future growth and development and recommended for all municipalities. The Town has a plan in place titled the "Town of Rainbow Lake: General Municipal Plan" (GMP, being Bylaw No. 295) adopted January, 1995. Municipal Development Plans were previously known as General Municipal Plans. General Municipal Plans contain many policies, but the key policies in developing communities include policies to "minimize land use conflicts, to identify development options and to enhance the ability of the Town to provide effective land use planning policies for its community and residents." The GMP also contains provisions to create more detailed Land Use Plans such as an Area Structure Plan. In keeping with this objective and direction, Council has adopted this Area Structure Plan to ensure the coordinated and planned growth in the Northeast area of the Town of Rainbow Lake for residential purposes.

In addition to providing residential opportunities in the northeast section of the Town, this Area Structure Plan includes the design of an efficient transportation network to facilitate the effective provision of services, while balancing the need to protect sensitive areas in the plan area. These include, but are not limited to the protection of peat areas, the protection of the existing waterways and drainage network, expanding on the existing water and sewer systems, road networks and the continued practice of designing residential developments with rear lot utility easements for ease of access and maintenance. Within the plan area, provisions are made to mitigate environmental impacts while addressing future growth in an aggressive manner.

2.2 Consistency among Plans

- 2.2.1 The Municipal Government Act requires that all statutory plans adopted by a municipality remain consistent with one another. Subject to minor amendments to the Land Use Bylaw to potentially accommodate new residential uses, the provisions in the Town of Rainbow Lake Northeast Area Structure Plan remain consistent with policies and directives within the General Municipal Plan, and meet the Municipal Government Act requirements.

2.3 Land Use Bylaw

- 2.3.1 Every municipality must have a Land Use Bylaw to regulate and control the use of land and buildings within the municipality. The Town of Rainbow Lake's land use bylaw (Bylaw No. 99-05) is used to implement the goals, objectives and policies contained within the General Municipal Plan and any other statutory plans adopted by Council. Upon the adoption of the Northeast Area Structure Plan, Council will be required to implement a land use bylaw amendment to the existing UR (Urban Reserve District) to permit the residential development of lots within this District.

Part 3: Planning Components

3.1 Location

- 3.1.1 The Town is divided by Highway 58, with all residential areas currently located on the north side of Highway 58, while industrial developments are located on the south side of Highway 58. Highway 58 terminates just west of the Town, but may be extended in the future to connect Rainbow Lake with Fort Nelson in British Columbia. Highway 58 is the main highway connection to the Town of High Level and Highway 35, located approximately 138 kilometres east of the Town of Rainbow Lake.
- 3.1.2 The Town's existing transportation system includes cul-de-sacs, modified grids, loop roads, and dead-end streets. The most prominent connector road in the residential area of the Town is Rainbow Drive, which provides a partial loop around the community. Proposed extensions will expand on this main residential arterial road.
- 3.1.3 The northeast residential Area Structure Plan area is located in the northeast section of the Town. The proposed expansion area is bounded by Rainbow Drive to the east and south, Mather Crescent and Olson Road to the west and undeveloped areas to the north. The area to the north is predominantly wooded with peat areas.

3.2 Existing Land Use Bylaw Districts

- 3.2.1 Schedule "B" - Existing Land Use Bylaw Districts identifies the existing land use by-law districts within the plan area, being the "Residential District (R1) and the Urban Reserve District (UR)" The area structure plan remains consistent with both the General Municipal Plan and the objectives and policies of these land uses within the existing Land Use Bylaw.

3.3 Natural Features

- 3.3.1 The entire plan area is currently undeveloped, with the majority of the lands wooded, and some portions of the lands considered environmentally sensitive. The most significant natural features included within the plan area are peat areas. The concept plan for this northeast residential area structure plan was developed to preserve as much peat area as possible.

3.4 Built Environment and Infrastructure

- 3.4.1 The lands adjacent to the plan area include essential infrastructure servicing, including roads, sewer and water servicing. The Town's water treatment plant is adjacent to the northeast of the Plan area, a drainage ditch runs through a portion of the plan area to the north. The concept plan was designed to incorporate as much of the drainage ditch into a new road as possible.
- 3.4.2 Currently, the intensity of development is greatest along the western and southern boundaries of the plan area with an array of low density residential development. The existing residential units include predominantly single detached unit lots and mobile home unit lots. It is important that the proposed residential units in the Northeast Area Structure Plan fit within the context of the existing residential units in the vicinity of the plan area and either meet or exceed the design of existing units to create an aesthetically pleasing neighbourhood. Lot sizes within the plan area will have a minimum area of 18.3m (60 ft.) x 30m (100 ft.), to meet the minimum lot size requirements of the Land-use bylaw within the Residential District (R1).

