



# Lac La Biche County

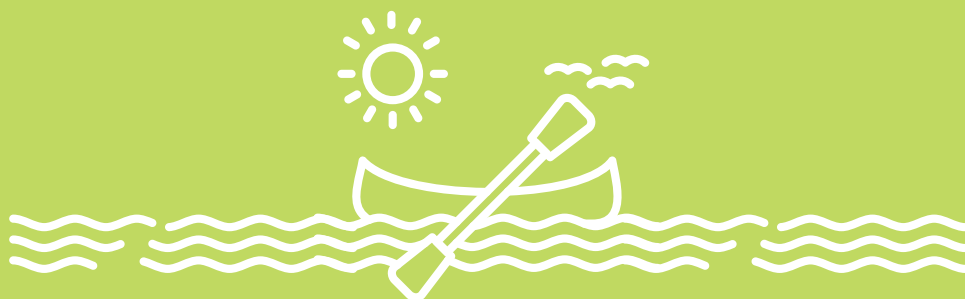
# Investor's Guide



Lac La Biche County  
welcoming by nature.

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# Welcome from Mayor Paul Reutov: the Lac La Biche County Advantage



I believe in the Lac La Biche County advantage. We are in a beautiful rural area uniquely positioned to become a resort destination, with the only direct access to the Southern Athabasca oil sands. We have land to spare to support industrial and commercial developments of all types, and we're ideally placed to become a data centre hub.

At the same time, we have the modern amenities and advantages of an urban area, with Telus PureFibre (the fastest internet available) and easy access to Edmonton and Fort McMurray by road, rail, and air. Our community supports a high-quality of life, with the Bold

Centre sports multiplex, a brand new aquatics facility (coming in 2026), easy access to educational opportunities at the local Portage College, and revamped, attractive streets and parks. Council has heavily invested in infrastructure, amenities, and our residents' overall quality of life to position our community as a top-of-the-line investment destination.

Lac La Biche County is ready for your business, and a leader in economic development. By choosing our community, you are choosing to invest in a fast-growing, innovative region that is becoming the best place in northern Alberta to live and work.



Lac La Biche County Council

## Land Acknowledgement:

*We respectfully acknowledge the traditional and ancestral lands of the First Nations peoples of Treaty 6, Treaty 8 and Treaty 10 territories and the Homeland of the Métis people. Lac La Biche County continues to be home to Indigenous peoples since time immemorial, and we recognize the vital contributions of Indigenous culture, history and perspectives in our shared past, present and future.*

# Why Lac La Biche County?

## Our Competitive Advantages

### A Transportation and Logistics Hub with Room to Grow



#### At the junction of Highways

881, 663, 55, and 36



#### Access to the CN Railway



**Strategically located** between Fort McMurray and Edmonton. Less than a 2 hour drive to the capital.



**Gateway to** the woods and waterways of Alberta's Lakeland



**An abundance of development-ready** lands for any type of business or industry



**Regional airport** Identifiers (IATA: YLB, ICAO: CYLB)



**Low residential tax rates** and excellent municipal services



**The only direct route** to the Southern Athabasca Oil Sands, with streamlined access via road, rail, and air





## A Transportation and Logistics Hub

Lac La Biche County is a critical transportation gateway in Northeastern Alberta. The County is strategically located between major urban centers, with access to key transportation corridors that enhance its connectivity.



**Prime Location:** Lac La Biche lies at the crossroads of Alberta's major highways, including direct access to the Southern Athabasca Oil Sands via Highway 881, one of the key routes for energy-related businesses. This makes it a highly advantageous spot for industries in energy, logistics, and transportation.

**Transportation Network:** The Lac La Biche Regional Airport supports both business and freight travel, complemented by nearby international airports in Edmonton and Fort McMurray. Additionally, the CN railway line connects the County to provincial and national rail networks, supporting the movement of raw materials and finished goods.



**Emerging Drone Logistics:** Lac La Biche is also a forward-looking hub for the drone and aerial logistics industry, with the region and the iART Alliance pioneering BVLOS (Beyond Visual Line of Sight) operations. This positions the County at the forefront of emerging technologies in logistics.

With abundant developable land, minimal constraints, and access to air, rail, and road transportation, Lac La Biche County is ideal for businesses in logistics, data facilities, and other industries requiring extensive land resources.



## A Wealth of Natural Resources for Diverse Industries

Home to a wealth of natural resources, the County provides a strong foundation for various industries. From energy and agriculture to forestry and water resources, there are diverse opportunities for growth.

**Energy:** Located close to the Southern Athabasca Oil Sands, Lac La Biche is ideally positioned for businesses in the energy sector, including oil and gas extraction, energy production, and energy services. The County's proximity to energy infrastructure, combined with its robust logistics network, enhances its appeal for energy-related investments.



**Forestry:** The expansive boreal forests of Lac La Biche support a thriving forestry industry, including lumber, wood products, and bioenergy. Companies with sustainable practices will find ample opportunities to develop and expand.

**Agriculture:** The fertile lands of Lac La Biche produce a wide variety of crops and livestock, providing potential for investments in food processing and agritech sectors. This includes opportunities for vertical farming and sustainable agricultural practices.



