

Lot Availability Study

July 2016



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Part 1: Introduction

1.1 Purpose

The purpose of this report is to prepare a lot availability study, updating the last study prepared for the Town of Rainbow Lake in December 1992. This report provides a factual inventory of existing vacant land in the municipality, but does not include an economic development analysis.

1.2 Location and Current Economic Reality

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” – Vacant Lot Inventory - Overview. Established in 1966, the municipality has steadily grown throughout the years, both in population and in the range of services offered. Although the oil and gas sector is experiencing decline at this time, there has been some growth occurring in Rainbow Lake with the early stages of an oil/gas business office building to be constructed along Hwy. 58 at the eastern edge of the municipality. As the oil and gas sector is currently in a downturn, there are number of vacant residential homes and businesses in the municipality.

1.3 Objectives and Methodology

- (1) The objectives of the Lot Availability Study are to:
 - (a) Identify the current number of vacant lots and land under planning consideration for the Town of Rainbow Lake;
 - (b) Identify serviced and unserved vacant lots to determine potential future infrastructure upgrading requirements;
 - (c) Determine municipal and privately owned vacant lots;
 - (d) Determine the current potential population carrying capacity within the municipality to accommodate population increases;
- (2) The methodology used for the study is similar to previous studies undertaken in the 1990’s by the Mackenzie Regional Planning Commission, the predecessor of the Mackenzie Municipal Services Agency, which enables similar data to be compared and analyzed. **One difference in the 2016 report is including vacant lots used for storage, garden space, accessory uses as vacant, whereas previous studies did not include these lands as vacant.** Section 2 of the report includes definitions used to assist in clarifying the meaning of the data.

Part 2: Definitions

“HECTARES (ACRES) UNDER PLANNING CONSIDERATION” means hectares (acres), calculated in gross hectares (acres) or net hectares (acres) provided in a development proposal.

“APPROVED AREA STRUCTURE PLANS” means the actual number of lots within an adopted Area Structure Plan and an approved Outline Plan that was approved prior to the Area Structure Plan process being formalized under the Municipal Government Act.

“CAPACITY OF RESIDENTIAL LAND” means a sum identifying the number of units permitted on vacant land or the number of lots being considered through development planning.

“DENSITY OF VACANT RESIDENTIAL LAND” means the density of vacant subdivided land to be developed, or being developed. Density is calculated by dividing the total number of existing vacant lots by the vacant hectares (acres).

“LAND IN PLANNING STAGES” means land that has undergone active land use planning in preparation for future development. This land has not reached the subdivision stage and is unserviced. The lands must be subdivided before development can occur.

“MUNICIPAL OWNERSHIP” means all vacant lots within the municipality, owned by the Town of Rainbow Lake. This includes both lands developed by the municipality and lands acquired through tax recovery.

“OCCUPIED HECTARES (ACRES)” means the net amount of land that is currently being used for a particular land use.

“PERSONS PER LOT/PERSONS PER UNIT” means the number of persons per dwelling unit in the municipality, calculated by dividing the population of the municipality by the number of occupied dwelling units (from the 2011 Federal Census) in the municipality.

“POPULATION” means the population from the Municipal Census 2015, being the population of the municipality in March 2015. The Federal Census 2011 population has also been provided for reference purposes. It is to be noted that the population of the municipality normally increases substantially during the winter months.

“POPULATION CARRYING CAPACITY” means the potential estimated total population based on the residential land capacity. This is calculated by multiplying the number of lots under planning consideration by the number of persons/dwelling unit, currently 3.2 in accordance with the Federal Census 2011.

“PRIVATE OWNERSHIP” means all vacant lands **not** under municipal ownership, primarily company owned lots in the municipality, lots that may be owned by a financial institution from default options, as well as private ownership. Therefore, not all lots under this category are owned by private individuals; this definition is intended to distinguish private ownership from municipal owned property.

“SERVICED LOTS” means vacant lots where urban infrastructure services are provided, at least to the property line.

“UNDER PLANNING CONSIDERATION” means lands where planning work has been done, or is currently in progress, and may include draft proposals by developers or an Area Structure Plan not yet adopted by Council. The number of lots identified is as proposed by developers, but in some cases where this information is not available, an estimate of the number of lots was calculated using average development densities.

“UNSERVICED LOTS” means vacant lots lacking some or all urban infrastructure services as provided in the balance of the municipality. Some of these lots may have private servicing systems and will be equipped with water and sewer, but for the purposes of this report, these lots have been designated unserviced.

“VACANT HECTARES (ACRES)” means the net hectares (net acres) of vacant lots.

“VACANT LOTS” means lots under separate title that are currently not in use for any purpose.

This **does include:**

- (1) Utilized properties: lots that may be under separate title but are used by an adjoining property for yard or garden space and/or for an accessory building, making the lot appear part of the adjoining residential lot. Several of these lots may exist in the municipality; they are included as vacant lots in this study as they can be made available for future development.

