



Lac La Biche County
welcoming by nature.

Lac La Biche County

Municipal Development Plan

Land Acknowledgment



We respectfully acknowledge that Lac La Biche County is located on Treaty 6, Treaty 8 and Treaty 10 territory, the traditional gathering places for diverse Indigenous peoples including Blackfoot Settlements, Cree, Dene, Inuit, Iroquois, Metis Settlements, Nakota Sioux, Ojibway/Saulteaux/Anishinaabe, and many others whose histories, languages, and cultures continue to enrich and influence our vibrant communities.

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1.0 INTRODUCTION



1.1 Purpose of the Municipal Development Plan

The Municipal Development Plan (MDP) is established to provide a framework for decision making regarding land use in Lac La Biche County (the County). The MDP sets the overall vision, objectives, and goals for future land use and development within the County and can have a strong link to economic development goals and aspirations of the community.

1.2 County Vision

The County's Vision will provide an overall guidance in the development of and implementation of this Plan:

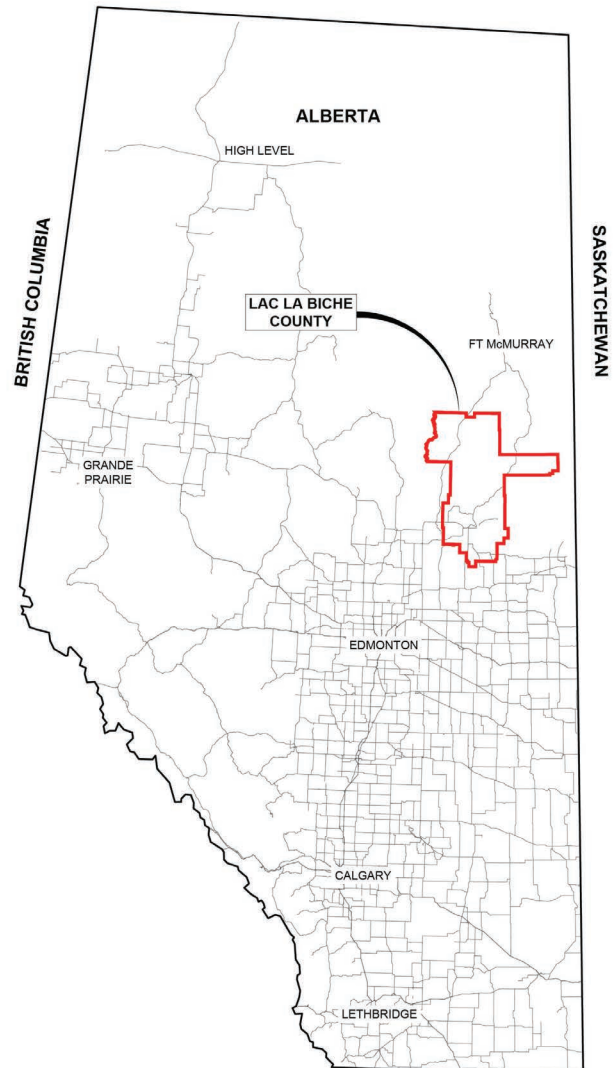
"Lac La Biche County is proud to be a diverse, healthy and safe community. Our citizens are engaged and enjoy enhanced social and recreational amenities. We are economically resilient as we continue to invest in top-quality infrastructure and services. We are environmental stewards who promote our natural assets, making Lac La Biche County the destination choice of northern Alberta."

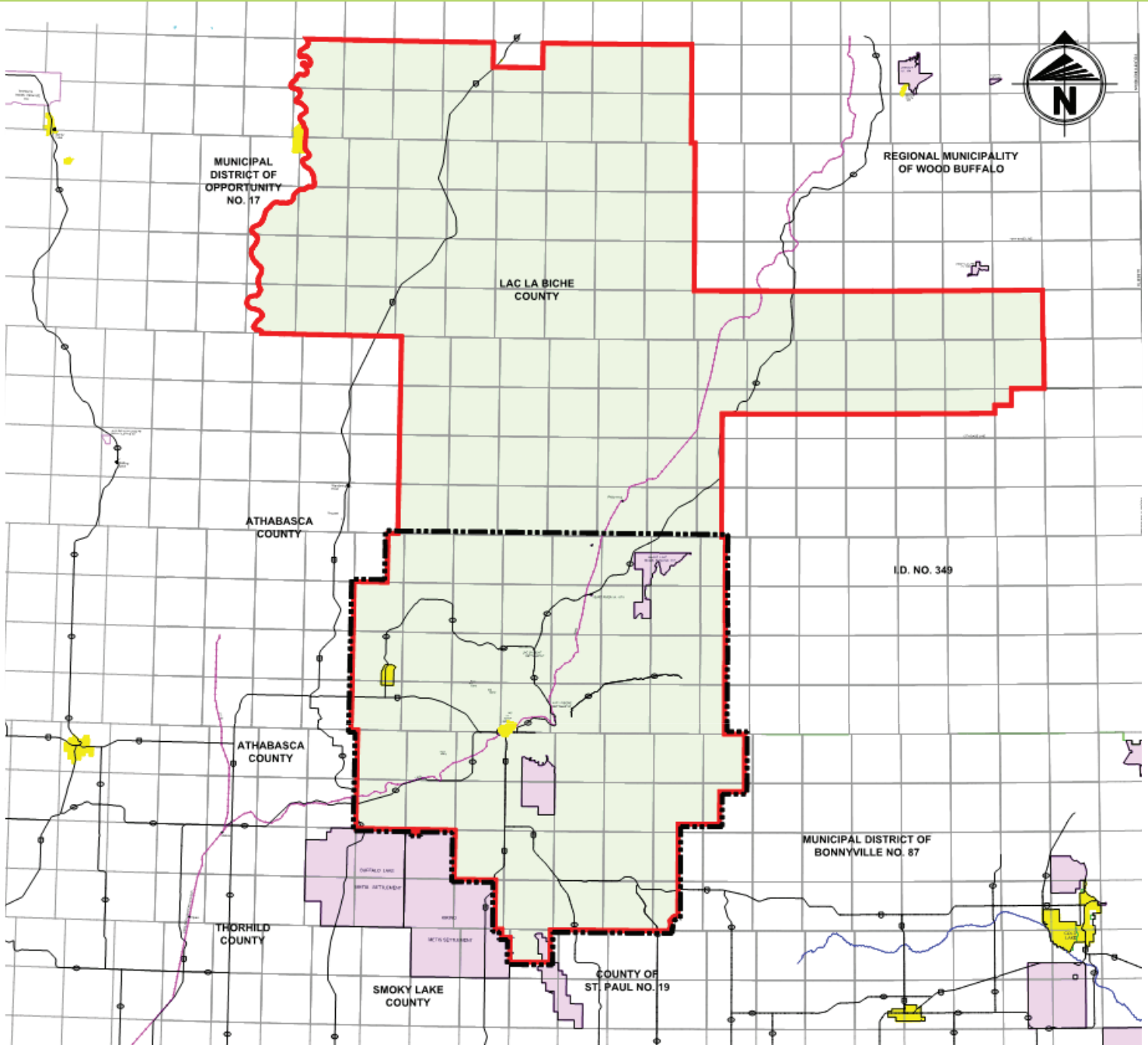
1.3 Plan Area

Map 1 (Plan Area) outlines the general location and municipal boundary of the County. The MDP applies to all private lands located within the corporate boundaries of the County but does not include lands that are within the county boundary that are within First Nations Reserves.

Lac La Biche County, located in northeast Alberta approximately 200 kilometres from Edmonton, spans over 13,000 square kilometres. The County shares its borders with the Regional Municipality (RM) of Wood Buffalo to the north; Athabasca County and the Municipal District (MD) of Opportunity No. 17 to the west; the MD of Bonnyville No. 87 to the east; the County of St. Paul No. 19 and Smoky Lake County to the south and the Kikino Métis Settlement and the Buffalo Lake Métis Settlement to the southwest. The County contains a diverse landscape with agricultural lands dominating the southwest and boreal forest and lakes in the north. Several hamlets are located within the County including Lac La Biche, Plamondon, Venice, Hylton and Beaver Lake. The lake Lac La Biche (which shares its name with the hamlet) is the largest water body within the County; other major water bodies include Beaver Lake, Pinehurst Lake, Seibert Lake, Touchwood Lake, and Winefred Lake. There are three First Nations located within the County including Beaver Lake 131, Heart Lake 167, and Whitefish Lake 128.

The County contains a significant Crown land base primarily within the northern parts of the municipality and while the MDP can provide some strategic direction in terms of future land use policies, decisions regarding land uses within Crown Land are ultimately made by the Government of Alberta.





Map 1 - Plan Area

Legend

-  Lac La Biche County
-  Development Area Boundary





1.4 Community Context

Modern-day settlement in the Lac La Biche area dates to the days of the fur traders, when the lake was part of an important trade link across the continental divide between the east and northwest. The Hudson's Bay Company established a reserve at what is now the Hamlet of Lac La Biche, on the relatively narrow traverse from Lac La Biche (in the Athabasca River drainage area north to the Arctic Ocean) to Beaver Lake (in the North Saskatchewan River drainage area east to Hudson's Bay). The original permanent settlement was at the Lac La Biche Mission, established in 1853 approximately 8 km northeast of the Hamlet. When the Alberta and Great Waterways Railway was built in 1914, it bypassed the Mission and approached the lake at the location of the Hamlet. To take advantage of this, the permanent residents at the Mission moved to the Hamlet site.

Since 1914, growth of the Lac La Biche area has been steady. Although early missionaries and fur traders pioneered the area, the coming of the railway opened new opportunities. Commercial fishing, logging, agriculture, and mink ranching were all important regional activities in the first half of the century. In the last 40 years, the Hamlet of Lac La Biche has emerged as a regional service and administrative centre with agriculture, tourism, forestry and oil and gas development as pillars of the local and regional economy.

Prior to 1995, the area that is currently Lac La Biche County was part of Improvement District (ID) No. 18. On December 31, 1994, ID No. 18 was dissolved and much of the area was absorbed into the MD of Bonnyville. Fragments of the previous ID were annexed by several adjacent municipalities, including the County of Athabasca (Wandering River Area), the County of Smoky Lake (primarily the two Métis settlements) and the County of Vermilion River (most southeasterly tip). On July 1, 1998, Lakeland County was created out of the MD of Bonnyville, leaving behind the land east of the Lakeland Provincial Park and Recreation Area and south of the Cold Lake Air Weapons Range (CLAWR). Effective May 1, 2002, the Village of Plamondon was dissolved, and became a hamlet under the jurisdiction of Lakeland County.

The County was created as a result of the amalgamation of the Town of Lac La Biche and Lakeland County on August 1, 2007. Further changes occurred on January 1, 2012, when the CLAWR was removed from the County (established as ID No. 349) and a portion added from the Regional Municipality of Wood Buffalo north of the CLAWR. The County was designated as a Specialized Municipality under the Municipal Government Act in January 2018.

1.5 MDP Review Process and Timeline

The horizon for this Plan is 20 years, and it is based on the overall growth and development projections undertaken as a part of Land Requirements Study (2021) results. The MDP should be viewed as a guide for growth and development rather than a rigid path to be followed. Although the MDP has been developed to be adaptable to emerging trends and conditions, it should also be reviewed and amended on a regular basis as the community grows, and considering more in-depth future studies, provided these amendments stay within the overall intent and direction of this Plan. In developing this Plan, all existing statutory and non-statutory documents were reviewed to ensure their policies and regulations align.

The focus of the stakeholder consultation process was to provide the public and key stakeholders the opportunity to develop the core vision and direction of this project. This included identifying issues and opportunities, envisioning the future development and policy framework for the Plan area.

The following six (6) key stakeholder groups were consulted to seek their input:

- Members of the Public
- Municipal Staff of Lac La Biche County;
- First Nations;
- Lac La Biche County Council; and
- Municipal Staff of neighbouring municipalities.



2.0 Planning Context

In the Municipal Government Act (MGA), a Municipal Development Plan is considered to be a Statutory Document. Part 17 of the MGA provides the overall planning and development framework for the Province of Alberta and establishes various roles and responsibilities including municipal planning authority.

The County has a variety of strategic and planning documents that provide direction in varying levels of detail. The MDP works together with all of the County's planning documents and within the greater planning framework described below to achieve the goals and objectives identified within the MDP and building towards the County's Vision.





2.1 Statutory Planning Framework

Municipal Government Act

Provides for the overall purpose and powers of municipalities in the Province of Alberta. The MGA outlines the roles and responsibilities throughout and in particular in Part 17 as it relates to planning and development. This document has been prepared in accordance with Section 632 of the MGA.

Alberta Land Stewardship Act

The Alberta Land Stewardship Act (ALSA) authorizes the provincial Cabinet to establish planning regions and adopt a statutory plan for each region. Seven planning regions have been established corresponding to the natural watersheds in the province. The overarching purpose is to implement the Land use Framework by harmonizing land use policies throughout the province. Lac La Biche County is located within the Lower Athabasca Region as defined in the ALSA.

Lower Athabasca Regional Plan

The Lower Athabasca Regional Plan (LARP) was approved by the Government of Alberta in August 2012. The LARP “identifies and sets resource and environmental management outcomes for air, land, water and biodiversity, and will guide future resource decisions while considering social and economic impacts”.

The MGA and ALSA require that municipal decisions and initiatives, including MDPs, be compliant with the provisions of a regional plan. The following are key directions from the LARP that are implemented by the policies of this MDP:

Agriculture

- Municipalities are encouraged to identify areas where agricultural activities should be the primary land use.

- Limit the fragmentation of agricultural lands and its premature conversion to non-agricultural uses.
- Direct non-agricultural development where development will not constrain agricultural activities.
- Minimize conflicts between intensive agricultural operations and incompatible land uses.

Land Development

- Ensure opportunities for future routes and siting for pipeline gateways, transportation corridors, and utility and electrical transmission corridors are maintained.
- Utilize the minimal amount of land required for new residential, commercial and industrial developments.
- Plan, design and locate future development in a manner that utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.

Recreation

- Identify, designate, and market tourism development nodes.
- Make provision for new Provincial Recreation Areas,

Provincial Parks and Wildland Parks

- Provide for the preparation of the Lower Athabasca Regional Trail System Plan.

Intermunicipal Development Plans

An Intermunicipal Development Plan (IDP) is a mutually agreed upon framework between two adjoining municipalities and adopted by both councils, to foster coordination of land use planning, economic development, servicing and transportation needs of the areas adjoined by the municipal boundaries. The County currently has two IDPs in place, one with the County of St. Paul and one with the MD of Bonnyville.

