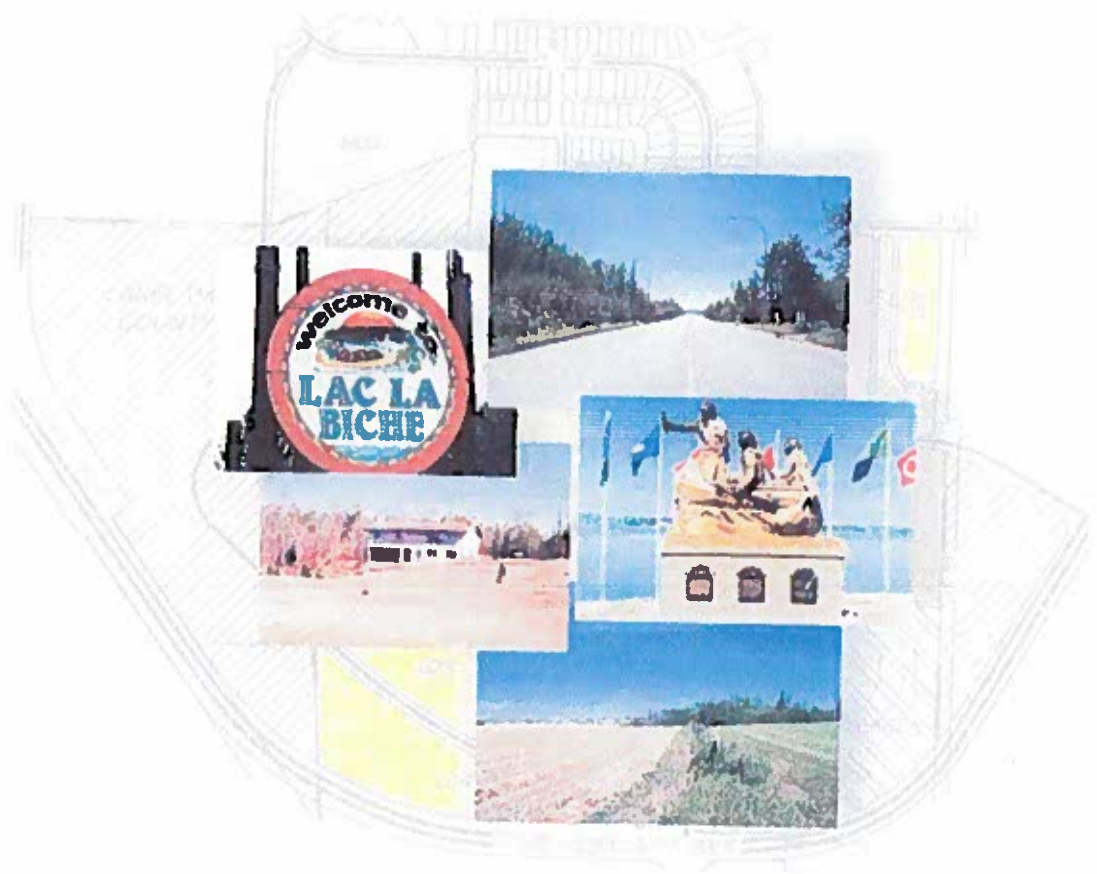


SCHEDULE "B"



Town of Lac La Biche



Bylaw 1184/01

Highway 36 Area Structure Plan

October, 2002

(As Amended by Bylaw No 17/006)

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1 INTRODUCTION AND BACKGROUND

1.1 Forward

This report is an Area Structure Plan (ASP) that has been prepared on behalf of the Town of Lac La Biche. The objective of the plan is to provide a framework for development of a planned residential community that encourages attractive, efficient and economical development in a manner that is complimentary and compatible with existing developments in Lac La Biche. The plan is based on development objectives to achieve the highest urban residential standards possible consistent with market requirements. The overall intent of the plan is to pursue orderly and economical staged development through the life of the neighbourhood.

1.2 Background and Purpose

Residential development within the Lac La Biche area has been experiencing recent pressures both within the Town and the adjoining County. The development of a future truck route connecting Highway 36 to Highway 55 and the downtown provides a logical planning boundary for the development of a residential community. The creation of this Area Structure Plan will guide the future development north of the truck route and provide positive direction towards land uses and servicing within the community.

1.3 Policy Context

The ASP document has been prepared in accordance with Section 633 of the Municipal Government Act, 1995, the Town of Lac La Biche Municipal Development Plan and the Lac La Biche Fringe Area Plan. The plan describes the proposed land uses, density of development, the location of major roadways and utilities and the anticipated sequence of development. The plan provides for a range of residential opportunities which will serve to strengthen the Town's diversity for delivery of residential lotting alternatives for people that live and work within the community and in the surrounding areas.

1.4 Report Format

The plan is divided into seven sections. Sections 1 through 3 provide the relevant background information. Section 4 describes the land use concept. Sections 5 and 6 describe the servicing and transportation issues and Section 7 provides for the implementation of the plan.

1.5 Amendment as per Bylaw No. 17/006

This ASP has been amended in order to be consistent with the South Lac La Biche Major Area Structure Plan, adopted as per Bylaw No. 17/006.

2 EXISTING FEATURES AND FACTORS INFLUENCING THE PLAN

2.1 General

In the preparation of the Highway 36 Area Structure Plan it was necessary to examine existing site conditions and inventory existing influences, both natural and man-made.

2.2 Location and Urban Context (Amended as per Bylaw No. 17/006)

The Area Structure Plan contains approximately 20.36 gross hectares of land, located in the southern portion of the Town of Lac La Biche. Due to the adoption of the South Lac La Biche Major Area Structure Plan, the Highway 63 ASP area has been significantly reduced. The amended area is bound to the east by 100th street, to the north by 94th avenue, and to the south by 90th avenue. To the east, the ASP area is bound by 105th street, but does not include lands zoned AG - Agricultural District. The area south of 98th avenue that were formerly contained in the ASP area are now contained within the South Lac La Biche Major ASP.

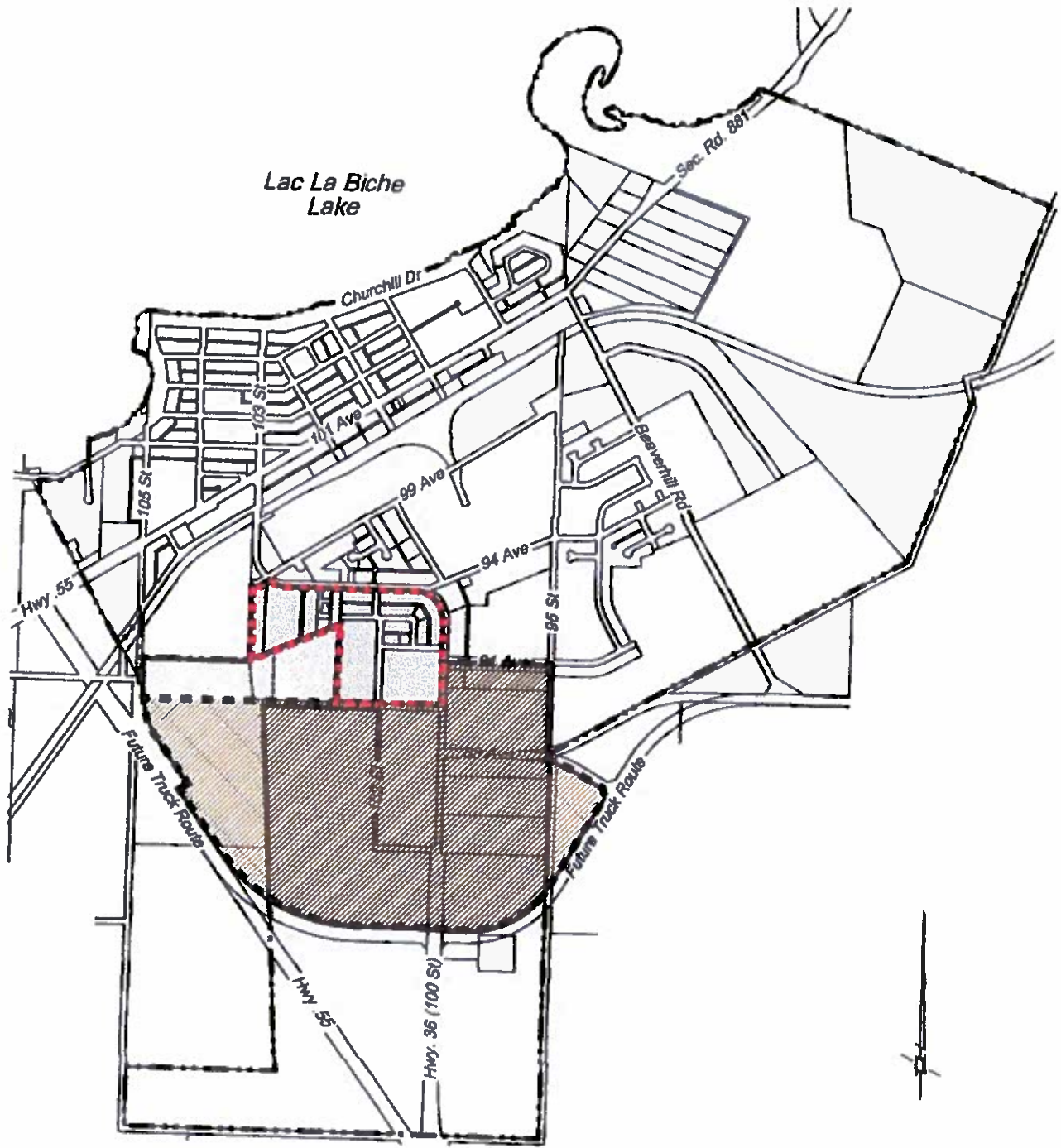
The plan area is surrounded by built residential uses to the north and by residential, commercial, urban reserve, and agricultural uses to the south. The ASP area also lies adjacent to the J.A Williams High School and Portage College. The amended ASP area is provided in Figure 1.