This **does not include:**

- (1) Undeveloped vacant lots: any legally subdivided lots which, due to topography or similar constraints, cannot be developed for urban uses are excluded from the study. **There is one lot identified with a (^), within the low density residential land ownership as undevelopable. This lot is not included within the total vacant lots.**
- (2) Potential highest use for lots: In all cases, the lowest density was applied to a vacant lot. For example, a vacant lot within a Land Use District that permits the development of a variety of housing densities such as single-detached, semi-detached and row housing is counted as a single-detached low density residential unit.

“VACANT LOTS PER CAPITA” means the ratio of vacant lots related to the population of the municipality. This is derived by dividing the total number of vacant lots by the total municipal population.

Part 3: Municipal Summary

3.1 Low Density Residential

(1) Population (Federal Census – May 10, 2011) Population (Municipal Census - March 1, 2015)			870 938
		Lots	
(2) Vacant Low Density Residential Land By Ownership (excluding Low Density Residential Land in Planning Stages) (a) Municipal (b) Private	TOTAL	2(1)^ 10	
		11	
(3) Vacant Low Density Residential Land By Servicing (excluding Low Density Residential Land in Planning Stages) (a) Serviced Lots (b) Unserviced Lots	TOTAL	12(1)^ 0	
		11	
(4) Low Density Residential Land In Planning Stages (a) Under Approved Area Structure Plan (b) Under Planning Consideration**	TOTAL	64 82	
		146	
(5) Vacant Low Density Residential Lots Per Capita*		0.012	
		Net hectares (net acres)	
(6) Hectares (Acres) of Residential Land (a) Occupied Residential Hectares (Acres) (b) Vacant Residential Hectares (Acres) (c) Under Approved Area Structure Plan (d) Residential Hectares (Acres) under Planning Consideration**		23.91 (59.08) 1.01 (2.5) 7.35 (18.15) 9.4 (23.2)	
(7) Estimated Density of Occupied Residential Land		1.91 (4.71)	
(8) Density of Vacant Residential Land		1.93 (4.77)	
		Lots	
(9) Capacity of Low Density Residential Land (a) Vacant Residential Land (b) Vacant Residential Land in Planning Stages	TOTAL	11 64	
		75	
(10) Population Carrying Capacity – Vacant Land (a) 3.2 persons/dwelling unit – 2011 Federal Census -not including land under planning consideration		35.2	
TOTAL POPULATION CAPACITY LOW DENSITY RESIDENTIAL		35.2	

Notes: Due to the climate of the areas, some aspects of the local economy are seasonal. For this reason, populations from fall through to early spring are significantly higher than indicated by the Federal Census

^ 1 lot is undevelopable, is not counted in final totals

* Municipal Census – March 1, 2015 population used to calculate (5)

** Due to development constraints, the number of available lots from “lands under planning consideration” may vary.

3.2 Commercial

(1) Population (Federal Census – May 10, 2011) Population (Municipal Census – March 1, 2015)			870 938
		Lots	
(2) Vacant Commercial Lots By Ownership (excluding Commercial Land in Planning Stages) (a) Municipal (b) Private	TOTAL	11 10	
		21	
(3) Vacant Commercial Lots By Servicing (excluding Commercial Land in Planning Stages) (a) Serviced Lots (b) Unserviced Lots	TOTAL	5 16	
		21	
(4) Commercial Land In Planning Stages (a) Under Approved Area Structure Plan/Subdivision (b) Under Planning Consideration	TOTAL	30 0	
		30	
(5) Vacant Commercial Lots Per Capita*		0.022	
		Net hectares (net acres)	
(6) Commercial Hectares (Acres) (a) Occupied Commercial Hectares (Acres) (b) Existing Hectares (Acres) per 100 Population (c) Vacant Commercial Hectares (Acres) (d) Vacant Commercial Hectares (Acres) Under Planning Consideration		8.29 (20.48) 1.64 (4.05) 6.36 (15.71) 0 (0)	

*Note: Municipal Census – March 1, 2015 population used to calculate (5)

3.3 Industrial

(1)	Population (Federal Census – May 10, 2011) Population (Municipal Census – March 1, 2015)			870 938
			Lots	
(2)	Vacant Industrial Lots By Ownership (excluding Industrial Land in Planning Stages) (a) Municipal (b) Private	TOTAL	23 6	
			29	
(3)	Vacant Industrial Lots By Servicing (excluding Industrial Land in Planning Stages) (a) Serviced Lots (b) Unserved Lots		29 0	
		TOTAL	29	
(4)	Industrial Land In Planning Stages (a) Under Approved Area Structure Plan (b) Under Planning Consideration	TOTAL	27 0	
			27	
(5)	Vacant Industrial Lots Per Capita*		0.03	
			Net hectares (net acres)	
(6)	Industrial Hectares (Acres) (a) Occupied Industrial Hectares (Acres) (b) Existing Hectares (Acres) per 100 Population (c) Vacant Industrial Hectares (Acres) (d) Vacant Industrial Hectares (Acres) Under Planning Consideration		72.28 (178.6) 3.7 (9.15) 13.59 (33.58) 0 (0)	