Municipal Development Plan

The MDP is intended to provide broad policy direction for land use planning within the County. The intent of this Plan is to give the policies provided within full effect as far as they remain consistent with the County's LUB. Both documents are intended to be consistent with and supportive of each other however where a policy in the MDP conflicts with a policy or requirement in the LUB, the LUB shall prevail.

Area Structure Plans

Area Structure Plans (ASPs) are statutory plans defined by the MGA that direct future land use, transportation, utilities, and sequence of development in new communities within the County.

Outline Plans

Outline Plans (OPs) provide a more specific planning framework for an area included within an ASP and conforms to the general principles and concepts established in the ASP.

Land Use Bylaw

The (LUB) regulates subdivision and development within the County and is intended to implement the policies of the MDP and other statutory plans within the overall planning framework.

Municipal Servicing Standards

Are non-statutory documents that guide minimum standards for any municipal improvements related to transportation, water, sanitary, stormwater, drainage, park space and utilities.





2.2 Legislative Requirements

Under the requirements of the MGA, all municipalities must adopt an MDP. As a part of general best planning practice and the County's administration of its own planning framework, the MDP should be reviewed and updated over time. The most recent update was completed in 2013.

This MDP review and update has been undertaken upon Council's request and on recommendation from County Administration in order to respond to current economic and market trends and to supplement and support more recent strategic plans and initiatives such as the Lac La Biche County Economic Development Strategy.

The MDP is a statutory plan, prepared and adopted by bylaw, in accordance with Section 632 of the MGA. An MDP in part must address items including:

- the future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;
- the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities;
- the provision of municipal services and facilities either generally or specifically; and

The MGA also allows an MDP to address several other matters notably; the economic development of the municipality.

The MDP will conform to other legislation such as the Subdivision and Development Regulation for the Province of Alberta. It is intended that Council will use the policies of this plan in evaluating proposals for land use change and subdivision and development, and that Council will abide by the policies of this Plan.

2.3 Related Plans and Policies

As noted above the MDP does not function in isolation. Rather, it is an integral part of the Planning Framework within which the County must function. Each Plan within the framework fulfills a specific purpose affording access to the tools for the County to manage, support, and plan for growth and development within its borders. Other supporting plans, strategies and documents align with and were consulted in the development of this Plan including the following:

Airport Expansion Study
Aquatic Services Strategic Plan
Bold Center Strategic Plan
Economic Development Strategy
Lac La Biche Airport Business Plan & Governance Report
Lac La Biche County Strategic Plan
Lac La Biche Golf and Country Club – Long Range Improvement Plan
Lac La Biche Watershed Management Plan
Land Requirements Study
McArthur Park Master Plan
Plamondon Region Recreation
Recreation & Parks Master Plan
Retail Gap Analysis
Tourism Strategy & Product Development Plan
Transportation Master Plan
Visitor Friendly Assessment and Action Plan

3.0 Economic Development



Economic Development is a critical area of focus facing many municipalities throughout Alberta particularly in the context of the downturn in the provincial economy taken plan since the last update to the MDP. There is a strong link between long term planning policy and economic development to the extent that the MGA allows for an MDP to explicitly address the economic development of a municipality. To support economic development in the planning context, this is achieved through the drafting and implementation of policy to support investment readiness, streamlined and efficient processes, and proactive planning through the development of ASPs and LUB provisions which are reflective of the opportunities identified in economic development strategies. The MDP is therefore an enabling document which sets the framework for the other planning tools within the statutory planning framework to support the County's overall economic development objectives.

The MDP has been drafted to be supportive and reflective of the County's economic development goals.

3.1 Goal

- The County will focus its economic development efforts and continue to build partnerships with the business community to create a resilient County that remains prosperous.

3.2 Economic Development Strategic Objectives

The County's Economic Development Strategy identifies three strategic objectives:

- Economic Resilience
- Innovation and Entrepreneurship
- Tourism and Resident Attraction

These objectives were developed through the creation of the County's Economic Development Strategy which envisions moving the economy towards a more sustainable future, supporting the development of sectors of opportunity that play to the County's strengths (ie: Forestry, Agriculture, Energy Sector, and emphasizes the opportunities for tourism development as a cottage destination for seasonal and weekend residents).

The County Economic Development Strategy outlines action items related to its strategic objectives. The intent of this Plan is to support the objectives of the Economic Development Strategy.

With the development of its Economic Development Strategy, the County has identified several target sectors to inform big-picture thinking around how the County can best leverage those sectors to drive economic development. Those include the following:



3.3 Agriculture and Agri-Food

Agriculture is a key component of the Provincial and local economy. For example, the hamlet of Plamondon provides a hub of uses related to the agricultural industry and in 2016, the County had 238 farms with approximately 100,000 acres of crop land. The County's Economic Development Strategy has identified opportunities for industrial hemp and flax expansions, agri-research and development initiatives, vertical farming, and agri-food manufacturing as targets to leverage into diversifying and strengthening the County's economy.

3.4 Forestry

Forestry continues to be an essential pillar of the County's economy; indeed, commodity production has been a staple in Alberta's forestry sector and within the County. This includes standard lumber, pulp and paper and panel boards. While shifting global demand for forest products coupled with supply chain shocks and historic price swings will continue to challenge the industry, the County Economic Development Strategy has identified an opportunity for value added product manufacturing to be explored in the County. This includes the manufacturing of products such as treated lumber, engineered wood, shakes and shingles, posts, timber-frame homes, moldings, cabinets and other finished or semi-finished products.



3.5 Energy Sector

The energy sector will continue to be a major component of the provincial and local economy and will have the highest economic impact on the County throughout the business cycle. This can leave the County (as with the Province) vulnerable to boom bust cycles as the industry is heavily subject to external forces that are not within the County's control to influence. The Economic Development Strategy stresses that economic diversification should be a focus while continuing to support existing businesses associated with the energy sector. Potential opportunities have been articulated within the Strategy to attract firms specializing in oil and gas technological innovations by leveraging the County's proximity to the Athabasca oil sands.



3.6 Tourism

Tourism has been identified as a significant opportunity and strategic objective for the County in terms of its economic development. The Economic Development Strategy emphasizes that initiatives such as developing outdoor experiences, cultural and culinary tourism and improving regional assets present a unique opportunity for the County to develop the region. Several opportunities for tourism development have been identified including, positioning the County to become a cottage destination, increasing online presence for tourism operators, influencer marketing, targeting transformative travelers and visitation in shoulder seasons, and farm to table initiatives.

3.7 Policies

- 3.7.1 The County will collaborate with other levels of government, neighboring municipalities, industry, and other agencies on local and regional economic development initiatives.
- 3.7.2 The County shall ensure the optimal utilization of infrastructure to attract residents, businesses and development to the County.
- 3.7.3 The County will encourage the development of value-added agricultural industries and opportunities for innovative agricultural manufacturing and practices.
- 3.7.4 Promotion of Lac La Biche County as a recreational and tourist destination is a priority.
- 3.7.5 The County shall continue to collaborate with the energy sector and the Alberta Energy Regulator to assist with identifying future developments that need to be supported by municipal infrastructure.
- 3.7.6 The County will continue to support red tape reduction in municipal and provincial government processes.
- 3.7.7 The County may formalize customer service / white glove service protocols for staff engaged in economic development activities on behalf of the County.

4.0 Hamlets



4.1 Vision

To support growth in the County’s hamlets as part of maintaining a rural character and lifestyle. Hamlets provide a range of land uses, housing types, employment, and amenities to a local service area. The County’s five hamlets range in both population size and service level.

Lac La Biche

The Hamlet of Lac La Biche is a full-service rural community with a range of land uses, housing types, rural services and minimum density requirements. Development in this hamlet is guided by the policies of this Plan.

Plamondon

The Hamlet of Plamondon is smaller in size than the Hamlet of Lac La Biche. There is some municipal servicing, amenities and alternative forms of housing. Plamondon supports a range of land uses and services where appropriate transportation and utility servicing is available.

Beaver Lake, Hylo, and Venice

Beaver Lake, Hylo, and Venice are rural hamlet communities that do not require municipal servicing and additional amenities.

4.2 Growing the County’s Hamlets

- 4.2.1 The County strongly encourages growth and development in the County’s hamlets where the appropriate infrastructure and transportation networks are available.
- 4.2.2 The County will prioritize investment in hamlets in the following order:
 - i. Hamlet of Lac La Biche;
 - ii. Hamlet of Plamondon;
 - iii. Hamlets of Beaver Lake, Hylo, and Venice.

4.3 Vibrant Hamlets and Hamlet Character

- 4.3.1 Development within hamlets should complement and enhance the existing character of the hamlet through proper design measures, including scale, massing, architecture, landscaping, and urban design.

4.4 Hamlet Boundaries

- 4.4.1 The County may support the expansion of hamlet boundaries where suitable conditions exist, including:
 - a. proposed or existing developments are located adjacent to the hamlet boundary;
 - b. insufficient infill capacity exists to meet market demands;
 - c. employment or economic growth requires additional lands;
 - d. there will be significant community benefit;
 - e. orderly and sequential development is supported; and
 - f. there are viable infrastructure and servicing solutions for the additional lands.

4.5 Hamlet Housing

- 4.5.1 The County encourages a range of housing forms within hamlets, including but not limited to apartment housing, duplex, secondary suite, single detached, row housing, staked row housing, fourplex, mobile home, garage suite and garden suite.
- 4.5.2 The County may develop Hamlet Design Guidelines to ensure compatibility of a range of housing forms and land use types within hamlets.
- 4.5.3 The County encourages multi-parcel residential development to locate within hamlets where possible.
- 4.5.4 Seniors housing and residential care facilities (i.e. group home, proximate care housing) are encouraged in hamlets to support the ability of residents to age-in-place.



4.6 Hamlet Open Space, Pathways and Trails

- 4.6.1 The County encourages the creation of public parks and pathways within hamlets.
- 4.6.2 The County will seek opportunities to improve walking and cycling in hamlets through increasing the available active transportation infrastructure, such as sidewalks and pathways.
- 4.6.3 The County will look for ways to coordinate planning and connectivity between hamlets and nearby provincial parks, protected areas, and recreation areas.

4.7 Supporting Mixed Use Development in Hamlets

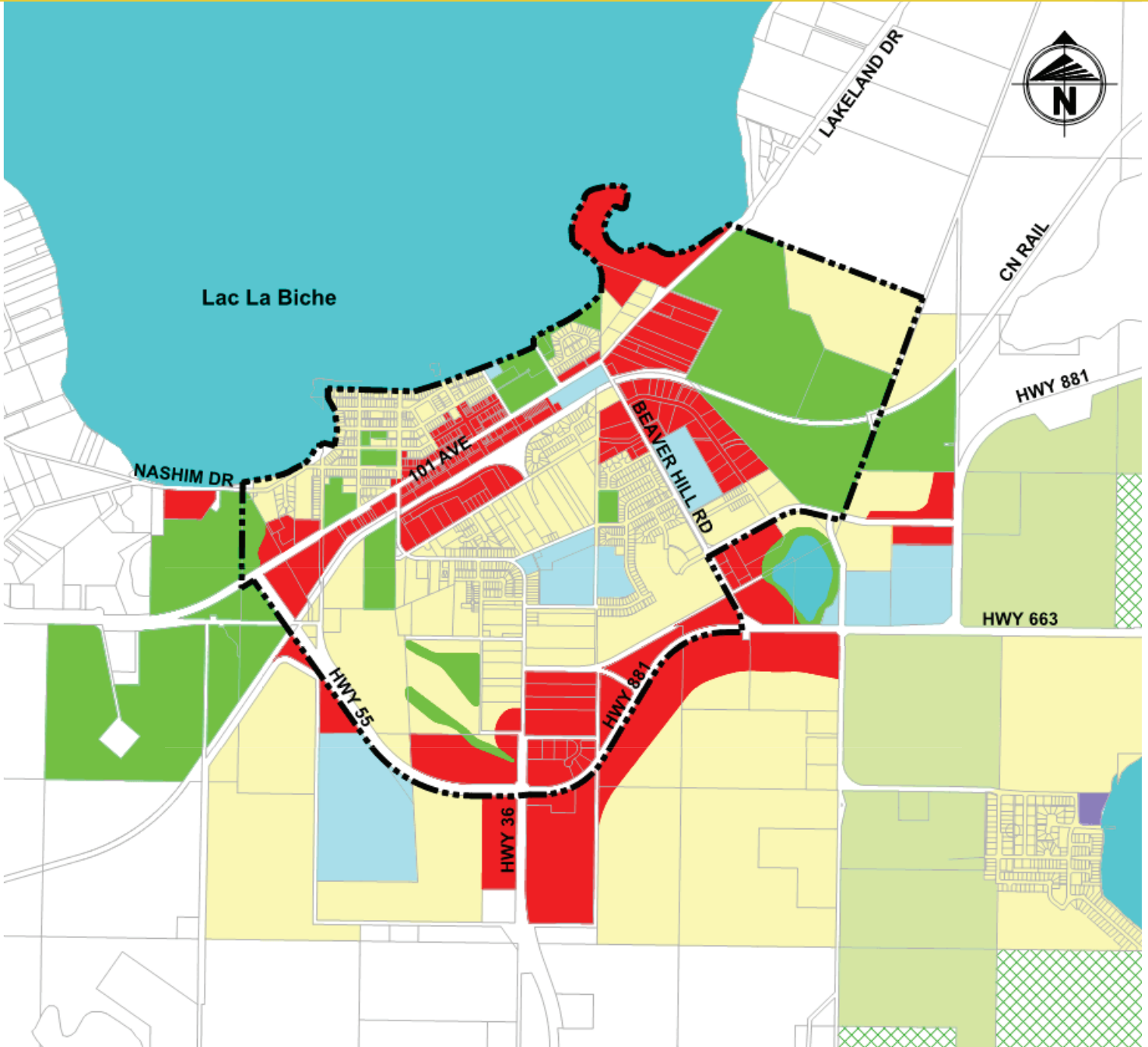
- 4.7.1 Development within hamlets is encouraged to provide a full range of land uses, including:
 - a. residential uses;
 - b. local commercial retail uses;
 - c. institutional and community uses such as schools, community halls, cemeteries, and religious assemblies.
 - d. recreational and cultural uses;
 - e. light industrial uses where they are compatible with adjacent land uses; and
 - f. other uses as appropriate.
- 4.7.2 Compatible land uses may be mixed within buildings or on individual sites.
- 4.7.3 Local employment and services are an important part of maintaining viable hamlets. The County encourages employment opportunities and services to locate within hamlets as a part of mixed use development.
- 4.7.4 The County will foster innovative development forms and patterns that are compatible with the existing hamlet development.

