

Lac La Biche County *Policy*

TITLE: Housing Development Incentive Program
RESOLUTION: 26.290
DEPARTMENT RESPONSIBLE: Strategy & Community Growth

POLICY NO: ED-12-003
EFFECTIVE DATE: August 18, 2026
NEXT REVIEW DATE: August 18, 2028

POLICY STATEMENT:

Lac La Biche County may provide direct financial incentives through a two-year pilot to encourage new housing construction, activate development-ready residential lands, and increase the supply of long-term rental housing within the County.

DEFINITIONS:

“Applicant” means the property owner, developer, builder or authorized agent applying for an incentive under this policy.

“Eligible New Dwelling” means a newly constructed permanent residential dwelling within Lac La Biche County that meets the approved program requirements and receives occupancy approval.

“Development-Ready Residential Lot” means a residential lot where servicing and applicable development requirements are substantially in place and the site is ready to proceed with housing construction.

“Long-Term Rental Housing” means a dwelling unit made available for residential tenancy and not used primarily as short-term or visitor accommodation.

“Multi-Unit Housing Development” means a new development containing a minimum of four long-term rental dwelling units.

PRINCIPLES:

- 1. Stream A - New Home Construction Incentive.** \$20,000 may be provided for each Eligible New Dwelling, to a maximum program allocation of \$500,000. Development-ready residential lots will be prioritized, but eligibility is not limited to those lots.
- 2. Stream B - Multi-Unit Housing Development Incentive.** \$10,000 may be provided for each eligible new rental dwelling unit in a Multi-Unit Housing Development, to a maximum program allocation of \$1,500,000.
- 3. Five-Year Rental Commitment.** Units funded under Stream B must remain Long-Term Rental Housing for five years and be subject to a Housing Incentive Agreement. If the rental commitment is not maintained, the applicable grant must be repaid. The County restriction ends after the five-year commitment is completed.
- 4. Program Funding and Term.** Combined County funding under this policy will not exceed \$2,000,000. The program will operate as a two-year pilot or until available funding is fully committed, whichever occurs first. Additional funding or renewal requires Council approval.
- 5. Application Intake.** Eligible applications will be considered on a first-come, first-served basis, subject to available funding and the approved program requirements.

6. Eligibility and Payment. Projects must be new residential construction within Lac La Biche County, obtain all required municipal approvals and permits, and be in good standing with the County. Incentives will be paid following completion and occupancy. A dwelling unit may receive funding under only one stream.

7. Administration. Administration may approve applications that meet this policy and the approved program guidelines and may establish forms, verification requirements and agreements consistent with this policy. Requests outside the approved program criteria require Council approval.

8. Separate Approvals and No Entitlement. Approval under this policy does not replace or guarantee any rezoning, subdivision, development permit, building permit, servicing capacity or other required approval. Program funding is discretionary and subject to availability.

9. Review. Administration will report to Council on program uptake and results following the two-year pilot. Continuation, expansion or additional funding requires Council approval.

"Original Signed"

Chief Administrative Officer

August 24, 2026

Date

"Original Signed"

Mayor

August 24, 2026

Date

SPECIAL NOTES/CROSS REFERENCE:

Housing Development Incentive Program Guidelines

Stream B Housing Incentive Agreement

Council Motion 26.262

Municipal Government Act and applicable Land Use Bylaw requirements