



Lac La Biche County
welcoming by nature.



2022

Lac La Biche East

AREA STRUCTURE PLAN

(DRAFT)

TABLE OF CONTENTS

1.0 INTRODUCTION.....	3
1.1 AREA LOCATION.....	3
1.2 ENABLING LEGISLATION.....	3
1.3 BACKGROUND.....	3
1.4 PLANNING FRAMEWORK.....	4
2.1 PLAN GOAL.....	6
2.2 PLAN OBJECTIVES.....	6
3. EXISTING SITE CHARACTERISTICS.....	7
3.1 EXISTING DEVELOPMENT.....	7
3.2 TREE AND NATURAL WETLAND HABITAT FEATURES.....	8
3.3 EXISTING LAND USES.....	8
4. DEVELOPMENT CONCEPT.....	9
4.1 FUTURE LAND USE.....	9
4.2 VEHICLE AND PEDESTRIAN CIRCULATION.....	12
4.3 PUBLIC OPEN SPACE.....	13
5. UTILITY SERVICES.....	15
5.1 STORM WATER DRAINAGE.....	15
5.2 SANITARY SEWER.....	15
5.3 WATER DISTRIBUTION.....	16
5.4 NATURAL GAS DISTRIBUTION.....	17
6. DESIGN AND DEVELOPMENT STANDARDS.....	18
6.1 PURPOSE.....	18
7.0 PLAN IMPLEMENTATION.....	21
7.1 DEVELOPMENT SEQUENCING / PHASING.....	21
7.2 AMENDMENTS TO THIS PLAN.....	21
7.3 PLAN IMPLEMENTATION.....	22
7.4 PLAN REVIEW.....	23

1.0 INTRODUCTION

1.1 Area Location

We respectfully acknowledge Lac La Biche Region is located on Treaty 6, Treaty 8 and Treaty 10 territory, the traditional and ancestral lands of many First Nations and Métis peoples. We acknowledge Lac La Biche Region has been home to Indigenous peoples for thousands of years, and we recognize the vital importance of Indigenous culture, history and perspectives in our shared past, present and future.

The plan area is shown on Figure 1. It contains approximately 387 acres of land. The lands within the plan area are located on the eastern side of the Hamlet of Lac La Biche and the majority of the lands are currently owned by the County. The lands are bound by Highway 881 to the south and east; Beaver Hill Road to the West; and CN Railway to the north.

1.2 Enabling Legislation

The Lac La Biche East Area Structure Plan has been adopted by the County as a statutory plan in accordance with Section 633 of the *Municipal Government Act*. This section describes an area structure plan as providing a framework for subsequent subdivision and development of an area of land.

1.3 Background

This area structure plan is being prepared by Lac La Biche County for lands surrounding the Bold Center, a state of the art recreation and leisure facility in Lac La Biche East.

The Lac La Biche East Area Structure Plan Bylaw 10-023 was originally approved in May of 2010. A review and update of the Area Structure Plan was initiated in 2021 by Lac La Biche County due to the extensive amount of recreational focused development that occurred between 2010 and 2021. and changes experienced in the local market demand, placing a greater emphasis on commercial development within the Plan Area.

April 2022 Public Engagement Summary – To Be Added

In addition to the Bold Center, it is envisioned that the lands will be ultimately developed to include the following:

- Recreational and Institutional Uses:
 - Trails;
 - Recreation vehicle campground;
 - Ball diamonds;
 - Football field; and
 - Storm pond
- Commercial Uses:
 - Highway Commercial;
 - Arterial Commercial; and
 - Neighbourhood Commercial.
- Residential Uses:
 - Single Detached Dwellings;
 - Senior's Housing (multi-family); and
 - Higher density residential including secondary suites and condominiums.
- Natural Open Space:
 - Environmental Reserve; and
 - Buffer strips, parkettes and linear parks.



These lands will be developed in multiple phases, dependent upon funding as well as market conditions.

