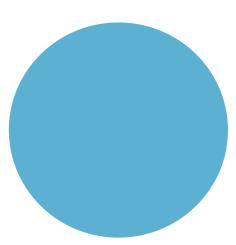
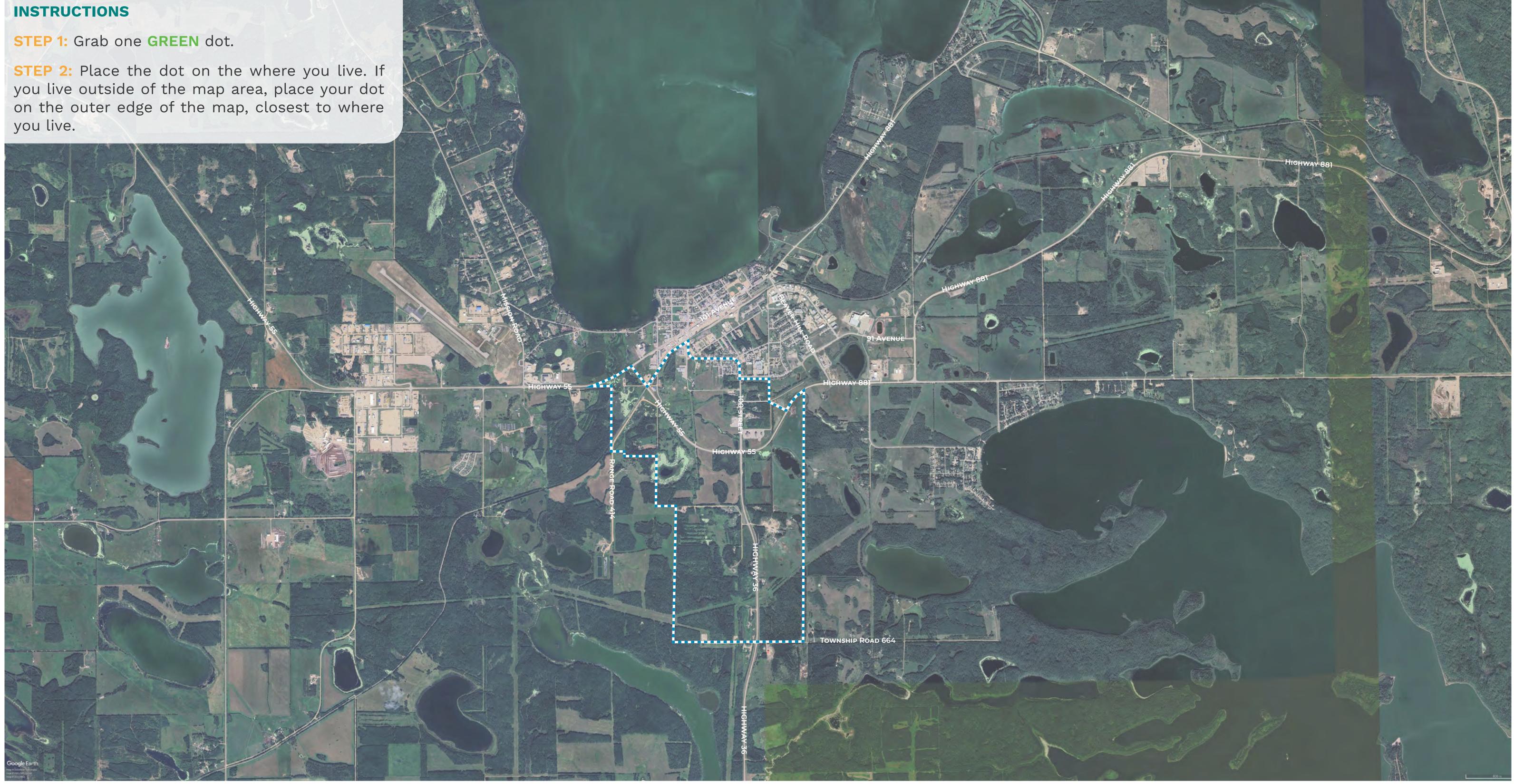
WELCOME TO THE LAC LA BICHE SOUTH AREA STRUCTURE PLAN DROP-IN SESSION JULY 24TH, 2023







WHERE ARE YOU FROM? LEAVE A DOT WHERE YOU ARE LOCATED!





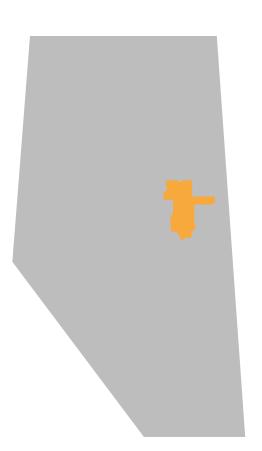
LAC LA BICHE SOUTH ASP BOUNDARY

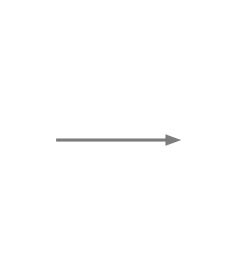
WHAT IS AN AREA STRUCTURE PLAN?