*Note: Municipal Census – March 1, 2015 population used to calculate (5)

3.4 Community

(1) Population (Federal Census – May 10, 2011) Population (Municipal Census – March 1, 2015)			870 938
		Lots	
(2) Vacant Community Lots By Ownership (excluding Community Land in Planning Stages)	TOTAL		
(a) Municipal		1	
(b) Private		0	
		1	
(3) Vacant Community Lots By Servicing (excluding Community Land in Planning Stages)	TOTAL		
(a) Serviced Lots		0	
(b) Unserviced Lots		1	
		1	
(4) Community Land In Planning Stages	TOTAL		
(a) Under Approved Area Structure Plan/Subdivision		1	
(b) Under Planning Consideration		0	
		1	
(5) Vacant Community Lots Per Capita*		0.001	
		Net hectares (net acres)	
(6) Community Hectares (Acres)			
(a) Occupied Community Hectares (Acres)		48.21	
(b) Existing Hectares (Acres) per 100 Population		5.18 (12.81)	
(c) Vacant Community Hectares (Acres)		0.43 (1.07)	
(d) Vacant Community Hectares (Acres) Under Planning Consideration		2.27 (5.61)	

*Note: Municipal Census – March 1, 2015 population used to calculate (5)

3.5 Summary of Vacant Lot Changes: 1992, 1993-2015 and 2016

LOW DENSITY RESIDENTIAL	1992	1993- 2015	2016	1992		1993-2015		2016	
	Number of lots or persons	Number of lots or persons	Number of lots or persons	Hectares	Acres	Hectares	Acres	Hectares	Acres
(1) Vacant Lots (Number of Lots)	31	105+2*	11(1)^	3.0	7.4	9.18 +0.65* Total (9.83)	22.68 +1.61* Total (24.29)	1.01	2.5
(2) Population Capacity of Vacant Lots (Number of persons)	99.2	342.4	35.2	-	-	-	-	-	-
(3) Vacant Residential Land in Planning Stages (Number of lots)	-	73**	64**+82 Total (146)	2.9	7.2	6.51**	16.09**	7.35~ +9.4 Total (16.75)	18.15~ +23.2 Total (41.35)
(4) Population Capacity of Vacant Residential Land in Planning Stages (Number of persons)	80	233.6***	467.2	-	-	-	-	-	-
COMMERCIAL	Number of lots	Number of lots	Number of lots						
(1) Vacant Lots	13	13	21	11.3	27.92	11.3	27.92	6.36	15.71
(2) Vacant Land in Planning Stages~~	10	34	30	4.05	10	25.05	61.9	20.36	50.32
INDUSTRIAL									
(1) Vacant Industrial Lots	16	16	29	6.32	15.6	6.32	15.6	13.59	33.58
(2) Vacant Industrial Lots in Planning Stages~~	-	50	27	0	0	45.0	111.2	29.2	72.05
COMMUNITY									
(1) Vacant Lots	n/a	1	1	n/a	n/a	33.85^^	83.64^^	0.43	1.07
(2) Vacant Land in Planning Stages	-	-	1	n/a	n/a	-	-	2.27	5.61

Notes:

^1 lot is undevelopable, is not counted in final totals

^^Golf Course

*Multiple Unit Lots

**Included in (1) above: in planning stages, then developed

***Included in (2) above: in planning stages, then developed

~Northeast Residential Area Structure Plan

~~Southeast Area Structure Plan

Part 4: Schedules

Schedule A – Lot Availability Study Overview

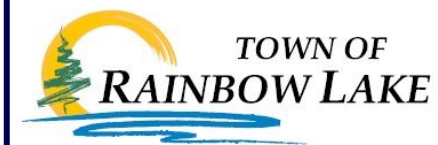
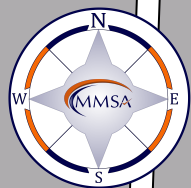
Schedule B – Low Density Residential