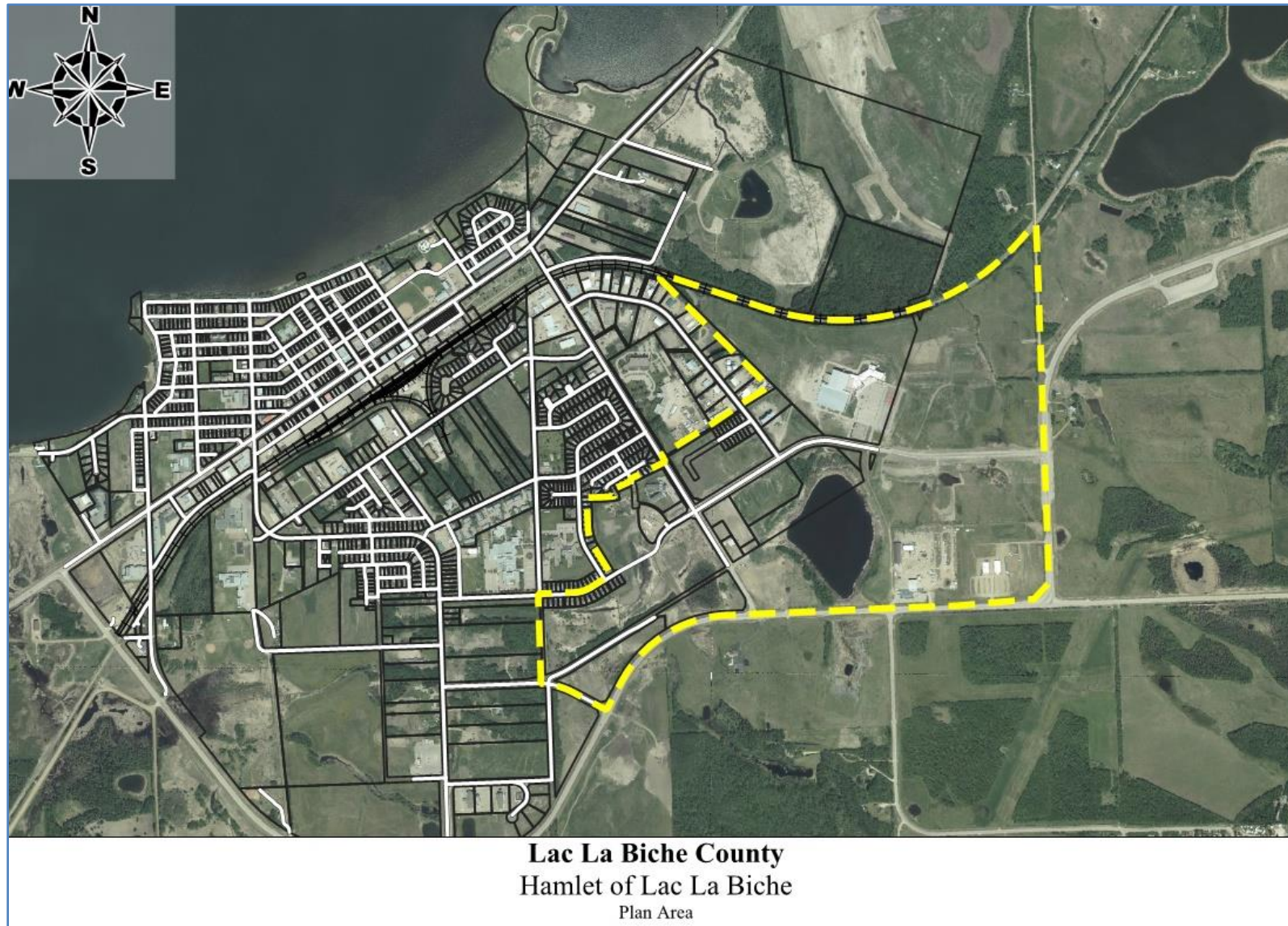
1.4 Planning Framework

The Lac La Biche East Area Structure Plan has been adopted by the County as a statutory plan in accordance with Section 633 of the *Municipal Government Act*. Furthermore, the Lac La Biche East Area Structure Plan implements the scope and intent of the Municipal Development Plan, General Municipal Servicing Standards, and Riparian Setback Matrix.