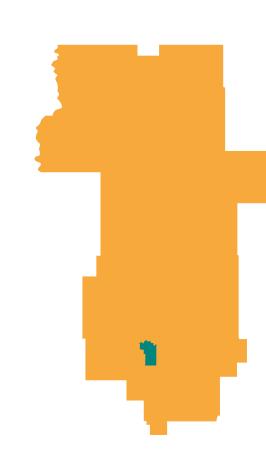
An Area Structure Plan (ASP) is a statutory land use planning document that provides a framework for future subdivision and development of an identified land area. An ASP must be adopted by bylaw by County Council and must describe the following:

- Sequence of development proposed for the area;
- Land uses proposed for the area, either generally or with respect to specific parts of the area;

PLANNING HEIRARCHY







MUNICIPAL GOVERNMENT ACT

This document describes the governance powers and responsibilities municipalities in Alberta have. It describes what is required in all the subsequent planning documents.

LAND USE FRAMEWORK (REGIONAL PLANS)

Although not included in this diagram, the province is divided into seven different subregions. The regional plans are intended to manage the impacts development has on the air, land, water and biodiversity. Lac La Biche County falls within the Lower Athabasca (In Development).

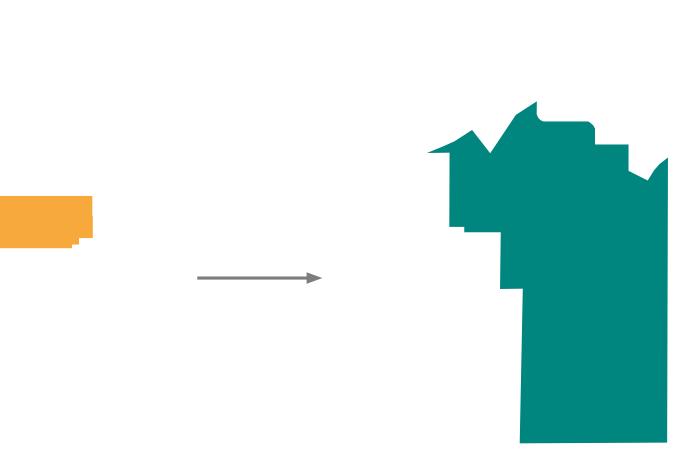
LAC LA BICHE COUNTY **MUNICIPAL DEVELOPMENT** PLAN

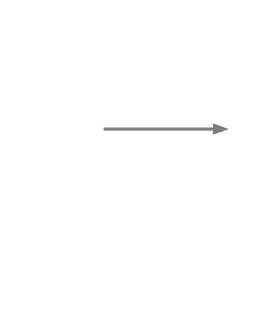
A Municipal Development Plan (MDP) sets the framework for growth and development at a county-wide scale. It defines future lands uses, transportation systems, municipal services and facilities, provision of land for parks and schools, and protection mechanisms for agricultural operations. The MDP's Future Land Designation Map defines the proposed ASP area as residential, commercial, open space, and institutional.



- respect to specific parts of the area; and

necessary.







AREA STRUCTURE PLAN

This is what we are creating! The Lac La Biche South ASP must be consistent with all the planning documents above it, and it provides the framework for future growth and development within its boundary.

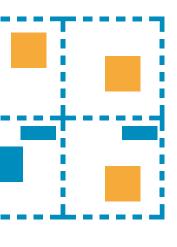
SUBDIVISION REGULATIONS

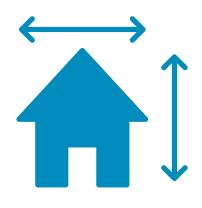
These are specific regulations that define how land may be subdivided.

• Density of population proposed for the area either generally or with

• General location of major transportation routes and public utilities.