2.3 Environmental Assessment

An Environmental Assessment has not been undertaken for the planning area. The presence of the existing country residential sites within the central portion of the plan area may suggest some cause for environmental contamination from possibly garbage, septic field, vehicle storage or fuel storage areas and should be further investigated at the subdivision stage.

2.4 Nuisance Grounds (Amended as per Bylaw No. 17/006)

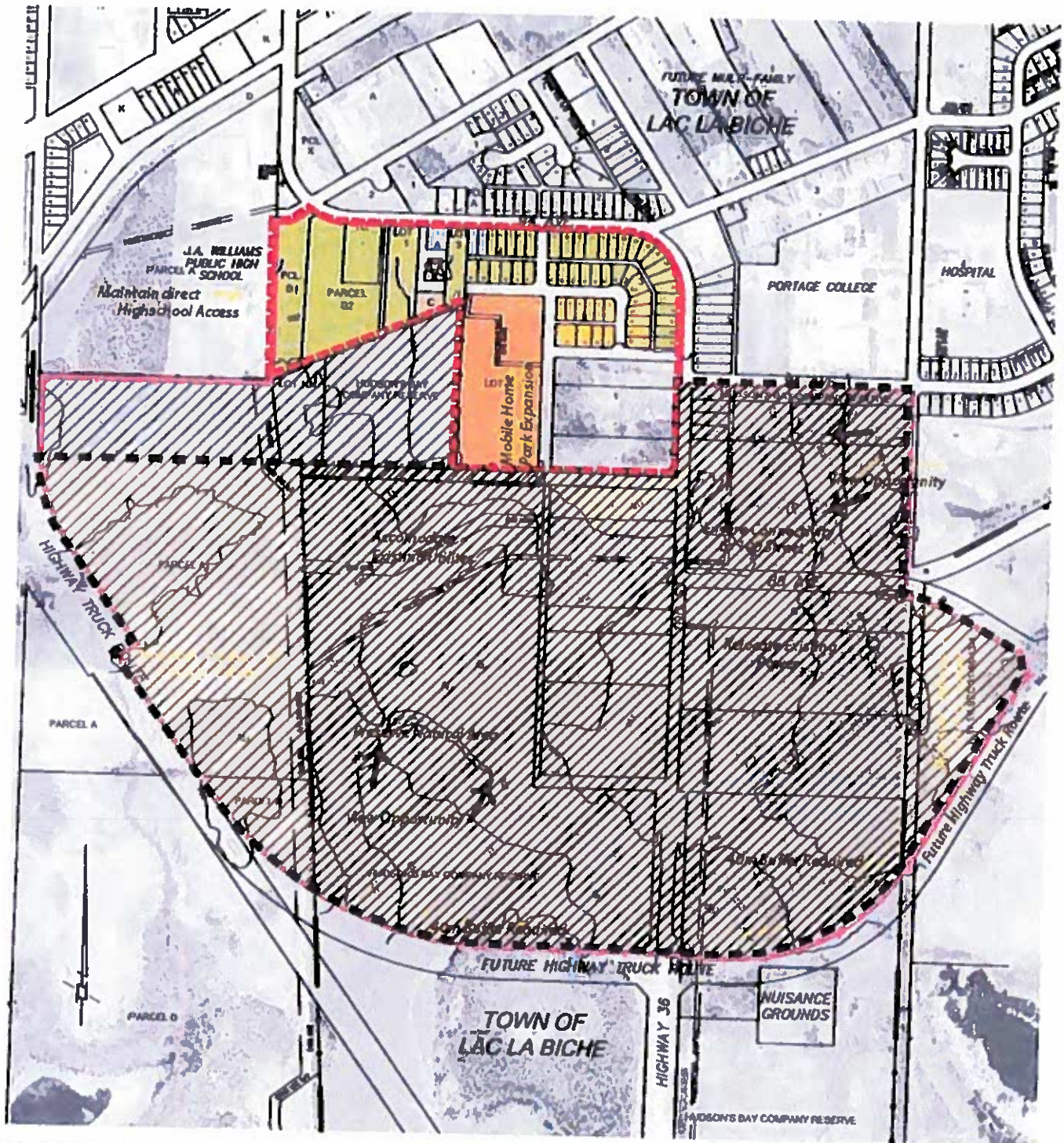
Due to the adoption of the South Lac La Biche Major Area Structure Plan, the nuisance grounds are no longer relevant to the Highway 36 Area Structure Plan.



- Area Structure Plan Boundary (As amended by Bylaw 17/006)
- ▨ Location of Area Structure Plan
- ▭ Area of Study
- - - - - Town Boundary
- ▨ Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 1
Location Plan**



- - - Area Structure Plan Boundary (As amended by Bylaw 17/006)
- Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan
- Residential (Medium Density)
- RMHP (Residential Manufactured Home Park)
- Residential (Multi-family)
- RMHS (Residential Manufactured Home)
- Institutional
- Lands excluded from ASP as they were previously part of Lakeland County

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 2
Existing Conditions**

2.5 Historical Resources

The original Lac La Biche Townsite, namely Plan 4313 BF, was a subdivision of Part of the Hudson Bay Company's Reserve. This 1,000 acre reserve was one of the terms of the surrender in 1869 to the Dominion of Canada of all the Hudson Bay Company's rights in Rupert's Land. The Hudson Bay Company was entitled to select a block of land adjoining each of its Posts. The Company had a Post at Lac La Biche at that time.

The Lac La Biche Trail was the first cut road in Alberta. When the Oblate Missionaries at the Lac La Biche Mission completed this task in 1856, it provided this region with an overland link with the Winnipeg Trail at Fort Pitt, into the Red River Settlement, and the United States. The Lac La Biche Trail was designated a Provincial Historic Resource in 1993.

The creation of Subdivision Plan 4313 BF was one of the inducements to have J.D. McArthur build the Alberta and Great Waterways Railway to Lac La Biche instead of having a railway run north through the Plamondon District.

The Continental Divide is also located near the Town of Lac La Biche.

2.6 Soils

The soil consists of the following base according to the "Soil Survey of the Sand River Area" (Alberta Soil Survey - 1975):

- a) Grandin (sixty percent) - clay loam which is moderately well drained;
- b) Maywood (thirty percent) - a mixture of clay loam and silty clay loam which is moderately well drained; and
- c) Edward (ten percent) - loamy coarse sand which is rapidly drained.

2.7 Vegetation and Natural Features

Scattered woodlots are prevalent throughout the plan area with a natural ravine area bisecting the property in the southwest portion of the plan area. A reasonably dense forested area exists in the eastern portion of the plan area. Efforts will be made to retain vegetation wherever possible and incorporate it into the plan area.

2.8 Topography (Amended as per Bylaw No. 17/006)

The amended ASP area contains elevations ranging from 550 metres on the west to 560 metres on the northeast. Topography is shown in **Figure 3**. Slopes in the ASP area are shown in **Figure 4**. Most of the land in the plan area is developable.

