



Lac La Biche County
welcoming by nature.

LAC LA BICHE
COUNTY

INVESTOR'S GUIDE

2022-2023

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Welcome

The Lac La Biche County Advantage: Welcome from Lac La Biche County Mayor Paul Reutov

I believe in the Lac La Biche County advantage. We are in a beautiful rural area in northeastern Alberta, with well-developed urban infrastructure, scenic vistas, and access to major industry. We are uniquely accessible by road, railroad, and air, and we are making big investments in our business community and residents.

Lac La Biche and Plamondon have Telus PureFibre, the fastest internet services available. We've invested more than \$100 million in the Bold Centre and the surrounding area, and it has become a hub of recreational, community, and commercial activity. With a brand new aquatics centre opening at the Bold Centre in 2025, the area will be feature complete and ready to host tournaments for all the most popular athletic pursuits. We're revamping McArthur Park and Main Street Lac La Biche into beautiful new spaces that will draw in visitors and residents alike. And we continue to support commercial and industrial development by ensuring that our main development corridors in Lac La Biche and Plamondon support entrepreneurs starting new businesses.

On behalf of Lac La Biche County Council, I invite you to invest in our vibrant, welcoming community: we are ready for change and eager to support your business.



Lac La Biche County
Mayor Paul Reutov

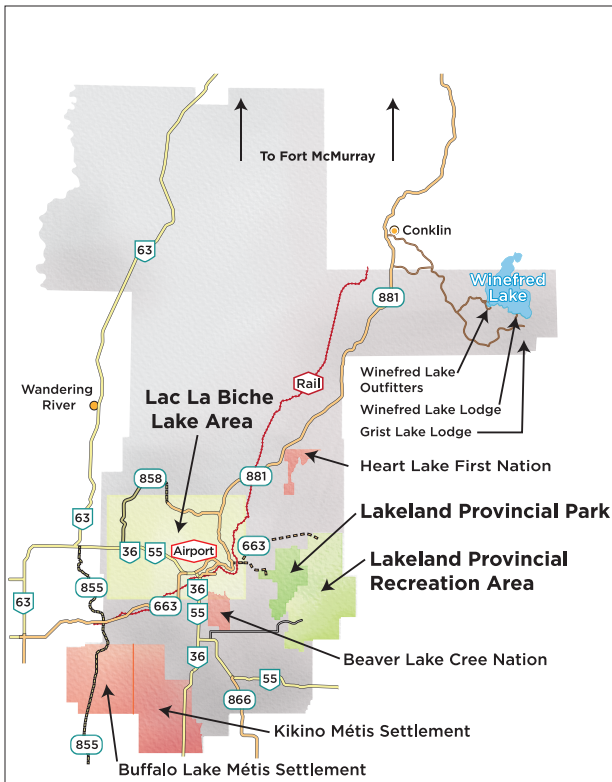
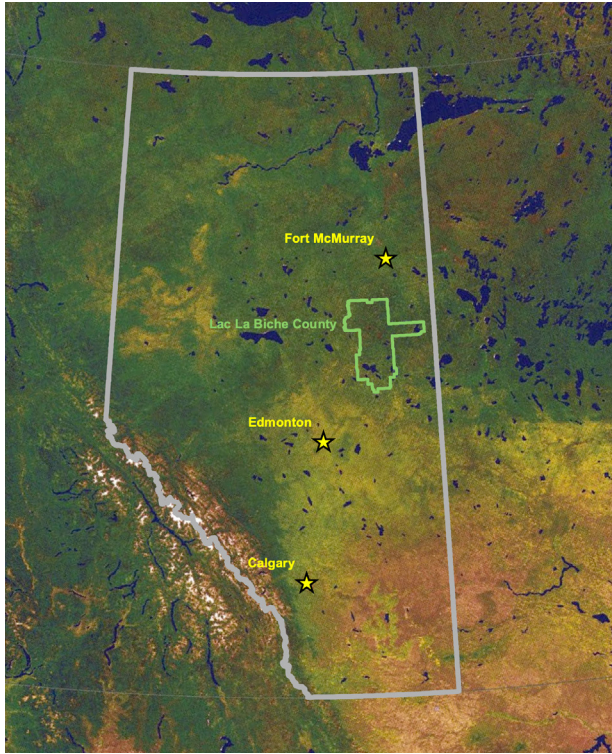
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Economic Development
Lac La Biche County
780-623-5017
ecdev@lACLAbichecounty.com
www.lACLAbichecounty.com
www.lACLAbicheregion.com



Lac La Biche County Council. From left to right: Councillor John Mondal, Councillor Jason Stedman, Councillor Darlene Beniuk (seated), Councillor Lorin Tkachuk, Mayor Paul Reutov, Councillor Charlyn Moore, Councillor Colette Borgun (seated), Councillor Sterling Johnson, Councillor Kevin Pare.

Quick Facts



ECONOMIC INDICATORS

10.9%
UNEMPLOYMENT RATE¹



\$430,000
AVERAGE RESIDENTIAL
SELLING PRICE²



\$16,459,084
TOTAL 2022 PERMITS³



¹Source: Statistics Canada, 2021 Census.

²Source: Statistics Canada, 2021 Census

³Source: Lac La Biche County Planning & Development department. Number includes residential, commercial/industrial, and institutional developments.

LOCATION AND DISTANCE

DISTANCE TO OTHER MAJOR CENTRES

Fort McMurray	291 km
Edmonton	219 km
Calgary	531 km
Cold Lake	147 km
Bonnyville	128 km
Lloydminster	278 km
Grande Prairie	545 km
Medicine Hat	617 km
Saskatoon	554 km

DEMOGRAPHICS*

7,673
POPULATION



\$95,000
AVERAGE HOUSEHOLD INCOME



27,000
RETAIL CATCHMENT



The 2019 Retail Gap Analysis shows the population serviced in Lac La Biche County at approximately 27,000.