An ASP may also contain any other matters, as the County Council considers



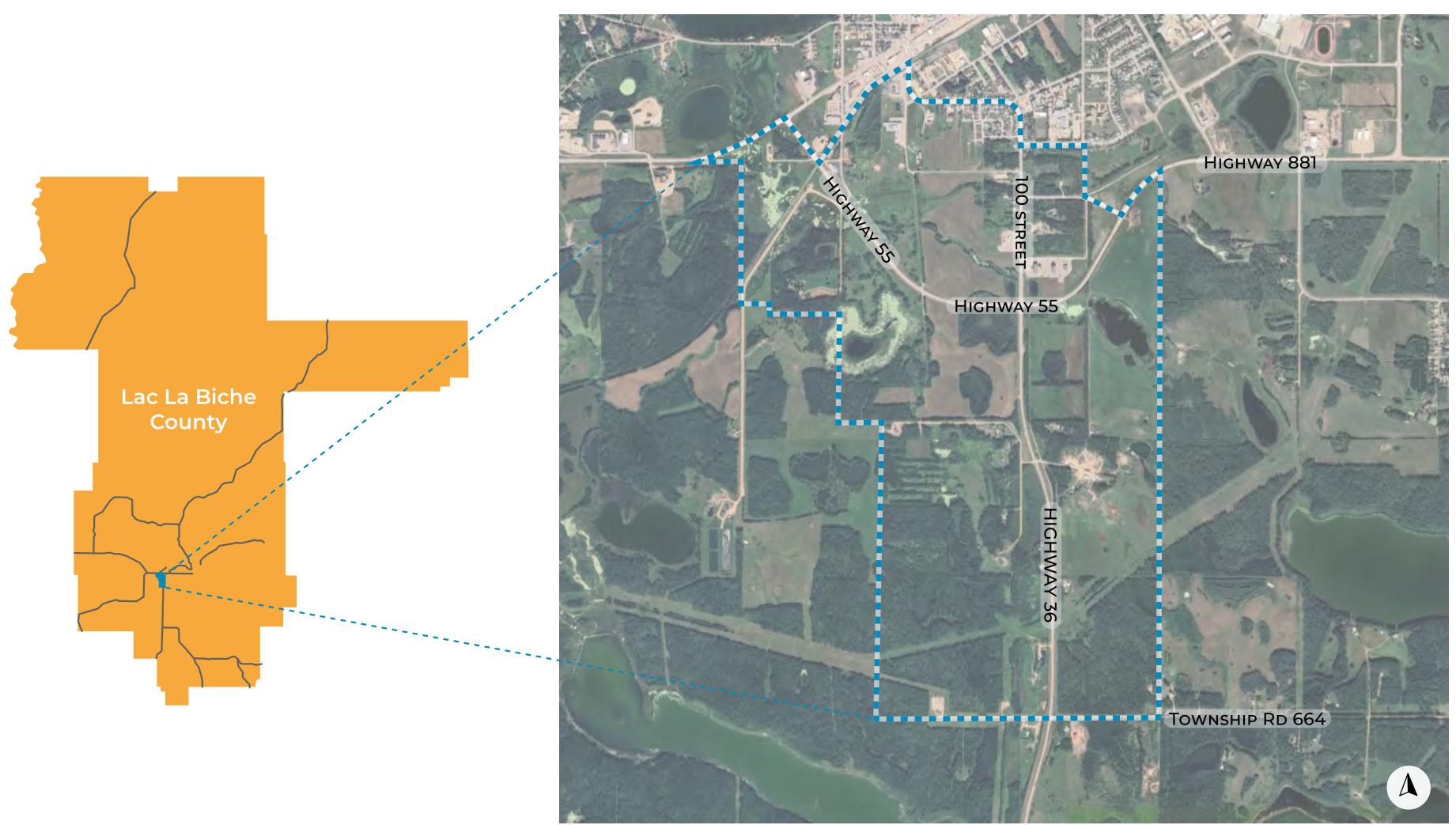


LAND USE BYLAW

The land use bylaw defines what uses are permitted on a parcel of land and specific regulations related to where buildings may be built on a site, their size, and massing.

ASP BACKGROUND CONTEXT THE PROJECT

Lac La Biche County is preparing the Lac La Biche South Area Structure Plan (ASP) to update, refine, and combine the existing South Lac La Biche Area Structure Plan (adopted in 2017) and the Highway 36 Area Structure Plan (adopted in 2002). The combined ASP is proposed to reflect the changes in the Plan areas that occurred between 2002 and 2022 due to commercial development and the extensive amount of vehicular traffic currently travelling east and west through the Plan area on the Highways 55 and 881 to Highway 36.



Lac La Biche South ASP Boundary

THE LOCATION



The combination and update of the ASPs into the new Lac La Biche South ASP will provide direction for the future growth within the area. The new ASP will address shifts in environmental, transportation, economic, social, and cultural spheres that are anticipated to occur over the next 20+ years.

PROJECT OBJECTIVES

Lac La Biche South Area Structure Plan will provide the framework to guide development of 654 hectares (1615 acres) of land in Lac La Biche County. The policies that will be contained within this Plan are intended to establish a framework for sustainable, efficient and coordinated development that reflects the Lac La Biche Municipal Development Plan, technical studies and other relevant documents, as well as outcomes from internal and external stakeholder engagement.

The goal of the Plan is to produce a comprehensive review and update of the existing South Lac La Biche ASP and Highway 36 ASP which will:



Increase the clarity and usability of the document through explanatory and illustrative diagrams and design;



Include a significant online component to increase accessibility of the document; and

3

Simplify the user experience so that anyone regardless of knowledge and background can utilize the ASP to their advantage.

THE PROCESS

01 | LEARN

BASELINE RESEARCH & ANALYSIS | MAY - JUN 2023

This phase involves carrying out analysis of the lands to better understand opportunities and constraints for development that will influence how and where development may occur.

WE ARE HERE



02 | ENGAGE STAKEHOLDER ENGAGEMENT JUL - AUG 2023

This phase is all about hearing from you, the stakeholders! We want to develop a plan that reflects the needs of residents and businesses both within the plan area and the county.



ı Biche County coming by nature.

03 | DEVELOP DEVELOP THE DRAFT ASP | JUL - SEPT 2023

This phase combines the information gathered in step 1 and step 2 to develop the draft ASP document.



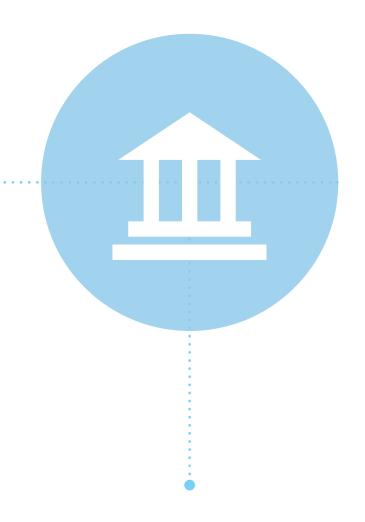
This phase is where we take the stakeholder feedback and make the necessary changes to the ASP, if required.

04 | FEEDBACK STAKEHOLDER FEEDBACK OCT - NOV 2023

This phase provides stakeholders the opportunity to review the draft ASP and offer feedback before the ASP becomes finalized. This is an important phase – it lets us know if we've captured the information and input correctly.

