

Lac La Biche County *Policy*

TITLE: Major Development Project Incentive Program

RESOLUTION: 26.288

DEPARTMENT RESPONSIBLE: Strategy & Community Growth

POLICY NO: ED-12-002

EFFECTIVE DATE: August 18, 2026

NEXT REVIEW DATE: August 18, 2029

POLICY STATEMENT:

Lac La Biche County may provide infrastructure support for major development projects representing at least \$10,000,000 in verified private investment where eligible public infrastructure is required to enable the development, the project provides a meaningful economic or public benefit, and the County's financial risk is appropriately protected. Designated Industrial Properties (DIP) are not eligible under this program.

DEFINITIONS:

"Applicant" means the owner, developer or authorized agent seeking support under this policy.

"Major Development Project" means a new development or significant expansion with at least \$10,000,000 in verified Private Investment.

"Private Investment" means verified applicant-funded capital spending for the qualifying development, excluding land, financing, working capital, inventory, taxes and County-funded costs.

"Eligible Public Infrastructure" means extraordinary public water, wastewater, road, intersection, shared access, stormwater, utility or similar infrastructure that is publicly owned or provides a broader public or future-development benefit.

"County Contribution" means the Council-approved value of County funding, construction or other support for Eligible Public Infrastructure.

"Security" means a letter of credit, cash, guarantee, registered interest or other protection acceptable to the County.

PRINCIPLES:

- 1. Major Project Eligibility.** A project must meet the \$10 million minimum Private Investment threshold, require an eligible public infrastructure solution that is material to the project proceeding, demonstrate meaningful economic or public benefit, and be sufficiently credible and ready to advance.
- 2. Eligible Support.** County support may be considered for public water or wastewater systems, public roads and intersections, shared access, stormwater systems, utility corridors, infrastructure oversizing and directly related professional work.
- 3. Private Development Costs.** The Applicant is responsible for 100% of private development costs, normal on-site servicing, buildings, land, equipment, parking, private drive aisles, operating costs and any infrastructure cost above the approved County Contribution.
- 4. Maximum County Contribution.** The maximum County Contribution is the lesser of: (a) the verified cost of Eligible Public Infrastructure; (b) 10% of verified Private Investment; or (c) \$3,000,000. Council may approve less, decline an application, or approve a higher contribution by separate resolution.
- 5. Public Benefit and Value.** Council will consider the overall value of the project, including permanent employment, new assessment and utility revenue, economic diversification, service improvements, regional significance and infrastructure that supports future development.

- 6. Conditions Before Spending.** No County work or payment will occur until Council has approved the contribution and funding source, required agreements are executed, financing and site control are confirmed, necessary approvals are sufficiently in place, required Security is provided, and binding private construction commitments are established.
- 7. Risk Protection and Recovery.** The project agreement will include clear milestones, reporting, transfer, default and recovery provisions. If the project does not proceed or material commitments are not met, the County may recover all or part of its contribution as set out in the agreement.
- 8. Separate Approvals.** Approval under this policy does not guarantee rezoning, subdivision, development permit, highway access, utility capacity, procurement or any other municipal or provincial approval.
- 9. No Entitlement.** Meeting the program requirements does not create a right to County support. All assistance is discretionary and subject to Council approval, available budget and satisfactory due diligence.
- 10. Authority.** Council approves each County Contribution and funding source. The Chief Administrative Officer administers the program through the approved procedure and may establish project-specific information and verification requirements consistent with this policy.
- 11. Review.** This policy will be reviewed at least every three years or sooner if directed by Council or required by legislation, program experience or financial conditions.

"Original Signed"
Chief Administrative Officer

August 24, 2026
Date

"Original Signed"
Mayor

August 24, 2026
Date

SPECIAL NOTES/CROSS REFERENCE:

Major Development Project Incentive Program Procedure
Municipal Government Act
Land Use Bylaw and Development Permit Application Requirements
Applicable procurement, financial and engineering policies