**2021 Statistics Canada Census data.*

TAXES

TAX SPLIT

URBAN AND RURAL

Residential/farmland: **5.73%**
Non-residential: **94.37%**

MILL RATE

URBAN AND RURAL

Residential/farmland: **3.12**
Non-residential: **10**
Urban service area: **10**
Rural service area: **18.3647**

LAND VALUES

\$150,000 per lot
DOWNTOWN LOT PRICES (APPROXIMATE)

\$30,000 - \$900,000
RESIDENTIAL LAND

\$105,000 - \$1.9 million
RESIDENTIAL HOUSING

\$50,000 - \$250,000
LIGHT COMMERCIAL LAND (PER ACRE)

\$150,000 - \$250,000
UNDEVELOPED COMMERCIAL LAND (PER ACRE)

2021 PERMIT VALUES

Residential **\$11,621,549**
Commercial/industrial **\$8,148,460**

2022 PERMIT VALUES

Residential **\$13,262,318**
Commercial/industrial **\$1,579,766**

UTILITIES

\$1.00/m³
WATER



\$1.00/m³*
SEWER



**for businesses using water for sales products: \$0.50 /m³*

GAS

Monthly gas Alberta rate
\$1.89/GJ + Cost

POWER

Fortis Alberta
North Parkland Power Co-op

COMMUNICATIONS

Telus	CCC
MCSNet	Shaw
CCI	(satellite only)

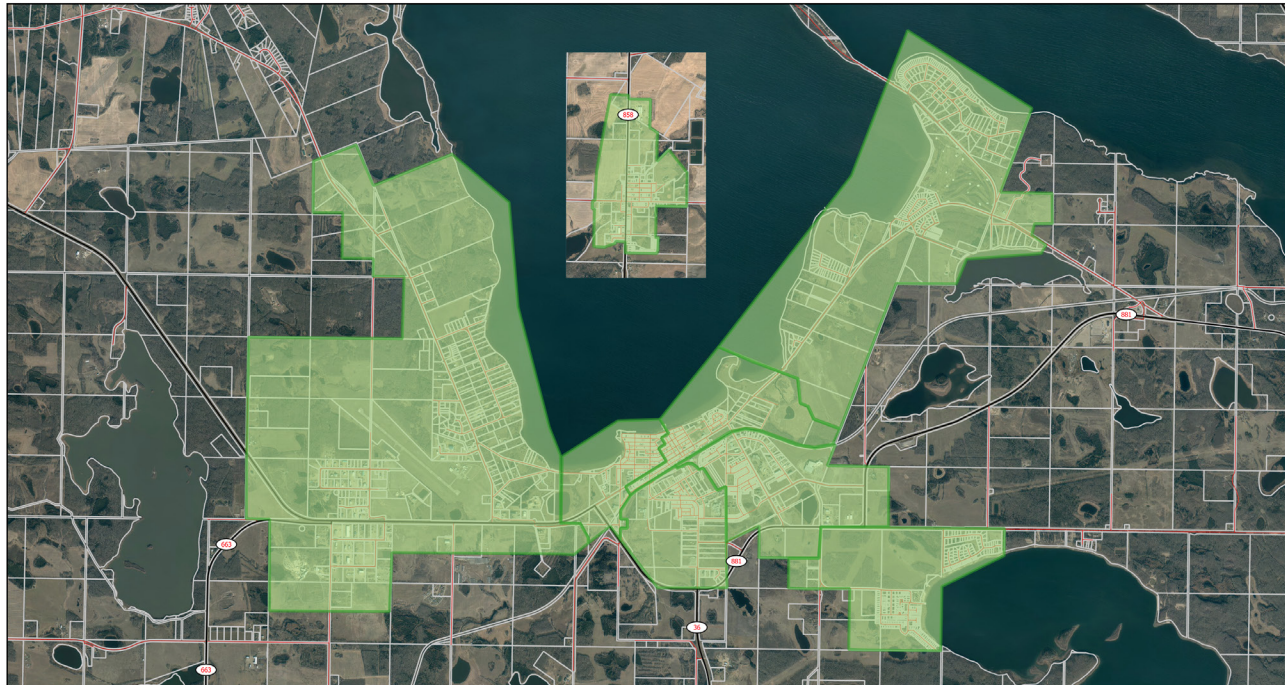
INTERNET SERVICE PROVIDERS

ISP	Type of Service
MCSNet	Fixed Wireless
Bell	High-Capacity Transport Services
Bell	Mobile Wireless
Rogers	Mobile Wireless
Arrow Technology Group	Fixed Wireless
Telus	DSL
Telus	High-Capacity Transport Services
Telus	Fixed Wireless
Telus	Mobile Wireless
Alberta SuperNet	High-Capacity Transport Services
Corridor Communications	Fixed Wireless

The TELUS PureFibre Build



Lac La Biche County Telus Fibre Optic Service Area



Map Produced: June 7, 2022

Projection: UTM12 NAD83

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Base Map compiled from the Provincial Title Mapping Digital Base, Spatial Data Warehouse Ltd., November 2021. © 2022 Lac La Biche County. All Rights Reserved.

In 2020 and 2021, Lac La Biche County partnered with TELUS to bring PureFibre to the hamlets of Lac La Biche and Plamondon. PureFibre provides first-class, near instantaneous internet connectivity in our community, and is a unique competitive advantage that few places—even larger population centres in Alberta—can claim.

Lac La Biche County covered approximately \$7.2 million of the project cost, which was 44 per cent of the cost. TELUS covered the remaining 56 per cent. This represented a significant investment, showing Lac La Biche County Council's commitment to bringing state-of-the-art connectivity to rural Alberta and helping us diversify our economy.



RECREATION

BOLD CENTRE

The Bold Centre is a first-class recreation multiplex, housing indoor sports fields, ice arenas, a gym, childminding, restaurants, cafes, and more. The attached high school and public library draw in crowds of students and parents, and a soon-to-be completed aquatics centre will round out its indoor recreation offerings.

Outdoors, Bold Center lands have a campground, an artificial turf football field, a natural turf soccer field, multiple baseball diamonds, and tennis/basketball courts, making it perfect for hosting provincial and national sport events.