05 | FINALIZE ASP FINALIZATION | NOV -DEC 2023





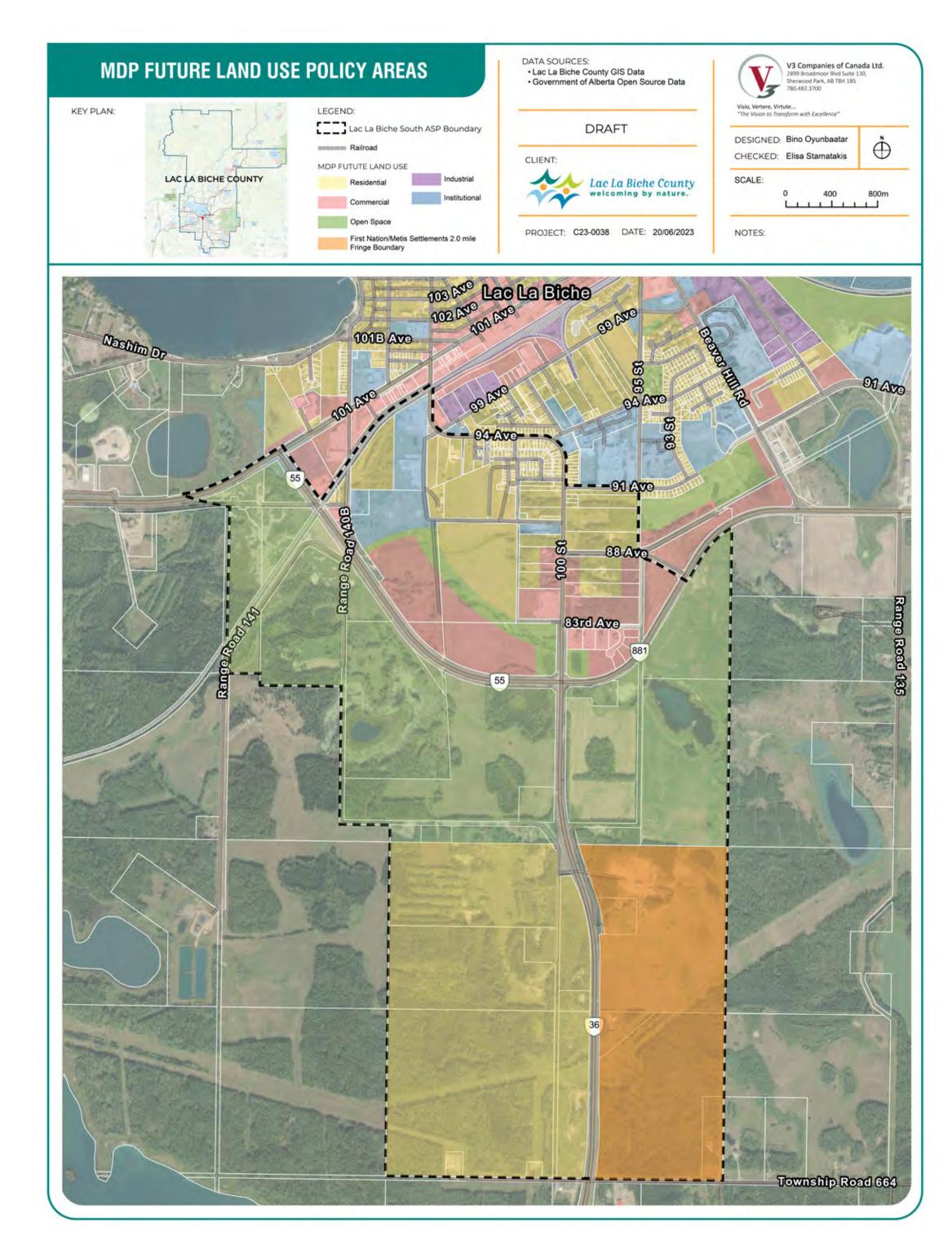
06 | ADOPT

FORMAL ADOPTION | DEC 2023

This is the formal adoption process where County Council will proceed with the first, second and third readings. Stakeholders will have the opportunity to present to Council in support or opposition to the ASP at a formal public hearing following the first reading.