**Freshwater Resources:** With 152 lakes, Lac La Biche has abundant freshwater resources, which support industries such as agriculture, tourism, and water-based recreational activities. These resources are integral to the County's sustainable development goals.

The region's diverse natural resource base creates a balanced investment environment, providing everything from raw materials to sustainable development opportunities.

## Rich in Tourism Potential and Welcoming by Nature

Lac La Biche County is more than just an industrial hub—it is also a growing tourism destination with abundant natural attractions and cultural heritage.

**Eco-Tourism:** The County's pristine lakes and forests, including Alberta's only canoe circuit and notable parks like Sir Winston Churchill Provincial Park, offer vast potential for eco-tourism, resort developments, and nature-based activities.

**Sports and Event Tourism:** Lac La Biche is home to world-class sports facilities like the Bold Center, which hosts major events such as World Archery tournaments. These facilities position the County as a prime location for sports tourism.





**Cultural Tourism:** The region also boasts a rich cultural heritage, highlighted by attractions such as the Lac La Biche Mission and Portage College's Museum of Indigenous Art & Artifacts. These offer unique tourism opportunities that celebrate the area's multicultural and Indigenous history.

Lac La Biche County's tourism proposition is diverse and offers long-term potential for investment in eco-tourism, resort-style accommodations, and event facilities.



## Workforce and Skills Development Opportunities

Investors in Lac La Biche County benefit from a skilled, local workforce supported by robust educational and training programs.

**Portage College:** Portage College, located in Lac La Biche, plays a vital role in workforce development. The College offers specialized programs in fields such as technology, engineering, and Indigenous services, preparing graduates for the local job market. As the County works toward becoming a vibrant college town, this institution will play a pivotal role in attracting and retaining young talent.

**Indigenous Workforce Development:** Portage College's programs are designed to support Indigenous students, aligning educational outcomes with the region's labor market needs. The County is also home to the Peace Officer Training Program, further contributing to the growth of specialized security and law enforcement training.

Together with dual-credit programs in local high schools and strong industry partnerships, Lac La Biche offers a talent pipeline equipped with in-demand skills.



## Exceptional Quality of Life and Community Support

Lac La Biche County offers a high quality of life, making it an attractive place for employees to live, work, and thrive.

**Recreation and Wellness:** The Bold Centre provides a premier recreation complex that includes an aquatic facility, Nordic spa, and various sports amenities. In addition to this, the County features an array of parks, walking trails, a dog park, and an award-winning farmers' market—ensuring a balanced lifestyle for residents and workers alike.

**Community Engagement:** With a growing retail sector, healthcare services, and a focus on family programs, Lac La Biche ensures a supportive environment for families, businesses, and investors.

**Supportive Municipal Services:** The County provides excellent municipal services, including responsive customer support and low residential tax rates, creating an environment where businesses can grow and thrive.

Lac La Biche County's commitment to enhancing quality of life and fostering a welcoming community makes it an ideal place to set up roots and expand operations.



## Strengthening Indigenous Relationships

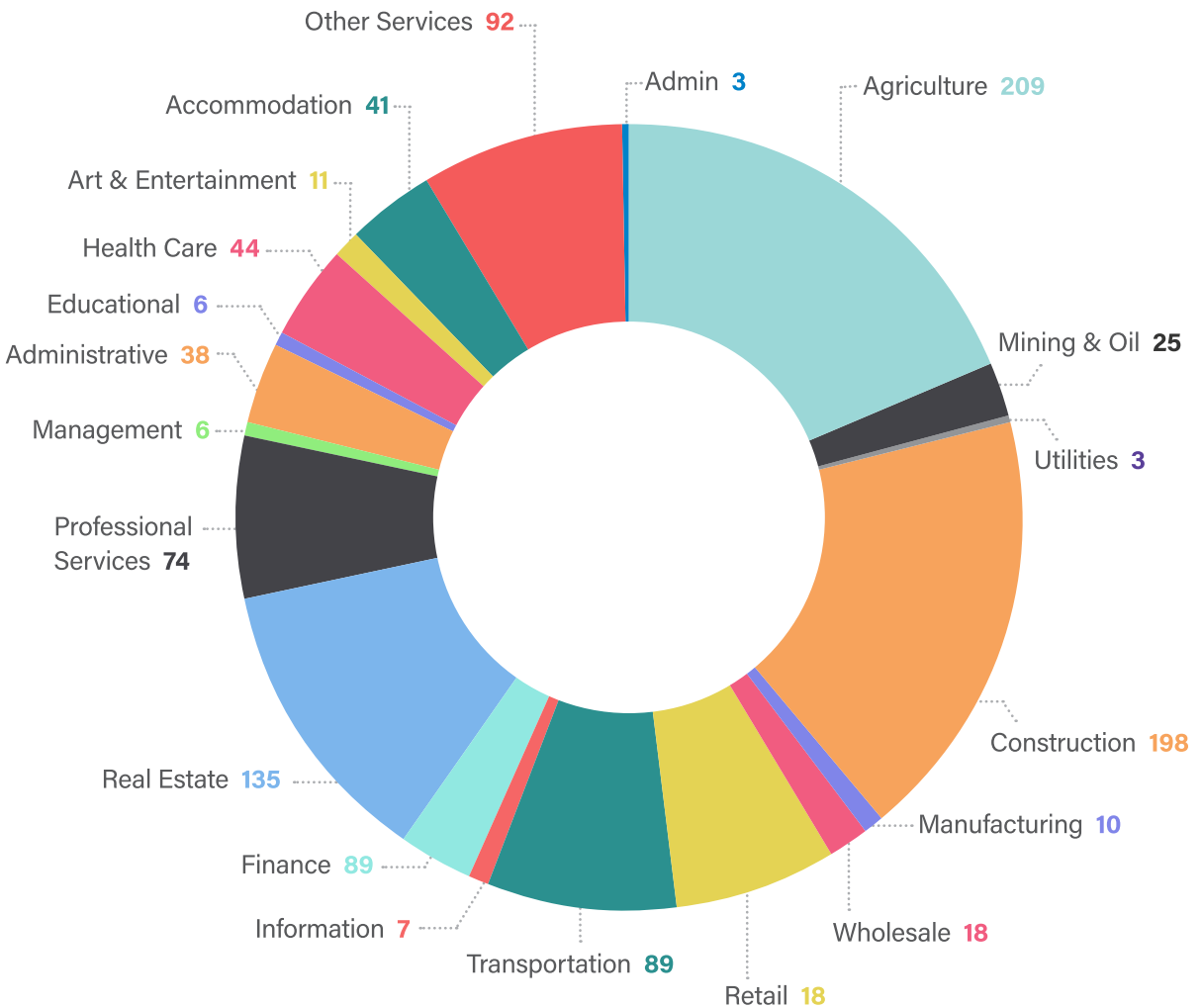
Lac La Biche County actively collaborates with its Indigenous communities, fostering social and economic prosperity through partnership.