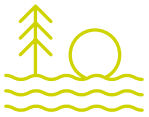
LAC LA BICHE GOLF AND COUNTRY CLUB

This par-72 golf course is one of Alberta's most scenic, with 18 holes and a driving range in a breathtaking lakeshore setting.

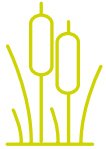
The view from the hilltop clubhouse is one of the best in the region.



ENVIRONMENT



150+ LAKES



1,600
MARSHES/SHALLOW
OPEN WATER/BOGS

The Lac La Biche Region is home to Lakeland Provincial Park (Alberta's only backcountry/canoe circuit) and Sir Winston Churchill Provincial Park (Alberta's only provincial park of islands).

Our Region has more than 150 lakes, and the hamlet of Lac La Biche (our largest urban centre) is nestled between the shores of two: Lac La Biche Lake and Beaver Lake.

TOURISM



50+ ACCOMMODATIONS



66 BED AND
BREAKFASTS/CABINS



1,000+
CAMPSITES (MORE THAN
400 SERVICED SITES)

New tourism businesses, experience operators, and recreation opportunities are arriving every year.



Business

BUSINESS ENVIRONMENT

LEADING INDUSTRIES

**Oil & Gas • Tourism • Agriculture
Forestry • Government Institutions
Transportation • Retail**

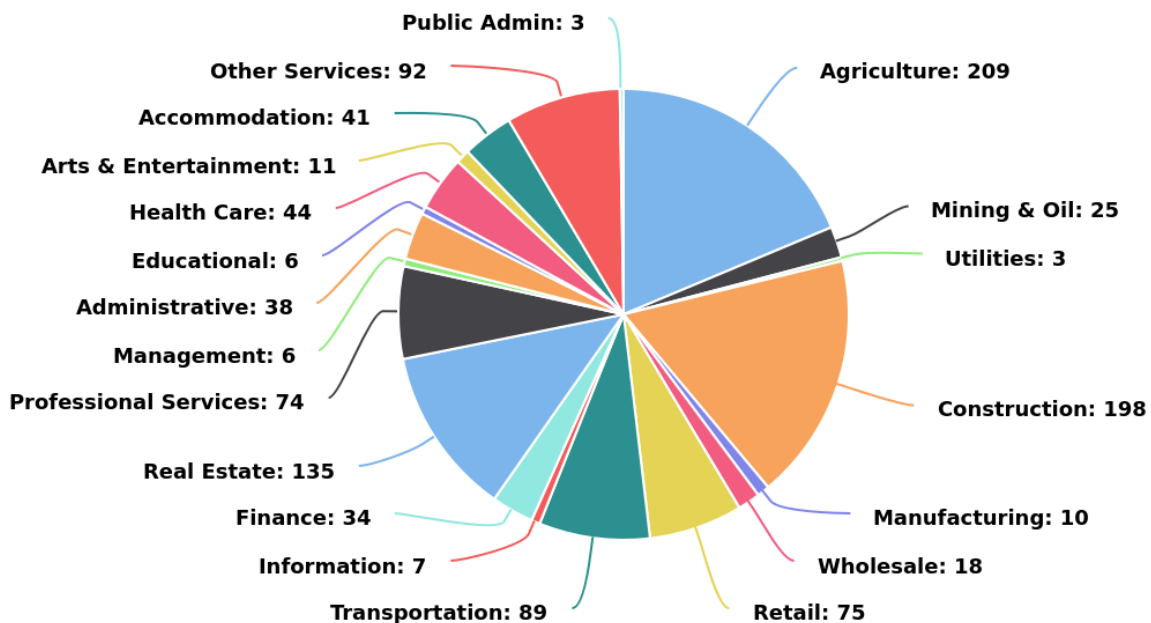
DEVELOPING INDUSTRIES

Manufacturing • Agritourism • Tourism

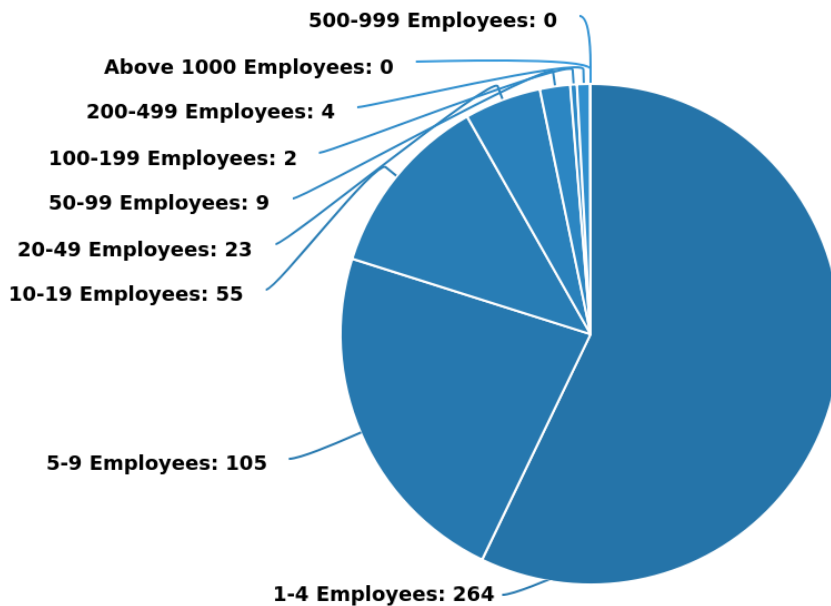
INDUSTRY SECTORS BY THE NUMBERS

The following pie chart represents the number of organizations in Lac La Biche County by sector.

Data from Statistics Canada, Business Register



INDUSTRY SIZE



This pie chart represents the number of organizations in Lac La Biche County by their number of employees.

Data from Statistics Canada, Business Register.

IN 2021, 96.8% OF BUSINESSES IN LAC LA BICHE COUNTY WERE SMALL BUSINESSES.⁴

Source: Lac la Biche County - % Small Businesses (alberta.ca)



Lac La Biche County's Agriculture Sector at a Glance⁵

We are proud of our agriculture sector, with a wide array of producers focused on grain production and ranching.