Schedule C – Commercial

Schedule D – Industrial

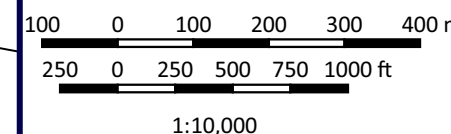
Schedule E - Community

Schedule F – Unserved Lots

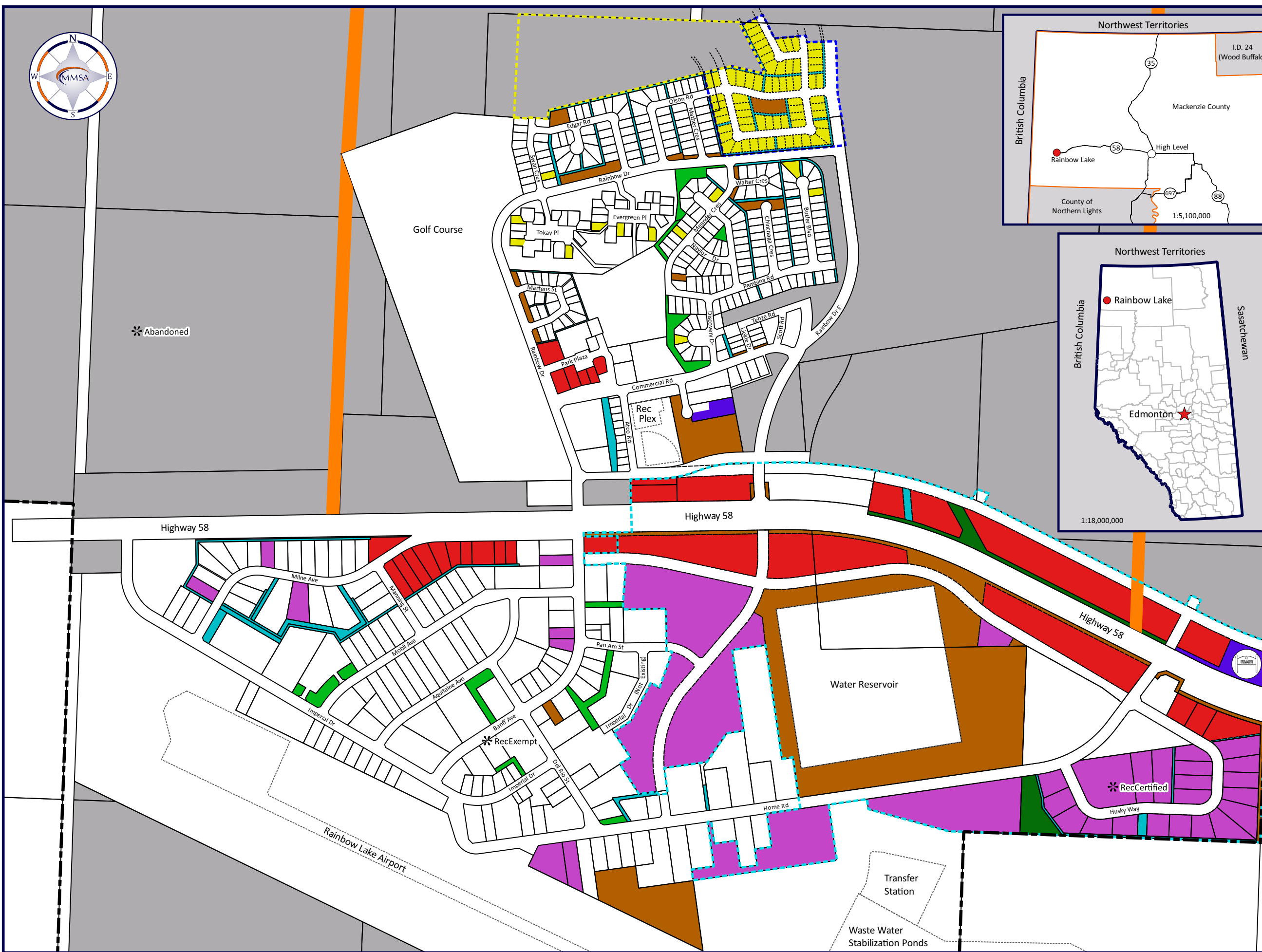
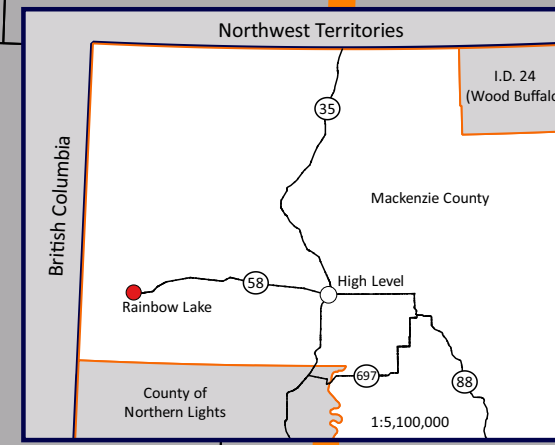


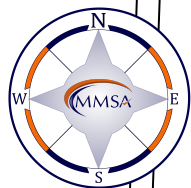
Town of Rainbow Lake Schedule A Lot Availability Study Overview

- Bareland Residential
- Vacant Commercial
- Vacant Industrial
- Vacant Community
- Vacant Urban Reserve
- Reserve
- Municipal Reserve
- Environmental Reserve
- Public Utility Lot
- Town of Rainbow Lake Boundary
- Southeast ASP Boundary
- Southeast ASP Proposed Lots
- Northeast Residential ASP Boundary
- Northeast Residential ASP Proposed Lots
- Under Planning Consideration
- Key Features
- Firebreak
- Possible Entrance Feature
- Abandoned Well



Projection: UTM Zone 11N - NAD 83
Data Source:
AltaLIS, Town of Rainbow Lake & AER
Created January 2016
Printed: July 2016















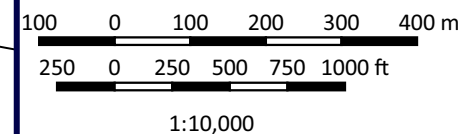
**Town of Rainbow Lake
Schedule B
Lot Availability Study
Low Density Residential**