4.8 Hamlet Infill

- 4.8.1 The County encourages the efficient use of land and infrastructure through the promotion of infill and redevelopment of vacant and/or underutilized lots in hamlets.
- 4.8.2 The County may investigate opportunities to offer incentives for landowners or developers to infill or redevelop vacant, under-utilized or brownfield lots within hamlets.

4.9 Hamlet of Lac La Biche

- 4.9.1 The County supports prioritizing hamlet investment in Lac La Biche, including servicing and fiber optic internet.
- 4.9.2 Development within the Hamlet of Lac La Biche must be municipally serviced with municipal water and wastewater servicing.
- 4.9.3 An Outline Plan may be required for the development of more than four (4) lot subdivision within Lac La Biche.
- 4.9.4 The County encourages local and regional employment, commercial and residential development to locate within the Hamlet of Lac La Biche.
- 4.9.5 Map 2 (Hamlet of Lac La Biche) outlines the Future Land Uses within the Hamlet of Lac La Biche.



Map 2 - Future Landuse - Hamlet of Lac La Biche

Legend

- Commercial
- Residential
- Open Space
- Institutional
- Water Body

----- Hamlet of Lac La Biche Boundary



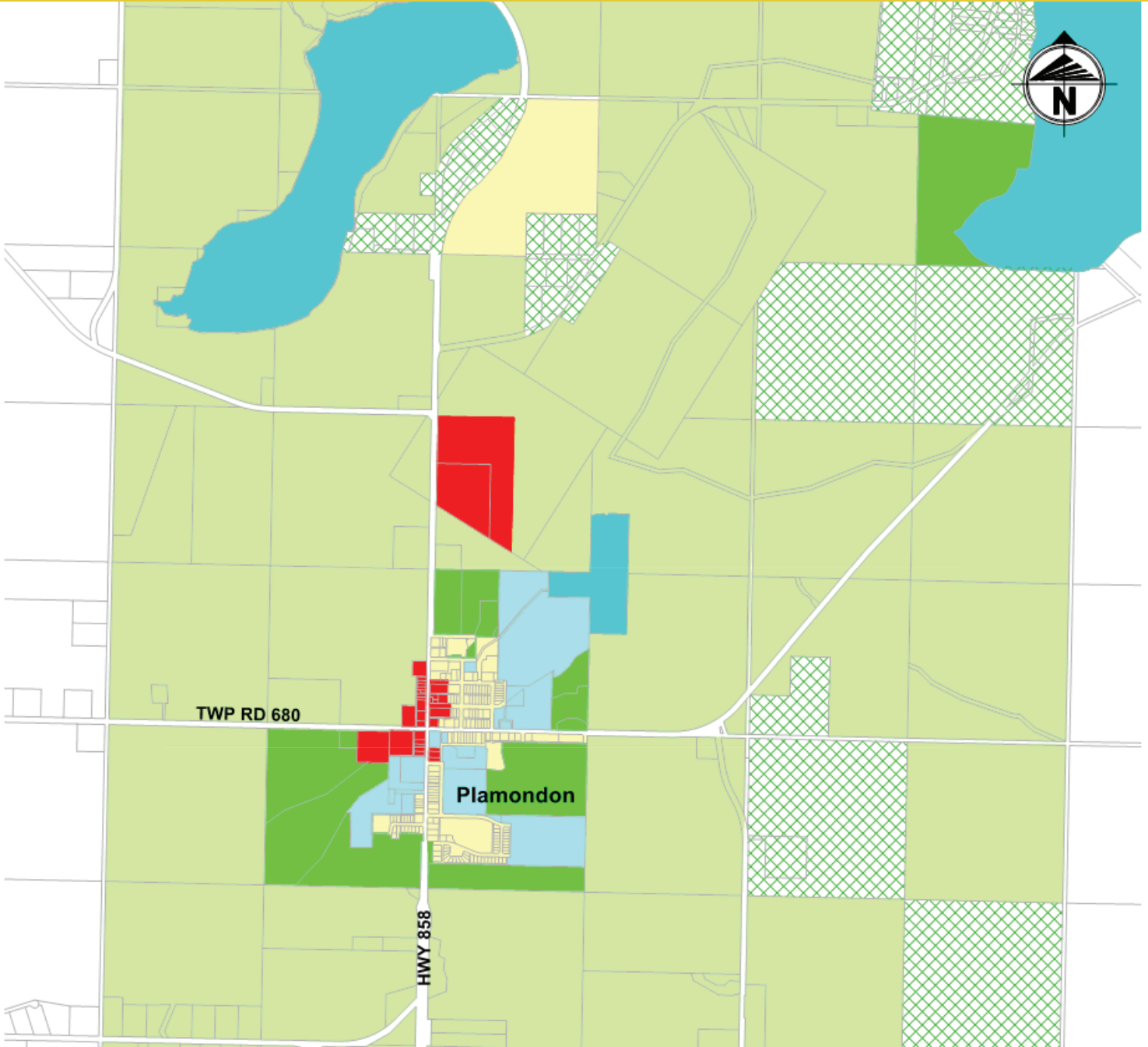
4.10 Hamlet of Plamondon

- 4.10.1 Development within the Hamlet of Plamondon may be municipally serviced with piped water and wastewater servicing.
- 4.10.2 A range of residential densities and housing forms are encouraged within the Hamlet of Plamondon.
- 4.10.3 The County encourages commercial and residential development that serves the local area to locate within the Hamlet of Plamondon.
- 4.10.4 An Outline Plan may be required for development of more than four (4) lot subdivision within Plamondon.
- 4.10.5 Map 3 (Hamlet of Plamondon) outlines the Future Land Uses within the Hamlet of Plamondon.

4.11 Hamlets of Beaver Lake, Hylo, and Venice


- 4.11.1 These Hamlets of Beaver Lake, Hylo, and Venice shall be developed as smaller rural communities. on-site private water and wastewater systems are allowed where suitable conditions permit their use.
- 4.11.2 County Investment in the Hamlets of Beaver Lake, Hylo, and Venice will be prioritized after the Hamlets of Lac La Biche and Plamondon.
- 4.11.3 Map 4 (Hamlet of Beaver Lake) outlines the Future Land Uses within the Hamlet of Beaver Lake.
- 4.11.4 Map 5 (Hamlet of Hylo) outlines the Future Land Uses within the Hamlet of Hylo.
- 4.11.5 Map 6 (Hamlet of Venice) outlines the Future Land Uses within the Hamlet of Venice.