**Indigenous Collaboration:** The County in collaboration with our Indigenous neighbours have established a Collaboration Committee to strengthen relationships and ensure mutual benefits. This approach to collaboration ensures that economic growth supports all stakeholders in the region.



# Industry Sectors by Numbers

The following pie chart represents the number of organizations in Lac La Biche County by sector. Data from Statistics Canada, Business Register.





# Lac La Biche County's Agricultural Sector

We are proud of our very productive agriculture sector. Popular production in our County includes:



Livestock



Hay and silage



Oats



Wheat



Barley



Canola



**247** Farms

**\$35 million** in Gross Farm Receipts (2021)

**20,000+** Cattle and Calves

**101,033 Acres** of Cropland

**\$33,767,077** Overall Value of Livestock and Poultry

**\$2,748.82** Average value of agricultural land in the County per acre (2023)

**\$3,530.21** Average value of agricultural land in Alberta per acre (2021)



Alberta has the largest beekeeping industry in Canada, representing approximately 40% of honeybees in the country. Lac La Biche County is proud to be home to honeybee producers who contribute to the substantial honey production industry.





# Our Other Competitive Advantages

Prime location, abundant resources, and forward-thinking infrastructure, we are strategically positioned to foster growth and attract investment.

## A Wealth of Natural Resources



Freshwater resources for industries, with 152 lakes. Perfect for water-based tourism, **resort development**, and sustainable resource management.



**Oil and gas resources**, along with secondary industries



Expansive boreal forests for **forestry and secondary manufacturing**



Fertile land for varied crops and livestock, offering potential for food processing, **agritourism**, and agritech investment, including vertical farming

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## Alberta Advantage Immigration Program-Approved



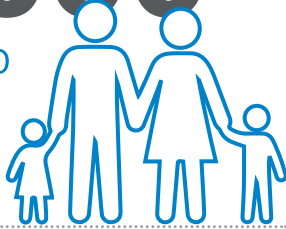
Lac La Biche County works with employers to address workforce needs, especially with the Rural Renewal Stream program—expediting immigration processes that would otherwise be costly and time-consuming.

# Lac La Biche County Facts

Retail Trade Population

# 27,000

Forecast to surpass **28,057** by 2032.



# \$448 million

Total Retail Trade Area Spending



# \$128.6 million

Grocery & Pharmacy

Population

# 8,339

Median Age **41.6**



(annual estimate, up **0.3%** from previous year)

# \$88 million

Auto/RV/Motorsport



# \$37.3 million

Restaurants (Full & Quick Serve)

Direct Region Population

# 11,500

(including surrounding First Nations Metis Settlements)

# \$35 million

Home Furnishings & Improvements



# \$32.8 million

Home & Personal Electronics



# \$95,000

Median Household Income

# \$31.7 million

Clothing, Footwear & Accessories



# 832 students



attended Portage College's Lac La Biche Campus in the 2023-24 school year

# 43%



of Lac La Biche County households have an average household income **over \$100,000.**