Number of Cattle and Calves:	20,995
Amount of Cropland:	101,033 acres
Number of Farms:	247

⁵Source: Alberta's Regional Dashboard - Lac la Biche County (alberta.ca)

LABOUR FORCE BY OCCUPATION

This data represents the number of Lac La Biche County residents in a sector by occupation.

Data from Statistics Canada, 2021 Census.

Trades & Transport	975
Sales & Service	850
Business & Finance	560
Natural Resources	345
Health	275
Manufacturing	205
Sciences	155
Arts and Sports	55
Management	35

EDUCATIONAL ATTAINMENT

This data represents the number of Lac La Biche County residents by level of education.

Data from Statistics Canada, 2021 Census.

High School	1,740
No Certificate	1,400
College	1,265
University	825
Apprenticeship	745
Below Degree	180

MAJOR FIELD OF STUDY

This data represents the number of Lac La Biche County residents by educational field of study.

Data from Statistics Canada, 2021 Census.

Engineering & Related Technology	900
Business, Management & Public Admin.	575
Health & Related Fields	405
Education	325
Social Sciences & Law	205
Protective & Transportation Services	195
Agriculture & Natural Resources	175
Humanities	80
Mathematics & Information Science	55
Visual & Performing Arts	45

Development Corridors

Lac La Biche County is committed to making development easy and profitable. Although developers are free to explore opportunities across our region, we have several development areas for entrepreneurs to consider.



1

Commercial and Industrial Park with Airport Access: Lac La Biche West

This area is primed for commercial, retail, light industrial, and hospitality-focused development, with close access to the Lac La Biche Regional Airport. Highway 55 services this high-traffic area, and it's an ideal spot for residents and tourists to notice your business, with plenty of room for service yards and outbuildings.



2

At the Crossroads of Major Highways: Lac La Biche South

This spot includes commercial, residential, and hospitality focused areas. It's serviced by the busy intersection of Highways 36, 55, and 881, which connect Lac La Biche with Fort McMurray and Edmonton. This area sees a lot heavier industrial traffic, which serve resource industries in Fort McMurray.



3

Recreation/Lifestyle Zone: Lac La Biche East

Nestled in the southeast corner of the hamlet of Lac La Biche, with easy access off Highway 881, this lifestyle focused area includes the Bold Centre, Lac La Biche County's sport multiplex. The \$100 million multiplex boasts hockey arenas, field houses, a gym, state-of-the-art outdoor fields, and indoor meeting areas, and attracts residents from across our region for sporting events, weddings, children's activities, and more. Commercial and institutional developments (like government services, a seniors' care centre, restaurants, gas stations, and more) and residential buildings (like single-family homes and apartments) round out this busy area's offerings. Council has made numerous investments in utility servicing of land in the area: Lac La Biche East is ready for you and your development.



4

Gateway to Industry and Rail: Lac La Biche Northeast

This part of the corridor is fed by the busy Highway 881, which sees traffic travelling to and from Fort McMurray. It's along the railway track, and provides easy access for laydown yards and shipping. Commercial, industrial, and heavy industrial developments are ideal for this area.



A Diverse and Spacious Place for Business: Plamondon

Plamondon is a bustling and diverse hamlet northwest of Lac La Biche along Highway 55, known for its large French and Russian-speaking communities. The area north of the hamlet includes a variety of commercial and light industrial developments, with plenty of room to grow.



Positioning our Community for Future Development

Lac La Biche County Council is investing in exciting new projects that will make our community an even better place to live and work. Here's a sneak peak at just a few.

MAIN STREET LAC LA BICHE REVITALIZATION PROJECT (2023-2024)

Main Street in the hamlet of Lac La Biche (the County's largest urban space, located on the shores of Lac La Biche Lake) will soon be transformed into a more modern, walkable destination where locals and visitors alike will want to spend time and money. Beyond revamping underground utility services that supply businesses and homes in the area, aesthetic elements like new lighting, seating, and landscaping will make Main Street Lac La Biche a premier place for entrepreneurs and investors to open boutiques, cafes, shops, and more.

The project is planned for completion in fall 2024. Concepts subject to change.







LAC LA BICHE EAST

We are developing the area near the Bold Centre (the County's recreation multiplex) into a premier recreational, commercial, residential, and natural space where residents and visitors live, work, and play.

The area includes:

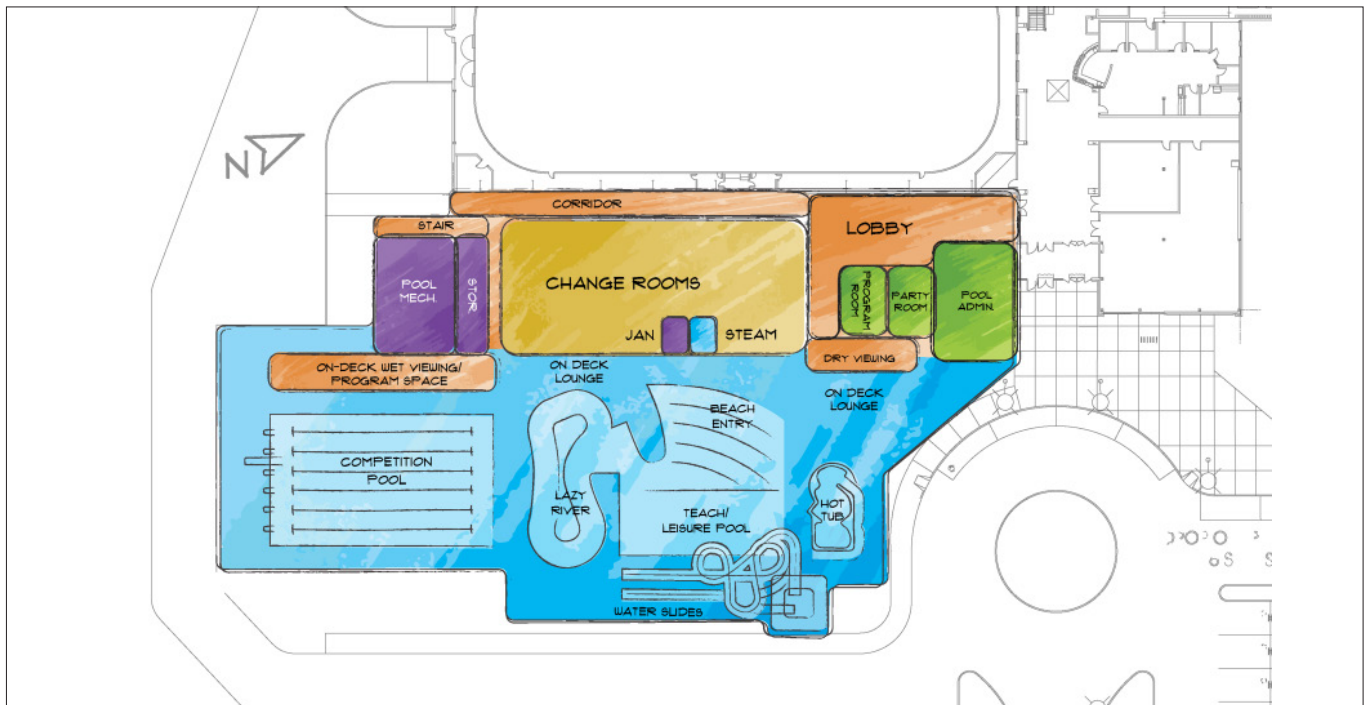
- Highway, arterial, and neighbourhood commercial spaces.
- The Bold Center multiplex, with top-tier outdoor sports fields, including an artificial turf and ball diamonds.
- An RV campground.
- Walking trails and parks.
- Numerous housing options.

This means exciting opportunities to invest in, develop, build, and make your mark on a brand-new hub in the hamlet of Lac La Biche.

AQUATICS CENTRE AT THE BOLD CENTRE (2023-2025)

Planned to open in fall 2025, this new investment in the Bold Centre will complete the recreational multiplex's offerings with a brand-new aquatics centre.

Current concept and layout subject to change.



MCARTHUR PARK (2023-2026)

Located in the heart of the hamlet of Lac La Biche, McArthur Park is a jewel in the community and highly visible to anyone travelling through. Its 12 acres of parks and recreation amenities provide an unparalleled view of beautiful Lac La Biche Lake.

Council has committed to transforming the space over the next few years. By 2026, McArthur Park will include brand new open spaces, recreational equipment, sheltered meeting spaces, and an improved beach and trail system that will draw visitors and residents alike to the hamlet of Lac La Biche.

Concept and layout subject to change.



HEALTHCARE

HOSPITAL - WILLIAM J. CADZOW COMMUNITY HEALTH CENTRE

We are one of the few rural Albertan communities to have a hospital that provides a range of healthcare services, including a 24/7 emergency department, day surgery, obstetrics, long-term care, and much more.

GOLDEN SANDS

Golden Sands is a newly built seniors' living community in the hamlet of Lac La Biche, offering memory care, supportive living, and independent living. They are accredited by the Alberta Senior Citizens Housing Association.⁶

Source: About Us | Golden Sands (goldensandsseniors.ca)

OTHER COMMUNITY HEALTH SERVICES

Lac La Biche County is a health and wellness-focused community, offering services like a dental clinic, optometrist, chiropractor, holistic health care centre, medical clinic, and numerous pharmacies. We are committed to doctor and health-care professional recruitment and retention.

EDUCATION

PRE-SCHOOL CARE TO HIGH SCHOOL IN ENGLISH AND FRENCH

Our County includes numerous schooling options for children in Lac La Biche and Plamondon, including public schools that offer instruction in French and English, a Catholic school, an outreach school, and J. A. Williams High School, which is connected directly to the Bold Centre.

Pre-schooling options are also available.

PORTAGE COLLEGE

Portage College has provided our community with top-quality post-secondary education since 1968, offering accredited programs in business, trades & technology, environmental studies, Indigenous arts, and much more.

Lac La Biche County regularly partners with Portage College to create new educational opportunities, most recently collaborating on the Law Enforcement Training Program. We are one of two locations in Alberta able to offer the Community Peace Officer Induction Program.

COMMUNITY GROUPS & SERVICES

Lac La Biche County is fortunate to have numerous non-profit agencies, whose volunteers animate our community with events like Lac La Biche Summer Days, the Winter Festival of Speed, and Plamondon Mud Bogs, to name a few. These annual traditions are significant draws for residents and tourists alike.

We also have a robust Family & Community Support Services location that offers excellent family-focused programming, along with a Government of Alberta centre that offers services related to justice, healthcare and more.

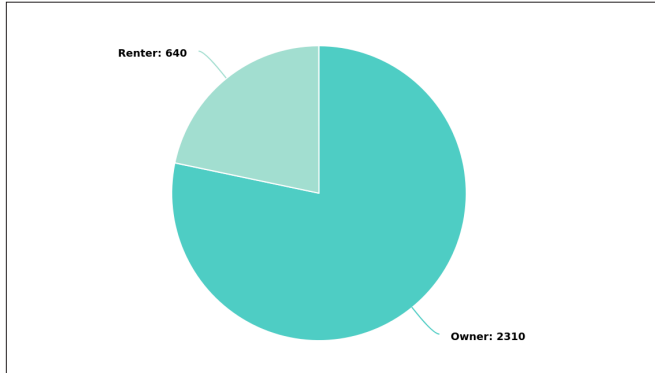


Portage College

HOUSING

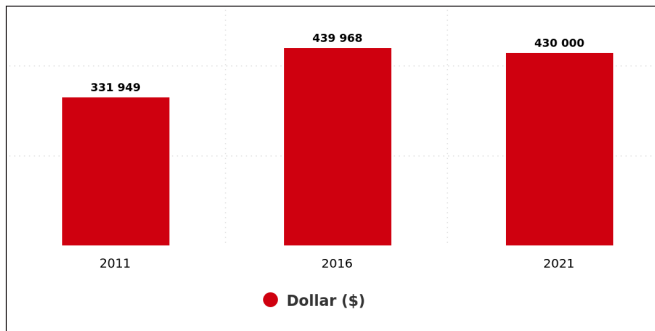
HOME OWNERSHIP (PROPORTION OF RENTERS VS. OWNERS)

Data from Statistics Canada, 2021 Census.