3.5 Land Ownership

- 3.5.1 All of the lands within the Northeast Area Structure Plan are lands currently owned by the Town of Rainbow Lake. It is the intent of the Town to facilitate the development of the Northeast Area Structure Plan area through the subdivision and servicing process and to dispose of their holdings at fair market value.

Part 4: Goal and Key Principles

4.1 Goal

- 4.1.1 The primary goal of the Northeast Area Structure Plan is to help manage growth within the Town of Rainbow Lake and to ensure the most effective and efficient delivery of municipal services and/or resources. The implementation of the Northeast Area Structure Plan will guide the development of the planned area in a manner that accommodates growth and expansion. It is important to note that the goal set out in the Northeast Area Structure Plan is structured to maximize beneficial returns to the citizens of Rainbow Lake, while at the same time protect municipal assets and environmentally sensitive areas.

4.2 Key Principles

- 4.2.1 Based on the goal, the following design principles were adopted during the development of the Northeast Area Structure Plan:
- 1) to provide lots that will fit within the context of the existing residential neighbourhood by encouraging low density residential development
 - 2) to ensure new development does not encroach on environmentally sensitive areas
 - 3) to develop land in a feasible manner (phasing residential development)
 - 4) to promote interconnectivity through an efficient transportation system that will service current and future development, facilitating the efficient movement of traffic.
 - 5) to provide continued opportunities for nature walks adjacent to the proposed development area
 - 6) to ensure the design of each residential unit is aesthetically pleasing and fits within or exceeds the design of homes within the vicinity of the plan area

4.3 Reserves, Parks and Open Space

- 4.3.1 Green space is a vital component of creating a healthy community. It serves many purposes including recreational opportunities, habitats for wildlife, a natural storm water management system and the promotion of health and well-being. Green space is land that remains in its natural state or is used for light recreational uses. It is vital that green spaces become an integral part of any community design. The Northeast Area Structure Plan incorporates green space primarily in areas not suitable for development and as buffers between residential areas and road networks.

Part 5: Land Use Concept

5.1 Summary

- 5.1.1 The land use concept plan design for the Northeast Area Structure Plan provides low density residential opportunities while protecting sensitive environmental features. The plan also provides connections to the existing transportation infrastructure and includes green space buffers through the provision of municipal reserves to buffer development from road networks (Please refer to Schedule “D” – Land Use Concept Plan & Phasing). The Area Structure Plan is in alignment with the residential policies within the General Municipal Plan.

5.2 Lot Sizes and Densities

- 5.2.1 Lot sizes conform to the minimum lot size requirements within the Residential District (R1) as required within the existing Land Use Bylaw. The minimum lot size within the R1 District is 18.3 m (60 ft.) x 30 m (100 ft.). The minimum lot width within the plan area is 19 m wide by a depth of 40 m, which is also the average sized lot. The largest lot width within the plan area is 25.4 m.
- 5.2.2 As indicated on Schedule “D” Land Use Concept Plan & Phasing, there are 64 lots within the northeast residential Area Structure Plan, comprised of an area of approximately 9.8 hectares or 24.2 acres. The density of development is approximately 6.5 units per gross hectare or 2.6 units per gross acre. This density is very low, but the density is similar to the density of the surrounding neighbourhood.

5.3 Road Network

- 5.3.1 The Northeast Area Structure Plan road network will connect with the existing road network and has been designed to provide for the efficient movement of traffic including the provision of easy accessibility for snow ploughing.
- 5.3.2 Olson Road will be extended to the east and connect to the proposed extension of Rainbow Drive E. Once completed, Olson Road will be parallel to Rainbow Drive and will be a major east/west connecting road within the Northeast Area Structure Plan area. The width of the road will be approximately 20 metres and is currently considered a local road within the Town’s road hierarchy.