CONTEXT MAPPING

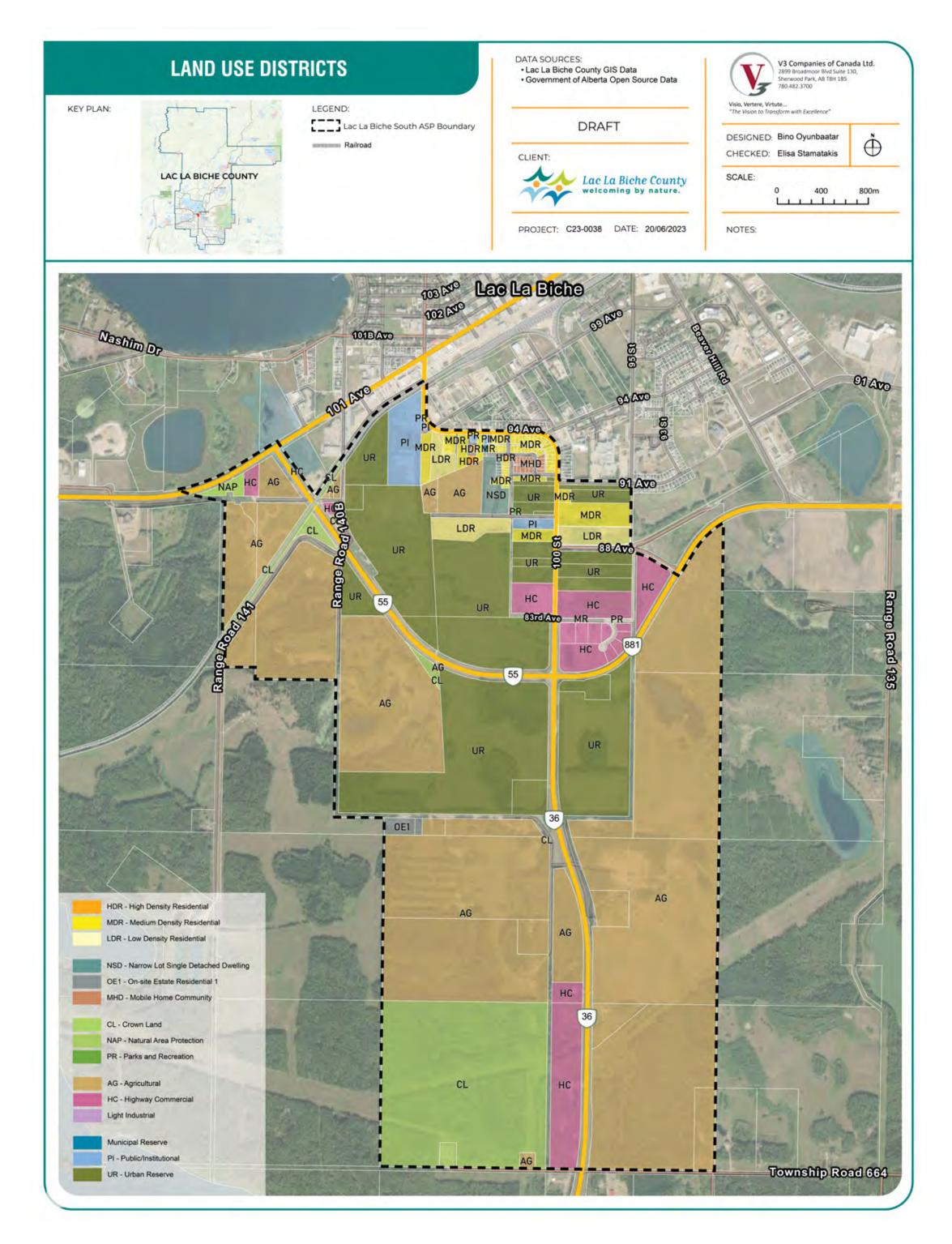
MDP FUTURE LAND USE POLICY AREAS





- The Plan area is designated for a diversity of land uses including residential, commercial, open space, institutional, and First Nation/Metis Settlements 2.0mile Fringe Boundary, providing an various opportunities for residents and visitors, which aligns with the MDP's goals and objectives.
- The MDP Land Use Policy map shows contiguous development from the south of the Hamlet of Lac La Biche, with the exception of residential development to the southwest of the Plan area. The development staging of the Plan area will have to take into consideration the residential land use in the south if staging is to be planned contiguously.
- The existing Highway 36 ASP aligns with the MDP Land Use Policy, as the area is deemed residential land with residential uses currently residing in that portion of the Plan Area.
- The existing South Lac La Biche Major ASP development concept map has additional commercial, residential, and park/open space uses; however, within the MDP policy, "Section 5.0 Rural," the land uses are permitted if an ASP has been completed.