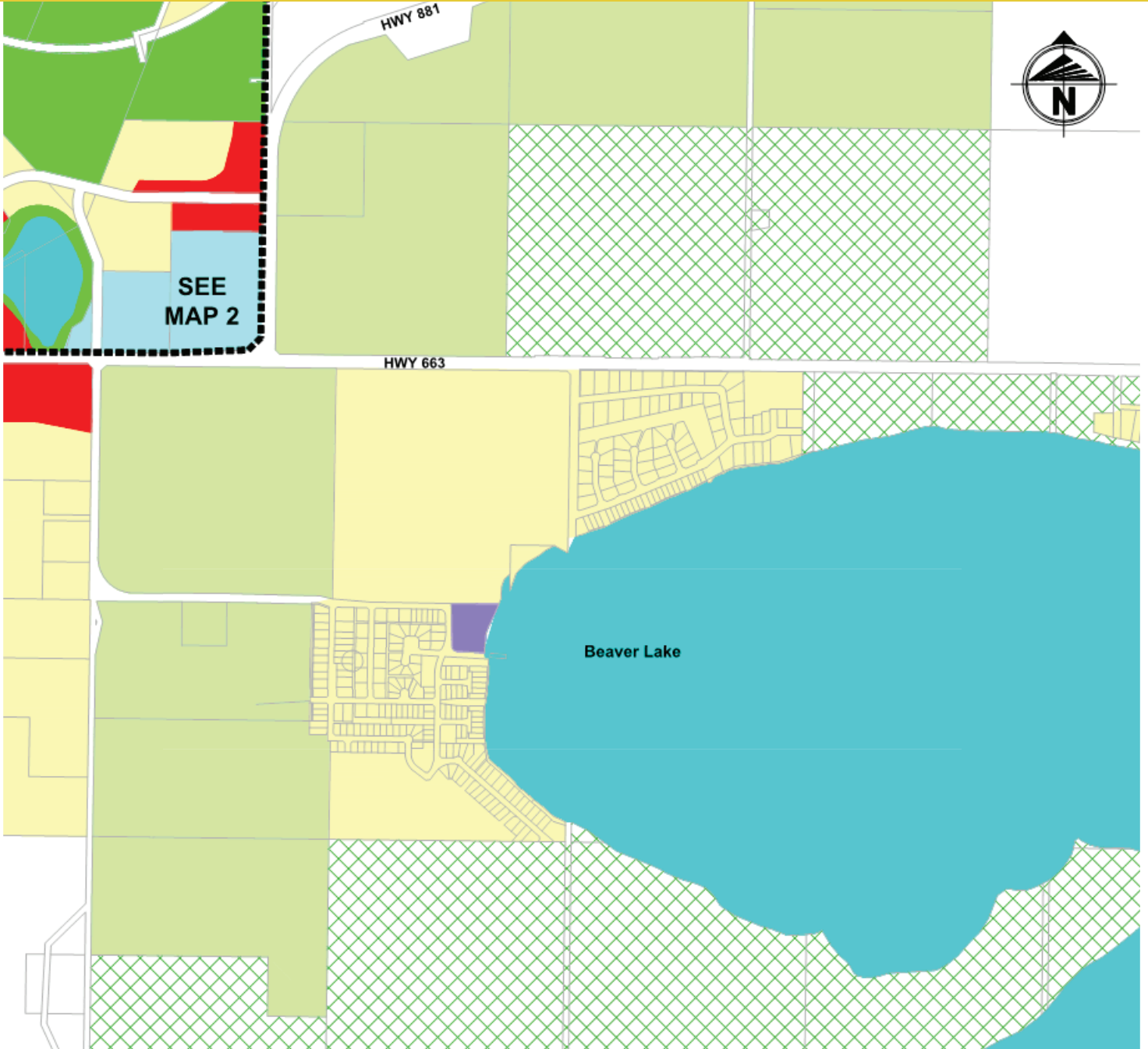




Map 3 - Future Landuse - Hamlet of Plamondon

Legend

 Commercial	 Open Space
 Rural	 Institutional
 Residential	 Water Body



Map 4 - Future Landuse - Hamlet of Beaver Lake

Legend

- Residential
- Recreational
- Rural
- Crown Land
- Water Body

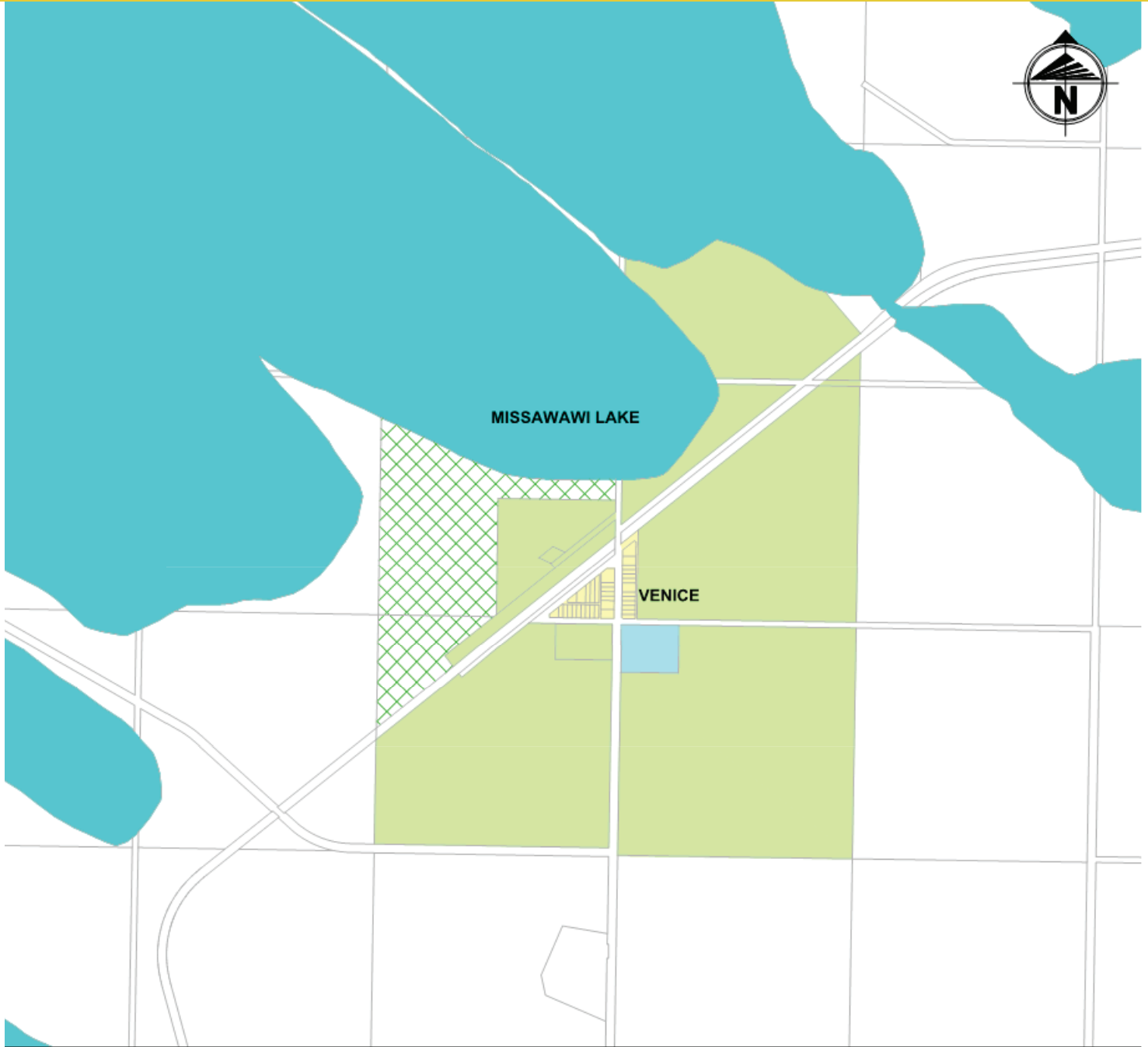


Map 5 - Future Landuse - Hamlet of Hylo

Legend

- Residential
- Water Body
- Institutional
- Rural





Map 6 - Future Landuse - Hamlet of Venice

Legend

- Residential
- Institutional
- Rural
- Crown Land
- Water Body

5.0 Rural



5.1 Goals

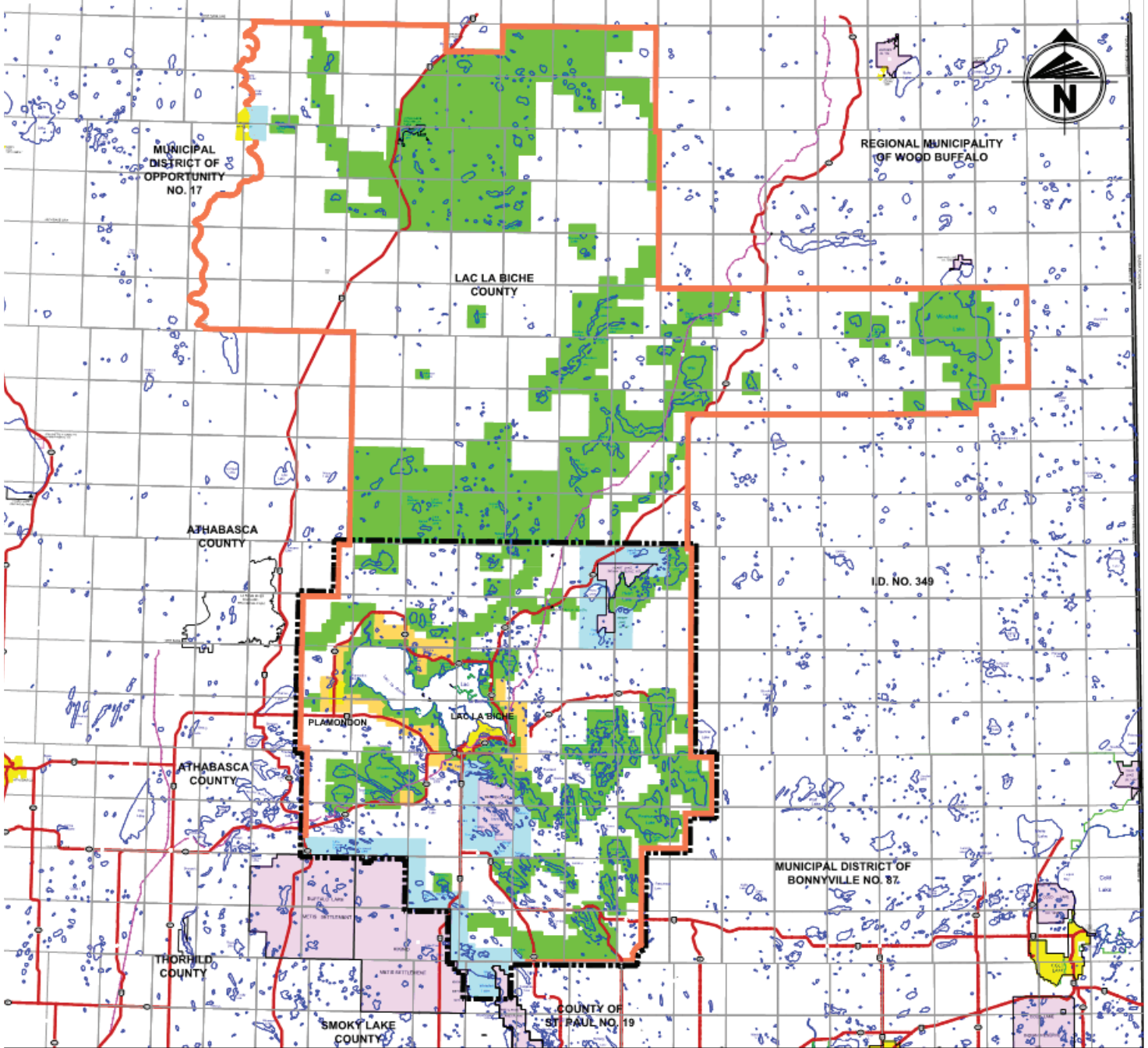
- The overall intent in the Rural Area is to recognize agriculture as the predominant land use however, within the Rural Area a wide variety of land uses occur. The intent of the MDP is to outline a strategy for dealing with the many different, and often competing, land uses in the Rural Area.

5.2 Objectives

- Support agricultural operations and agricultural land base within the County.
- Recognize the value of Agri-Tourism focusing on Farm to Table producers and enabling the farm experiences for locals and tourists.
- Explore innovative agricultural product types and manufacturing techniques through development and research opportunities.

5.3 Policies

- 5.3.1 Any development in the Rural Area shall be in general conformance with the MDP Policy Areas Map 7 (Future Development).
 - a. Extensive agriculture is recognized as a predominant land use;
 - b. Commercial and Industrial land uses should be concentrated along arterial and collector roadways identified in the Transportation Master Plan; and
 - c. Residential and Institutional land uses should be concentrated primarily in and around the Hamlets of Lac La Biche, Plamondon, Beaver Lake, Hylo and Venice.



Map 7 - Future Development

Legend

-  Development Area Boundary
-  Natural Area
-  County Residential
-  Rural
-  Adjacent Municipality Development 0.5 mile Fringe Boundary
-  First Nation 2.0 mile Fringe Boundary
-  Hamlet



- 5.3.2 A maximum of two (2) parcels per quarter section shall be permitted in the Rural Policy Area. In the area identified as Rural, the maximum parcel size of 6 hectares (15 acres) for farmstead separation is recommended. An increase to the parcel size, may be considered, to accommodate existing infrastructure or physical characteristics of the site. Farmstead separations shall not require an amendment to the LUB prior to subdivision.
- 5.3.3 The non-agricultural uses which may be allowed in the area identified as Rural include:
- a. the subdivision of land for residential purposes;
 - b. industrial and commercial development which are secondary or incidental to the main farming operation;
 - c. natural resource extractive industries such as oil and gas facilities including gas plants, forestry practices, sand and gravel operations; and
 - d. other uses.

Residential Development

- 5.3.4 In the Rural Policy Area, LUB amendments and subdivision applications proposing the second residential parcel or greater, will be subject to the following criteria:
- a. the parcel shall have direct access to a municipal roadway;
 - b. the parcel must have a suitable building site;
 - c. all potable water and private sewage systems can be facilitated on-site and without negative impact on adjacent land uses;
 - d. the land does not infringe upon an approved livestock facility; and
 - e. it is recommended that parcels be clustered (adjacent and continuous) to reduce the fragmentation of agricultural lands.
- 5.3.5 The re-subdivision of land may occur provided that parcels which are created are suitable for the use intended and that the parcel sizes are large enough to accommodate the sewage disposal system. The subdivision of land to provide for more than two (2) parcels per quarter section shall require an amendment to the LUB prior to subdivision.
- 5.3.6 The County support an intensive agricultural and hobby farms on Agricultural parcels smaller than 160 acres, subject to the following criteria:
- a. proposal and reasoning for the suggested agricultural use of the site;
 - b. a conceptual shadow plan for the remaining balance of the land; and
 - c. any other information as required by the Planning and Development Authority.

Commercial and Industrial Development

- 5.3.7 New commercial development shall be considered within the Rural Area, subject to the following criteria:
- a. water supply, sewage treatment and stormwater management services shall all be facilitated on-site;
 - b. it is encouraged that commercial and industrial development locate along arterial and collector roadways identified in the Transportation Master Plan; and
 - c. a Traffic Impact Assessment (TIA) may be required by the Planning and Development Authority for review.

Recreational Development

- 5.3.8 The provision of new recreational services and amenities should comply with the following:
- a. the location and nature of new trails and recreational amenities should put a strong emphasis on the connectivity of recreational areas; and
 - b. new recreational facilities should be focused towards the Hamlets of Lac La Biche, Plamondon, Beaver Lake, Hylo, and Venice.
- 5.3.9 New recreational facilities can be allowed within the Rural Area subject to the following criteria:
- a. a Noise Level Study should be prepared, at the discretion of the Planning & Development Authority, to indicate the impacts of new development on neighbouring land uses; and
 - b. a TIA should be prepared, at the discretion of the Planning & Development Authority, to indicate the impacts of new development on municipal roadways.
- 5.3.10 New extensive recreational activities may be permitted at the discretion of the Development Authority.



6.0 Country Residential



There are several considerations involving the development of country residential areas. The first and most critical involves ensuring that there is an adequate building site suitable for the use intended. This includes the provision of an adequate water supply both in terms of quality and quantity. It is incumbent upon the approving authority to ensure that each building site has an appropriate water supply. The same is true with respect to sewage disposal. Lot sizes must be linked to the appropriate sewage disposal method as outlined in the Private Sewage Systems Standard of Practice. This also speaks to the physical configuration of the land; that the building site is not on steep slopes which may erode, located in a flood plain or an area with a high water table or on an environmentally sensitive area which will restrict the ability to build.

Lastly, the subdivision must be designed with consideration for the drainage patterns both on site and within the area. Subdivision should not disrupt natural drainage patterns and cause flooding, particularly on other adjacent land.

A second issue with country residential involves potential conflicts with adjacent uses. In general, country residential uses will be encouraged in closer proximity to existing residential areas focused around the hamlets of Plamondon, Lac La Biche, Hyllo, and Venice in addition to opportunities for recreational / cottage residential uses adjacent to several of the lakes located throughout the County. However, there are opportunities for Country residential development within other areas of the County particularly throughout the Rural area. Limitations in terms of density and number of lots per quarter are addressed in other sections of the MDP however all country residential development shall be subject to the policies and criteria noted below.

6.1 Goal

- Facilitate the development of a variety of country residential uses and recreational residential uses.

6.2 Objectives

- Direct new multi-parcel country residential development to prescribed areas
- Establish clear criteria for the development of multi-parcel country residential subdivisions
- Make more efficient use of existing infrastructure and improve service delivery to country residential areas

6.3 Policies

- 6.3.1 Major multi-parcel country residential development should be directed to the areas identified on Map 7 (Future Development) as Country Residential.
- 6.3.2 The subdivision of land to allow for more than one (1) residential parcel per quarter section will require an amendment to the LUB to an appropriate country residential district.
- 6.3.3 In considering an amendment to the LUB to accommodate a country residential development, Council shall consider all of the following criteria:
- a. the suitability of the site to accommodate the proposed use,
 - b. the soils, topography and site characteristics,
 - c. the availability and adequacy of water supply,
 - d. the proposed method of sewage disposal,
 - e. access to the proposed parcels which is satisfactory to the approving authority,
 - f. the adequacy of road networks in the area and the implications to additional volumes of traffic on the County,
 - g. the potential for conflicts with adjacent land uses,
 - h. conformity to the Subdivision and Development Regulation,
 - i. the nature of the country residential development relative to other adjacent uses, and
 - j. drainage patterns within the land to be subdivided and the impact to adjacent lands.



- 6.3.4 The County may establish a direct control district to accommodate residential subdivisions and development that have characteristics which are unique and significantly different than other developments allowed by this plan. Developments which can be accommodated under one or more of the districts in the Land Use Bylaw will not be considered for Direct Control.
- 6.3.5 Except for farmstead separations, all subdivisions for country residential purposes will require an amendment to the land use bylaw prior to subdivision approval.
- 6.3.6 In approving multi-parcel country residential acreages on adjacent quarter sections, the County will have regard to the nature and design of the existing acreages to ensure that conflicts are minimized.
- 6.3.7 The density of the subdivision will be contingent upon the methods of sewage disposal proposed.
- 6.3.8 Developers and landowners will be responsible for the operation and maintenance of any private water supply and private sewage disposal system. Serviced Country Residential development may be developed at densities of up to 10 units per hectare. Residential development proposed at densities in excess of 10 units per hectare, should generally be proposed within a Hamlet.
- 6.3.9 Proposals for new recreational residential development shall be supported if it meets the following criteria:
- a. the proposed development is located adjacent to a natural amenity such as a lake or a river;
 - b. the subdivision is serviced by municipal services, unless developed as a condominium, in which case a communal water and sewer system meeting Provincial standards may be considered;
 - c. access roads to subdivisions, and internal subdivision roads, are to be constructed to the County standards;
 - d. the subdivision is zoned to an appropriate Land Use District in accordance with the LUB; and
 - e. the development does not negatively impact adjacent land uses.



7.0 Natural Area



Environmental stewardship is a guiding principle for the development of the County. To establish and protect locally relevant environmentally sensitive areas, the County adopted the Lac La Biche Water Management Plan.

The County is committed to protect and sustain the valuable natural assets their residents and visitors enjoy. Maintaining the health and viability of the landscape is a priority to the County, not only for the quality of life for their residents but also for the essential tourism economic development opportunities. Development within these environmentally sensitive areas must consist of a balance between ecological or environmental protection and development pressures. All types of development in these areas should aim to reduce impacts on the surrounding environment.

Areas identified in the Watershed Management Plan, as key environmental features in the County:

- The Shoreline;
- The Lake; and
- The Watershed Lands.

7.1 Objectives

- Ensure natural assets are sustained for current and future generations to enjoy.
- Implement operations lead by example with respect to environmental sustainability.
- Ensure growth and development are encouraged while not compromising our natural assets.
- Ensure that appropriate and effective use of agricultural land.

7.2 Healthy Communities

- 7.2.1 Environmental stewardship is a County priority. The County will consider the ecological integrity of ecosystems, wildlife habitat and corridors and the potential cumulative impacts of development on the County landscape as a part of planning and development decisions.
- 7.2.2 The County shall consider the ecological integrity of the County's natural environmental features and overall ecosystem health when undertaking or updating statutory plans, policies, bylaws, and other planning documents.
- 7.2.3 Planning and development projects initiated by the County or private developers that require municipal approvals are recommended to undertake the following technical assessments related to the environment as required or required by the County:
 - a. biophysical Assessment, either a desktop or comprehensive biophysical assessment to be completed by a qualified professional;
 - b. geotechnical Assessment to determine slope stability where unstable terrain or steep slopes that exceeds 15% grade may be present; and
 - c. flood Hazard Study if all or part of a development site is located within the floodplain of a watercourse or waterbody.
- 7.2.4 All planning and development projects initiated by the County of private developers shall adhere to relevant Federal and Provincial acts, standards, and regulations.
- 7.2.5 The County will ensure its land holdings comply with the environmental standards outlined in the Alberta Tier 1 and Tier 2 Soil and Groundwater Remediation Guidelines.
- 7.2.6 Best Management Practices, as outlined in the County's Watershed Management Plan, should be incorporated whenever possible to protect Natural Ecological Capital and support healthy ecosystems.