5.3.3 The expansion of Rainbow Drive E will be developed in phase three within the Northeast Area Structure Plan area. As an arterial road, Rainbow Drive will be approximately 30 metres in width.

5.3.4 All other roads within the plan area are considered new roads. These roads will be developed in phases as identified in Schedule “D” Land Use Concept Plan & Phasing and will be approximately 20 metres in width, which is consistent with all other local roads within the plan area.

5.4 Population

5.4.1 Based on the concept plan for the Northeast Area Structure Plan, with the completion of all phases, 64 new residential dwelling units will be added to the Town’s residential land base, with one dwelling per single-family lot. Assuming an average household size of 3 persons per dwelling unit, the plan area will accommodate an additional population of 192 persons.

5.5 Phasing

5.5.1 Four phases are recommended for the plan area, however, this may be subject to change, depending on market demand, development interest and the development of key services to facilitate the residential development, as well as who will be developing the lands. The lands could be developed by the Town and/or a combination of the Town and private developers or companies in the oil and gas sector who require additional company housing. (Please refer to Schedule “D” – Land Use Concept Plan & Phasing).

5.5.2 The first phase of development will include the extension of Olson Road to the east, as well as the development of a road north, south and east off Olson Road. This first phase would require the development of additional infrastructure including roads, water and sewer servicing and would provide for 20 lots. Future phases could also be marketed at the time of Phase one in anticipation of future demand and to help fund future phases.

5.5.3 Phase two includes the extension of Olson Road east as well as an extension to the new easterly road off Olson Road. This phase would require the development of additional infrastructure similar to phase one and would provide for 12 lots and a park/municipal reserve. The amount of infrastructure for phase two is considerably less than phase one. Please refer to Schedule “D” Land Use Concept Plan & Phasing.

- 5.5.4 Phase three would include the extension of Olson Road east to meet Rainbow Drive and the extension east and north to complete the loop road off Olson Road. This phase would require the development of additional infrastructure including roads, water, sewer and would provide for 16 lots. Please refer to Schedule "D" Land Use Concept Plan & Phasing.
- 5.5.5 Phase four completes the development of the Plan area, including the extension of Rainbow Drive East, the extension of a new road north of the Olson Road extension, as well as another road off the extended road. This phase would require the development of additional infrastructure similar to phase one and would provide for 17 lots. This phase of development includes the preservation of natural peat areas as identified in Schedule "D" Land Use Concept Plan & Phasing. The preservation of natural areas such as wetlands and peat areas will help to enhance the aesthetics of the area, will protect existing natural areas for residents to continue to explore and enjoy as well as providing natural filters of pollutants and will help reduce flooding from residential uses.

Part 6: Land Use Policies

6.1 Land Use Policies

- 6.1.1 Future land use development within the Northeast Area Structure Plan area will be in accordance with the following land use policies. These policies outline the manner in which development will occur and are reflected on the Land Use Concept Plan & Phasing Plan as shown in Schedule “D”. The primary land use in the Northeast Area Structure Plan area is to accommodate residential uses. Secondary land uses include municipal reserves to accommodate buffers around sensitive environmental features, public works and non-compatible land uses.

6.2 Community and Social Facilities

- 6.2.1 The Northeast Area Structure Plan area contains many community amenities including utility easements, a drainage ditch and natural areas including forests and peat areas. It is the intent of this plan to ensure the continued protection and feasibility of these uses for the Town of Rainbow Lake through the provision of buffers and reserves.

6.3 Open Space and Linkages

- 6.3.1 To ensure the protection of community assets and environmentally sensitive features within the plan area, the Northeast Area Structure Plan allocates municipal reserves throughout the Plan area. It is the intent of Council to utilize these municipal reserves to separate incompatible land uses and to facilitate the development of recreational linkages and the open space network in the Plan area.
- 1) Municipal reserves will be dedicated along Rainbow Drive East and Rainbow Drive to prevent direct access to these roads, as buffers to residential uses and as catchment areas for snow.
 - 2) Municipal reserves will also be allocated along existing utility easements and future utility easements to mitigate the potential conflict between incompatible land uses and for easy access and maintenance of utilities.
 - 3) Where required, storm water detention areas should be situated adjacent to existing open space or reserve areas to compliment and/or expand on the existing open space and green space areas and existing natural areas.

