



LAC LA BICHE  
COUNTY

# SOUTH AREA STRUCTURE PLAN

## INFORMATION PACKAGE



Lac La Biche County  
welcoming by nature.

## 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.

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.

## 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:

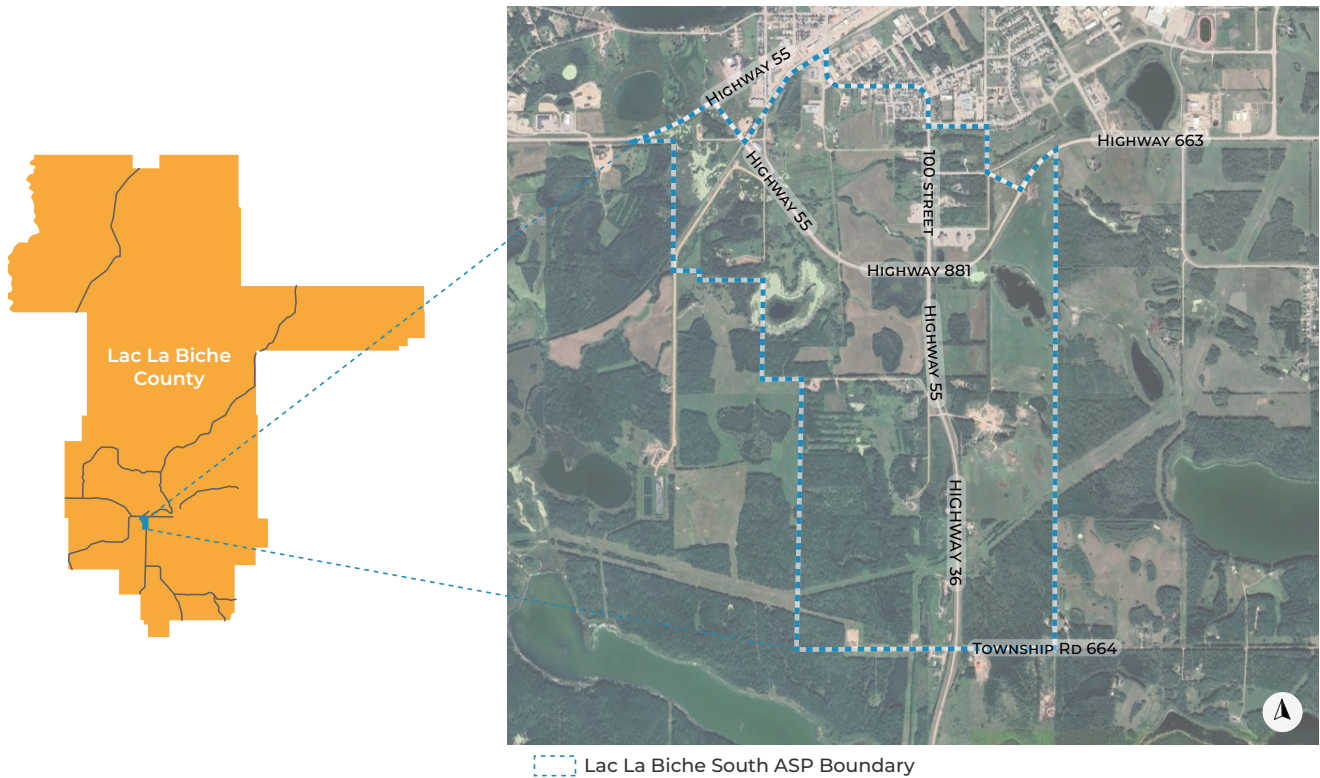
- sequence of development proposed for the area,
- land uses proposed for the area, either generally or with respect to specific parts of the area,
- density of population proposed for the area either generally or with respect to specific parts of the area, and
- general location of major transportation routes and public utilities.

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

Having an ASP reduces land use conflicts and ad hoc development that can have an impact on the natural environment, Council's fiscal budget, existing roads, water and waste water systems, and surrounding land owners. An ASP provides land owners and prospective developers with an idea of appropriate future land uses, and helps streamline rezoning and subdivision applications if they are in compliance with the ASP.

## THE LOCATION

The Lac La Biche South Area Structure Plan is located south of the Hamlet of Lac La Biche and stretches to Township Road 664. The Plan area encompasses lands extending from Highway 55 to Highway 663 equating to approximately 654 hectares (1615 acres) of land. The majority of land falls within the existing South Lac La Biche Area Structure Plan and is primarily agricultural uses with a mix of other uses including residential, parks/open spaces, and commercial to name a few.