7.3 Integrated Regional Planning

- 7.3.1 The County will partner with the Province of Alberta, Indigenous communities, industry, non-government organizations and the public to ensure the protection of environmental features within and connected to the County.





7.4 Biodiversity

- 7.4.1 The County shall maintain biodiversity and protection of Species-at-Risk at the species level by:
- requiring development activities where Species-at-Risk may be located to undertake additional species surveys, if indicated as a need through either a Desktop Biophysical Assessment or a Comprehensive Biophysical Assessment;
 - ensuring the County and Developers are aware of applicable federal and provincial regulations pertaining to Species-at-Risk; and
 - supporting the use of non-regulatory mitigation measures (e.g., noise or light reduction) and regulatory setbacks (e.g., Migratory Bird Convention Acts), or other Federal or Provincial setbacks to minimize disturbance to sensitive wildlife species.

7.5 Lake and Watershed Management

- 7.5.1 The County will seek to protect, enhance and restore the water quality and aquatic ecosystem whenever possible by:
- retaining natural areas along waterbodies and watercourses;
 - incorporating best practices to minimize soil erosion, to protect and enhance riparian zones and to conserve and enhance areas that contain habitat for federally or provincially listed plant or wildlife species; and
 - conserving wetlands and establishing riparian setbacks around wetlands.

7.6 Wetlands

- 7.6.1 The County will support the implementation of the Alberta Wetland Policy.
- 7.6.2 The County encourages net-gain of wetlands through stormwater management facility naturalization and other wetland restoration, replacement and enhancement activities on public and private land.

7.7 Surface and Groundwater Resources

- 7.7.1 The County will seek to maintain and protect the quality and quantity of surface and groundwater resources in the region by:
- a. requiring all necessary technical studies concerning surface water or groundwater quantity or quality be completed to ensure any proposed planning and development processes and activities will not negatively impact surface water or groundwater resources, including recharge ones, in the area; and
 - b. supporting naturalization, retention, and enhancement of natural drainage patterns during the subdivision and development approval process.
- 7.7.2 The County will support a no-net increase of post development nutrient discharges in sensitive groundwater areas, including waterbodies, wetlands, and watercourses, as indicated in the Watershed Management Plan.

7.8 Setbacks from Waterbodies and Watercourses

- 7.8.1 Best Management Practices and Provincial guidelines as stated in the documents Stepping Back from the Water and On the Living Edge should be incorporated into development and site plans where applicable.
- 7.8.2 The Riparian Setback Matrix Model will be used, where appropriate to determine site-specific setbacks for new developments adjacent to riparian areas, along wetlands, watercourses, and water bodies.
- 7.8.3 Development is prohibited within floodways to ensure the safety of residents and the health of the waterway. Lands within floodways will be indicated as ER at the time of subdivision.





7.9 Sustainable Infrastructure & Development

- 7.9.1 The County supports growth, development and implementation of sustainable infrastructure projects including but not limited to:
- low impact development concepts such as bioswales, green roof technology, and rain gardens;
 - energy efficient buildings; and
 - eco-industrial parks, compact community design or other innovative development models that reduce the overall environment footprint of a development.
- 7.9.2 The County may consider the use of incentives to encourage the use and implementation of sustainable infrastructure or development initiatives.

7.10 Climate Change Mitigation

- 7.10.1 Reduce exposure and vulnerabilities to climate related hazards.
- encourage infrastructure design that can withstand climate change impacts;
 - encourage development and land use patterns that reduce exposure and vulnerabilities to climate change impacts;
 - discourage development in areas known to be vulnerable to the impacts of severe weather and natural hazards, such as steep slopes and floodplains, to minimize long-term risk to Lac La Biche County; and
 - minimize disruption from extreme weather events by encouraging on-site backup power systems and emergency shelters within new buildings and development of disaster management plans for buildings and communities.

7.11 Energy Efficient Land Use Planning

- 7.11.1 Coordinate sustainable energy planning at all scales of development by:
- a. promoting infrastructure that support alternative and renewable energy production and reduced energy consumption;
 - b. ensuring that energy efficiency is part of the design considerations for local area plans and subdivisions;
 - c. minimizing building setbacks, in Hamlets to encourage efficient use of land and/or support district energy where appropriate to reduce energy loss or create opportunities for energy exchange;
 - d. maximizing passive solar gain through street design and building orientation;
 - e. reducing the consumption of carbon-based fuels and increase renewable energy systems;
 - f. minimizing energy use through innovative site design and building orientation or stacking that addresses factors such as prevailing winds, landscape, sun-screens and sun-shade patterns;
 - g. remove barriers to the development of district energy low-carbon heating and cooling systems, solar and other renewable sources that serve buildings or a broader district;
 - h. encourage active transportation, reduce vehicular trips, and preserve open space;
 - i. plan for and support infill development within Hamlets;
 - j. improve walking and wheeling infrastructure and encouraging active modes of transportation.; and
 - k. support the preservation, restoration, and utilization of natural infrastructure for its many benefits, including reducing the urban heat island effect, stormwater management and carbon. sequestration.





8.0 Transportation

8.1 Goal

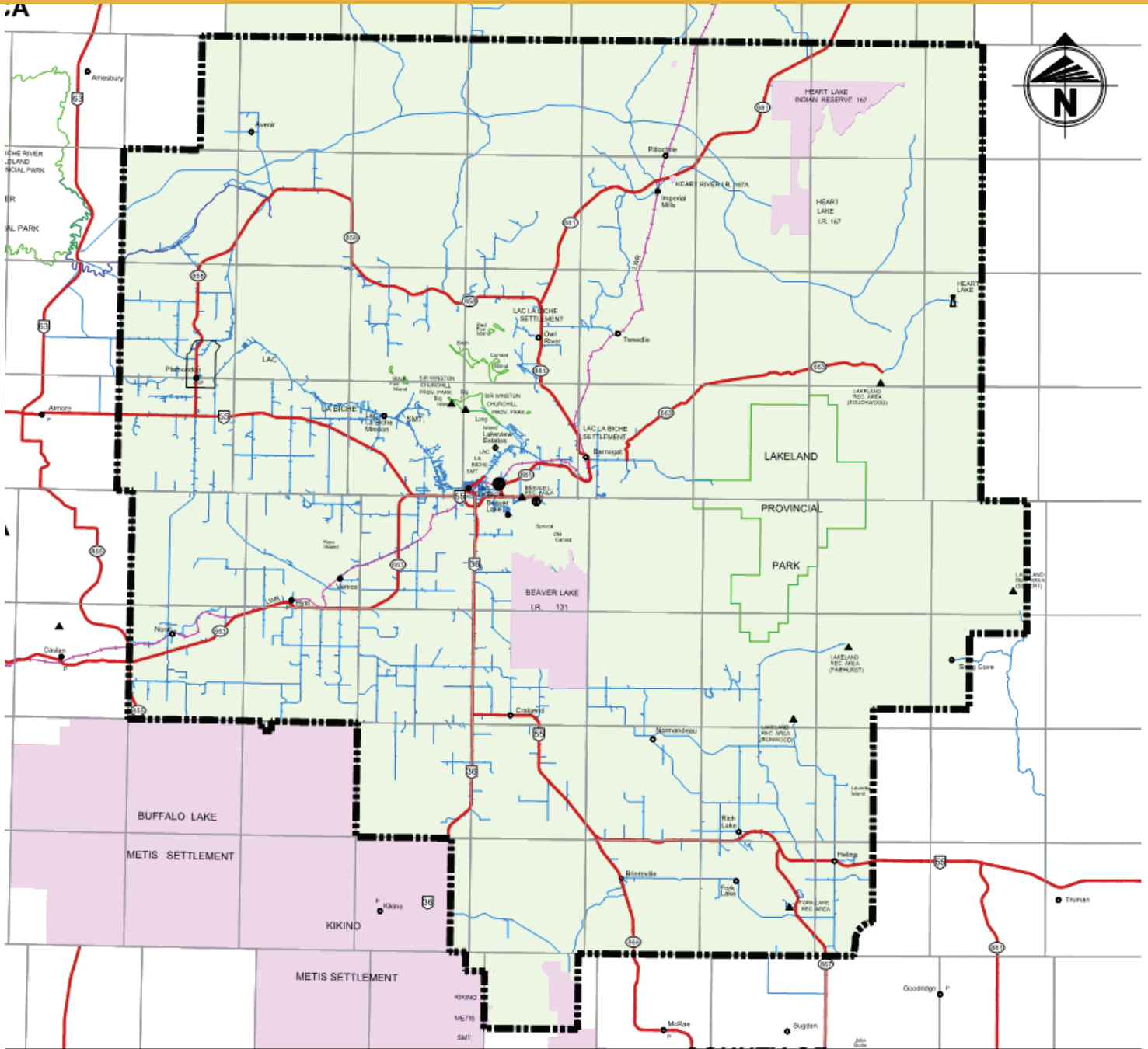
- Lac La Biche County will develop, support, and maintain safe and efficient transportation systems.

8.2 Objectives

- Promote regional connectivity through a variety of transportation modes.
- Plan and manage transportation systems in cooperation with Alberta Transportation, Alberta Environment, and neighboring municipalities.





8.3 Policies

- 8.3.1 Road classifications within the County are shown on Map 8 (Transportation Network).
- 8.3.2 The County shall require developers to pay for their proportionate share of the cost of infrastructure to facilitate their development.
- 8.3.3 The County will support coordination and integration of local, regional, intra-provincial and inter-provincial transportation networks.
- 8.3.4 The County will support partnership agreements with industry where roads can be developed jointly for mutual benefit.
- 8.3.5 The County may proactively complete traffic impact assessments in potential development areas.



Map 8 - Transportation Network

Legend

-  Lac La Biche County
-  Primary Highway
-  Development Area Boundary
-  Roadway Network
-  Railway



- 8.3.6 The County will work with Alberta Transportation to coordinate land uses in the vicinity of primary and secondary highways.
- 8.3.7 When approving applications for subdivision and development, the County will ensure that the road network can accommodate the increased traffic caused by the subdivision or development.
- 8.3.8 When approving future subdivisions, the County will require consideration to clustering compatible uses to reduce the requirement for new infrastructure or minimize cost associated to maintaining or upgrading existing road.
- 8.3.9 The County will require a developer to provide the necessary road widths in accordance with the Servicing Standards adopted by the County.
- 8.3.10 The County will require developers to provide the necessary road improvements in accordance with the Servicing Standards adopted by the County.
- 8.3.11 The County may require a developer to provide a Traffic Impact Assessment (TIA) as part of an ASP or ARP, subdivision, or development permit application in order to determine the impact of the proposed development on the road network. The TIA should identify any required improvements based on estimated traffic flows, and assign costs, timing, and responsibilities for the costs of improvements.
- 8.3.12 The County will support the development of active transportation networks by:
 - a. encouraging the design, development and maintenance of multi-use trails and pedestrian connectivity throughout the County with linkages and extensions to the existing trail system focused around the Lake; and
 - b. linking tourism opportunities through active transportation infrastructure where possible.
- 8.3.13 The County will cooperatively work with Canadian National Railway Company on any future rail development.





9.0 Infrastructure & Utilities

9.1 Goal

- Develop, support, and maintain safe and efficient utility systems.

9.2 Objectives

- Promote utility systems in cooperation with Provincial Government, First Nations, and neighbouring municipalities.
- To plan for long term extension of infrastructure systems that will be reflective of the growth needs of the County.
- To protect the integrity of the County's utility systems.

9.3 Water

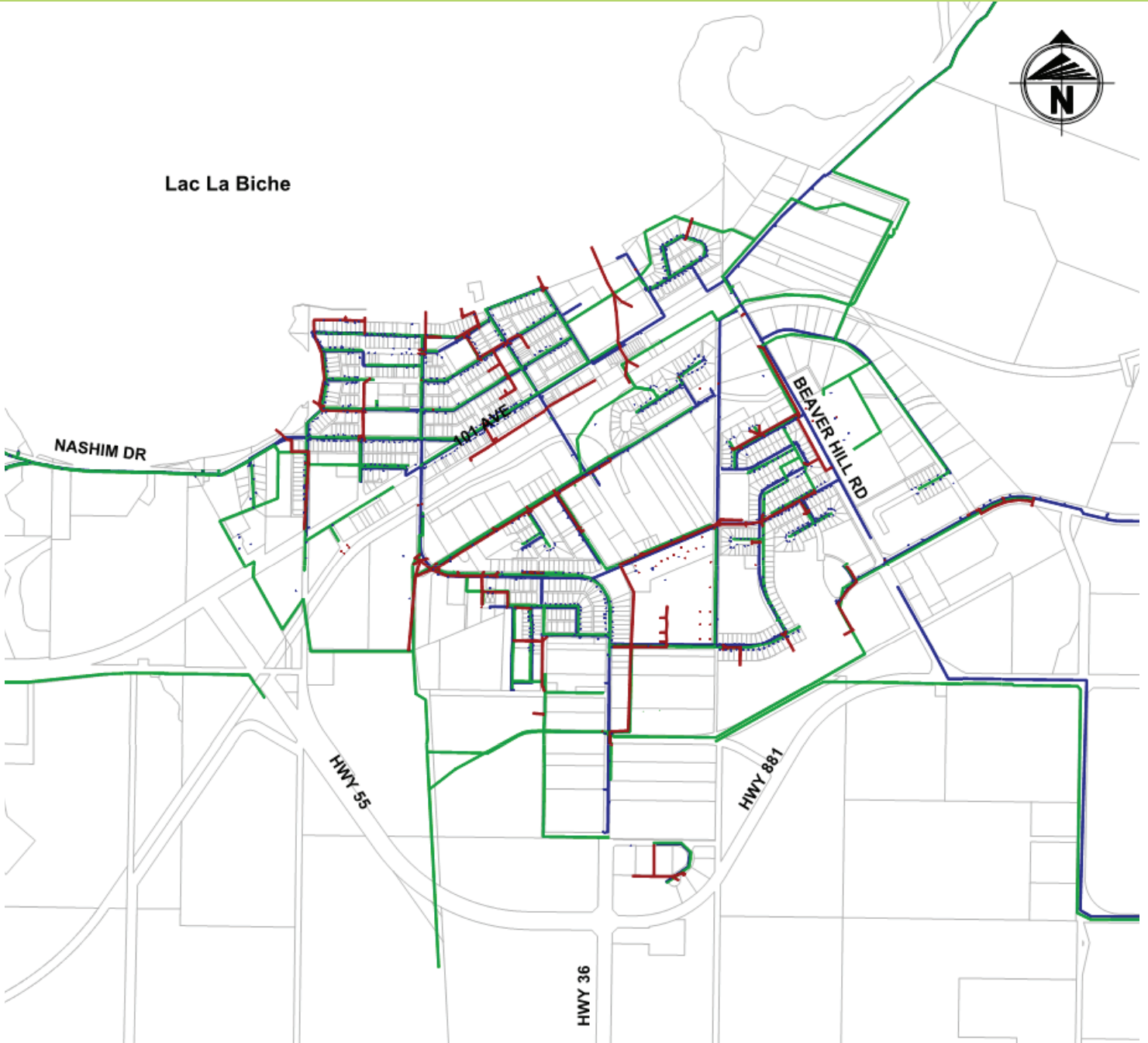
- 9.3.1 All developments shall connect to the water services when located adjacent to existing water infrastructure or at the discretion of the Planning Authority.
- 9.3.2 It is recommended that a Ground Water Availability Report be completed by a Professional Engineer when subdividing the fifth (5th) parcel or more from a quarter section, this is to ensure that the aquifer security is assessed to determine capacity.