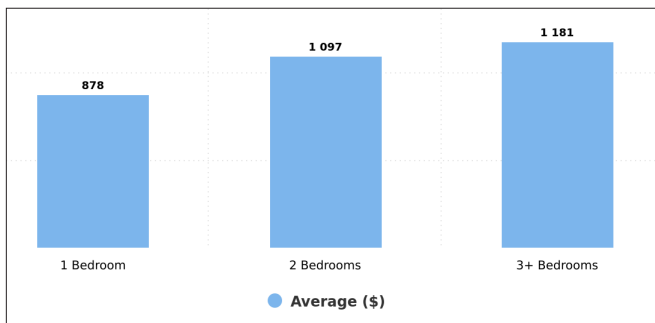
HOUSING PRICES

Data from Statistics Canada, 2021 Census.



AVERAGE PRIVATE APARTMENT RENTAL COSTS

Data collected by Lac La Biche County in 2014. Prices have risen by approximately \$100 - \$150 per month since the collection of this data.

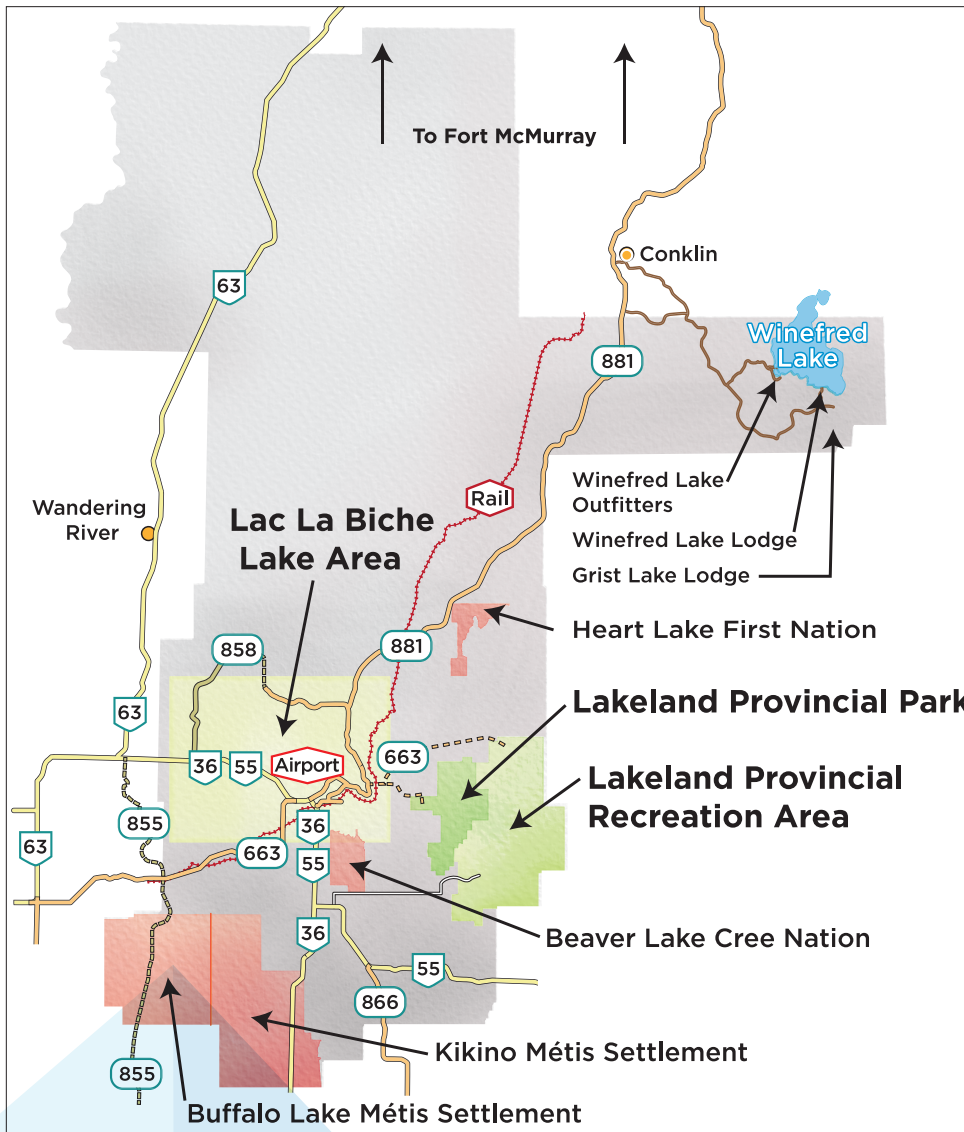


NUMBERS OF DWELLINGS BY TYPE

Data from Lac La Biche County 2019 Municipal Census.

Single-Detached	2,233
Mobile Homes	405
Apartment/Condo	237
Row/Townhouse	85
Semi-Detached	42
Basement/ Secondary Suite	44
Other Moveable Dwelling	17
Collective Dwelling	31