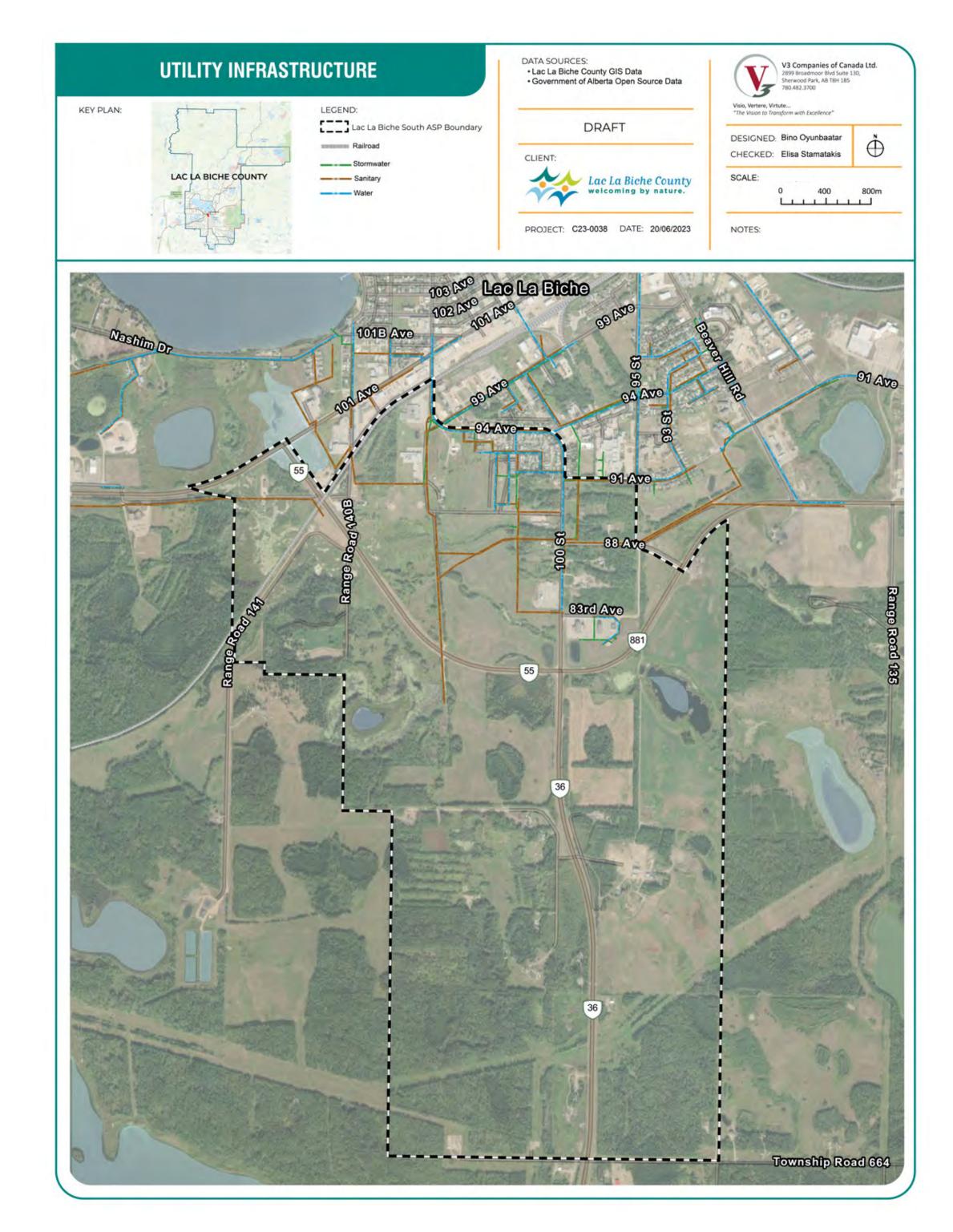
LAND USE DISTRICTS



- There are thirteen (13) active land use districts in the Lac La Biche South ASP:
 - Agricultural (AG)
 - Highway Commercial (HC)
 - High Density Residential (HDR)
 - Medium Density Residential (MDR)
 - Low Density Residential (LDR)
 - Narrow Lot Single Detached Dwelling (NSD)
 - On-site Estate Residential 1 (OE1)
 - Mobile Home Community (MHD)
 - Crown Land (CL)
 - Natural Area Protection (NAP)
 - Parks and Recreation (PR)
 - Public/Institutional (PI)
 - Urban Reserve (UR)
- Majority of the Plan area are districted as Agricultural (AG), similarly to the adjacent lands outside of the Plan area.
- Agricultural (AG), Crown Land (CL), and Urban Reserve (UR) districts make up 521 hectares (AG – 310 ha, CL – 69.2 ha and UR – 142 ha) and are the most undeveloped lands.