Part 7: Development Standards

7.1 Overview

- 7.1.1 Considering the significant investment of developing lands, it is recommended high quality standards be established to create aesthetically pleasing and functional areas throughout the Northeast Area Structure Plan area.
- 7.1.2 The intent of development standards is to establish a synergy between developments and to create aesthetically pleasing development within the Town. The following section establishes minimum standards for development within the plan area. The guidelines may apply to all development permit applications submitted for development within the plan area. The following is a general set of guidelines. These guidelines may serve as the basis for evaluating permit applications in addition to requirements outlined within the Town's land use bylaw. As a condition of development approval, the Town may require the developer to enter into a developer's agreement outlining terms and conditions of development within a development area.
- 7.1.3 As outlined in the land use bylaw, prior to any development, plans and specifications shall be submitted to the development authority for consideration. **A development permit application shall not be deemed complete until such time as the appropriate plan, specifications and supportive materials (if required) have been submitted.** Development approval may be withheld if in the opinion of the development authority the plans and specifications do not embody or reflect the direction and intent of these guidelines.

7.2 Site Design

- 7.2.1 The design of new development shall be sensitive to the characteristics of surrounding development and shall take into consideration natural characteristics, and features of the site. Where appropriate, key natural features shall be identified and integrated into site development plans.
- 7.2.2 New development may enhance the image and character of the Northeast Area Structure Plan Area through attention to site design.
- 7.2.3 Natural features on site such as mature trees, creeks, and any other environmentally sensitive areas are to be preserved and incorporated into the design of the project. Where appropriate, the Town may seek the registration of an environmental reserve easement to limit development impact on environmentally sensitive areas as a condition of development approval.
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7.3 Site Coverage and Open Space

- 7.3.1 Where a development is proposed on a parcel that abuts a reserve allocation, the development may be thoughtfully designed to integrate with and connect to the reserve system. In instances where such development is proposed, the developer may be required to participate in contributing to the development of the adjacent reserve in accordance with Town standards.

7.4 Building Design

- 7.4.1 It is recommended that the scale, character and design of new development be aesthetically pleasing.

Scale and Character

- 7.4.2 Front façades of buildings visible from a street may include architectural features such as reveals, windows, expansion joints, changes in colour/texture and varying articulation to add interest to the building.
- 7.4.3 It is recommended the garage of a residential building be in alignment with or set back from the front façade of the dwelling to add to the aesthetic of the site and human scale of the street.
- 7.4.4 Setbacks of buildings shall compliment the pattern of setbacks in the area.

Architecture and Design

- 7.4.5 Buildings may maintain diversity and individual style while improving and contributing to the advancement of the aesthetic character of the area.

Accessory Buildings

- 7.4.6 The design and incorporation of accessory buildings should be compatible in design with the residential building on site.
- 7.4.7 Accessory/Temporary buildings may only be granted on an interim temporary basis as determined by the development authority.

Part 8: Servicing

8.1 Water and Sanitary Sewers

- 8.1.1 The pattern of water and sanitary sewers in the plan area shall follow an Engineering and Design Standard approved by Alberta Environment and Water. The general Services and Utilities plan for the planning area is shown in Schedule "E" – Servicing Plan.

8.2 Storm water

- 8.2.1 Storm water flowing from the developed areas shall not exceed predevelopment rates and shall meet the Province's standard and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems.

8.3 Other Utilities

- 8.3.1 Natural gas, electrical and communication utilities shall be provided to proposed developments in keeping with municipal development standards. Outline Plans and subdivision plans must include new utilities corridors to plan for future rights of way and or/easements as well as identifying existing rights of way.

8.4 Roads and Intersections

- 8.4.1 The main arterial road accesses to the Northeast Area Structure Plan area include both Rainbow Drive and Rainbow Drive East. In addition, the plan area shall be serviced by collector roads in a pattern similar to that shown on Schedule "D" Land Use Concept Plan & Phasing. To increase the attractiveness of the Northeast Area Structure Plan area, all roads shall be constructed to a high standard.