2.9 Transportation Facilities (Amended as per Bylaw No. 17/006)

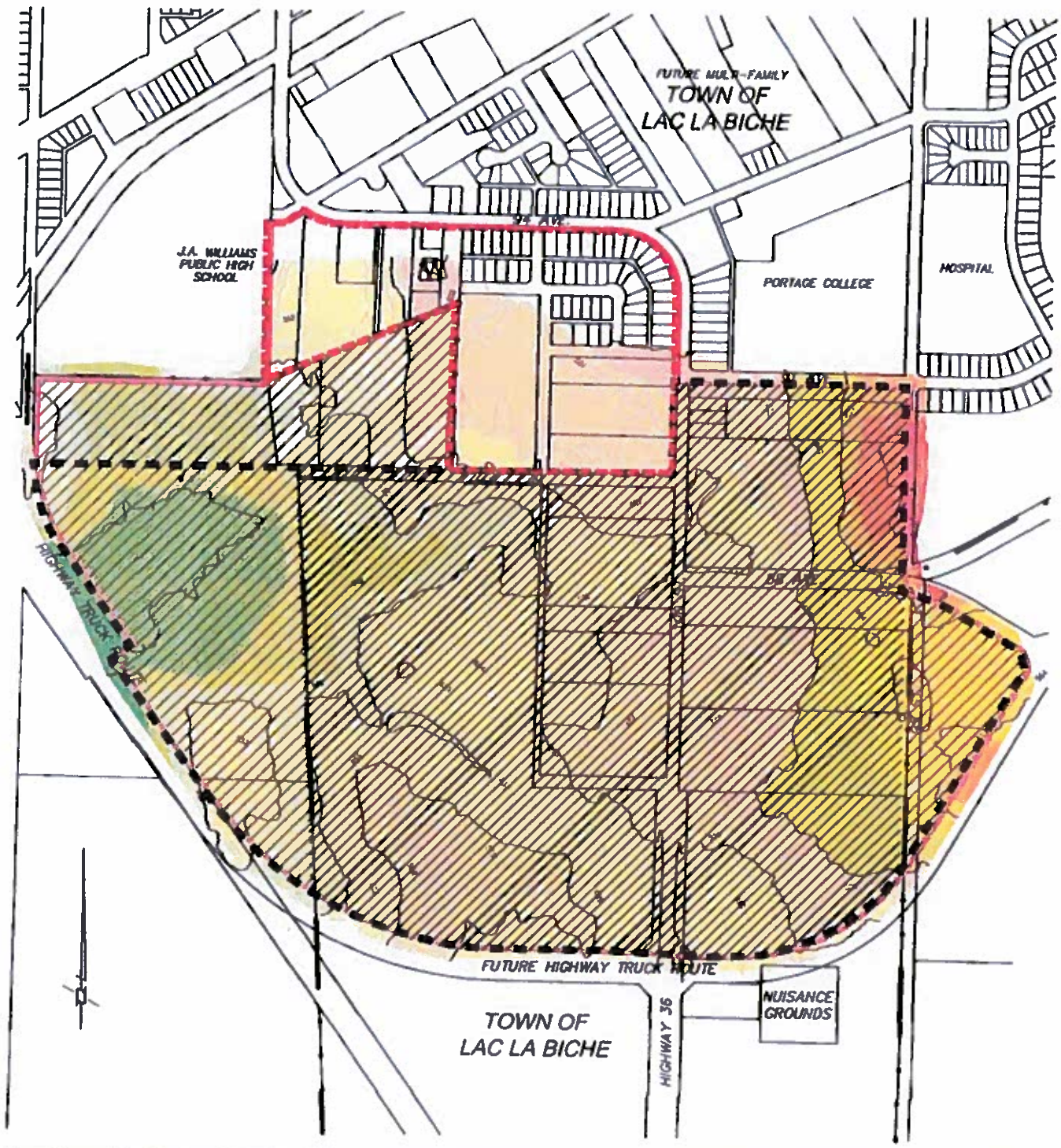
The ASP area is well connected to the Town of Lac La Biche and to major routes in the area. The ASP area is bound to the east by 100th street, which connects with Highway 881, Highway 36, and Highway 55. To the south, the ASP area is bound by 90th avenue, which also connects with Highway 55. To the north, the ASP area is bound by 94th avenue. There is also an existing roadway system within the ASP area, consisting of 91st and 92nd avenue and by 102nd and 101st street, serving the residential uses contained within.

2.10 Land Ownership

The plan area is owned by several different land owners as shown on **Figure 5**, and in **Appendix B**.

2.11 Lakeland County (Amended as per Bylaw No. 17/006)

At the time of the adoption of this plan, lands that fell under the previous Lakeland County were excluded from the study area. Policies for those lands that located south of the plan area are now contained within the South Lac La Biche Major Area Structure Plan.



Area Structure Plan Boundary (As amended by Bylaw 17/006)

Lands excluded from ASP as they were previously part of Lakeland County

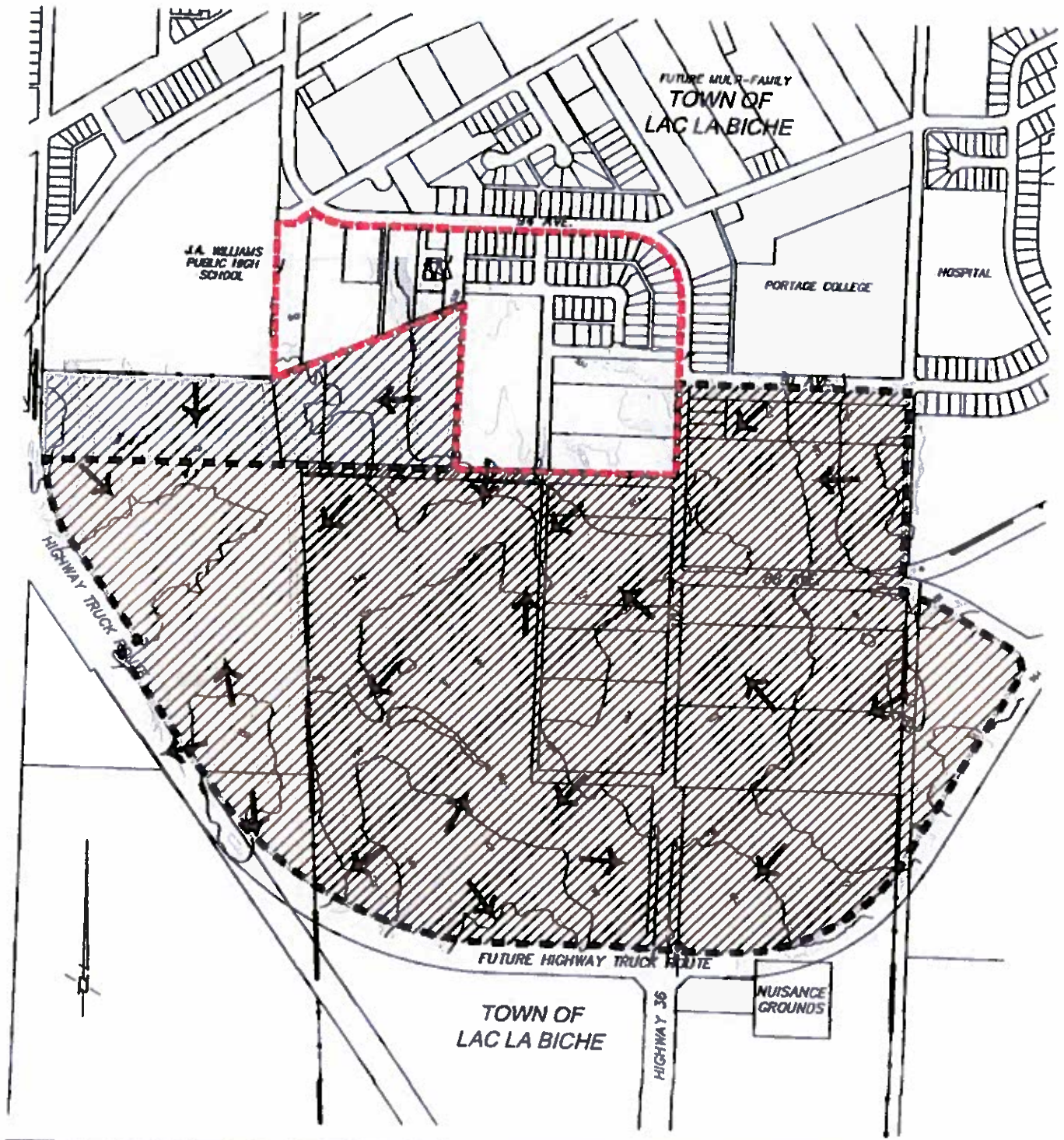
545m - 546m	550m - 552m	556m - 558m	562m - 564m	568m - 570m
546m - 548m	552m - 554m	558m - 560m	564m - 566m	
548m - 550m	554m - 556m	560m - 562m	566m - 568m	

Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 3
Topography Plan**

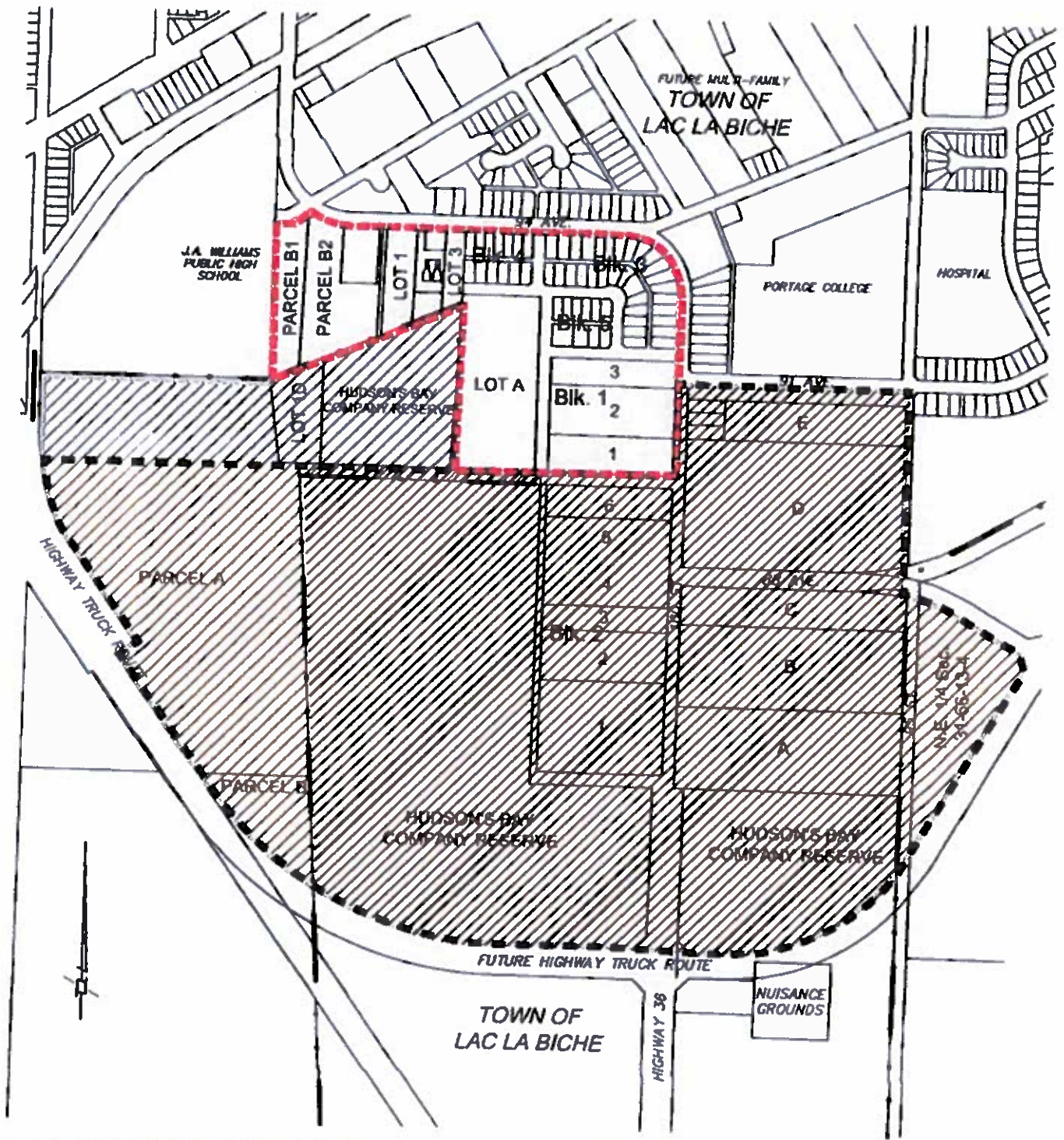
FOCUS INTEC



- Area Structure Plan Boundary (As amended by Bylaw 17/008)
- Lands excluded from ASP as they were previously part of Lakeland County
- 5% - 10% Slope Range
- +10% Slope Range
- Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan
- Direction of Slope

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 4
Slope Plan**



- - - - Area Structure Plan Boundary (As amended by Bylaw 17/006)
- Lands excluded from ASP as they were previously part of Lakeland County
- Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 5
Ownership Plan**

2.12 Intermunicipal Development Plan

The Town of Lac La Biche and Lakeland County are in the process of developing an Intermunicipal Development Plan (IDP) for the area surrounding the Town. The IDP is a long-term plan that will ensure future land uses in the area that are mutually beneficial to both Municipalities. Some of the objectives of this Plan are as follows:

- a) define the land uses in the Plan area;
- b) ensure compatibility of the Town and County plans adjacent to the defined area;
- c) establish development policies for lands adjacent to the truck route;
- d) develop a plan for upgrading infrastructure within and adjacent to the IDP area;
- e) outline the process for extending utility services to lands within th IDP area.

It is expected that the Intermunicipal Development Plan will be completed by April, 2003.

3 POLICY FACTORS INFLUENCING THE PLAN

The Area Structure Plan provides the overall policy framework for the development of the area.

The plan indicates possible design concepts for collector road patterns and development options. This concept is preliminary at this stage and flexibility to adjust to changing market and development conditions in Lac La Biche will be recognized at the subdivision stage as development proceeds.

3.1 Plan Objectives

Recognition of the potential role of the development as an important segment of the urban fabric of the Town of Lac La Biche leads to the formulation of a number of objectives that should guide the development of the area. The area is primarily residential in nature with a possibility for some future development of commercial, the details of which will require additional study when development is contemplated.

3.1.1 Overall Objectives

- i) To conserve and optimize the use of the natural environment through the sensitive integration of the development within the existing natural ravine area
- ii) To preserve any significant viewpoints for integration into the area
- iii) To provide services to the standards of the Town of Lac La Biche
- iv) To provide planning flexibility and stimulate innovation in planning and design of residential areas through the use of development controls.
- v) To encourage energy efficiency in planning whenever possible with the use of proper site orientation techniques and vegetation.
- vi) To allow for economical, phased development at the earliest date practical, consistent with municipal policies

3.1.2 Residential Objectives

- i) To provide a needed accommodation area for housing within the southern portion of the Town of Lac La Biche
- ii) To create an attractive residential community to accommodate approximately 953 people (As amended by Bylaw no 17/006)

- iii) To conform to neighbourhood planning requirements utilizing quality urban design principles
- iv) To promote the establishment of a heterogeneous community containing a variety of housing types
- v) To create sub-neighbourhood sectors which are flexible to change at subsequent planning stages dependent upon area analysis and market conditions as they change from time to time

3.1.3 Open Space Park Objectives

- i) To meet the needs of future residents for parks and open space
- ii) To recognize the natural areas as an open space and recreational opportunity
- iii) To fulfill the statutory requirements of the Municipal Government Act by providing up to 10% of the area as Municipal Reserve in the form of land or money-in-place of land or a combination thereof

3.1.4 Transportation Objectives

- i) To provide safe and convenient access for residents to the current high school site adjacent to the plan area
- ii) To provide safe and convenient access for residents to the proposed school via a local road
- iii) To provide for safe and convenient access for pedestrians through the natural area and through to Portage College
- iv) To provide direct access from Highway 36, through the neighbourhood into the downtown
- v) To provide an efficient hierarchical circulation system for automobiles, pedestrians and bicycles
- vi) To recognize the importance of the truck route and provide necessary buffering and setback requirements