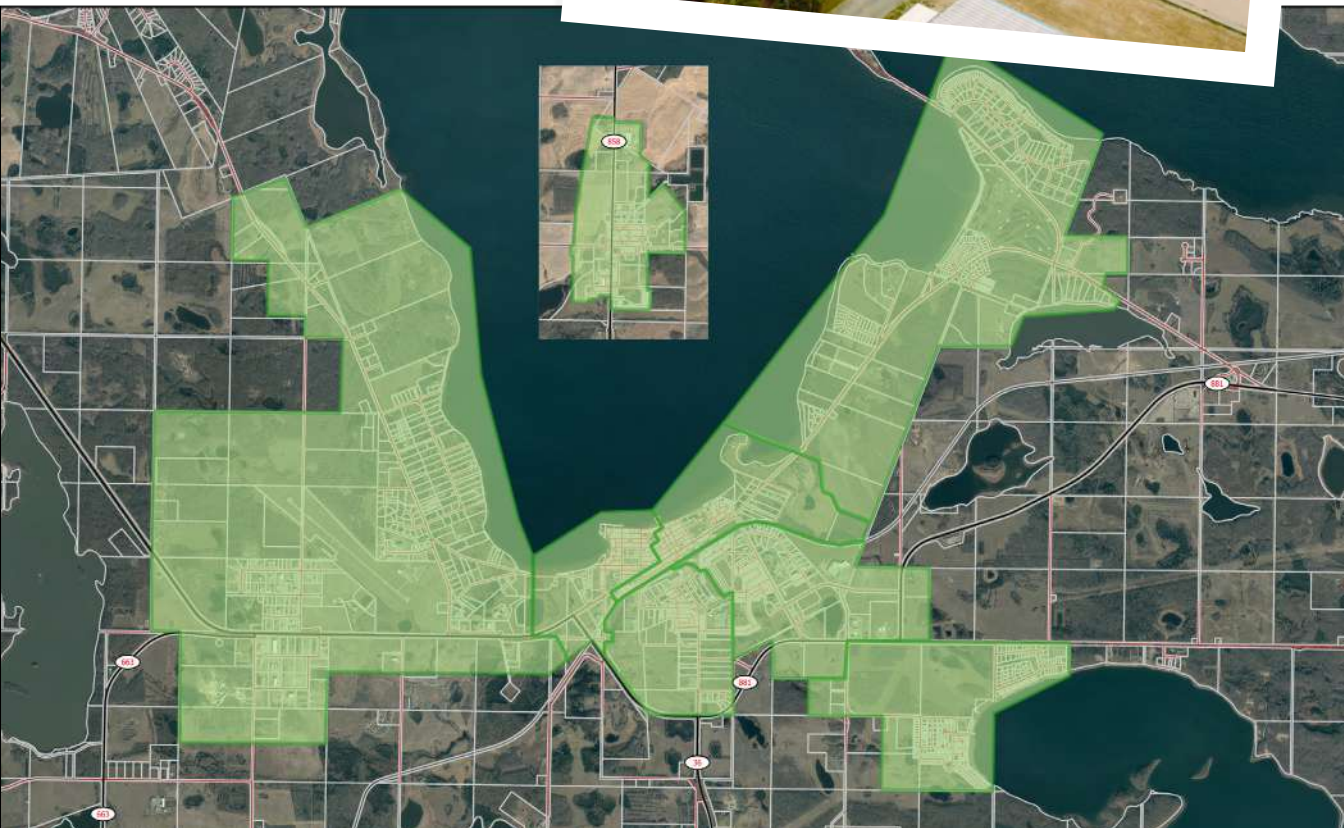
**Retail Demand of an Additional 124,724 ft2 by 2028**

Data from Lac La Biche County's 2023 Retail Gap Analysis

# PureFibre Connectivity

Lac La Biche County partnered with TELUS to bring PureFibre to the hamlets of Lac La Biche and Plamondon.

**PureFibre provides near instantaneous internet connectivity that few places in Alberta, even larger population centres, can claim.**