9.4 Sewer

- 9.4.1 All developments shall connect to the sewer services when located adjacent to existing sewer infrastructure or at the discretion of the Planning Authority.
- 9.4.2 All agricultural, industrial, residential, institutional, and recreational developments within the County shall be primarily serviced by on-site sewage treatment systems such as holding tanks, fields, open discharge systems, or mounds in accordance with the municipal and provincial regulations except within Hamlet boundaries.
- 9.4.3 A proposed parcel with an existing on-site sewage disposal system must comply with the current Alberta Private Systems Standard of Practice. The system must be permitted with an Alberta Labour, Authorized Accredited Agency, and have a satisfactory inspection report showing it meets the Regulations, at the developer's expense.
- 9.4.4 Model Process Documentation completed by a licensed private sewage contractor in Alberta, will be required by the Planning Authority at time of subdivision for any proposed bare land parcel to ensure the system abides by Alberta Systems Standard of Practice.
- 9.4.5 The County shall consider expansion of existing lagoons in preference to the construction of new lagoons. For every development that may require additional treatment facilities, every effort should be made to provide service through the expansion of existing lagoons before the construction of a new lagoon is considered.



Lac La Biche

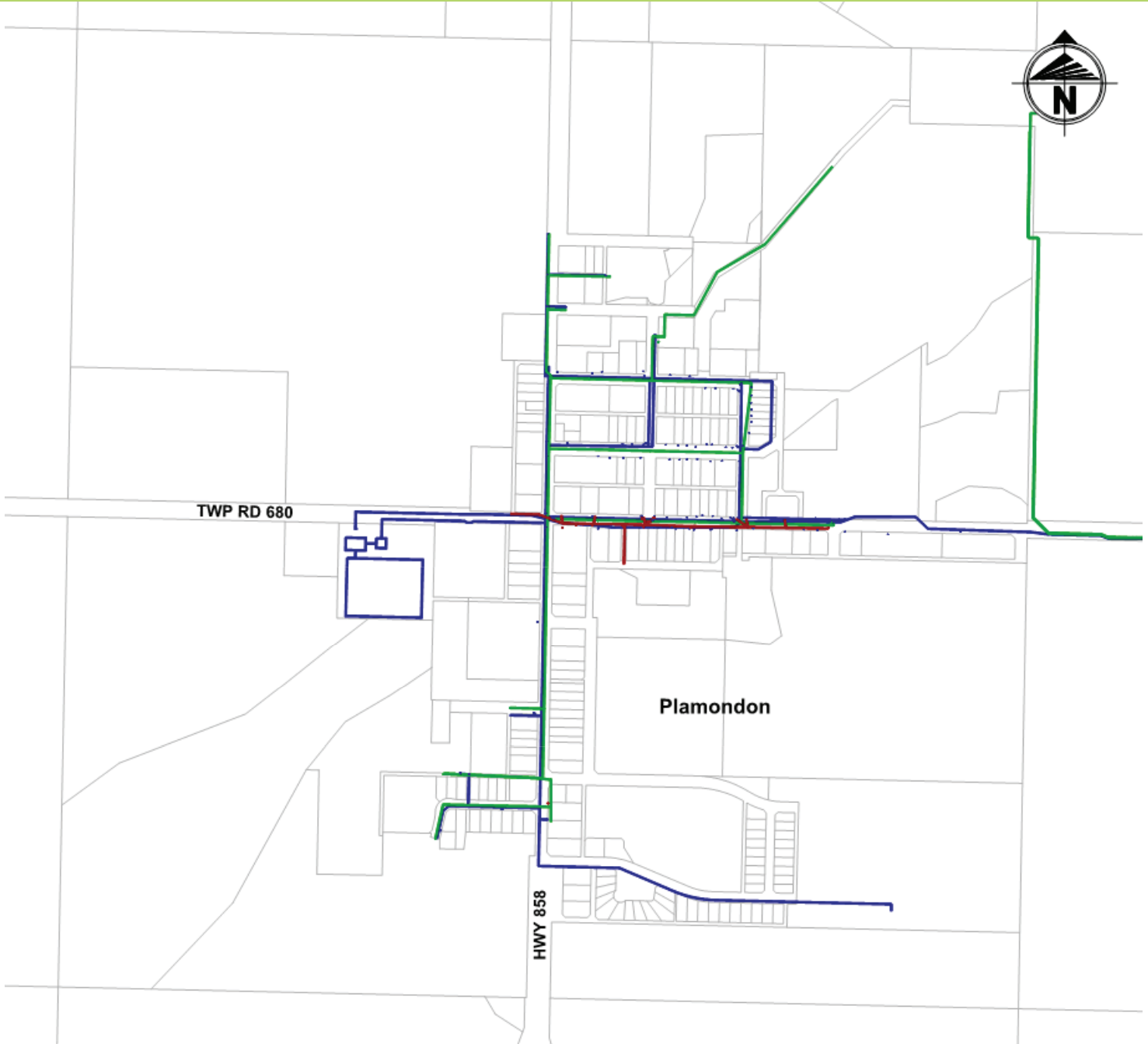


Map 9 - Utilities - Hamlet of Lac La Biche

Legend

- SANITARY
- STORM
- WATER





Map 10 - Utilities - Hamlet of Plamondon

Legend

- SANITARY
- STORM
- WATER

- 9.4.6 The County shall promote use of environmentally friendly on-site septic systems and other mechanisms to reduce negative impact on the surrounding environment.
- 9.4.7 The County shall work with surrounding municipalities and First Nations in establishing mutually acceptable locations for lagoons and effluent discharge routes. Where feasible, regional sewer trunks should be established towards regional facilities that provide joint servicing.

9.5 Waste

- 9.5.1 All new developments should be required to practice an on-site solid waste management and recycling program in an environmentally sustainable manner.
- 9.5.2 To encourage the safe disposal of solid waste materials, the County should:
 - a. locate solid waste disposal site(s) in a manner which provides easy access to communities it serves;
 - b. cooperate with adjacent municipalities for the maintenance of regional waste management initiatives; and
 - c. ensure that solid waste disposal sites are located and developed in a manner that will minimize any impacts on surrounding lands.
- 9.5.3 Promote individual and community responsibility and stewardship (e.g. recycling, composting, tree planting, and “adopt a park”).

9.6 Stormwater

- 9.6.1 All new developments shall be required to manage stormwater on their subject site and maintain predevelopment flows outside the site boundary at the maximum rate established in the County’s Municipal Servicing and Design Standards.
- 9.6.2 New multi-parcel or large scale subdivision applications for residential, commercial, industrial and recreational developments shall be required to prepare a Stormwater Management Concept Plan authorized by a Engineer. New stormwater management facilities shall conform to the following criteria:
 - a. wetponds are the desired stormwater pond option for the County;
 - b. all wetponds shall be adequately signed and fenced to the satisfaction of the County;
 - c. wetponds shall include a minimum 6.0 metre (19.68 feet) rim with a slope of no greater than 1:7 to encourage the development of a marsh area around the pond boundary;
 - d. require a minimum 6.0 metre (19.68 feet) Municipal Reserve parcel be established around the perimeter of all stormwater ponds that are not common property;
 - e. require a stormwater pond be designated as a PUL or as common property within a bare-land condominium; and
 - f. require stormwater ponds that have a drainage basin entirely contained within a bare land condominium to be common property except where an off-site discharge is created that diverts stormwater onto adjoining privately owned lands or municipal/Provincial drainage networks such as road ditches.



10.0 Recreation & Open Space



Recreation developments provide opportunities to County residents and visitors. When developed sensibly, these developments bring a range of employment and community benefits to County residents. Examples of recreational development include campgrounds, spas, golf courses, seasonal recreational vehicle trails and parks, equestrian facilities, and non-motorized and nature trails. The County will continue to invest in their recreational amenities, cultural services, and supporting infrastructure to ensure their residents and visitors can experience multi-cultural and recreational diversity. The residents of Lac La Biche value the open space, trail systems, active and passive recreational amenities and civic gathering areas that are offered. The Lac La Biche lakefront is considered by residents and to be the most desirable amenities in the community.

10.1 Objectives

- To offer facilities and programs that promote the diversity of the community
- Ensure recreational opportunities are available, accessible, and affordable
- Ensure municipal and school reserves are planned and developed in the best interests of the community

10.2 Supporting Recreation and Open Space Development

- 10.2.1 The County encourages the enjoyment of its many environmental assets through resort, tourism and recreation development that is sensitive to its environmental context.
- 10.2.2 Recreation development should benefit residents of all ages and abilities and may be located in close proximity to transportation networks.
- 10.2.3 Recreational and open space development should adhere to the Recreation and Open Space Masterplan.

10.3 Coordination with Adjacent Provincial Areas

- 10.3.1 The County will seek to coordinate Recreation development planning with adjacent provincial recreation or protected areas to ensure compatibility of land use, protection of environmental areas, preservation of viewpoints and minimization of impacts from traffic, noise and other nuisances.

10.4 Controlled Lake Access

- 10.4.1 Responsible lake access management is critical to the long-term health of local waterbodies. The County will strive to ensure proper lake access management through the proper design and management of subdivision development adjacent to waterbodies.

10.5 Agri and Eco-Tourism

- 10.5.1 Agri-tourism and responsible eco-tourism is supported throughout the County as a way of supporting agricultural operations, promoting agricultural products, preserving natural areas, encouraging economic diversification and showcasing the rural lifestyle.

10.6 Reclaimed Resource Extraction Areas

- 10.6.1 Reclaimed natural resource extraction areas should be considered for future recreational, tourism and resort purposes.





10.7 Providing a Local Benefit

- 10.7.1 Recreation and resort development should provide a local and regional societal community and/or employment benefit.

10.8 Public/Private Funding

- 10.8.1 Opportunities for public/private funding arrangements may be supported where recreation and tourism development provide opportunities for public use.
- 10.8.2 Recreation and resort development should provide a local and regional societal community and/or employment benefit.

10.9 Regional and Intermunicipal Partnerships

- 10.9.1 The County supports regional and intermunicipal partnerships and cost-sharing arrangements that provide recreational opportunities for County residents.

10.10 Subdivision and Development Requirements for Recreation Developments

- 10.10.1 Recreation developments must be sensitive to its environment and agricultural context.
- 10.10.2 Recreational development shall be located in the Rural Plan Area as identified in Map 7 (Future Development).
- 10.10.3 Notwithstanding the above, recreation developments may be considered in Country Residential & Hamlets as identified in Map 7 (Future Development) where the following has been met:
 - a. Proposed developments are compatible with existing and future land uses identified in Map 7 (Future Development);
 - b. Site servicing and required transportation networking can be adequately addressed to the satisfaction of Lac La Biche County and relevant provincial approving agencies;
 - c. Proposed developments provide local and regional benefit; and
 - d. All applicable MDP policies and County, Provincial and Federal policies and regulations have been met.
- 10.10.4 Land uses related to recreational development, such as local service commercial, hospitality, or institutional uses, may be considered provided they have appropriate transportation and utility infrastructure integrated with surrounding land uses and appropriately mitigate and off-site impacts.
- 10.10.5 New recreation development along lakefronts must be designed to minimize impacts on the local watershed including adherence to applicable setbacks and considerations for low impact landscaping and controlled runoff.





10.11 Providing Parks, Open Spaces and Recreation Facilities

- 10.11.1 Low impact recreational activities, such as community playgrounds, interpretive trails and facilities, parks and community gardens are encouraged in the County's hamlets.
- 10.11.2 New parks, open spaces, and recreational facilities should be planned to be multi-use areas and available to people of all ability levels whenever possible. Planning and design of parks and open spaces shall be consistent with findings from the County's Recreation and Open Space Masterplan.

10.12 Schools

- 10.12.1 The County will work cooperatively with the Northern Lights School Division and the Lakeland Catholic School Division to determine the locations, sizes, and configurations of future school sites.
- 10.12.2 The shared use of the existing County school sites is encouraged and promote community and recreational programs, continuing and distance education and training and entrepreneurship programs.

10.13 Municipal Reserve

- 10.13.1 When MR lands are acquired at the time of subdivision, the County will:
- dedicate lands as MR where there is immediate benefit for public use;
 - defer the MR by caveat when the Reserve land is not needed at present but may be provided through future subdivision; or
 - require payment of cash-in-lieu in place of reserve land when the Reserve Land is not required at present or in the future; or
 - request a combination of land and cash-in-lieu.
- 10.13.2 The acquisition, deferral and disposition of reserve land and use of cash-in-lieu shall adhere to the requirements of the MGA.
- 10.13.3 MR parcels shall, when possible, be located adjacent to ER, other MR parcels, or near waterbodies, and water courses to promote their access, use and enjoyment.
- 10.13.4 MR shall be identified at ASP, Outline Plan, or subdivision stages.

10.14 Underused Land

- 10.14.1 The County will examine, in partnership with community groups, innovative ways to adapt underused reserve land in multi-parcel subdivisions to benefit the local community.
- 10.14.2 Vacant or underused lots may be purchased by the County on a site-by-site basis to provide additional amenity space in local hamlets when a need is identified.