3.1.5 Utility Objectives

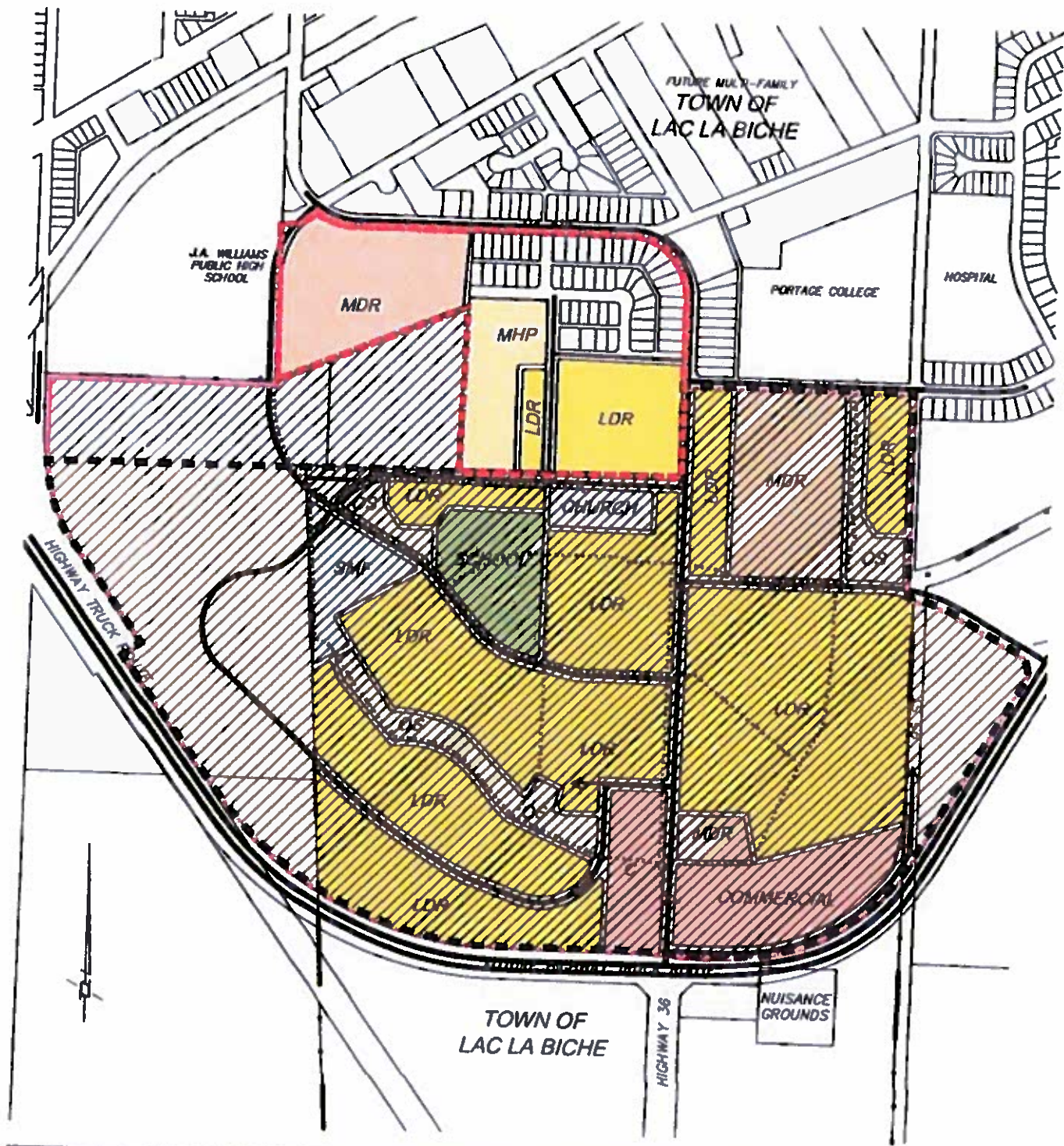
- i) To provide an economical servicing system and phasing sequence based on a logical extension of municipal services
- ii) To utilize stormwater retention and detention techniques as part of the servicing and amenity opportunities wherever possible
- iii) To incorporate the existing utilities in the plan area to the fullest extent possible to provide services to the standards of the Town of Lac La Biche

3.1.6 Institutional Objectives

- i) To meet the needs of the area for the proposed new school

3.1.7 Commercial Objectives (Amended as per Bylaw No. 17/006)

Based on the amended plan area resulting from the adoption of the South Lac La Biche Major Area Structure Plan, the plan area no longer contains any commercial areas.



- Area Structure Plan Boundary (As amended by Bylaw 17/006)
- Lands excluded from ASP as they were previously part of Lakeland County
- Low Density Residential
- Medium Density Residential
- Manufactured Housing
- School
- S.W.M.F.
- Commercial
- Institutional
- Natural Open Space
- Pedestrian Linkage
- Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 6
Proposed Land Use Concept**

FOCUS INTEC

4 LAND USE CONCEPT

4.1 General (Amended as per Bylaw No. 17/006)

The amended plan area provides the land use framework for a mix of residential uses and densities. The plan area can accommodate an approximate population of 953 people.

4.2 Residential

The majority of the land within the Highway 36 Area Structure Plan is designated for residential purposes. The plan provides for the development of a range of dwelling types including single detached, medium density and manufactured housing permitting a choice of accommodation. The overall density of the plan is 10.8 units per hectare. It is proposed that higher density housing requirements will be located adjacent to Portage College along 91st Avenue, adjacent to the high school in the northwest corner of the plan area and possibly at the southernmost entrance to the plan area, adjacent to Highway 36, although this will be discussed later in the document (see Figure 6).

4.3 Institutional (Amended as per Bylaw No. 17/006)

The amended plan area does not contain any sites for institutional uses. The adjacent South Lac La Biche Major Area Structure Plan provides policies for Institutional uses including a church and a school site.

4.4 Open Space (Amended as per Bylaw No. 17/006)

The amended ASP area does not contain any open spaces. Open spaces areas are now contained within the South Lac La Biche Major Area Structure Plan located south of the plan area.

4.5 Commercial (Amended as per Bylaw No. 17/006)

The amended ASP area does not contain any commercial areas. Commercial areas are now contained within the South Lac La Biche Major Area Structure Plan located south of the plan area.

5 SERVICING

5.1 Sanitary Sewage Collection

5.1.1 Existing System

The Town of Lac La Biche maintains an existing sanitary sewer collection system consisting of varying diameters of gravity sewers and a lift station which would convey sewage flows from all areas to the aerated lagoon treatment facility located south of town. This collection system converges to one main trunk sewer located within the boundary of the ASP along the western edge of the town limit as shown on Figure 7. This trunk sewer flows to a second lift station beyond the ASP area from which the sewage is pumped to the lagoons.

Part of the existing collection system consisting of smaller diameter (200 mm diameter to 300 mm diameter) is already situated within the ASP area as also indicated on Figure 7. These sewers were installed to service the portions of the area already developed but are considered within the new ASP. As noted above, this portion of the collection system flows to the one main trunk and one to the sewage treatment facility.