# Lac La Biche County Boundaries

## 3.3 Million Acres of Land

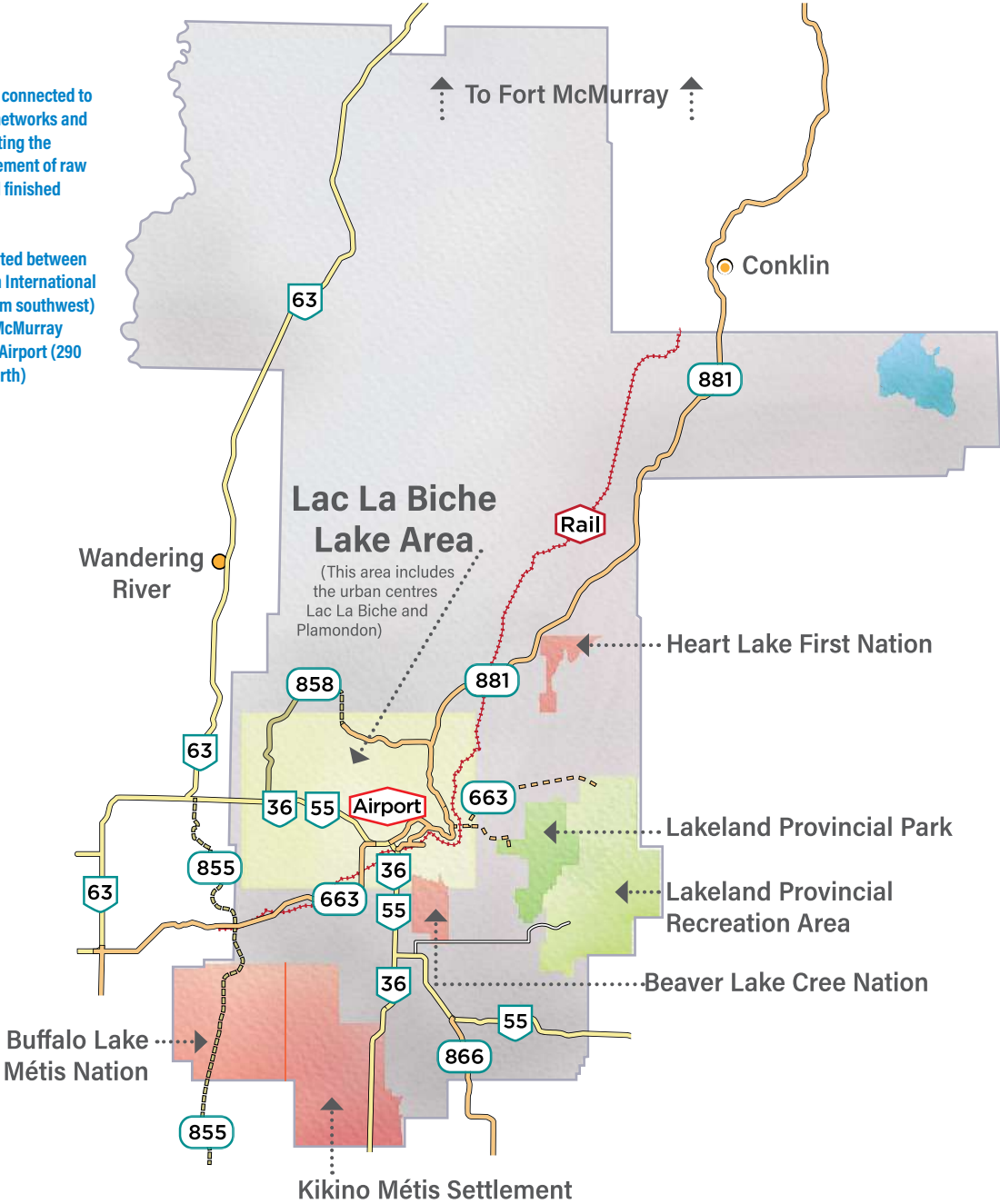
### Canadian National Railway and Provincial Highways in Lac La Biche County



The County is connected to national rail networks and ports, supporting the efficient movement of raw materials and finished goods.



Centrally located between the Edmonton International Airport (249 km southwest) and the Fort McMurray International Airport (290 kilometers north)



# Pathways Alliance Carbon Capture



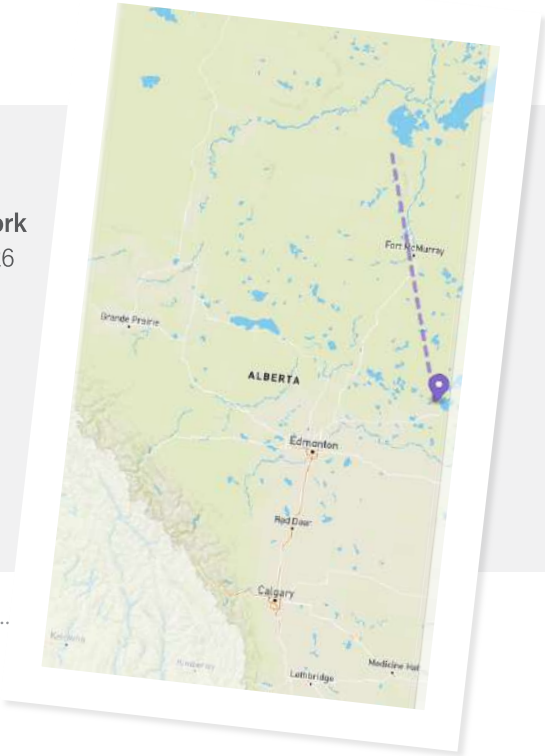
**Proposed carbon capture and storage network** in Alberta, estimated to start construction in 2026



**Pipelines will pass through** Lac La Biche County's eastern area.



**A terminal will be built** in the Cold Lake area, Lac La Biche County's neighbour, allowing easy access to this carbon capture option.



## Healthcare



**William J. Cadzow Healthcare Centre:** offering obstetrics, laboratory resources, an emergency department, and much more.



▪ Lac La Biche County is **actively attracting and retaining physicians and medical professionals.**



▪ **Becoming a regional healthcare hub** for northeastern Alberta is Lac La Biche County's short-term goal.



# Excellence in Education Opportunities



## PORTAGE COLLEGE

The County's premier post-secondary institution, **servicing students in the region for more than 50 years.**

**Offering practical training relevant to local employers in fields** like business, environmental studies, the trades & technology, and much more.

**A cultural hub for the region** with features like the Portage College Museum of Aboriginal Peoples' Art and Artifacts.