The Lac La Biche County General Municipal Servicing Standards provides guidelines and policies on development for institutional, residential and commercial areas. This document requires that all lands within the plan area are developed to existing municipal standards and policies.

The Lac La Biche County Riparian Setback Matrix has been prepared to provide an overview of the model for those working in the development industry. The Riparian Setback Matrix Model is used by the County to establish unique environmental reserve setbacks to lakes, streams, brooks, creeks, wetlands and intermittent water drainage courses to be adhered to during the development process under authority of Part 17 of the *Municipal Government Act* to sustain watershed and/or watercourses in balance with development pressure. This document provides guidance to ensure that the lands surrounding the pond on the south portion of the plan area are suitably designed.

Figure 1 – Plan Area



2. PLAN VISION

2.1 Plan Goal

The goal of the Lac La Biche East Area Structure Plan is:

- **To foster lifestyle opportunities where residents and visitors can enjoy the natural environment, commercial opportunities and high-quality recreation amenities.**

2.2 Plan Objectives

The following objectives were identified for the Lac La Biche East Area Structure Plan:

1. To create a community rich in lifestyle opportunities to attract new residents and commercial investment;
2. To establish and support the continued development of highly desirable business and employment opportunities that are compatible with the surrounding residential and institutional land uses;
3. To plan for the provision of an adequate supply of multiple dwelling unit types;
4. To continue investment in additional recreational open space opportunities for lands surrounding the Bold Center;
5. To provide a planning, infrastructure and services framework for the subdivision of lands that promotes economic sustainability;
6. To acknowledge and respect existing County standards and policies.

In pursuing the goal and objectives, the plan endorses and promotes the General Municipal Servicing Standards, as amended from time to time.

The plan supports environmentally sustainable principles and best management practices and standards and ecological conservation.

3. EXISTING SITE CHARACTERISTICS

3.1 Existing Development

Currently the Plan Area includes multiple developments:

- Recreation Centre (The Bold Centre)
- Recreation development including a campground, tennis court, and football field
- Residential development including single family housing and higher density apartment units
- Commercial development



3.2 Tree and Natural Wetland Habitat Features

The southern portion of the plan area has one prominent wetland, being the unnamed pond adjacent to the County Centre on Highway 881. A portion of the pond is dedicated as Environmental Reserve pursuant to a subdivision approval obtained in 1984.

3.3 Existing Land Uses

A diverse range of land use designations currently exist within the Plan Area. The existing land uses include:

- Agricultural (AG)
- Arterial Commercial (AC)
- Central Commercial (CC)
- Direct Control District (DCC)
- Environmental Reserve (ER)
- Highway Commercial (HC)
- Low Density Residential (LDR)
- Municipal Reserve (MR)
- Natural Area Protection (NAP)
- Public/Institutional (PI)
- Redistricted Residential Large Lot (RL)

4. DEVELOPMENT CONCEPT

4.1 Future Land Use

All future subdivision and development within the plan area shall conform to the land use concept illustrated in Figure 2. The land use concept is based on current and anticipated market trends, the objectives of this plan, as well as relevant principles contained in the County's Municipal Development Plan, Land Use Bylaw and General Municipal Servicing Standards.

The intention of the future development within the plan area is to provide a balance between the long-term development vision, while allowing for flexibility in future development. Specific land uses will be determined through land use bylaw amendments and shall align with the Future Land Use Concept illustrated in Figure 2. Generally, the plan area will promote an increase in residential density, while providing for highway commercial development along Highway 663 and other supportive commercial along 91 Avenue. Recreation and Institutional uses will be supported at and around the existing Bold Centre, north of 91 Avenue.