Access, Transportation, Traffic



ACCESS

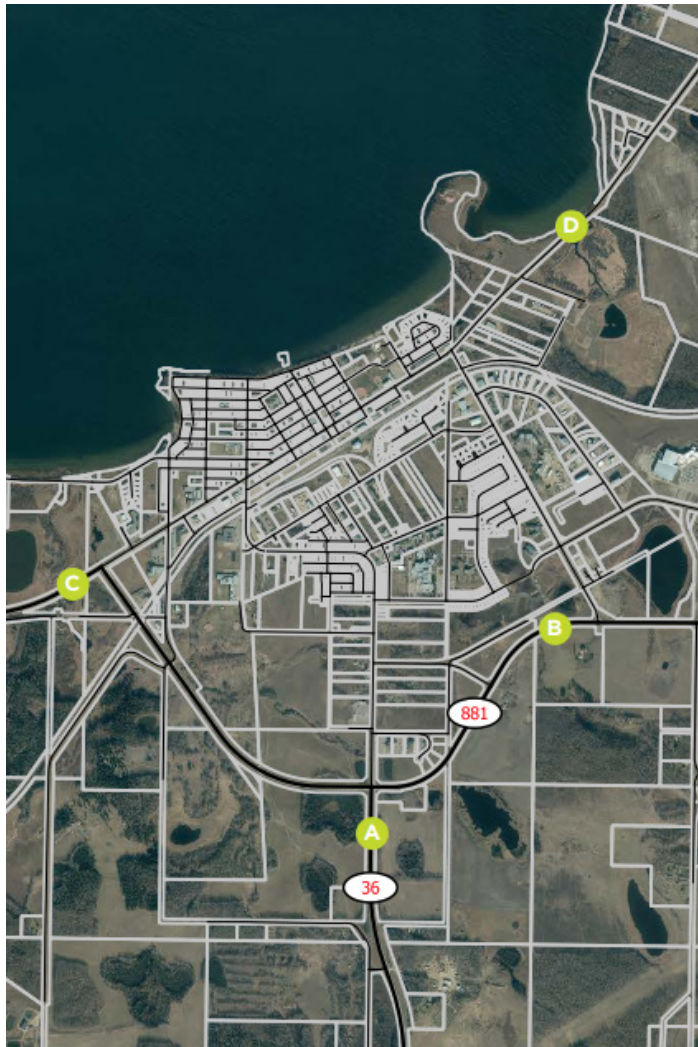
ROAD

Lac La Biche County is the main service centre for industrial activity in northeastern Alberta. We are the gateway to the South Athabasca Oil Sands, with a robust transportation network that includes Highways 36, 55, 63, and 881.

RAIL AND AIR

We have the only **rail** system in northeastern Alberta and an **airport** beside the hamlet of Lac La Biche.

TRAFFIC COUNTS (LAC LA BICHE)



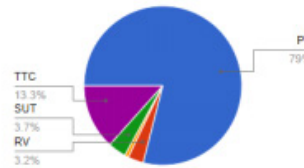
2021 TRAFFIC COUNTS

Definitions

WAADT: Weighted Annual Average Daily Traffic
 PV: Personal Vehicle
 RV: Recreational Vehicle
 SUT: Single Unit Truck
 TTC: Tractor Trailer Unit