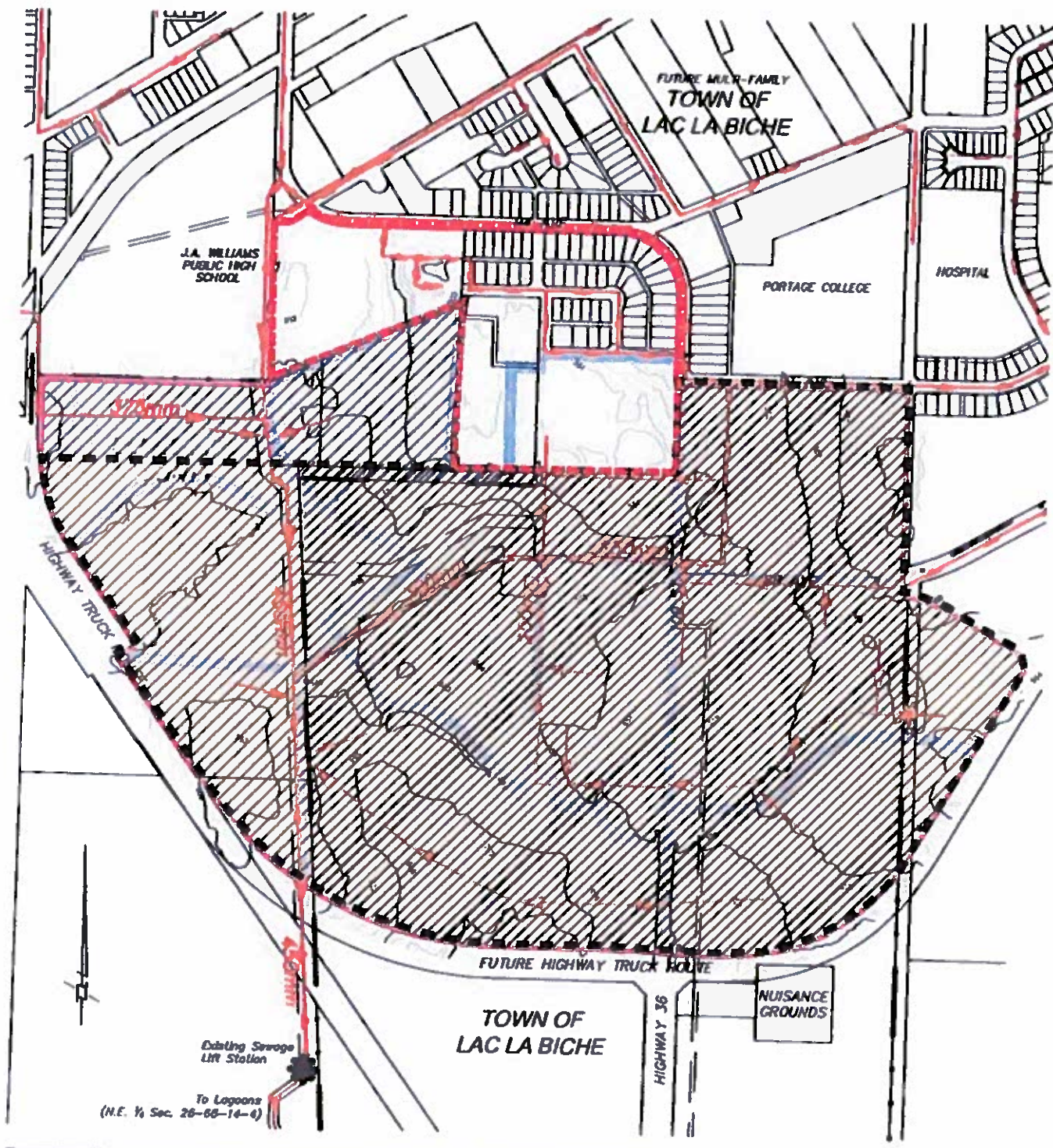
Capacities of the existing system are as follows:

□ 525 mm diameter trunk sewer to lift station	190.3 L/s
□ Lift Station	142 L/s (9000 people)
□ Sewage Lagoon	6000 people

Data received from the town for the year 2000 indicate that servicing a population of 2611 (Town of Lac La Biche) the average daily sewage flow rate through the lift station is 21.7 L/s with a peak flow of 33.04 L/s (experienced in July 2000). These flow rates include the flow received from Beaver Lake community through the Town's collection system.

5.1.2 Review of Existing System

Based on the capacities as noted above and the sewage generation for the current population, the existing collection and treatment system will have enough capacity to handle the development located within the ASP.



- - - - Area Structure Plan Boundary (As amended by Bylaw 17/006)
- Lands excluded from ASP as they were previously part of Lakeland County
- Existing Sanitary Servicing
- Proposed Sanitary Basins
- Existing Sewage Lift Station
- Proposed Direction of Flow and Major Sanitary Sewers
- Direction of Flow
- Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 7
Sanitary Servicing**

FOCUS INTEC

5.1.3 ASP Collection System

The general topography of the area within the ASP boundary is east to west with a high elevation of 568 and a low elevation of approximately 545. The existing trunk sewer is located in the western portion of the area and lends itself well to receiving flows from northern and eastern portions of the ASP area. A portion of the land to the west of the trunk (primarily located in Lakeland County) can also be serviced via the trunk based on the topography. There is however, an existing low spot (which constitutes the lowest elevations in the area) which is too low for practical sanitary sewer servicing via gravity mains. These features are illustrated on Figure 3. It should be noted that the current wet weather drainage works its way through the storm sewer system to an open ditch feeding into this low lying area. For the most part this area is permanently wet.

It is expected that a series of sewer mains can be incorporated into the design of the road network as part of the ASP allowing the sanitary drainage to flow to the western trunk sewer. Figure 7 indicates the conceptual layout of sanitary sewer mains to service the sub-basins within the ASP area.

The total land area (including Lakeland County) is approximately 127 ha. Discounting the portions of the ASP already serviced and the low lying areas, the gross area becomes approximately 90 ha. Using a population of 34 people/ha and a sewage generation rate of 320 L/d/p, it is expected that the new lands serviced within the ASP area would generate approximately 14 L/s of sewage (peak dry weather). If you add to this the 33 L/s of existing flows, the total projected flows are significantly below the 190 L/s trunk sewer capacity. Therefore, this quantity can be easily accommodated by the existing infrastructure.

5.2 Storm Water Drainage

5.2.1 Existing System

The Town of Lac La Biche currently has a storm sewer system serving developed areas. A portion of this system discharges into an open channel system in the ASP area and flows to the west and into Lakeland County. At present there is no stormwater management provided for storm runoff.

5.2.2 ASP Collection System

The natural drainage within the ASP boundary is generally east to west, with a defined channel in the southern portion of the study area. It should be possible to incorporate a storm sewer system into the design of the roadway network to service new development within the ASP boundary area. It may also be possible to utilize the natural drainage channel as part of the storm drainage system to convey flows to the west within the study area.

It is current practice in land development to provide stormwater management facilities for new developments in order to reduce the risk of flooding downstream of these developments. To this end, Alberta Environment generally expects stormwater discharges from new developments to be restricted to predevelopment flow rates. Also, there are stormwater quality issues that can generally be addressed by provided stormwater management facilities. It is assumed that the areas which currently discharge without the provision of storm water would be allowed to flow-through any future stormwater facilities.

Based on the natural topography, stormwater management could be incorporated into the ASP development in the low area in the western portion of the study area, as indicated in Figure 8. Currently this area consists of peat/muskeg and the natural drainage channel directs runoff to this location. Also, the proposed sanitary servicing noted that a portion of this low area was not practical to service, suggesting that this is the best location to implement stormwater management. Based on good engineering practice the storage facility for the 130 ha of land would require approximately 8.0 hectares at maximum water level. A portion of this area will exist within the Town and a portion will be developed with the County in the future. The final storage requirements would be determined at the time of design.

Storm drainage flows from the stormwater management facility will be directed to natural drainage channels to the west and eventually into Lac La Biche.

5.3 Water Supply and Distribution

5.3.1 Existing System

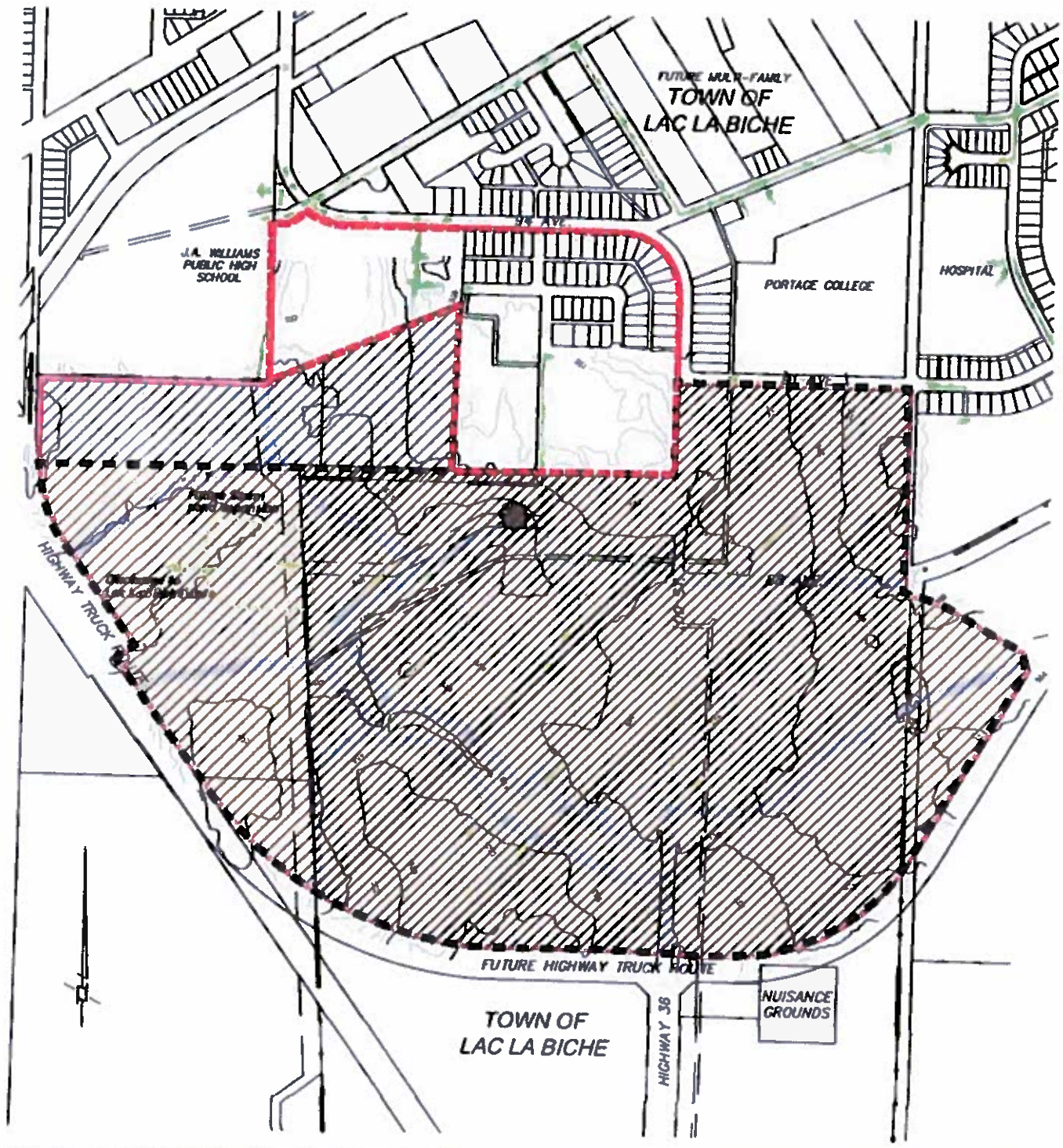
The Town of Lac La Biche receives water from it's own water treatment plant located adjacent to the Lake and is subsequently distributed throughout a network of distribution mains.