## THE OBJECTIVES

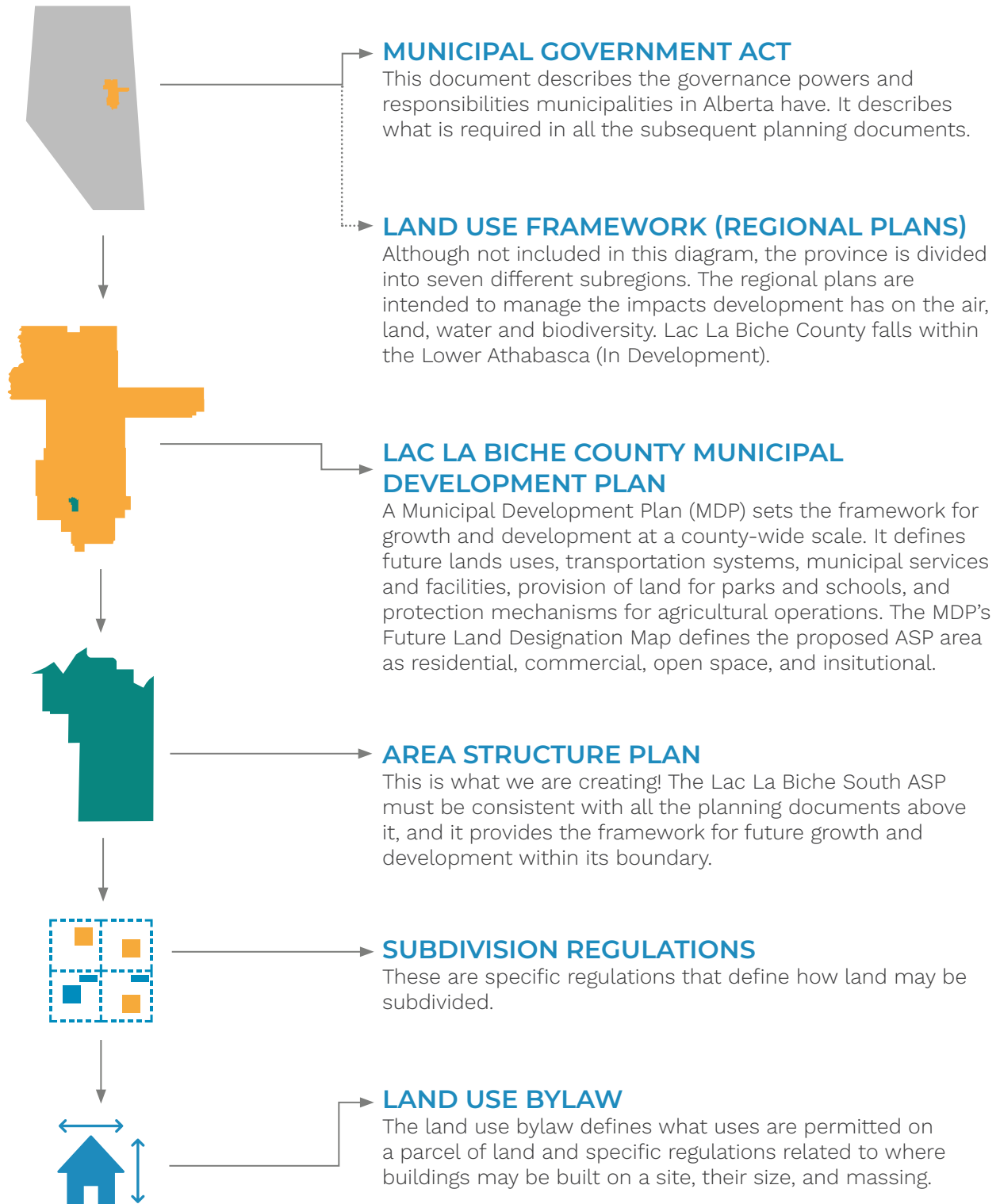
Lac La Biche South Area Structure Plan will provide the framework to guide development of 654 hectares (1615 acres) of land in Lac La Biche County. The policies that will be contained within this Plan are intended to establish a framework for sustainable, efficient and coordinated development that reflects 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:

- 1 increase the clarity and usability of the document through explanatory and illustrative diagrams and design;
- 2 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 PLANNING HIERARCHY

The following diagram shows the land use planning documents that govern development within the area structure plan. Every document must be consistent with the one above it, and as the scale decreases, the level of detail increases.



# THE PROCESS



## 01 | LEARN

### BASELINE RESEARCH AND ANALYSIS | MAY - JUNE 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.



## 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.



## 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.



## 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

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



## 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.

## QUESTIONS?



### SHEEJA VIMALAN, PLANNING TECHNICIAN

Lac La Biche County

780.623.6755

[sheeja.vimalan@laclabichecounty.ca](mailto:sheeja.vimalan@laclabichecounty.ca)

### LAC LA BICHE COUNTY

PO Box 1679 Lac La Biche,

Alberta T0A 2C0

[www.laclabichecounty.com](http://www.laclabichecounty.com)