10.15 Recovering Costs

- 10.15.1 The County should consider cost-recovery mechanisms for providing community services, including adoption of an off-site levy bylaw for new and expanded community recreation facilities, libraries, fire hall facilities and police station facilities as allowed under the MGA.

10.16 Connected Trail System

- 10.16.1 The County will collaborate with regional stakeholders, neighbouring municipalities, and adjacent provincially designated areas to develop an integrated regional trail system wherever possible.
- 10.16.2 The County supports the development of trail systems on existing MR and ER parcels to enhance public access to natural and recreational areas.
- 10.16.3 Trails on ER should be restricted to non-motorized uses
- 10.16.4 Multi-purpose trails should be developed as part of new multi-parcel subdivisions. Multi-purpose trails:
 - a. may be proposed in MR parcels and along subdivision road right of ways;
 - b. should be designed to allow access for people of all abilities and shall comply with County Standards; and
 - c. should support connectivity between adjacent subdivisions and hamlets where possible.



10.17 Subdivision and Development Requirements for Parks, Recreation, Schools, and Open Spaces

- 10.17.1 Outline plans and/or ASPs must be provided for public gathering places such as parks, open spaces, and community facilities that are safe and accessible and create linkages between on-site and off-site pathways and open spaces when practicable.
- 10.17.2 The County may require the dedication of right of ways at the time of subdivision or development to create strategic links for the county's wider parks, recreation and space network.

10.18 Cemeteries

- 10.18.1 To obtain new or additional land for cemeteries, a subdivision application must be approved by the Subdivision Authority prior to submitting the application to the Province of Alberta. Land designated specifically for cemeteries must comply with the Provincial Cemeteries Act.



11.0 Intermunicipal Borders



11.1 Goals

- Lac La Biche County has a strong relationship with its neighboring municipalities.
- Ongoing communication is essential for Intermunicipal cooperation. Lac La Biche County is determined to establish long-term visions for its Inter-Municipal Fringe Plan Area. In addition, standard procedures for Intermunicipal circulation of key development projects within its fringe areas, cost and revenue sharing agreements, and potential partnerships will be established through various IDPs with each municipality.

11.2 Fringe Areas

11.2.1 Unless defined under the IDP, the County recognizes lands within 0.8 kilometers (0.5 miles) of a shared municipal border as a “Fringe”.

Lac La Biche County shares a border with the following municipalities:

- *Regional Municipality of Wood Buffalo;*
- *M.D. of Bonnyville No. 87;*
- *County of St. Paul No. 19;*
- *Smoky Lake County;*
- *Athabasca County; and*
- *M.D. of Opportunity No. 17.*

11.2.2 The County recognizes lands within 1.6 kilometers (2.0 miles) of a shared border as a “Fringe” area with First Nation and Metis Settlements within and directly adjacent to Lac La Biche County.

11.3 Intermunicipal Development Plans

The purpose of an IDP is to foster an intermunicipal approach to planning issues on the lands that connect adjacent municipalities, and to establish an agreed upon development vision for the area.

County of St. Paul No. 19 and Lac La Biche County

In February, 2019, the County of St. Paul No. 19 and Lac La Biche County ratified an IDP for the shared Fringe Area. The IDP area consist predominantly of agricultural and Crown lands.

M.D. of Bonnyville No. 87 and Lac La Biche County

In February, 2019, the M.D. of Bonnyville No. 87 and Lac La Biche County ratified an IDP for the shared Fringe Area. The IDP area consist predominantly of agricultural and Crown lands.

11.4 Exemptions

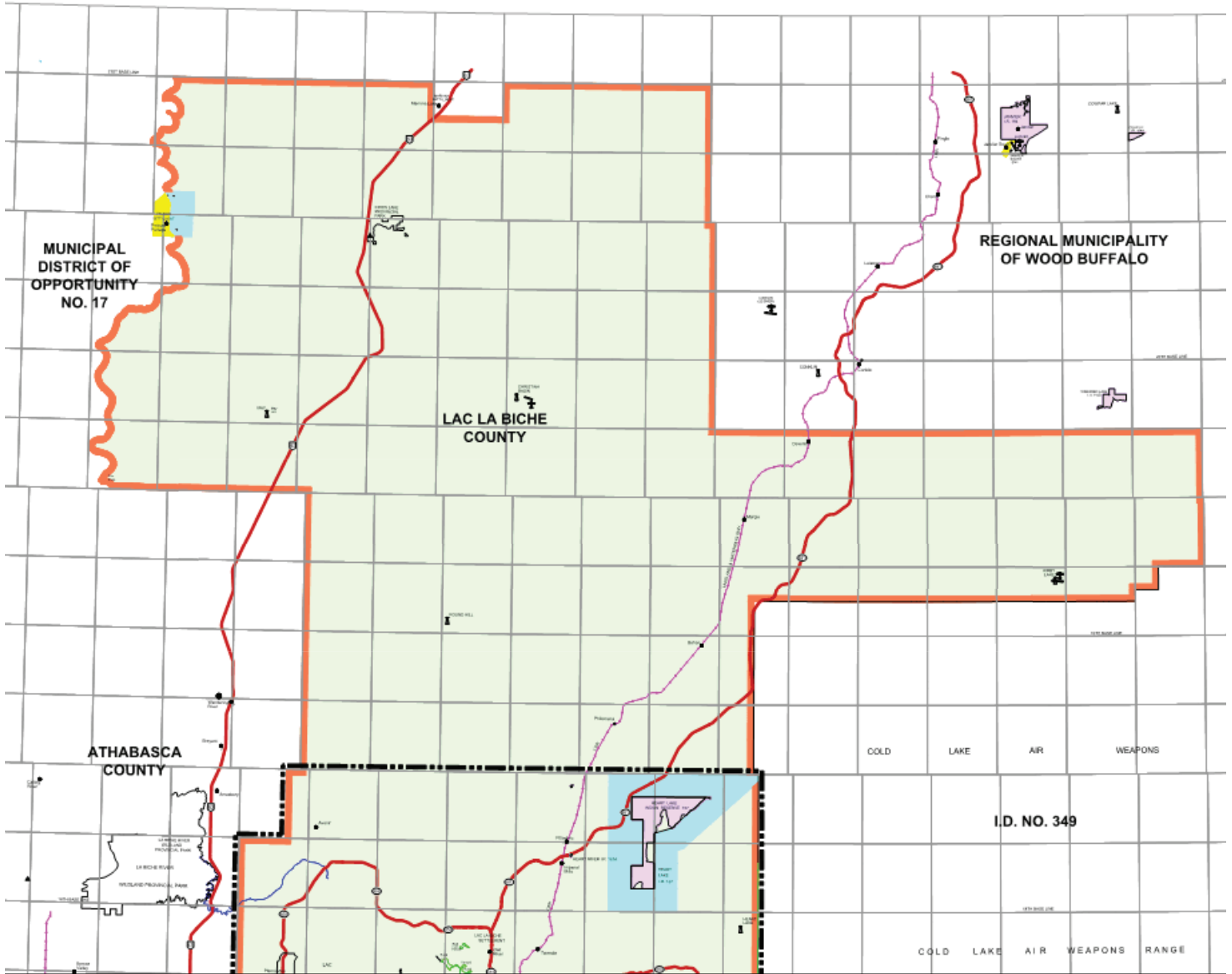
The MGA does not require adjacent municipalities to adopt an IDP with each other if they agree that they do not require one then the Minister may, by order, exempt the requirement to adopt an IDP. Exemptions have been ordered by the Minister of Municipal Affairs between Lac La Biche County and the following municipalities:

- Regional Municipality of Wood Buffalo;
- Smoky Lake County;
- Athabasca County; and
- M.D. of Opportunity No. 17.

11.5 Policies

- 11.5.1 The following development applications within the Fringe Plan Area should be referred to any adjacent municipalities, First Nation, or Metis Settlements for review and comment:
 - a. Those types of applications identified in any applicable IDPs;
 - b. Subdivision applications; and
 - c. Development Permit applications.
- 11.5.2 Continue to promote a proactive and cooperative approach with industrial development, regional corridor planning and environmental management.



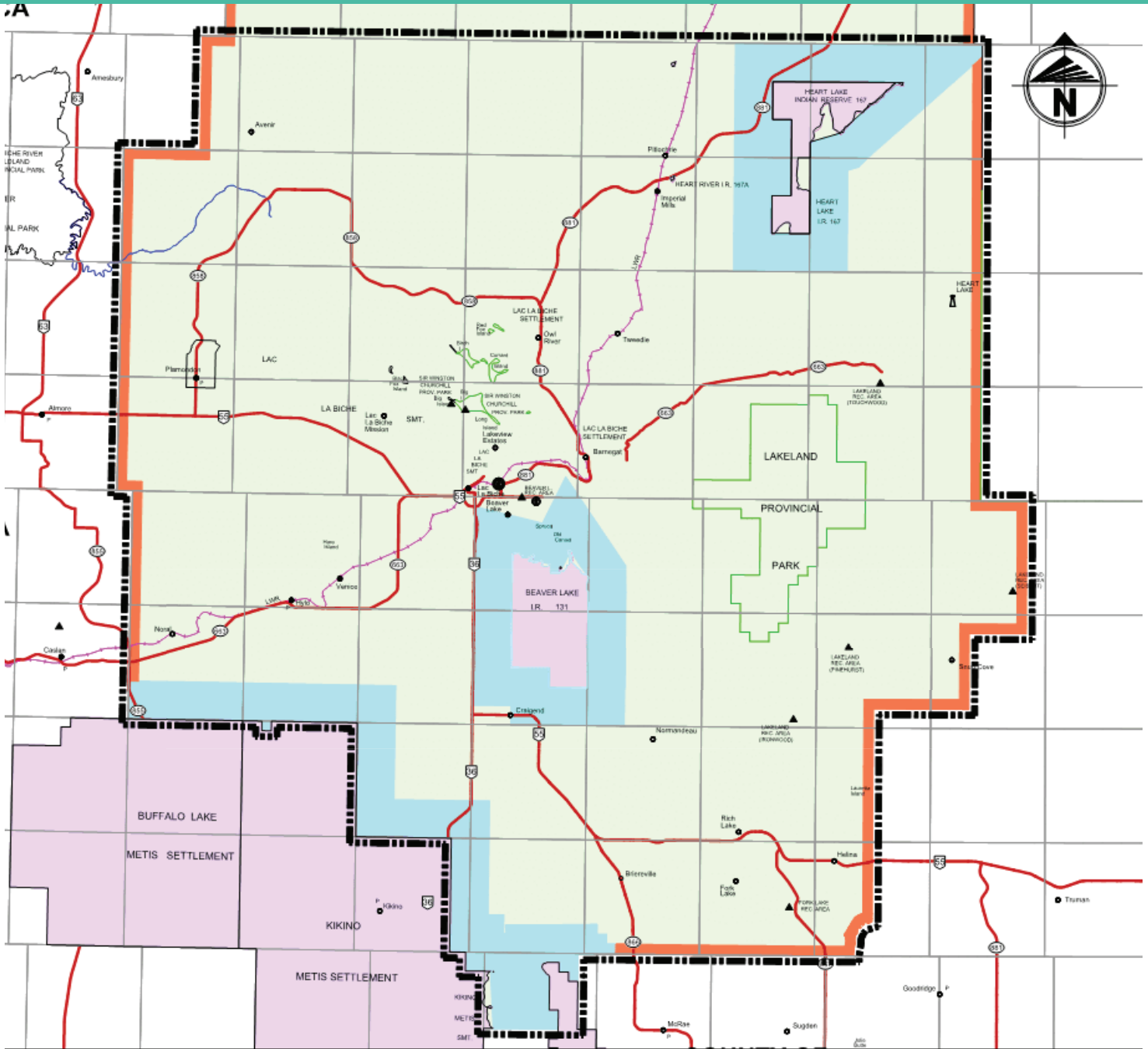


Map 11 - Fringe Circulation Boundaries

Legend

- Lac La Biche County
- Adjacent Municipality 0.5 mile Fringe Boundary
- Development Area Boundary
- First Nation 2.0 mile Fringe Boundary





Map 12 - Fringe Circulation Boundaries

Legend

-  Lac La Biche County
-  Adjacent Municipality 0.5 mile Fringe Boundary
-  Development Area Boundary
-  First Nation 2.0 mile Fringe Boundary



12.0 Implementation

The purpose of the implementation section is to tie the MDP together with other legislation. It is intended to establish policy on how the plan will be implemented by Council. The MDP is the land use policy document for Lac La Biche County. It is intended that Council utilize the plan to evaluate all LUB amendments, subdivision applications and development permits. The Plan will require monitoring to adapt the Plan to the continuously changing economic and development landscape.

While it is intended that the MDP provide a policy framework. The actual day to day implementation vehicle will be the LUB.

12.1 Goal

- Provide for the implementation and amendment of the MDP.

12.2 Objectives

- Ensure consistency between the MDP and other statutory and non-statutory documents.
- Ensure the MDP remains valid and current.
- Ensure the economic development goals of the County are reflective in its land use policy.

12.3 Amendments to the Municipal Development Plan

12.3.1 This Plan and all maps attached shall constitute the Lac La Biche County MDP. The plan shall only be amended if an application to amend the plan is made in writing to the Planning & Development Department. An amendment will be required:

- a. where any major policy intent is to be changed,
- b. where an amendment to the LUB is in conflict with the Future Development Map and/or the uses generally prescribed for that designation and where Council feels there are valid reasons for amending it, and
- c. where other statutory plans may conflict with the policies of the plan.

12.3.2 In evaluating amendments to this plan, Council shall consider the provisions of the MGA and the LARP.

12.4 Boundaries

12.4.1 The boundaries of the future land use designations shown on the Future Development Map are to be interpreted as general only. Areas immediately adjacent to a given land use designation on the Future Development Map may be considered for amendments to the LUB, providing the use proposed is consistent with the policies of this plan.

12.5 Review of the Municipal Development Plan

12.5.1 Lac La Biche County will review the need for an update to the MDP every 5 years.

12.5.2 Minor amendments will be completed as required.





12.6 Land Use Bylaw

- 12.6.1 Council will update its LUB to reflect the policies of this plan.
- 12.6.2 It is not intended that all land be pre-designated in the LUB. Rather it is intended that all subdivisions and developments requiring a separate district other than Rural apply to amend the LUB to the appropriate district.
- 12.6.3 Council will review all proposals based on the policies of this plan. In addition, the County will receive input from the public during the public hearing process.
- 12.6.4 In addition to the criteria outlined in this Plan, the County may also consider some or all of the following criteria to judge the appropriateness of the subdivision or development:
 - a. that the proposal is within the financial capability of the County to absorb any of the costs relating to the development;
 - b. the adequacy of schools, recreation facilities and other community facilities to absorb the development;
 - c. the adequacy of road networks in, adjacent to, or leading to the development; and
 - d. the impact to wetlands, waterbodies, wildlife and waterfowl habitats.