CONTEXT MAPPING

UTILITY INFRASTRUCTURE

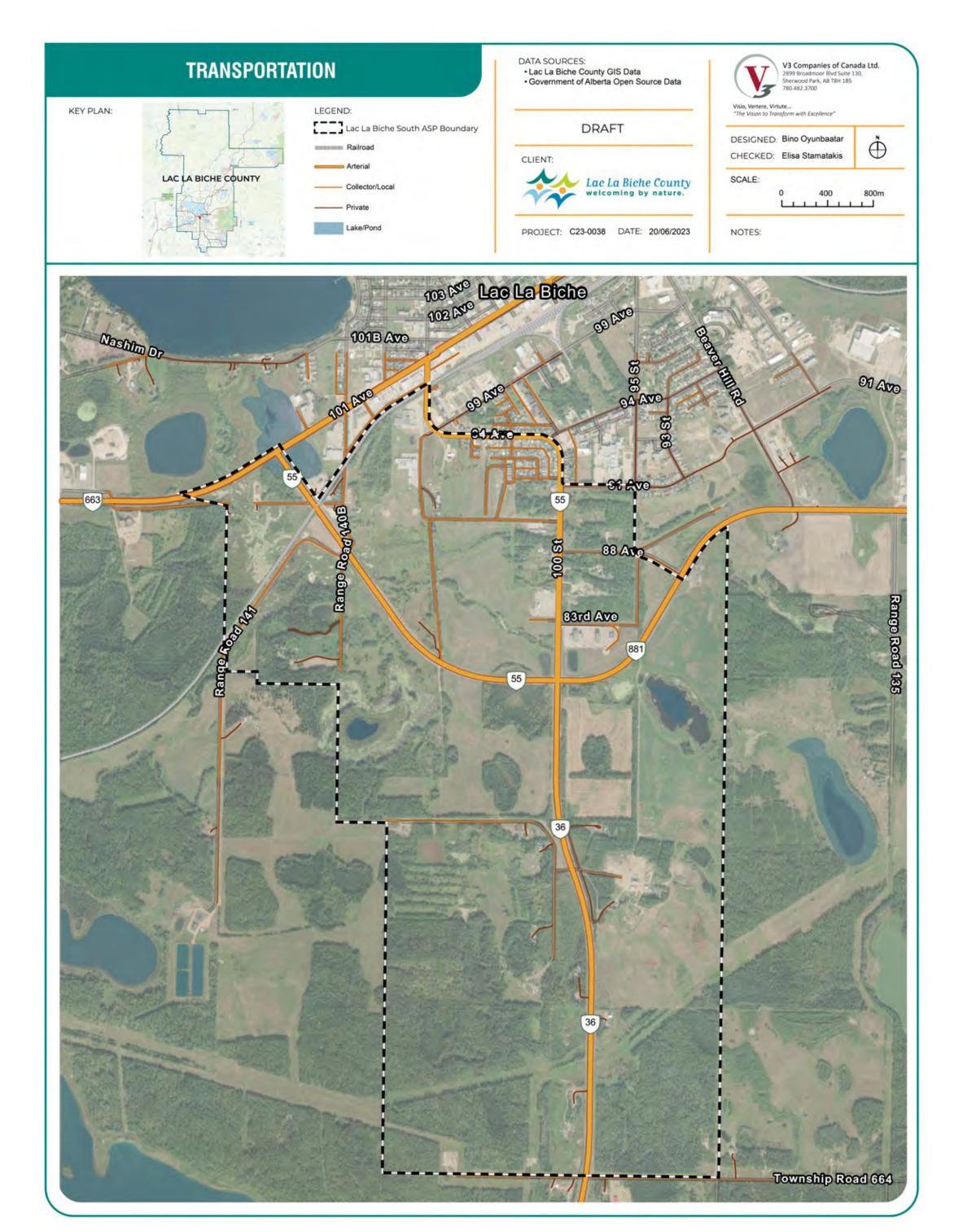




La Biche County coming by nature.

TRANSPORTATION

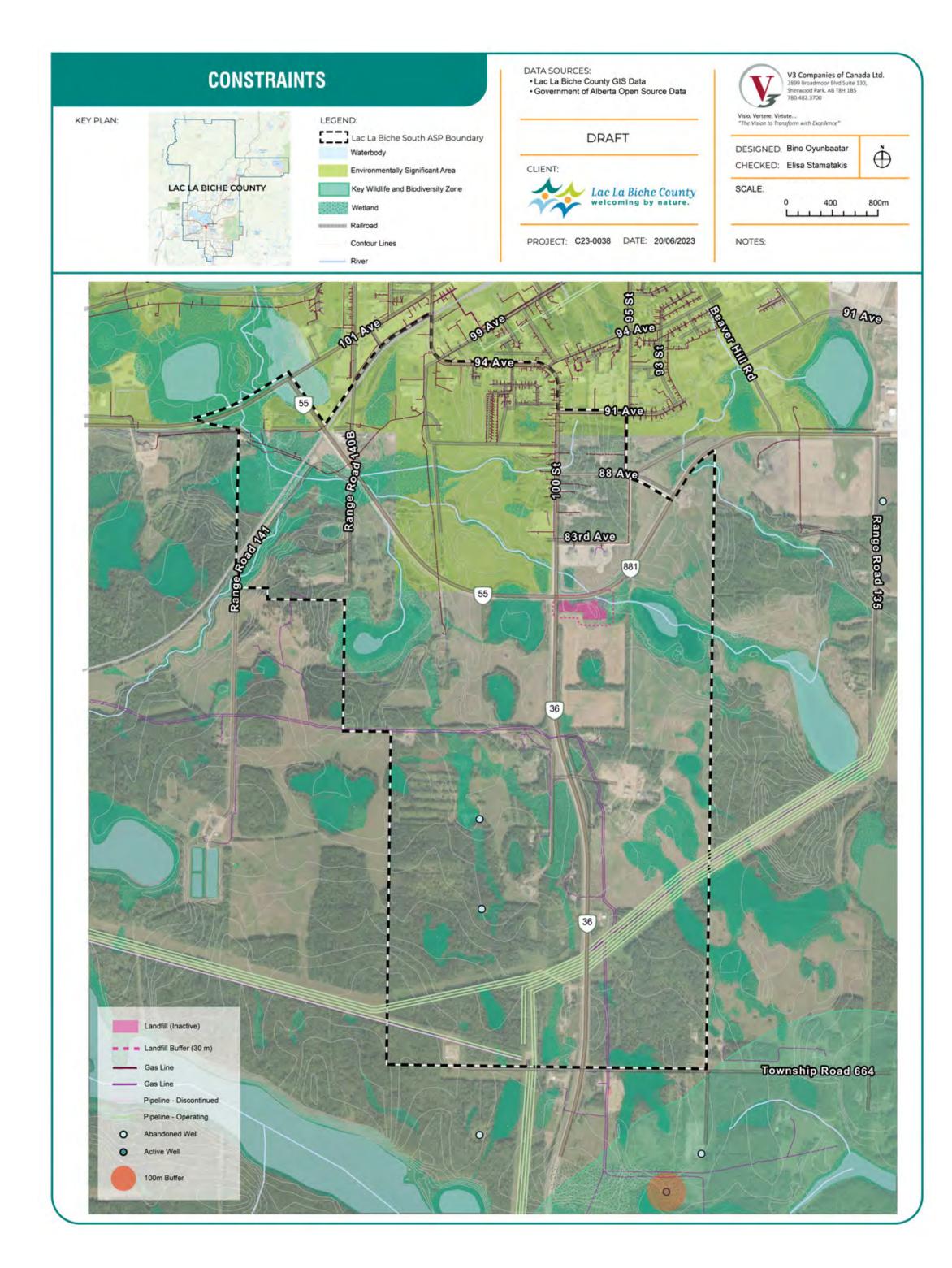
- Utility Infrastructure Map shows the existing water, sanitary, and storm lines that service the Lac La Biche South ASP area.
- Majority of the utility infrastructure is within the northern boundaries of the Plan area as the infrastructure is expanding contiguously from existing development and infrastructure investment.



- Transportation Map shows all the existing road infrastructure that services the Plan area.
- Highway 55 is an important highway that connects Lac La Biche to the outer regions. Notable areas include Cold Lake, Athabasca, and to the Saskatchewan border.
- The Plan area resides within the intersection of three highways: Highway 55, Highway 881, and Highway 36. Highway 881 directly connects the Plan area to Fort McMurray and Highway 36 connects the Plan area to the Village of Warner, near the United States border.
- All the collector roads are gravel roads, with the exception of 91 Avenue to 94 Avenue which are paved.