Total Vacant Subdivided Lots: 11
Total Vacant Area:
1.01 hectares (2.50 acres)

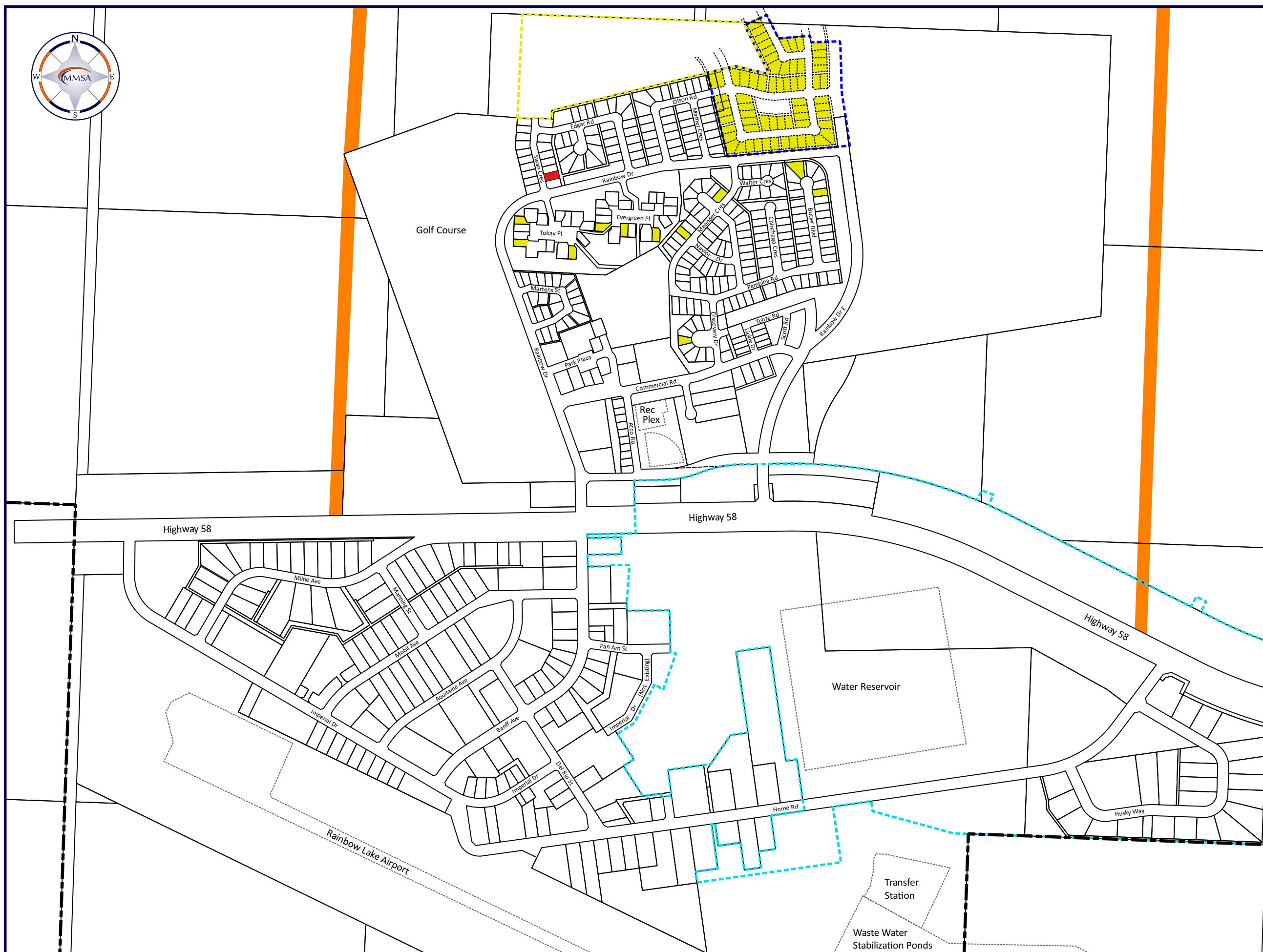
Municipal Ownership: 1
Private Ownership: 10

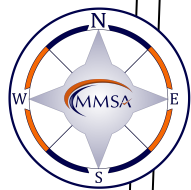
Serviced Lots: 11
Unserviced Lots: 0

-  Bareland Residential
-  Bareland Residential Not Developable
-  Town of Rainbow Lake Boundary
-  Northeast Residential ASP Boundary
-  Northeast Residential ASP Proposed Lots (64 lots)
-  Southeast ASP Boundary
-  Under Planning Consideration
-  Key Features
-  Firebreak
-  Abandoned Well



Projection: UTM Zone 11N - NAD 83
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Created January 2016
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**Town of Rainbow Lake
Schedule C
Lot Availability Study
Commercial**

Total Vacant Subdivided Lots: 21
Total Vacant Area:
6.36 hectares (15.71 acres)