The minimum rights of way for the road network in the Northeast Residential Area Structure Plan area shall be as follows:

- | | |
|------------------------------|-------------------------------|
| 1) Arterial roads | 30.4 – 60.9 m (100 – 200 ft.) |
| 2) Collector and local roads | 20.1 – 30.4 m (66 – 100 ft.) |

8.5 Additional Requirements

- 8.5.1 Notwithstanding the general guidelines above, all access to and from all developments shall be to municipal standards. Utilities shall be provided for development at the developer's expense. The precise location of future utilities shall be determined by the Town Engineer in cooperation with affected stakeholders, using this Area Structure Plan as a guide in this process.

Part 9: Implementation, Interpretation and Amendments

9.1 Implementation

9.1.1 The goals, design principles and policies of the Northeast Area Structure Plan shall be implemented through:

- 1) Outline Plans as required by this plan;
- 2) The Town of Rainbow Lake Land Use bylaw, including a zoning/district re-designation and the application of development regulations and site provisions;
- 3) Subdivision approvals.

9.1.2 The land use districts of the Northeast Area Structure Plan should be appropriately re-designated prior to final consideration of subdivision approval or the issuance of a development permit. Council will consider re-designation upon or on behalf of a landowner. Upon such submission being made, the Town of Rainbow Lake will require the submission of an Outline Plan in accordance with this plan, including an indication of proposed phasing. In addition, the Town of Rainbow Lake may request the submission of a detailed tentative plan of subdivision or development plan for a land holding.

9.1.3 The Town of Rainbow Lake will require each phase of the development to:

- 1) Form a logical and efficient extension of municipal services for the proposed development area within the Town of Rainbow Lake;
- 2) Not be prejudicial to the future subdivision and development of any forthcoming phases and adjoining lands slated to accommodate growth;
- 3) Make sufficient provision for road access;
- 4) Dedicate municipal and environmental reserves as the Town considers necessary that may not necessarily be limited to the provisions contained within this plan.

9.1.4 All costs of development of private land and all applicable off-site development costs associated with the development identified in a development agreement with the Town of Rainbow Lake will be the responsibility of the developer. Council shall determine off-site and other development levies, as deemed necessary.

9.1.5 *Referral:* The Town of Rainbow Lake may refer any development proposal to the appropriate government agency departments and/or the Mackenzie Municipal Services Agency for information, comments and advice.

9.1.6 Development Agreements must:

- 1) Be signed prior to the commencement of development;
- 2) Outline the developer's responsibility for the provision of utilities and services;
- 3) Contain other matters deemed necessary by Council.

9.1.7 Fire protection: The Town of Rainbow Lake will undertake a periodic review of its fire protection measures, such as water supply and firefighting equipment during the implementation of this plan, in order to ensure adequate fire protection capacity for the Northeast Area Structure Plan area is at an appropriate standard and suitable to support the aforementioned expansion.

9.2 Interpretation

9.2.1 This plan is a supplement to the Town of Rainbow Lake General Municipal Plan. It shall be interpreted with flexibility and have regard to its purpose and concepts, as well as the objectives and policies of the General Municipal Plan. Council's interpretation shall be final.

9.2.2 The Outline Plan shall generally follow the Land Use Concept Plan & Phasing of Schedule "D", but the final boundaries between land uses, location of storm water detention facilities, reserve and road alignments will be subject to Outline Plans approved by Council.

9.3 Amendments

9.3.1 This Plan may be amended in accordance with the procedures established in the Municipal Government Act.

9.3.2 When legal entities, other than the Town of Rainbow Lake, initiate an amendment prior to the commencement of the bylaw amendment process, the Town of Rainbow Lake, may require the initiators of the amendment to provide a report and other background information, as determined by Council to support the proposed amendments.

Schedules

Schedule “A” – Context Map

Schedule “B” – Existing Land Use Bylaw Districts

Schedule “C” – Existing Land Use Conditions

Schedule “D” – Land Use Concept and Phasing

Schedule “E” – Servicing Plan



Town of Rainbow Lake

Northeast Residential Area Structure Plan

Schedule A Context Map

- NE Residential ASP Boundary
- Town Boundary
- Park, Reserve or Community Facility
- Hydrographic/ Water Feature
- Fire Break
- Peat Area