*Photos courtesy of  
Portage College*



### **The Lac La Biche Law Enforcement Training Centre: Empowering Public Safety, Driving Regional Growth**

The Lac La Biche Law Enforcement Training Centre (LETC) is a leading provider of specialized training for Community Peace Officers, Bylaw Officers, and other non-police law enforcement roles in Alberta. Focused on these critical roles, the LETC addresses a vital training gap, particularly for rural and Indigenous communities while providing significant economic and social benefits to the region.



# Low Utility Rates



**Water**  
\$1.45 /m<sup>3</sup> (2025 rate)



**Sewer**  
\$2.05 /m<sup>3</sup> (2025 rate)



**Gas** – month rate as provided by Gas Alberta  
\$1.65 /GJ

→ For businesses using water for sales products  
\$1.05 /m<sup>3</sup> (2025 rate)



**Power**  
Power provided by Fortis Alberta and North Parkland Power Co-op



# Unparalleled Quality of Life



**152 Lakes, 3 provincial parks,** and the Lakeland Canoe Circuit, Alberta's only backcountry paddling route



**Pre-school care to High School in English and French** in Lac La Biche and Plamondon.



**Bold Centre multiplex** with gym, fieldhouses, ice arenas, community gathering spaces, outdoor sports fields, and much more. Will include the New Aquatics Facility in 2026, which will have northern Alberta's only Nordic spa



**Lac La Biche Golf Course,** featuring 18 scenic holes with a beautiful view of Lac La Biche Lake.





# Major Community Upgrades



**MCARTHUR PARK REVITALIZATION**



**NEW AQUATICS FACILITY**



**MAIN STREET REVITALIZATION**



# Lac La Biche Regional Airport

**DID YOU KNOW?**  
Our Airport is one of  
four medevac stops  
in the Province

- Owned and operated by Lac La Biche County.
- Operational **24 hours per day, 7 days per week.**
- Primary Runway: **1,737 metres long by 30 metres wide.** Asphalt surface equipped with approach lighting, GPS, and a Precision Approach Path Indicator.
- Leasing opportunities available.

Lac La Biche is emerging as a leading hub for drone and aerial logistics, with the region and the iART Alliance pioneering BVLOS (Beyond Visual Line of Sight) operations.



**DID YOU KNOW?**

Our Airport is one of 13 airtanker bases in the Province.

The Government of Alberta will be upgrading to jet-powered aircraft in the future, which will require a runway extension of approximately 305 metres.

# Plamondon: A Diverse and Spacious Spot for Business

Plamondon is a bustling and diverse hamlet northwest of Lac La Biche along Highway 55, known for large French and Russian-speaking communities. The area north of the hamlet includes commercial and light industrial developments, with plenty of space to grow.

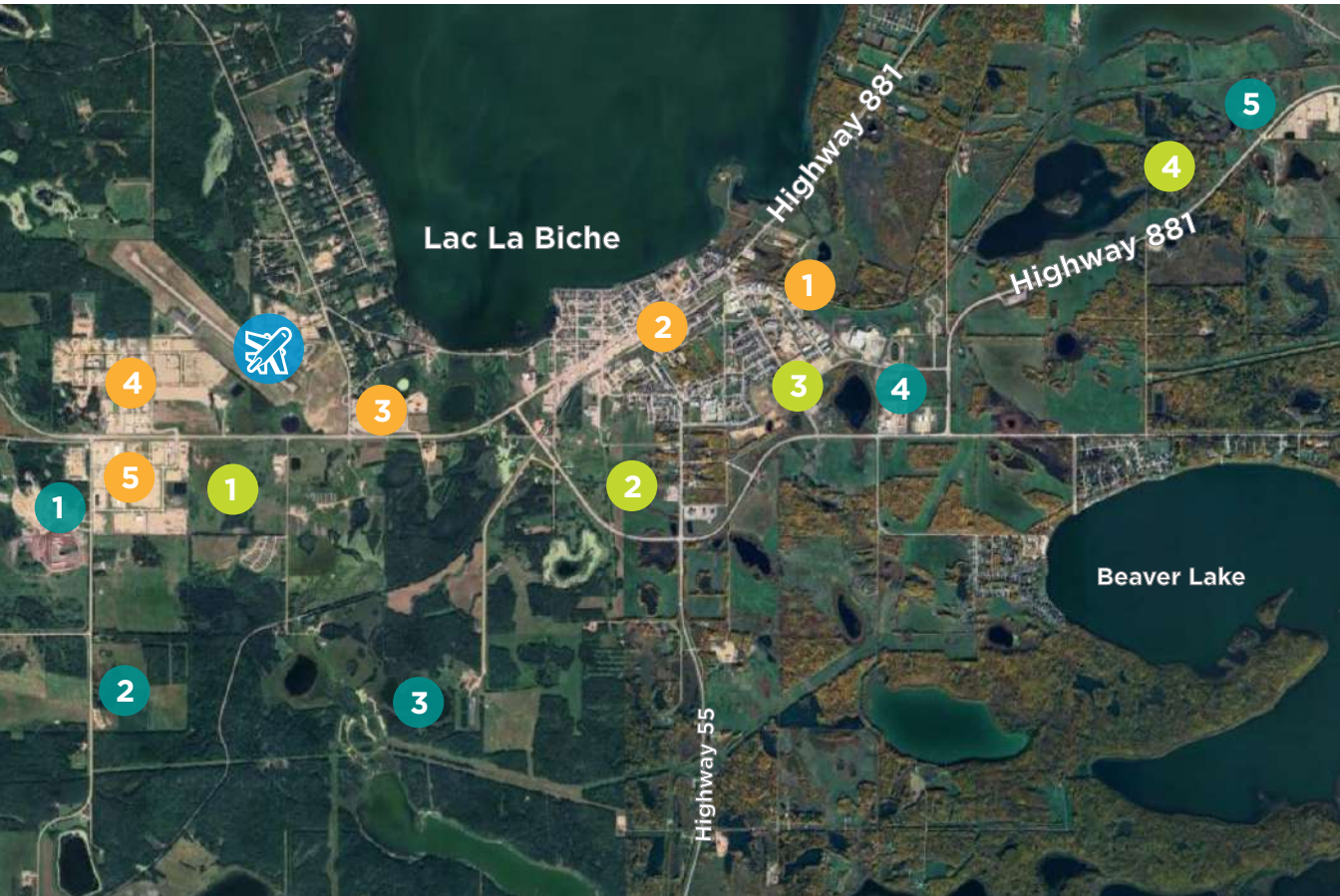
*The annual Plamondon Mud Bogs, which attract hundreds to the hamlet for a weekend of racing and festivities.*