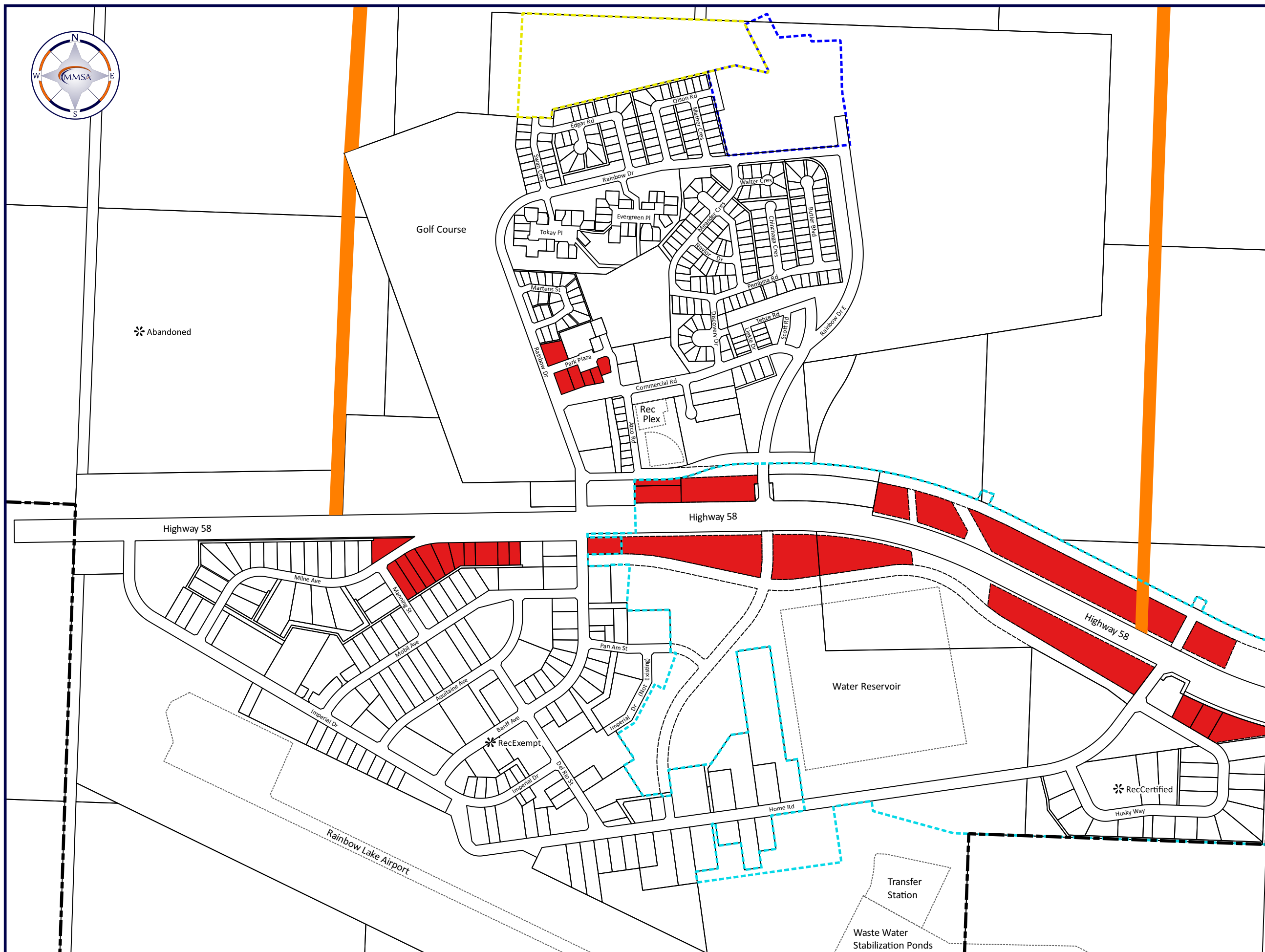
Municipal Ownership: 11
Private Ownership: 10

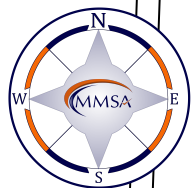
Serviced Lots: 5
Unserviced Lots: 16

- Vacant Commercial
- Town of Rainbow Lake Boundary
- Southeast ASP Boundary
- Southeast ASP Proposed Lots (27 lots)
- Northeast Residential ASP Boundary
- Under Planning Consideration
- Key Features
- Firebreak
- Abandoned Well

100 0 100 200 300 400 m
250 0 250 500 750 1000 ft
1:10,000

Projection: UTM Zone 11N - NAD 83
Data Source:
AltaLIS, Town of Rainbow Lake & AER
Created January 2016
Printed: July 2016





Town of Rainbow Lake
Schedule D
Lot Availability Study
Industrial

Total Vacant Subdivided Lots: 29
Total Vacant Area:
13.59 hectares (33.58 acres)