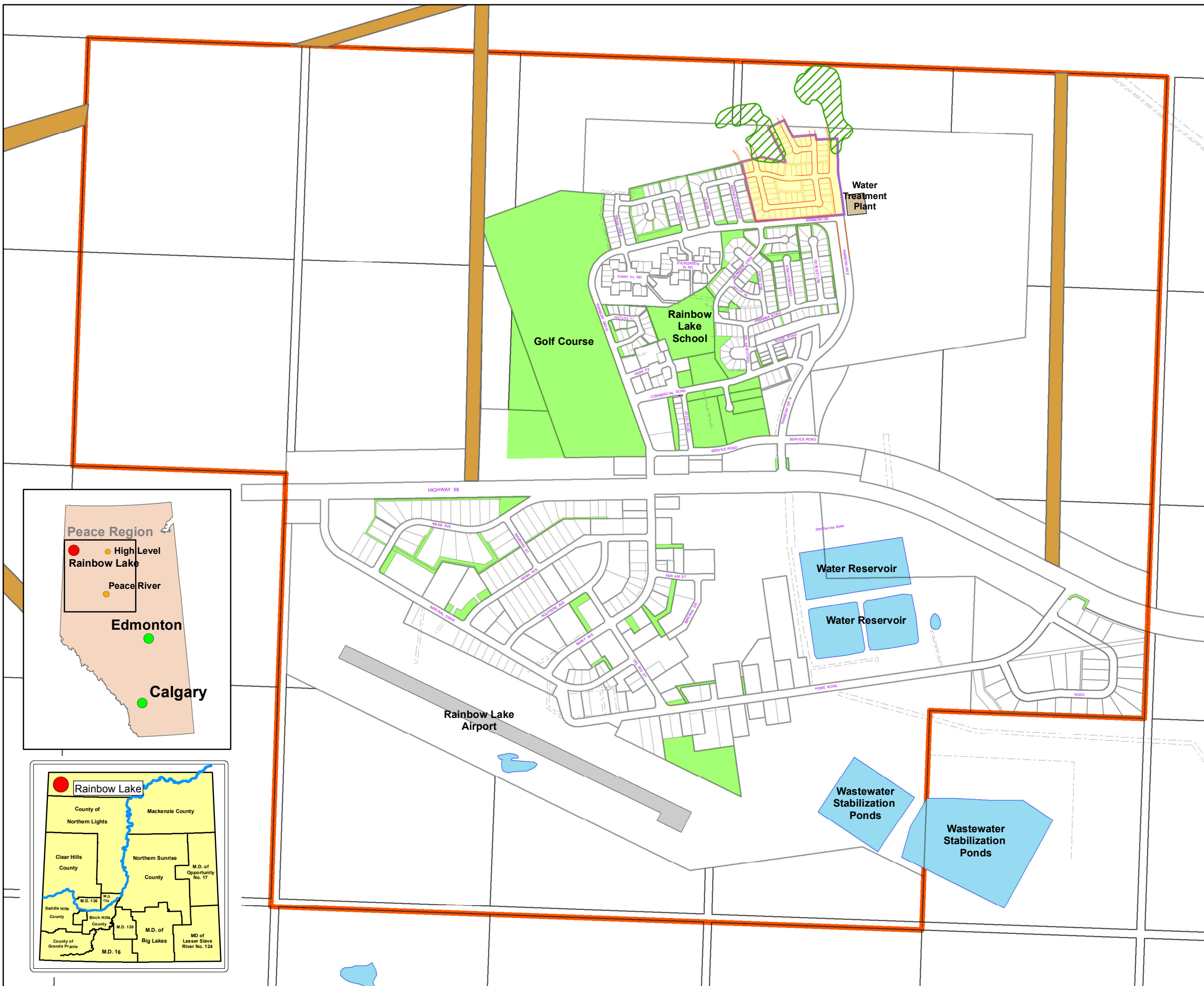
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Mackenzie Municipal Services Agency

Adoption Date: November 7, 2011



Peace Region



Rainbow Lake



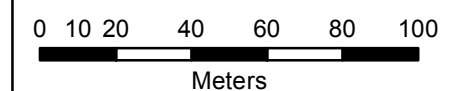


Town of Rainbow Lake

Northeast Residential Area Structure Plan

Schedule D Land Use Concept Plan and Phasing

- Block
- Lot
- PUL / Walkway
- Park/ Municipal Reserve
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- ASP Boundary