Future development within the Plan Area is identified within 4 main categories:

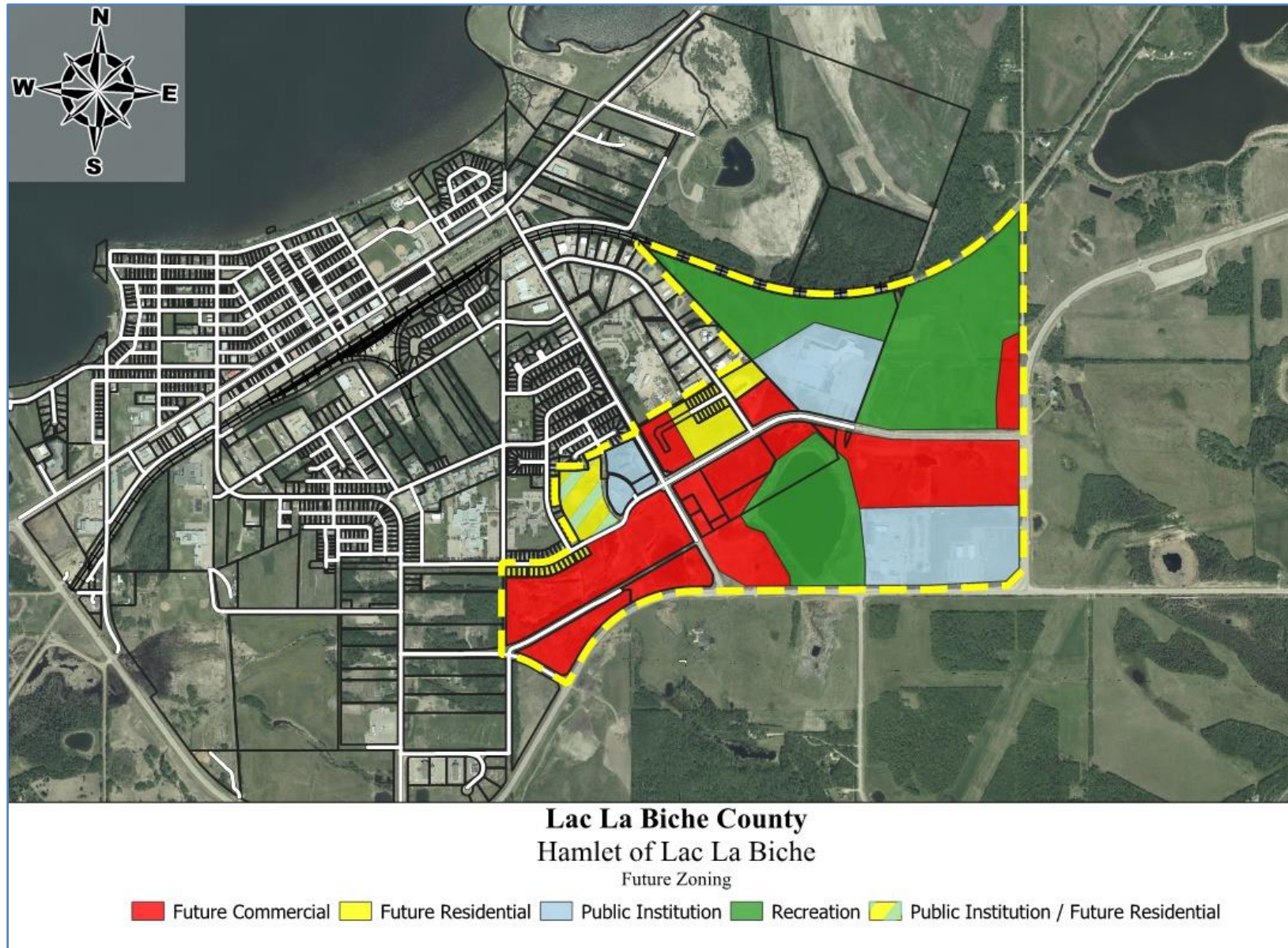
- Future Commercial
- Future Residential
- Public Institutional
- Recreation / Public Institution

Policy:

- 4.1.1 Future arrangement of the land-use areas shall be in general conformance with Figure 2. The boundary between land uses is conceptual, and may be altered slightly at the time of development without amendments to this plan.
- 4.1.2 Any development which abuts a residential use, including those outside of the Plan Area, must provide a buffered strip which may be landscaped with planted trees, berms, adequate fencing or a combination thereof to the satisfaction of Lac La Biche County.
- 4.1.3 Lac La Biche County may give consideration to development proposals for a diverse range of commercial developments which fit within the parameters of the Commercial designation within the County's Land Use Bylaw.
- 4.1.4 All future outside storage shall be screened to the satisfaction of Lac La Biche County.
- 4.1.5 The development of secondary suites in existing single-family residential development may be encouraged to increase residential density in compliance with the regulations outlined in the Land Use Bylaw.

- 4.1.6 The lands identified as Public Institution / Future Residential shall be comprehensively designed at the time of development and shall include appropriate buffers to the neighboring properties.

Figure 2 – Future Land Use Concept



4.2 Vehicle and Pedestrian Circulation

The plan area is a mixed-use land use area which excludes industrial activities. In order to accommodate the traffic flows associated with these types of land uses, a planned system of roadways, sidewalks and trails will effectively manage transportation and recreational activity patterns. All planned roadways and trails are to be constructed in accordance with the General Municipal Servicing Standards to ensure a fully integrated, consistent and safe circulation system.

Development of all roadways must be consistent with Lac La Biche County's General Servicing Standards Plan.

Lac La Biche County has expressed interest in developing a pedestrian railway crossing to connect the south portion of the Plan Area. To support this initiative, Lac La Biche County will begin discussions with CN Railway.

Policy:

- 4.2.1 The plan area shall have pedestrian / bicycle pathways internally and shall have linkages to the surrounding lands not included in, but bordering the ASP.
- 4.2.2 Upon subdivision, all future parcels shall have legal and physical road access.
- 4.2.3 New developments shall have access points from public roadways which are in compliance with the policies outlined in the General Municipal Servicing Standards Plan and will promote safe vehicular traffic patterns.
- 4.2.4 Lac La Biche County will initiate discussions with CN Railway when appropriate, as they relate to the development of a pedestrian railway crossing to connect the Plan Area with the area directly north.
- 4.2.5 Development of all roadways shall be consistent with Lac La Biche County's most recent General Municipal Servicing Standards Plan, and any subsequent updates or amendments to the General Municipal Servicing Standards Plan.

4.3 Public Open Space

Public open space within the plan area consists of the following categories:

a) Storm Pond(s)

All future public Storm Ponds should be located within lands designated as Public Institutional.

b) Natural Areas

This category includes areas that qualify for environmental reserve dedication under the *Municipal Government Act* as well as areas which do not qualify as such, but that are deemed environmentally significant.

The County's Land Use Bylaw illustrates the location of reserve lots, and environmental reserves relative to the actual location of those natural features that are to be preserved (as confirmed by aerial photography).

Potential Environmental Reserve

The development concept in Figure 2 identifies those natural areas which, with reasonable certainty and without having conducted a site analysis, qualify for environmental reserve dedication based on the existence of, for example, a natural drainage course or a wetland that consists of a permanent or semi-permanent pond.

Based on the Riparian Setback Matrix, the pond located within the south portion of the plan area has a riparian zone with high ecological value, and therefore a wide buffer, free from construction, should be left around the wetland. The buffer shall be determined at subdivision stage.

The following areas contain natural capital that do not qualify as environmental reserve but are conservation worthy:

Buffer Strips, Parkettes and Linear Parks

Buffer strips, parkettes and linear parks may be developed on municipal reserve lots. Municipal Reserve lots contain the natural capital listed in this Plan and will be left in a natural state. Municipal Reserve lots may combine active and passive recreation along with trails.