*The Plamondon Festival Centre is a hub of cultural activity, hosting concerts, plays, and dances that give Plamondon a reputation as a centre for arts, culture, and good times in Lac La Biche County.*



# Find Your Space, Make Your Mark

## Multiple Development Avenues Await



### Development Corridors

- 1 Lac La Biche West
- 2 Lac La Biche South
- 3 Lac La Biche East
- 4 Lac La Biche Northeast

### Existing Developments

- 1 Venture Industrial Park
- 2 Railyards Light Industrial
- 3 Central General Industrial
- 4 Sentinel Industrial Park
- 5 Lac La Biche West

### Future Lands

- 1 West Future Land 1
- 2 West Future Land 2
- 3 West Future Land 3
- 4 Central Future Light Industrial Land
- 5 East Future Land

 **Lac La Biche Airport**

1

**Lac La Biche West:  
Industrial and  
Commercial Park with  
Airport Access**

This area along Highway 55 is prime for commercial, retail, light industrial, and hospitality-focused development, with nearby access to the Lac La Biche Regional Airport.



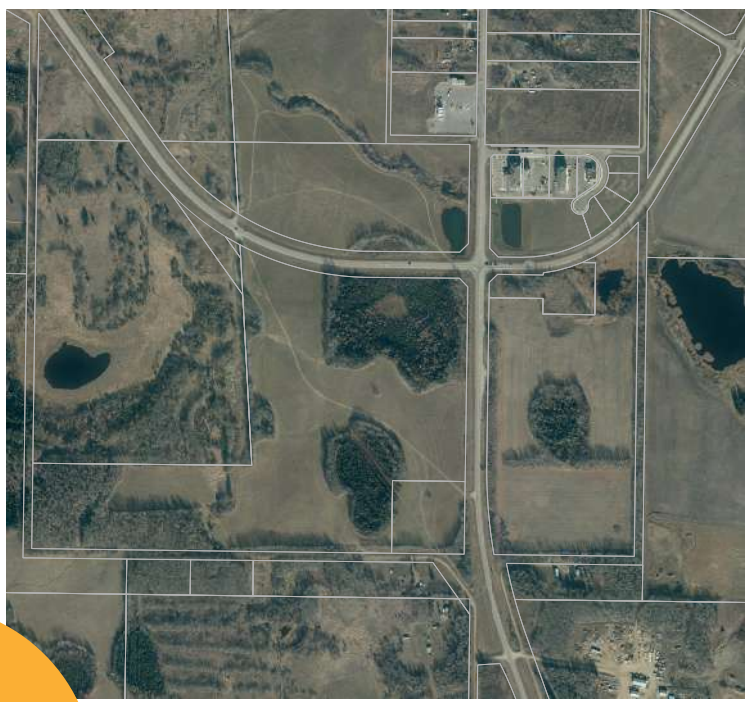


# Gateway to Seamless Transportation

2

## Lac La Biche South: A Crossroads of Major Highways

A busy intersection of Highways 36, 55, and 881, which connect Lac La Biche with Fort McMurray and Edmonton. This area includes commercial, residential, and hospitality-focused areas



  
*Lac La Biche is approximately 2 hours to the provincial capital, Edmonton and 3 hours to Fort McMurray via vehicle.*



# We Have Development Opportunities Ready



3

## Lac La Biche East: **Recreation & Lifestyle Zone**

We are developing the area near the Bold Centre (the County's recreation multiplex) into a premier recreational, commercial, residential, and natural space where residents and visitors live, work, and play.