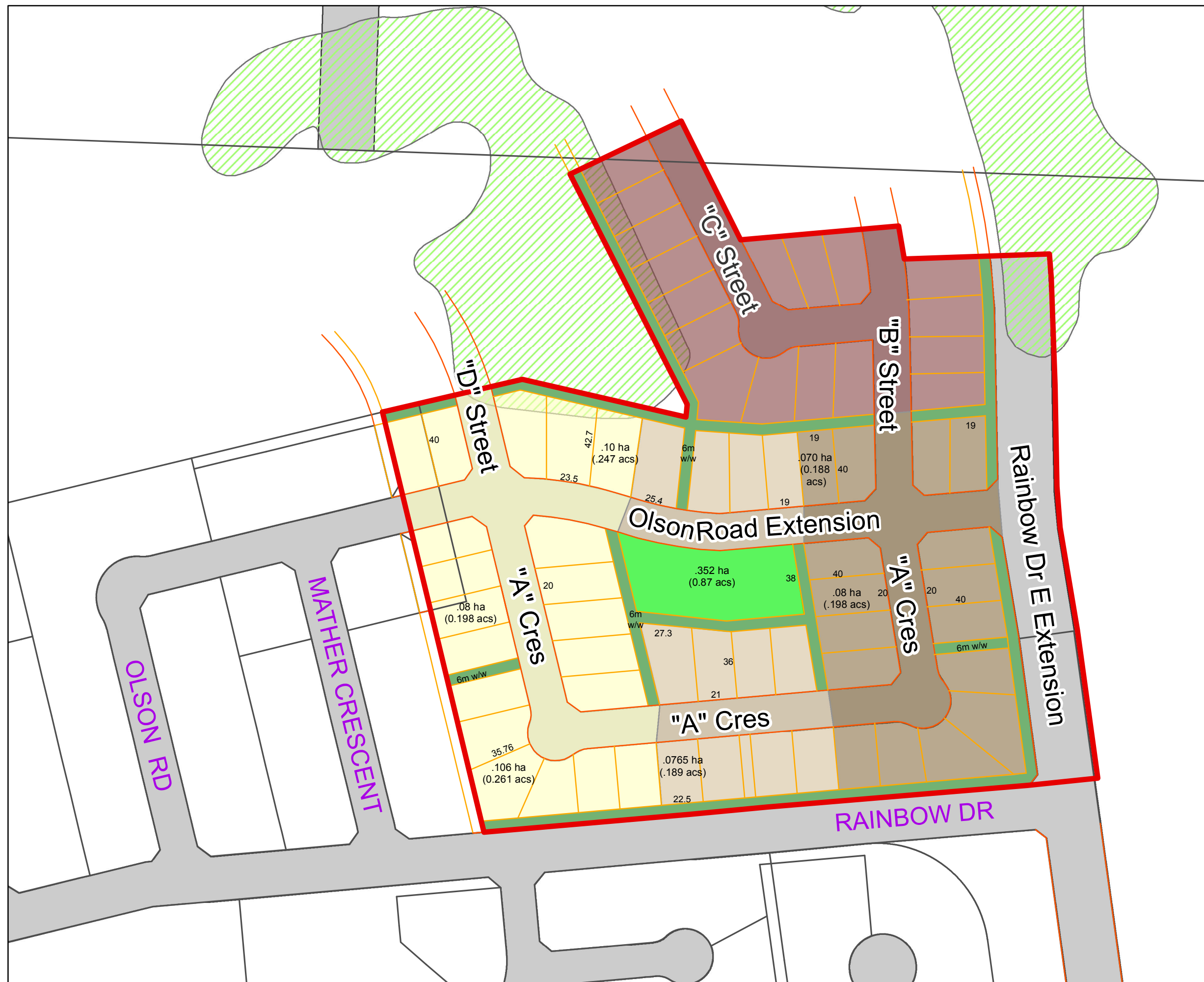


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Mackenzie Municipal Services
Agency

Adoption Date: November 7, 2011





Town of Rainbow Lake

Northeast Residential Area Structure Plan

Schedule E Servicing Plan

- Existing Sewer Main Lines
- Existing Water Main Lines
- Proposed Sewer Main Lines
- Proposed Water Main Lines
- Existing Drainage Ditch
- Block and Lot Lines
- Peat Area
- NE Residential ASP Boundary

0 20 40 80 120
Meters

Scale: 1:2,500



Mackenzie Municipal Services
Agency

Adoption Date: November 7, 2011