Policy:

- 4.3.1 To reduce the potential impacts on existing and future residential developments, all non-residential developments abutting residential shall include buffering via elements such as berms, fencing, trees, etc. to the satisfaction of Lac La Biche County.
- 4.3.2 Environmental reserve dedications shall be identified at the time of subdivision.
- 4.3.3 Municipal reserve shall be identified at the time of subdivision. Cash-in-leu shall be considered as per the criteria identified in Lac La Biche County's Municipal Development Plan.
- 4.3.4 The development of public open space and recreation opportunities shall complement existing recreational opportunities.

5. UTILITY SERVICES

Municipal utility services will be required to develop the plan area for its proposed land uses. Routing of municipal storm water services, sanitary services and water services shall be in compliance with Lac La Biche County's most recent Infrastructure Assessment Study, and any subsequent updates or amendments to the Infrastructure Assessment Study.

5.1 Storm Water Drainage

The stormwater management concept for the subject area is divided into two main drainage areas. That area lying east and west of Nipewon Road, north of the Bold Center Access Road, will drain to the west across Beaver Hill Road via an underground storm sewer system and eventually discharge into a proposed stormwater pond within the Dumasfield subdivision.

Stormwater management in the remainder of the area will be accomplished through the use of existing and man-made storm ponds and drainage channels. This open-flow method of stormwater management is cost effective and provides for better treatment of the stormwater (removal of solids and pollutants) prior to it reaching any environmentally sensitive water bodies.

Policy:

- 5.1.1 Routing of municipal storm water services shall be in compliance with Lac La Biche County's most recent Infrastructure Assessment Study, and any subsequent updates or amendments to the Infrastructure Assessment Study.
- 5.1.2 Detailed engineering design at the time of subdivision and development will be utilized to determine the exact location of future stormwater ponds.

5.2 Sanitary Sewer

This area will be fully serviced with an underground sanitary sewer system. A portion of this gravity sewer system was installed in 2009 under the Bold Center Access Road, to the extent required to service the Bold Center. The sanitary sewer system was then extended east to Highway 881 to fully service the remainder of the plan area. A lift station must be installed at the intersection of 91 Ave and Highway 881. Following the installation of the lift station, the extension should be sufficient to provide for servicing the two commercial lots being proposed immediately north of the County Administration Building.

The areas at the east end of the subject area, including the proposed commercial lots and RV Park, can be serviced by a gravity sewer system installed along 91 Avenue to

Secondary Road 881 and then north along Secondary Road 881 to a proposed lift station (near the CN Railway). A forcemain will be installed along the same route and will discharge into the last sanitary sewer manhole.

The proposed lift station and gravity sanitary sewer along Secondary Road 881 should be sized to accept flows from east of Secondary Road 881.

Policy:

- 5.2.1 Routing of municipal sanitary services shall be in compliance with Lac La Biche County's most recent Infrastructure Assessment Study, and any subsequent updates or amendments to the Infrastructure Assessment Study.

5.3 Water Distribution

In 2009 watermains were installed under 91 Avenue from Beaver Hill Road to the entrance to the Bold Center. In 2013, this watermain system was extended east to Highway 881. This distribution system has been sized to provide service to the entire subject area and can be extended if and when required.

Adequate fire flows must be provided at the time of development to ensure adequate fire suppression coverage.

Policy:

- 5.3.1 Routing of municipal water services shall be in compliance with Lac La Biche County's most recent Infrastructure Assessment Study, and any subsequent updates or amendments to the Infrastructure Assessment Study.
- 5.3.2 Adequate fire flows must be provided at the time of development to ensure adequate fire suppression coverage.

5.4 Natural Gas Distribution

This area is serviced by a 100 mm polyethelene distribution line located on the north side of the 91 Avenue. This main line will cross to the south side of 91 Avenue to more easily accommodate the lots located on the south side of the main road. There is a 50mm polyethelene distribution line extended across the main arterial road at the Nipewon Road access to service the lots located west of the Nipewon Road access and south of the main arterial road.

There are two high pressure gas mains located north of the Bold Centre which run east/west. These are main feeder lines for the County's natural gas distribution system and must be maintained in their present location.

Policy:

- 5.4.1 All future developments must be serviced with public utilities at the time of development.