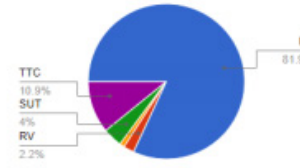
A Highway 36 WAADT: 2,760 vehicles

Vehicle Classifications



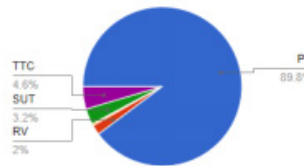
B Highway 881 WAADT: 2,480 vehicles

Vehicle Classifications



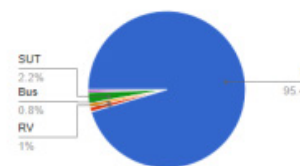
C Highway 55 WAADT: 4,730 vehicles

Vehicle Classifications



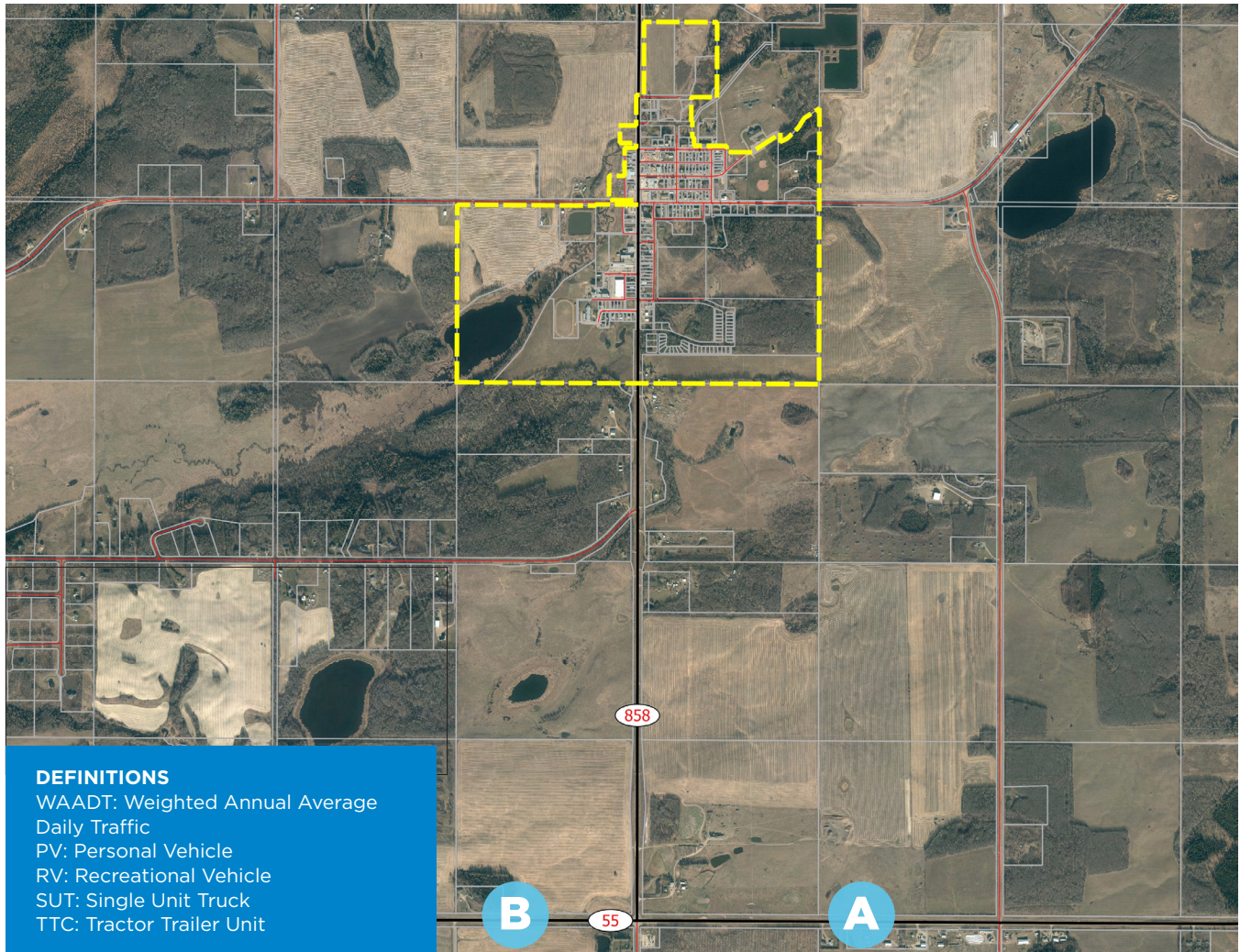
D Highway 881 WAADT: 4,050 vehicles

Vehicle Classifications



Information from <http://www.transportation.alberta.ca/mapping/>

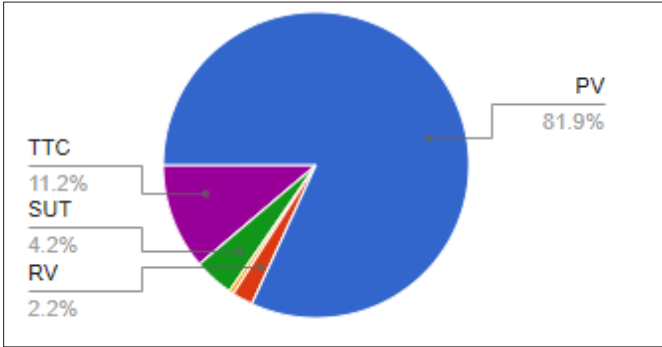
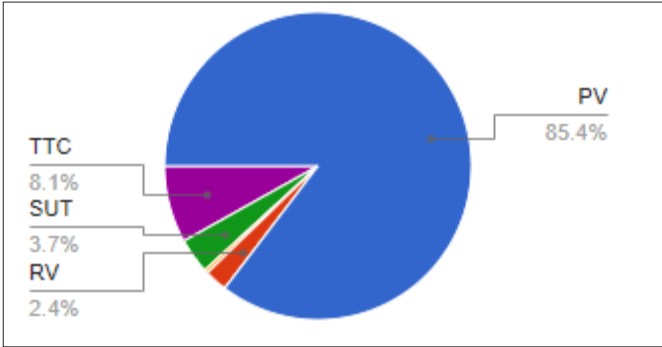
PLAMONDON



DEFINITIONS
 WAADT: Weighted Annual Average Daily Traffic
 PV: Personal Vehicle
 RV: Recreational Vehicle
 SUT: Single Unit Truck
 TTC: Tractor Trailer Unit

A HIGHWAY 55 (EAST OF PLAMONDON)
 WAADT: 1, 860

B HIGHWAY 55 (WEST OF PLAMONDON)
 WAADT: 1, 400

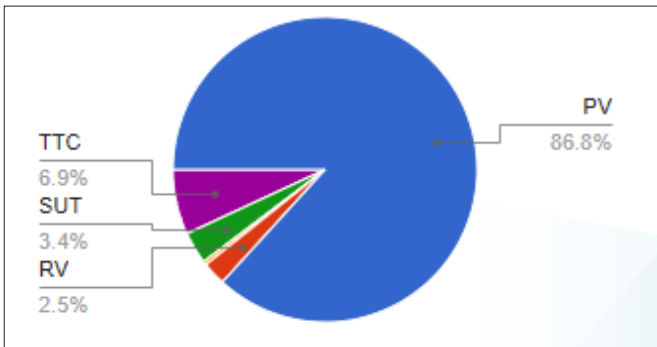


Information from <http://www.transportation.alberta.ca/mapping>

HYLO/VENICE



A HIGHWAY 663 WAADT: 980



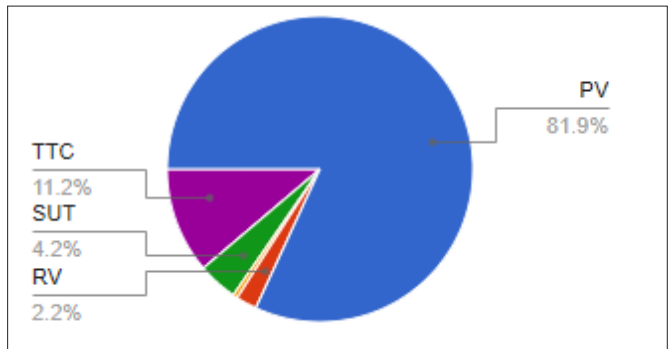
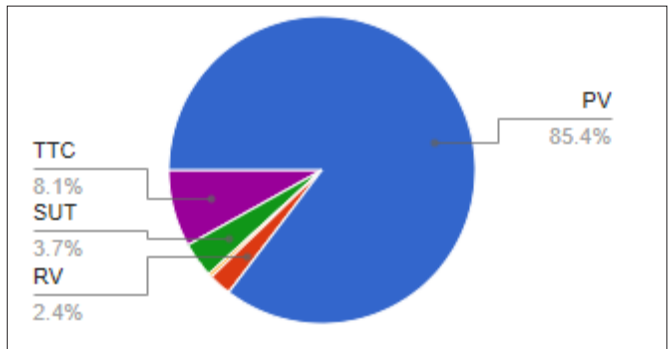
Information from <http://www.transportation.alberta.ca/mapping>

BEAVER LAKE



A HIGHWAY 881
 WAADT: 2,480

B HIGHWAY 663
 WAADT: 430



Information from <http://www.transportation.alberta.ca/mapping>





Lac La Biche County
welcoming by nature.

WWW.LACLABICHECOUNTY.COM