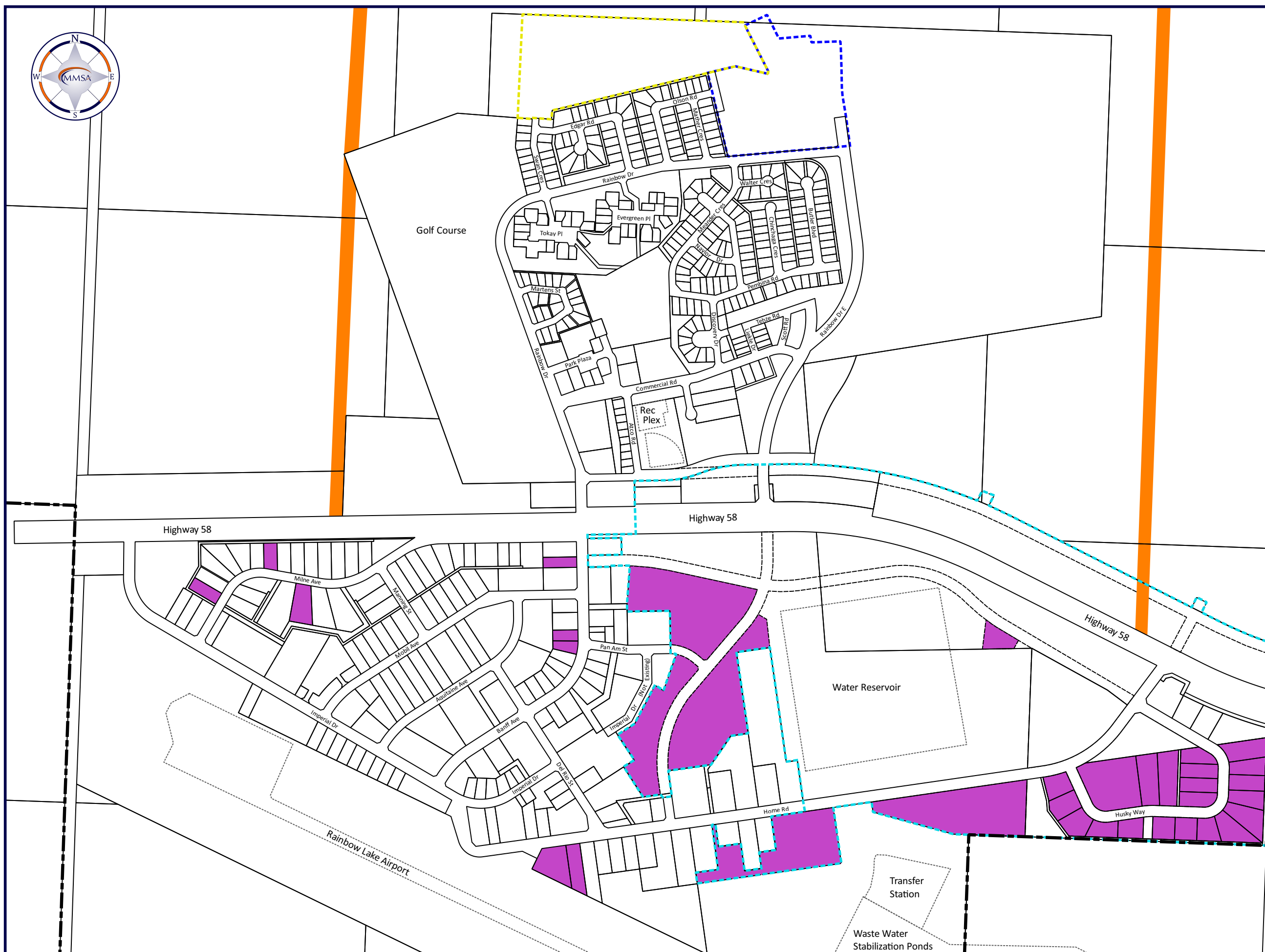
Municipal Ownership: 23
Private Ownership: 6

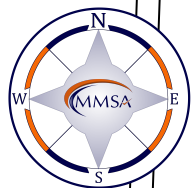
Serviced Lots: 29
Unserviced Lots: 0

- Vacant Industrial
- Town of Rainbow Lake Boundary
- Southeast ASP Boundary
- Southeast ASP Proposed Lots (27 lots)
- Northeast Residential ASP Boundary
- Under Planning Consideration
- Key Features
- Firebreak
- Abandoned Well

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Projection: UTM Zone 11N - NAD 83
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**Town of Rainbow Lake
Schedule E
Lot Availability Study
Community**

Total Vacant Subdivided Lots: 1
Total Vacant Area:
0.43 hectares (1.07 acres)