Part of the existing distribution system consisting of 150 mm diameter and 200 mm diameter mains is already situated within the ASP area as earlier indicated on Figure 9. These water mains were installed to service the portions of the area already developed but are considered within the new ASP.

The present water treatment plant capacity is 2180 m³/d and will be expanded to 7933 m³/d by 2003 as part of the design and construction of a new facility. This new facility is presently being designed primarily to accommodate water quality issues, but will also be expanded to expected growth within the town.

5.3.2 ASP Water Distribution System

The proposed water distribution system will be a conventional pressurized system connected to the Town's existing system as indicated on Figure 9. Proper



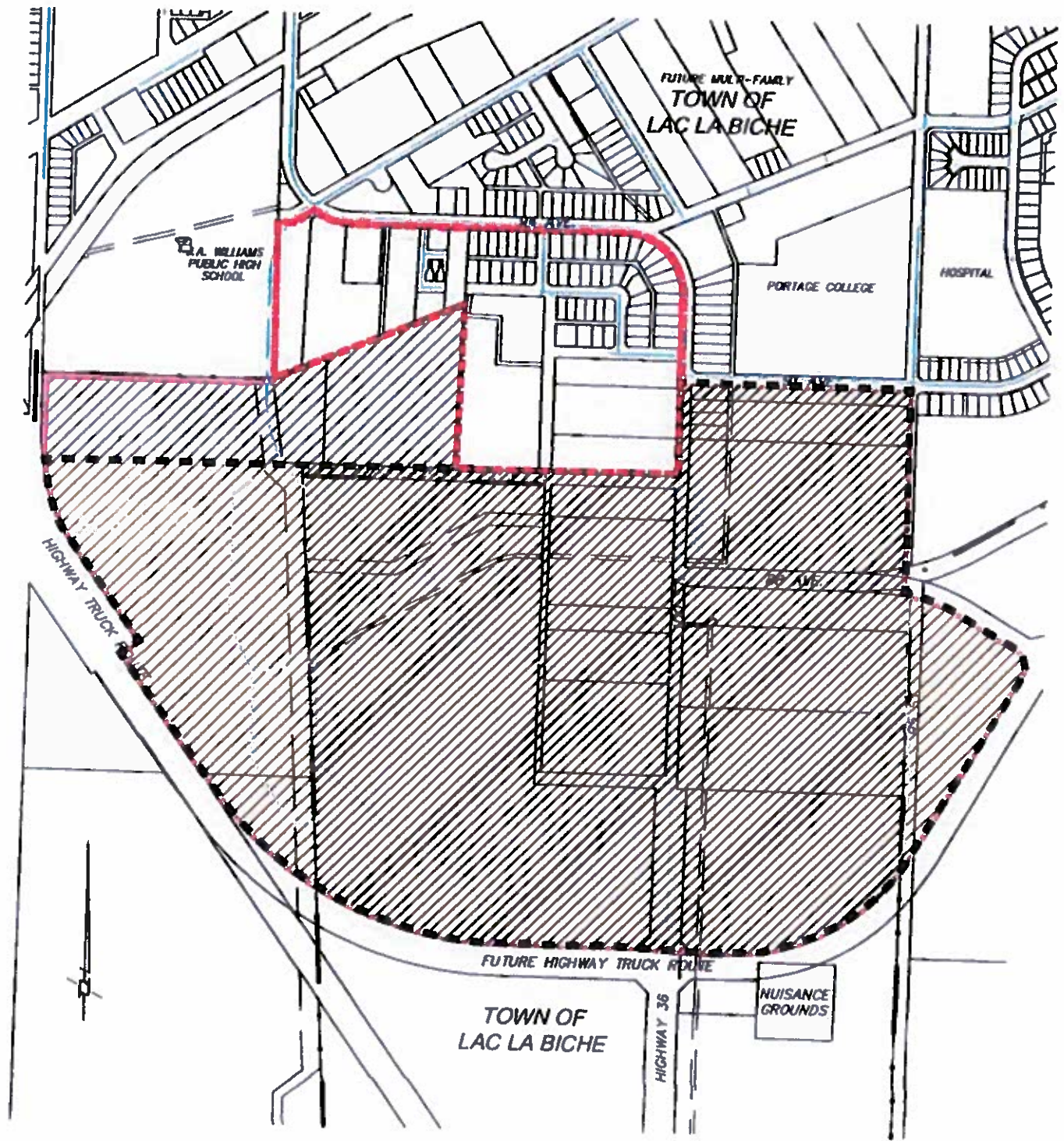
- Area Structure Plan Boundary (As amended by Bylaw 17/006)
- Lands excluded from ASP as they were previously part of Lakeland County
- Existing Stormwater Servicing
- Proposed Storm Basins
- Existing Outfall
- Proposed Direction of Flow and Major Storm Sewers
- Direction of Flow

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 8
Stormwater Servicing**

FOCUS INTEC

Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan



- - - Area Structure Plan Boundary (As amended by Bylaw 17/006)
- Lands excluded from ASP as they were previously part of Lakeland County
- Existing Water Servicing
- - - Proposed Watermain Loops
- Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 9
Water Servicing**

looping will be required and is achievable. This will provide acceptable pressures and fire flows as required.

As the ASP area is around 20 m of relief from east to west and existing water tie-in points are available at the higher end of topography, servicing the area and maintaining adequate pressures is not considered to pose difficulties. Staging and looping will be required as the neighbourhood develops to ensure that a large area is not serviced from one main. In general, the water network should consist of larger mains acting as feeders to the local distribution piping. Sizing will be determined based on required pressures and system velocities.

6 TRANSPORTATION

6.1 Vehicular Traffic (Amended as per Bylaw No. 17/006)

The ASP area has excellent access to the Town's Transportation network. The 100th street collector roadway to the east of the ASP area provides access north to the Town Centre and south to South Lac La Biche Major Area Structure Plan area. Within the ASP area, 102nd avenue, 101st avenue, 101st street, and 102nd street, provide access to the parcels within the area. All public roadways have been constructed to Town of Lac La Biche standards.

The Transportation Plan is provided in **Figure 10**.