12.7 Area Structure Plans

- 12.7.1 The County will require an ASP for any industrial park, hamlets, highway commercial subdivisions or any other major development where such a plan would assist the County in making planning decisions.
- 12.7.2 The purpose of the ASPs are to more efficiently guide land uses and infrastructure development. More specifically, an area structure plan shall at minimum address any or all of the following:
 - a. transportation networks;
 - b. broad land use categories;
 - c. population or employment densities;
 - d. contours, and drainage patterns;
 - e. water supply;
 - f. phasing and sequence of development;
 - g. existing and future land uses;
 - h. existing and proposed utilities; and
 - i. environmentally sensitive features.

12.8 Public Participation

- 12.8.1 The County will endeavour to carry out all planning activities in a fair, considerate and equitable manner. To this end the County will provide appropriate opportunities and sufficient information to allow meaningful input by all affected parties. The County may require a developer to hold open houses or utilize other public engagement best practices for contentious subdivisions and development prior to formal public hearings.

12.9 First Nations

- 12.9.1 The County will consult with First Nation and Metis Settlements whose traditional territory within Treaty 6, Treaty 8, and Treaty 10 intersect with the boundaries of Lac La Biche County on matters of mutual interest involving land use policies.

12.10 Development Agreements

- 12.10.1 The County will require all subdivisions and development to enter into a development agreement with the County. The agreement may include any or all of the provisions allowed by the MGA.
- 12.10.2 The County may establish bylaws for the purposes of establishing offsite levies in order to recover all or part of the capital costs of new or expanded facilities or the land required for any of the facilities as allowed for under the provisions of the MGA.
- 12.10.3 The County may require a developer to oversize any of the improvements identified.
- 12.10.4 The County may also provide mechanisms to reimburse a developer for any over-sizing costs required.

12.11 Direct Control

- 12.11.1 The County may utilize a direct control district to accommodate development that is unique and outside of the development contemplated by the LUB.

12.12 Municipal and School Reserves

- 12.12.1 The County shall require the owner of a parcel of land which is the subject of an application to subdivide the land and as allowed by the Act, to provide land for municipal reserve, money in lieu of reserve or a combination of money and land.
- 12.12.2 The County may enter into an agreement with school authorities to share in the allocation of municipal reserve for school purposes.



Interpretation

The policies of this MDP utilize acronyms in place of certain terms and agency names. The following listing is provided for the convenience of the reader:

ALSA	Alberta Land Stewardship Act
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
CLAWR	Cold Lake Air Weapons Range
ER	Environmental Reserve
ID	Improvement District
IDP	Intermunicipal Development Plan
LARP	Lower Athabasca Regional Plan
LUB	Land Use Bylaw
MDP	Municipal Development Plan
MGA	Municipal Development Act
MR	Municipal Reserve
PUL	Public Utility Lot
RM	Regional Municipality
TIA	Traffic Impact Assessment

Definitions



ABANDONED FARMSTEAD: A farmyard that once established and which contains some or all of the following: and abandoned residence, a developed potable water source, an established sewage collection system, existing shelterbelts, or any other feature that would indicate previously developed farmstead.

AGRICULTURE: The cultivation of animals and plants, and associated industries.

AGRI-FOOD: mean the commercial production of food by farming.

AGRI-RESEARCH: means any research activity aimed at improving productivity and quality of crops by their genetic improvement, better plant protection, irrigation, storage methods, farm mechanization, efficient marketing, and a better management of resources.

AGRI-TOURISM: means any agriculturally based operation or activity that brings visitors to a farm or ranch.

ARTERIAL ROAD: A major or main road intended to provide for through traffic between or within communities or to and from collector roads.

BIOPHYSICAL ASSESSMENT: A review of an area defined as ESA by the Environmental Conservation Plan or an area proposed for subdivision contains natural features. The review must be prepared by an environmental scientist that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands and other water features, wildlife habitat and unique physical features.

COLLECTOR ROAD: A street that penetrates neighbourhoods, collecting and distributing traffic from local roads in neighbourhoods and channelling it to and from an arterial road.

COMMERCIAL DEVELOPMENT: Development that includes the sales, service and support industries.

DEVELOPMENT:

- a. an excavation or stockpile and the creation of either of them;
- b. a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land;
- c. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- d. a change in the intensity of use of land or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

DEVELOPMENT PERMIT: A document that is issued under a LUB and authorizes a development that includes (where applicable) a plan or drawing or a set of plans or drawings, specifications or other documents.

DEVELOPMENT AGREEMENT: A legal agreement between a developer and Lac Ste. Anne County that specifies the financial obligations and the terms and conditions for the construction/warranty of municipal improvements necessary to service lands approved for development as defined under the MGA.

ENVIRONMENTAL INDICATORS: Measurable established environmental considerations pertaining to the natural environment.

ENVIRONMENTAL INVENTORY STUDY: A document developed to assist the County, as well as resource managers, to make informed water management and land use decisions and to provide information to the public.

ENVIRONMENTAL RESERVE (ER): The land designated as ER by a subdivision authority or a municipality under Part 17 Division 8 of the MGA

ENVIRONMENTAL RESERVE EASEMENT (ERE): Pursuant to Section 664 of the MGA, the developer of a subdivision may have registered an ERE for the protection and enhancement of the environment, rather than dedicating land as ER. The land that is referred to in an ERE remains in private ownership, rather than public ownership as in the case with ER. The purpose of the easement is to protect the natural environment. This definition may also be referred to as "Environmental Conservation Easement".

ENVIRONMENTALLY SENSITIVE: Landscape elements or areas that have important and/or unique environmental characteristics that are essential to the longterm maintenance of biological diversity, soil, water, or other natural processes, both within the ESA and in a regional context.

ECONOMIC DEVELOPMENT: Refers to creating a positive environment from which local businesses can succeed and grow and attract new enterprise to the community.

ENVIRONMENTAL IMPACT ASSESSMENT: Refers to processes and activities designed to contribute pertinent environmental information to land use decision making. An environmental impact assessment attempts to predict and measure the environmental effects of specific human activities and identify means of mitigating those effects.

ENVIRONMENTAL SITE ASSESSMENT: Refers to an evaluation of a property to determine the likelihood or presence of potential contamination on the property

FARMSTEAD: A parcel of land including a developed residence and/or related improvements, which are normally associated with a farm operation.

FARM TO TABLE: constituting, consisting of, or relating to fresh locally grown or produced food

FLOODPLAIN: Refers to all land adjacent to a watercourse over which water flows in times of flood or would flow but for the presence of flood defences where they exist. The limits of the floodplain are defined by the peak level of a 1:100 year return period flood or the highest known water level, whichever is greater. The floodplain is normally kept free of encumbrances to allow the free flow of water during a flood.

FLOODWAY: The channel of a watercourse and the adjacent areas where the majority of floodwaters will flow and where flow velocities and depths are potentially destructive to development. This is normally kept free of encumbrances to allow the free flow of water during a flood.

FLOOD FRINGE: Any land area adjoining the channel of a watercourse that has been covered by floodwater. It is the area of the floodplain outside of the floodway that is affected by flooding. This area is generally covered by still or slowly moving waters during flooding.

FLOOD RISK AREA: Lands at risk of flooding (such as a 1:100 year flood event) as identified through the Canada Alberta Reduction Program or through a hydrological evaluation conducted by a qualified professional.

GEOTECHNICAL REPORT/STUDY: An assessment or estimation of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

HAMLET: As defined by the Municipal Government Act, means an unincorporated community consisting of five or more buildings as dwellings, a majority of which are on parcels of land smaller than 1850.0 square metres (19913.23 square foot), has a generally accepted boundary and name, and contains parcels of land that are used for non-residential purposes

HAZARD: means a natural feature or manmade facility that creates a potentially negative impediment to development, and may include poor soils, landfill sites, sewage lagoons, flood plains, high water tables, water courses susceptible to flooding, sour gas sites, high pressure pipelines, rail rights-of-way, steep slopes (e.g. over 15%), unstable slopes and others.

INDUSTRIAL PARK: The grouping of diverse industries that benefit mutually by exchanging waste heat, light or by products with their neighbours. This concept incorporates the following principles to create targeted business synergies within a sustainable, environmental friendly industrial park:

- a. targeted economic development strategy that seeks to attract similar businesses or industry grouping to fill product or service niches;
- b. by-product synergy whereby businesses cycle materials and energy, increasing efficiency and reducing environmental impact; and
- c. networking around services is designed so that business share services, such as marketing, transportation, research, and monitoring services where ever possible.

INFILL: Refers to development that occurs on vacant or underutilized lands in an already built up part of a community

INFRASTRUCTURE: Refers to systems and facilities (e.g. roads, water and wastewater treatment and distribution networks, power lines, and telephone and cable systems) that service development.

LAND FRAGMENTATION: Land fragmentation occurs when a natural or man-made boundary, such as a stream or river, transportation network or registered drainage course, physically divides the landscape. Lands identified as riparian zones or 114 Lac Ste. Anne County intermittent (unregistered) natural or man-made drainage ways do not constitute grounds for fragmentation

LOT:

- a. a quarter-section;
- b. a river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- c. a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- d. a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
- e. a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a

certificate of title by reference to a plan of subdivision.

MULTI-LOT SUBDIVISION: means the creation of three or more lots resulting in a minimum of four private titles.

MUNICIPAL RESERVE (MR): means land (or money-in-lieu of land) required in accordance with the Act at the time of subdivision for park and/or school purposes.

MUNICIPAL SERVICES: means piped water and sanitary sewer systems that are under the ownership of the County or other regional authority, are developed in accordance with County standards, and are licensed by the province. This definition also includes communal water and sewer systems if the development in question is to be registered as a condominium development and the services are defined as common property.

OPEN SPACE: Passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, as well as natural areas.

PUBLIC UTILITY LOT (PUL): Land required to be given under Part 17 Division 8 of the MGA for public utilities.

PLANNING DOCUMENT: A tool used to provide long-range or current land-use planning direction. It can refer to either a Regional or Local Planning Document.

POLICY: Refers to a statement identifying a specific course of action for achieving objectives.

PRIMARY INDUSTRY: Defined by the Government of Canada as land-use activities that harvest or extract raw material from nature, such as agriculture, oil and gas extraction, forestry, mining, fishing and trapping.

PROVINCIAL WETLAND RESTORATION AND COMPENSATION GUIDE: A Government of Alberta's document regarding wetland restoration/compensation guide. Panhandle Subdivision: A parcel which has its primary legal and physical access from the municipal road through a narrow strip of land called the panhandle.

MUNICIPAL WATER AND SEWER SYSTEMS: Municipally operated communal utility systems that convey treated water and raw sewage through publicly or privately owned underground networks of pipes. Sewage is typically treated off-site.

REGULATION: means the Subdivision and Development Regulation, AR 43/2002.

RIPARIAN SETBACK MATRIX MODEL (RSMM): The model developed by Aquality Environmental Consulting Ltd. as a scientifically and legally defensible method for establishing ERs and development setbacks. Rather than using a prescribed setback distance across an entire jurisdiction, the model takes into account variations in conditions between and within sites. The RSMM seeks to balance the protection of the natural environment and the needs of developers, taking only the minimum setback or ER required for protecting the aquatic environment from pollution.

ROAD: A road as defined in Section 1(1) of the MGA, but does not include highway as defined in this Part.

SUSTAINABLE DEVELOPMENT: Refers to development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

SEVERANCE: The subdivision of a portion of agricultural land that is fragmented from the remainder of the agricultural land in title, by a natural or permanent man made feature.

STAKEHOLDER: Individuals, groups or organizations who have a specific interest or "stake" in a particular need, issue, situation or project and may include members of the local community (residents, businesses, workers, representatives such as councillors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, provincial and federal governments.

STRATEGIC PLAN: An overarching document that determines how Lac Ste. Anne County Council establishes policies and how Lac Ste. Anne County Administration enacts the established policies into programming, services and infrastructure.

SUBDIVISION AND DEVELOPMENT REGULATION: The MGA that established the baseline process, legislation and regulation regarding subdivision and development within Alberta.

SCHOOL BOARD: Means the board of trustees of a school district, school division or regional division.

SCHOOL RESERVE (SR): The land designated as SR under Part 17 Division 8 of the MGA.

STATUTORY PLAN: An Inter-Municipal Development Plan, a Municipal Development Plan, an Area Structure Plan and an Outline Plan adopted by a municipality under Part 17 Division 4 of the MGA.

SUBDIVISION: The division of a parcel of land by an instrument and “subdivide” has a corresponding meaning.
Subdivision Authority: A subdivision authority established under Part 17 Division 3 of the MGA.

TRAFFIC IMPACT ASSESSMENT: A report, prepared by a registered traffic engineer, outlining the impact of a proposed development on traffic volumes on relevant road network.

TOP OF BANK BOUNDARY: The upper valley break line or the line defining the uppermost or most obvious topographic discontinuity in slope distinguishing between the upper plateau and the valley wall established through a biophysical study, site specific survey or both.

TRANSPORTATION NETWORK: The system of transportation uses (i.e. public transit, rail, air, pedestrian, etc.) that are interconnected.

UNSUBDIVIDED QUARTER SECTION: Refers to a quarter-section that has not been subdivided, except for road widening, a public or quasi-public use or for the purposes of an oil or gas well, pipeline or installation incidental to a pipeline, OR may refer to a parcel of land that is legally and physically severed from the balance of a quartersection and which constitutes more than half of the area of that quarter-section.

WATERCOURSE: Flow or movement of the water in rivers, creeks and other streams and/ or a moving body of water of any size.

WETLAND: Land having the water table at, near, or above the land surface or that is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytic (“waterloving”) vegetation, and various kinds of biological activity which are adapted to the wet environment.

WATER ACT: Province of Alberta legislation for managing and protecting water resources.

WATER BODY: Any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands and aquifers.

VERTICAL FARMING: Vertical farming is the practice of growing crops in vertically stacked layers. It often incorporates controlled-environment agriculture, which aims to optimize plant growth, and soilless farming techniques such as hydroponics, aquaponics, and aeroponics.