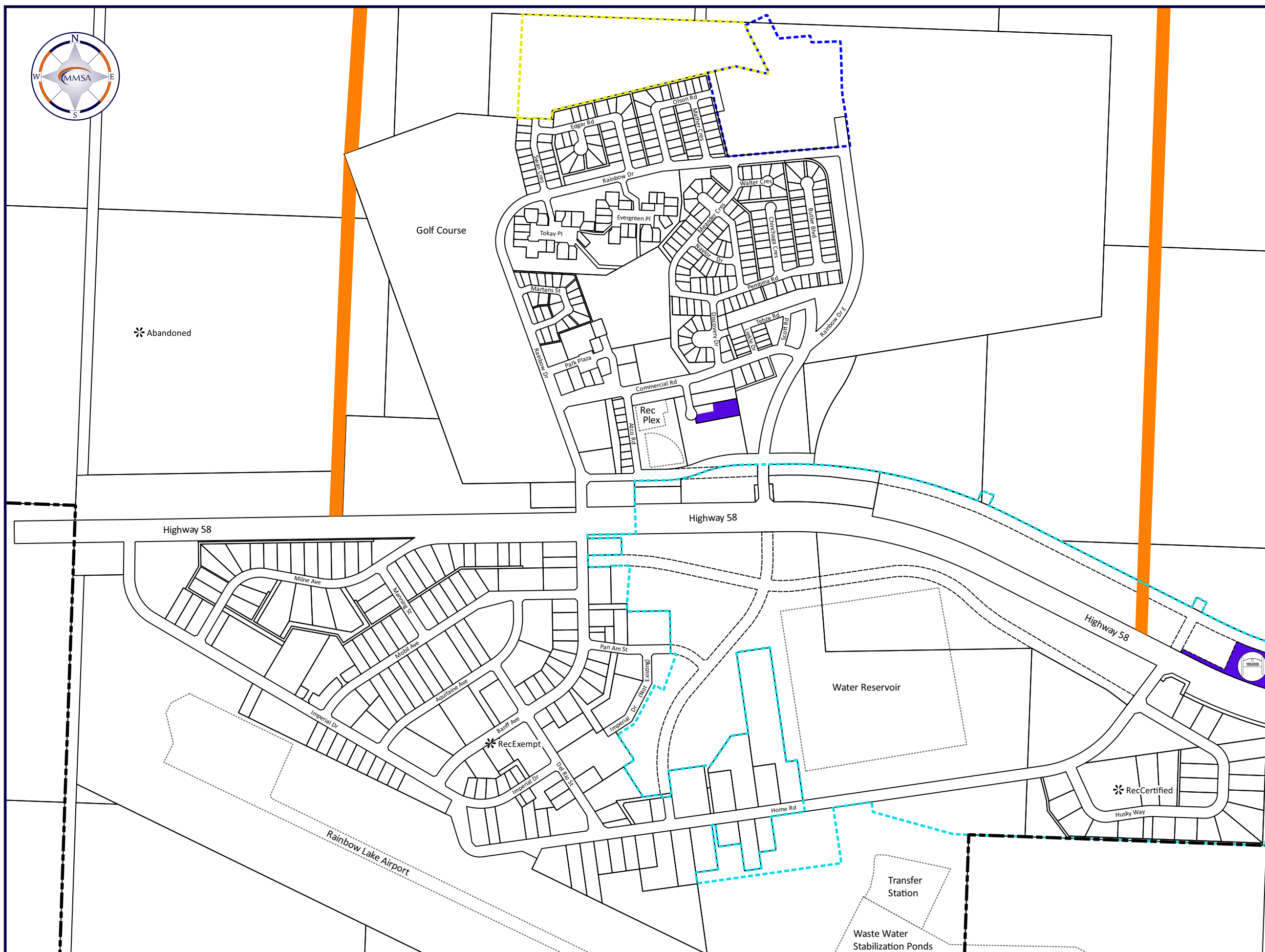
Municipal Ownership: 1
Private Ownership: 0

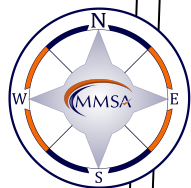
Serviced Lots: 0
Unserviced Lots: 1

- Vacant Community
- Town of Rainbow Lake Boundary
- Southeast ASP Boundary
- Southeast ASP Proposed Lots (27 lots)
- Northeast Residential ASP Boundary
- Under Planning Consideration
- Key Features
- Firebreak
- Possible Entrance Feature
- Abandoned Well

100 0 100 200 300 400 m
250 0 250 500 750 1000 ft
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**Town of Rainbow Lake
Schedule F
Lot Availability Study
Unserviced Lots**

Total Unserviced Lots: 89

Unserviced (Water): 5
Unserviced (Sewer): 21
Unserviced (Water & Sewer): 63

Municipal Ownership: 71
Private Ownership: 18

- Water Unserviced
- Occupied Unserviced Water
- Sewer Unserviced
- Occupied Unserviced Sewer
- Water and Sewer Unserviced
- Occupied Unserviced Water and Sewer
- Town of Rainbow Lake Boundary
- Southeast ASP Boundary
- Southeast ASP Proposed Lots (27 lots)
- Northeast Residential ASP Boundary
- Northeast Residential ASP Proposed Lots (64 lots)
- Under Planning Consideration
- Key Features
- Firebreak
- Abandoned Well

100 0 100 200 300 400 m
250 0 250 500 750 1000 ft

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