The area includes:

- Highway, arterial, and neighbourhood commercial spaces, including a brand new Tim Hortons franchise and upcoming Dairy Queen franchise.
- The Bold Center multiplex, with top-tier indoor and outdoor sports fields, including an artificial turf and ball diamonds. Soon to include a new Aquatics Facility with Nordic spa.)
- An RV campground.
- Walking trails and parks.
- Numerous housing options.

This means exciting opportunities to invest in, develop, build, and make your mark on a brand-new hub in the hamlet of Lac La Biche.

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**Lac La Biche Northeast:  
Gateway to Industry  
and Rail**

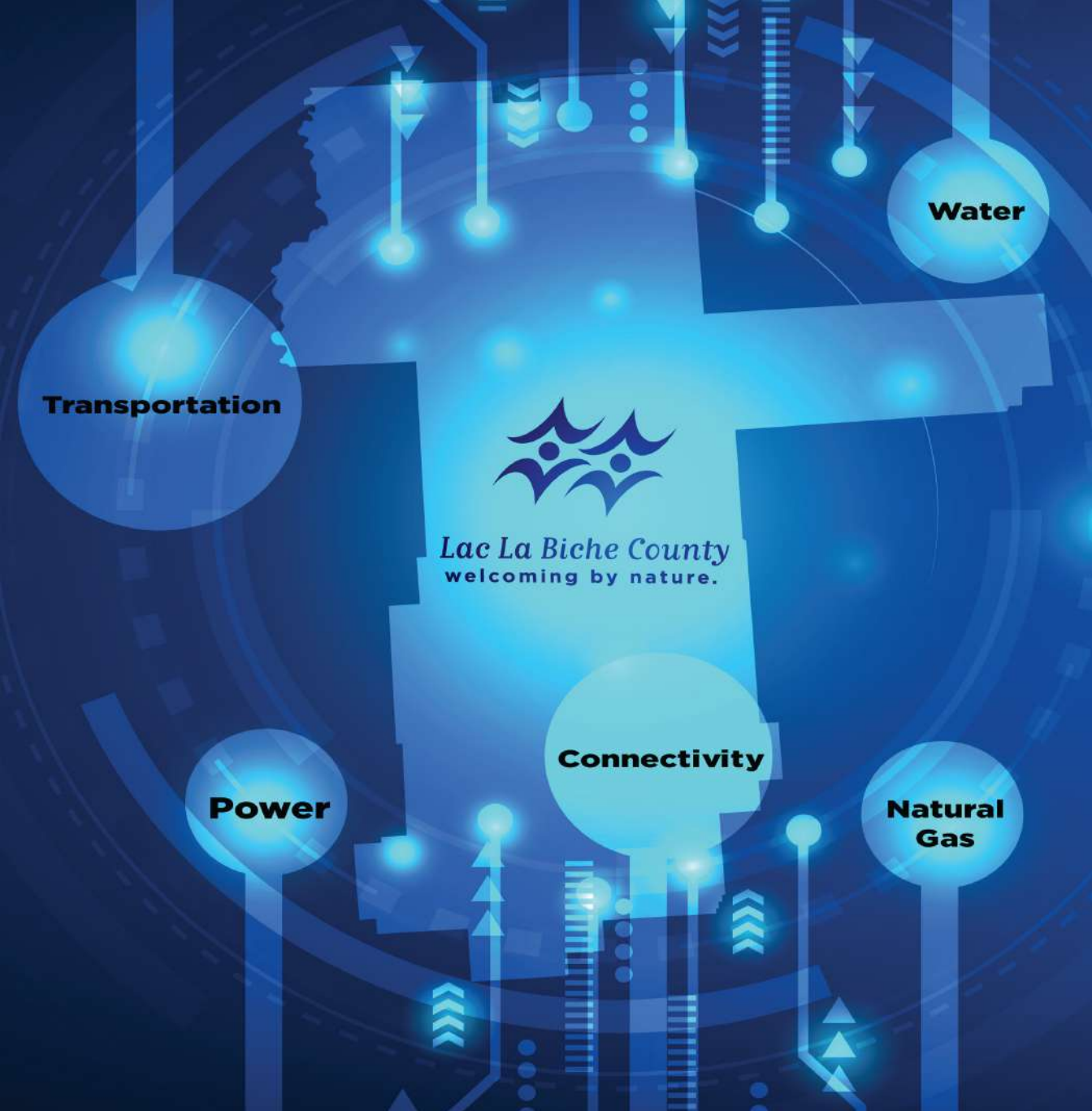
The busy Highway 881 cuts through this corridor, and it's also along the railway track, allowing easy access for laydown yards and shipping.



**Explore more site possibilities with us on the web:**  
[www.regionaldashboard.alberta.ca/region/lac-la-biche-county](http://www.regionaldashboard.alberta.ca/region/lac-la-biche-county)







## **We Have A Solution For Your Development Needs**

**With seamless transportation, reliable power infrastructure, unmatched connectivity, abundant water resources and direct access to Alberta's rich natural gas reserves, Lac La Biche County delivers everything needed for economic growth—right now.**

# READY WHEN YOU ARE

Contact Us:

Economic Development Office: 1-780-623-5017

[www.invest.laclabichedcounty.com](http://www.invest.laclabichedcounty.com)

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