CONTEXT MAPPING

CONSTRAINTS

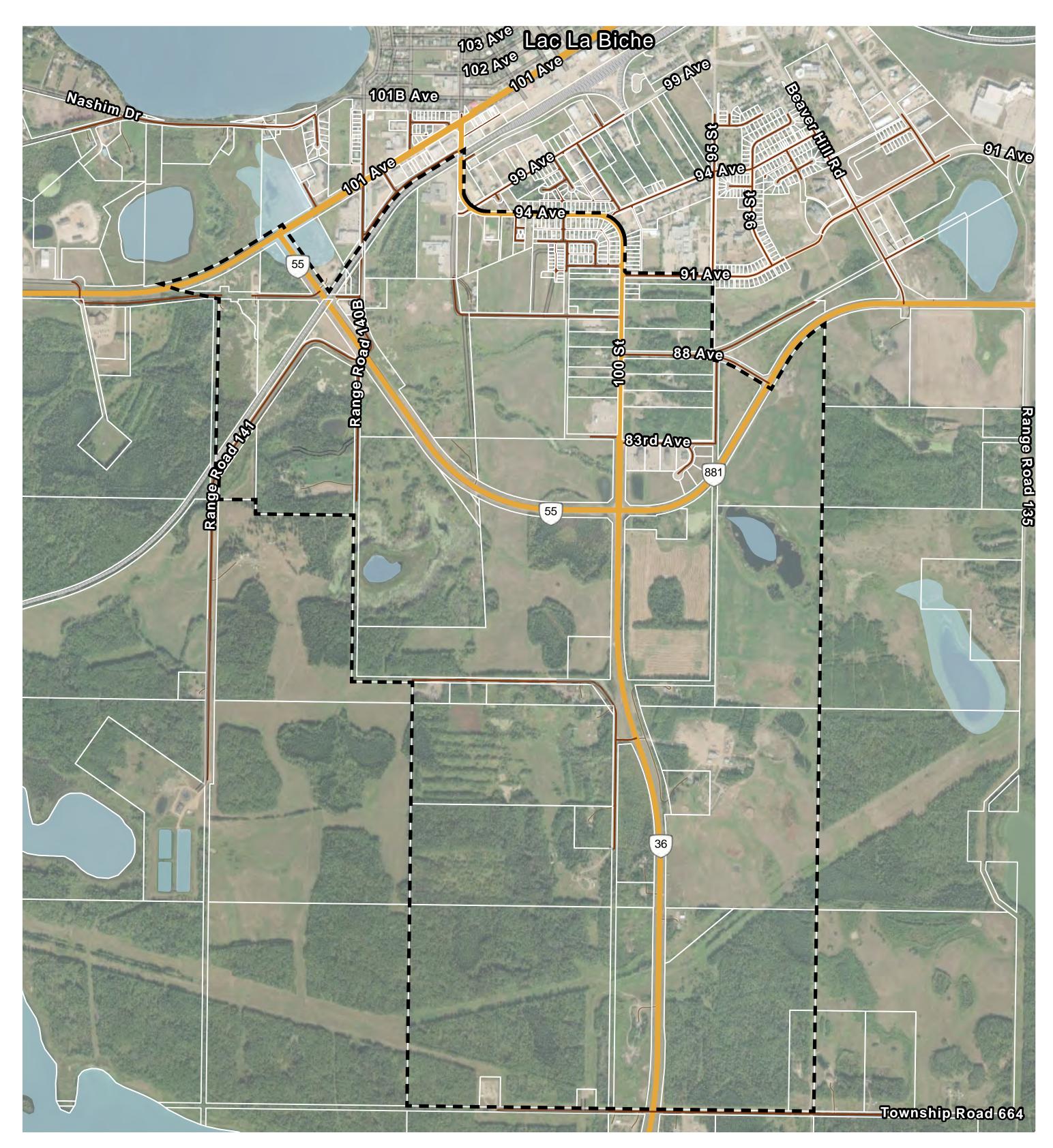




- There are limited constraints relating to the abandoned wells, pipelines, gas lines, and landfill as setbacks and buffers are established correlating to the approval of development nearby these uses.
- The identified landfill in Map 10 is nonoperating and has a 30 m buffer around the landfill to accommodate for the impacts of nuisance of the use.
- There should be consideration for environmental areas, particularly the abundant wetlands scattered throughout the area. Within the MDP, "Section 7.7 Wetlands" states that the County encourages net-gain of wetlands through stormwater management facility naturalization and other wetland restoration, replacement, and enhancement activities. If development were to occur near the wetland areas, stormwater management facilities could be considered.
- Growing contiguously from the Hamlet of Lac La Biche is logical, however, there would constraints if development were to be built in the southern portion of the Plan area as there is a lack of servicing and roads.

ARE THERE ANY OTHER DEVELOPMENT CONSTRAINTS WE SHOULD BE AWARE OF? Tell us your thoughts here!

VISIONING BOARD STUDY AREA





Lac La Biche County welcoming by nature.

LEAVE YOUR STICKY NOTES HERE!

WHAT IS YOUR VISION FOR THE PLAN AREA?

WHAT LAND USES WOULD YOU LIKE TO SEE IN THE PLAN AREA?

•

Tell us your thoughts here!