6. DESIGN AND DEVELOPMENT STANDARDS

6.1 Purpose



The purpose of the Design and Development Standards is to ensure an attractive and integrated environment consistent with the overall purpose of the ASP and adjacent neighbourhoods or projects. They are intended to provide a unique and enjoyable experience for residents, visitors, shoppers, employees, entrepreneurs and families.

Proposed development permits that are not in compliance with these or any other standards of the Lac La Biche East Area Structure Plan shall be subject to a review by the Municipal Planning Commission.

Policy:

6.1.1 Building Facades:

- a. The building design shall present patterns and materials that are visually interesting, creating activity at the street level. This is accomplished through the use of a combination of architectural features that change the material, color, relief and texture.

6.1.2 Exterior Features:

- a. The use of awnings, signage, windows and doors are required, particularly for commercial uses and uses with access to pedestrian pathways.

6.1.3 Roofs and Rooftops:

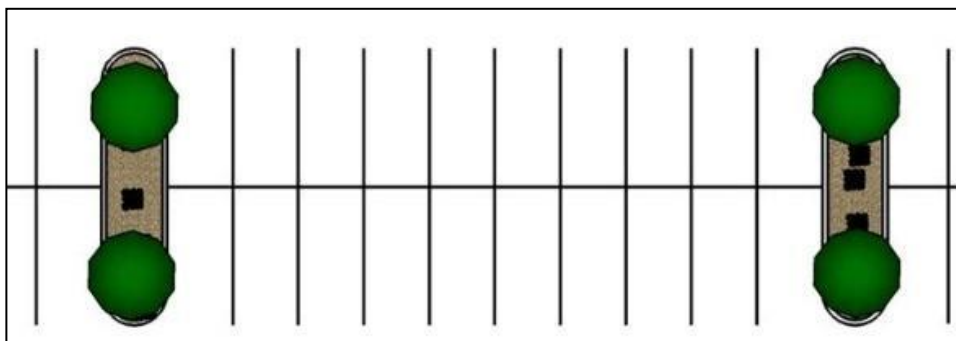
- a. All roof mounted equipment shall be screened by a parapet wall on all sides.
- b. An articulated roof line or cornice shall be designed as a major feature at or near the top of building walls.

6.1.4 Exterior Materials:

- a. The exterior finish of commercial structures shall be of wood, prefabricated materials, stone, brick, architecturally finished block or concrete, stucco, or other durable, aesthetically pleasing material that is appropriate to the development style.

6.1.5 Landscaping

- a. Landscaping standards are provided in the Lac La Biche Land Use Bylaw to assist developers within the Lac La Biche East Area Structure plan to achieve a quality design that will enhance the overall experience of visiting the area. All developments will have the appearance of being of high quality and design compatibility and consistency between uses will be maintained. The following standards shall be followed:
 - i. Boulevard Trees shall be planted along every street within the Lac La Biche East Area Structure Plan. All trees and landscaping material shall be a combination of plant materials tolerant of the Lac La Biche County climate.
 - ii. Maintenance of medians, landscaped areas and trails are the responsibility of Lac La Biche County.
 - iii. Landscaping should be designed such that it promotes positive drainage to catch basins within the street.
 - iv. Landscaped Islands and Tree shall be required in parking lots:



Parking Lot Landscaping Example

6.1.6 Street Lighting

- a. The Lac La Biche East Area Structure Plan will have two types of street lighting; standard and decorative. Both types of lighting shall be integrated into the design of each project; street lighting is an important component in establishing a look and feel in this area of the County.

6.1.7 Street Furniture

- a. The design of street furniture, such as benches, bicycle racks, trash receptacles, newspaper racks and information panels shall be incorporated into the overall design of the area and will be consistent throughout.

6.1.8 Parking Standards

- a. All uses shall meet the parking standards of the Lac La Biche County Land Use Bylaw, in addition to the following:
 - i. Surface parking shall be separated from buildings by surface treatment variations and or grade separation.
 - ii. Customer parking spaces shall not directly abut buildings and will be separated by a planter/sidewalk area.
 - iii. A continuous internal pedestrian and barrier free walkway must be provided from the perimeter public sidewalk to the principal customer entrance.
 - iv. Smaller, well-landscaped parking areas are encouraged.

7.0 PLAN IMPLEMENTATION

7.1 Development Sequencing / Phasing

The staging of development within the Lac La Biche East Area Structure Plan will occur in a logical and efficient manner in consideration of market demand and existing infrastructure and services.

It is anticipated that development of the plan area will commence in the western portion of the plan area and progress in an easterly and northerly manner. No amendment to this plan shall be required if development occurs in a different pattern due to market demand.

Policy

7.1.1 Phasing of development shall generally occur based on market demand and location of existing infrastructure and services.

7.1.2 No amendments to this plan will be required due to changes in phasing sequence identified in policy 7.1.1.

7.2 Amendments to this Plan

All plan amendments shall be prepared in accordance with the Lac La Biche County's Community Engagement Policy and shall follow the process outlined in the *Municipal Government Act*.

Provided the intent of the Plan is maintained, minor adjustments to proposed land use boundaries or roadways or servicing alignments, etc. may be incorporated where necessary without amendment to the Plan.

Policy

7.2.1 The timing of Land Use Bylaw Amendment applications initiated by private landowners shall be at the discretion of the landowners.

7.3 Plan Implementation

Land Use Bylaw amendments for lands identified as future residential and future commercial shall be made at the time of development. The lands should be identified for the specific use within their respective category which is in keeping within the adjacent properties and the proposed development.

A subdivision application may be submitted after the redesignation/redistricting application in compliance with the Area Structure Plan. The subdivision plan has been designed to utilize the existing transportation network and minimize additional land disturbance due to future road construction.

Future development permits shall be submitted after subdivision, when a subdivision is required. Development should occur in an orderly manner as servicing becomes available.

Policy

- 7.3.1 The timing of Land Use Bylaw Amendment applications initiated by private landowners shall be at the discretion of the landowners.
- 7.3.2 A plan of subdivision shall be prepared by a qualified Alberta Land Surveyor.
- 7.3.3 Lot boundaries shall be determined at the time of subdivision in accordance with the requirements of the Land Use Bylaw.
- 7.3.4 Prior to future commercial and industrial subdivision approval, subdivision applications may require a biophysical assessment, a traffic impact assessment, a storm water management study, a geotechnical report and any other documentation deemed necessary by the subdivision or development authority.
- 7.3.5 Detailed subdivision designs must provide the required setbacks to all oil and gas installations.
- 7.3.6 A historical or archaeological assessment of any land may be required at the time of subdivision in accordance with the Provincial regulations.
- 7.3.7 Consent of Alberta Transportation is required before land can be subdivided or a development permit submitted within 1,600 metres of a numbered highway. As such, all subdivisions must be circulated to Alberta Transportation for review and comment prior to approval by Lac La Biche County.

- 7.3.8 All future development within close proximity of the powerlines and pipelines must meet minimum setback requirements as required by federal, provincial and County regulations.
- 7.3.9 All future development must meet the requirements outlined within the County's Land Use Bylaw.
- 7.3.10 All development permit applications may require a geotechnical report prior to development permit approval.
- 7.3.11 Additional technical studies may be required by the County as part of a development permit application. These studies may include, but are not limited to, transportation impact assessments and potable water assessments.

7.4 Plan Review

The Lac La Biche East Area Structure Plan should be reviewed by administration every five (5) years allow for consideration of any changing or emerging issues and trends. Should Administration identify a need to update the ASP, a report outlining the reasonings will be brought to Council for consideration.

In addition, at any time, Council may direct administration to amend the ASP.

Policy

- 7.4.1 County Council may initiate an amendment to this plan at any time.
- 7.4.2 County Administration shall conduct a review of the plan every five (5) years.
- 7.4.3 The timing of Land Use Bylaw Amendment applications initiated by private landowners shall be at the discretion of the landowners.