6.2 Pedestrian Traffic

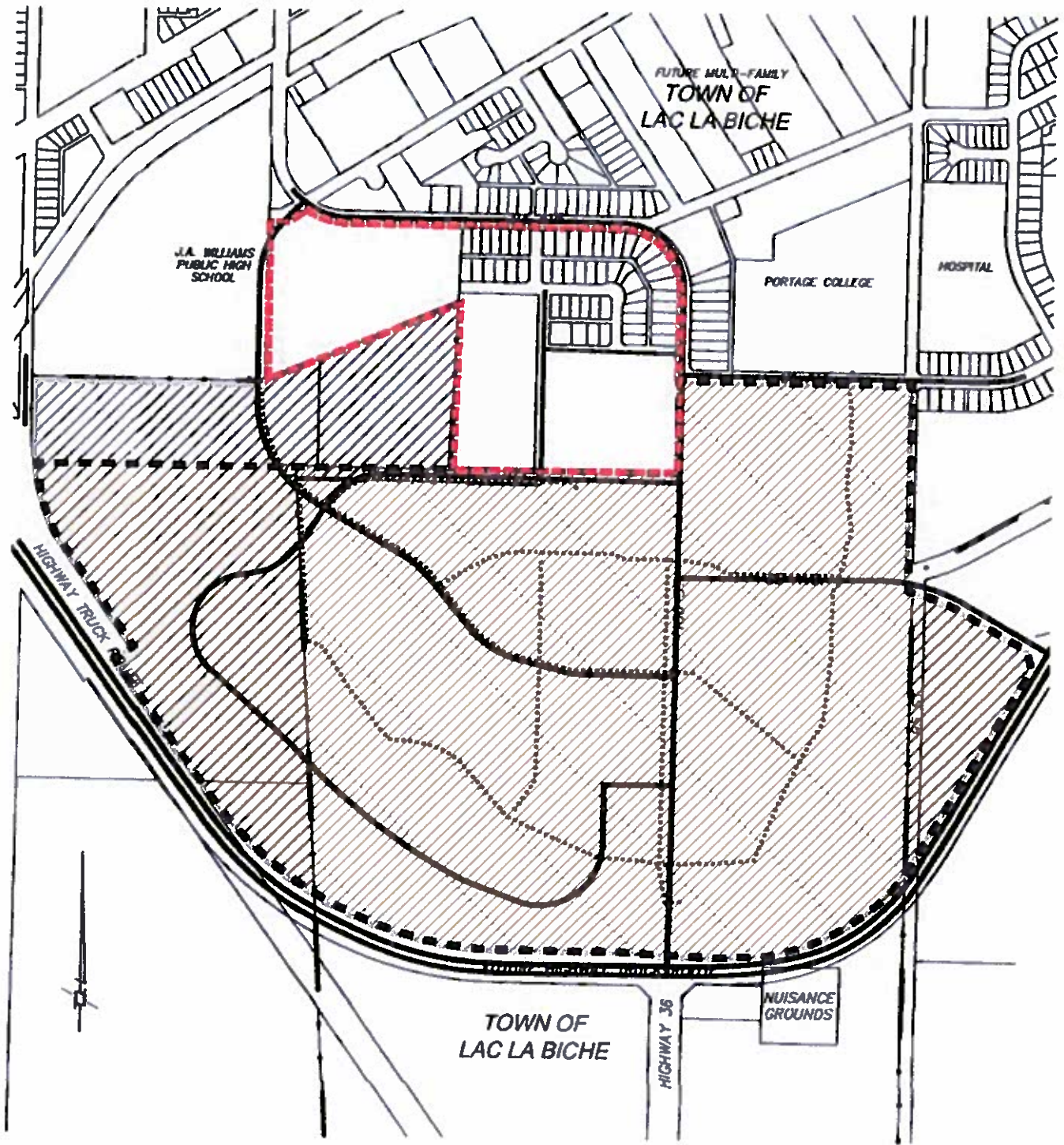
A series of walkways have been provided to offer safe and convenient access for the residents to the parks and the school site and as well to Portage College and the hospital. Street sidewalks will also be used wherever practical to maintain efficiency.

6.3 Bicycle Traffic

Bicycle traffic will be accommodated through the vehicular roadway system. It is expected that this method of circulation will suffice for efficient movement of bicycles throughout the neighbourhood.

6.4 Trail System

The Town of Lac La Biche adopted a Master Trail Plan in January, 2001. These have been reflected in the Area Structure Plan.



- - - - Area Structure Plan Boundary (As amended by Bylaw 17/006)
- Lands excluded from ASP as they were previously part of Lakeland County
- Policies for these areas are now included in the South Lac La Biche Major Area Structure Plan
- Pedestrian Linkage
- Arterial Roads
- Collector Roads

**TOWN OF LAC LA BICHE
HIGHWAY 36 AREA
STRUCTURE PLAN**

**Figure 10
Transportation Plan**

FOCUS INTEC

7 IMPLEMENTATION

The northern portion of the Area Structure Plan has been substantially completed. Development will continue southward along the 100th Street corridor as demand dictates. It is envisioned that the country residential developments along 100th Street will be incorporated into higher density designs in accordance with market demands. Development will extend outward from the 100th Street corridor in accordance with market demand and logical extension of services.

Prior to any development occurring, a rezoning application will be required to the appropriate land use districts in accordance with the Town of Lac La Biche Land Use Bylaw. Concurrent with the rezoning application, subdivision of the necessary parcels will be submitted as demand warrants.

APPENDIX A
Development Statistics

Amended Development Statistics (amended as per Bylaw No. 17/006)

Highway 63 Area Structure Plan, Lac La Biche

	Hectares	% of GDA
Gross Area	20.36	
Gross Developable Ares (GDA)	20.36	100.0
Roads (20% of GDA)	4.07	20.0
Net Developable Area	16.29	80.0

Net Land Uses	Ha	Units	Frontage	Population¹
Low Density Residential ² (LDR)	4.24	80		272
Medium Density Residential ³ (MDR)	7.93	198		535
Mobile Home Park ⁴ (MHP)	4.12	52	170 m	146
Total	16.29	330	170 m	95.3
Student Population⁵				
Elementary	112			
Junior High	50			
Senior High	50			
Total	212			

Notes:

1. 3.4 persons/unit for L.D.R., 2.7 persons/unit for M.D.R. & 2.8 persons/unit for M.H.P.
2. Unit total based on 532 sq.m/unit.
3. Unit total based on 25 units/net hectare.
4. Unit total based on 15.6 m wide units divided by the frontage + 41 existing units.
5. Student Generation: (students/unit).
 Elem. 0.34/unit
 Junior H. 0.15/unit
 Senior H. 0.15/unit

Overall Density 41.3 upha

APPENDIX B
Land Ownership as at August 1, 2002

Appendix B – Land Ownership as of August 1, 2002

	Ownership	Legal Description	Area (ha)
1.	Board of Trustees of Northern Lights School Division No. 69'	Plan 3740 ET, Parcel A, Parcel B	23.98 County 35.11 County
2.	JHO Holdings & Management Ltd.	Hudson Bay (832 172 775)	17.9
3.	JHO Holdings Ltd.	Hudson Bay (872 019 119A)	22.4
4.	JHO Holdings Ltd.	Hudson Bay (872 019 119)	34.1
5.	Abdul & Mustafa Fayad	Hudson Bay (992 135 072)	4.57
6.	Stanley Joseph Strutin	Hudson Bay (862 054 728)	0.809
7.	Pedorow/Stratichuk	Hudson Bay (842 029 119)	32.4
8.	Lac La Biche Mobile Home Park Ltd.	Plan 3460 RS, Lot A	3.65
9.	Annie Maghrabi/Town of LLB/Ekeberg	Plan 8260 ET, Block 1, Lot 1	1.87 (total)
10.	Moghrabi, Slieman, Omer & Albert	Plan 8260 ET, Block 1, Lot 2	1.62
11.	Moghrabi, Annie	Plan 8260 ET, Block 1, S Lot 3	0.43
12.	Mchady & Nuhad Fayad	Plan 8260 ET, Block 2, Lot 1	2.96
13.	Chris Boudreault	Plan 8260 ET, Block 2, Lot 2	1.62
14.	Ian Davidson & Judith Gage	Plan 8260 ET, Block 2, Lot 3	0.809
15.	Shipka/Hutchinson	Plan 8260 ET, Block 2, Lot 4	1.62
16.	Mohamed Fayad	Plan 8260 ET, Block 2, Lot 5	1.21
17.	New Life Victory Fellowship	Plan 8260 ET, Block 2, Lot 6	1.01
18.	Mohammed Tarrabain	Plan 658 HW, Block A	4.75
19.	Walter Stratichuk	Plan 658 HW, Block B (N ½)	2.37
20.	Jim & Elaine Courtoreille	Plan 658 HW, Block B (S ½)	2.37
21.	Jacques Dutoit/Marvin Straus	Plan 658 HW, Block C	2.26
22.	Bob & Holly Macor	Plan 658 HW, Block D (N ½)	4.05
23.	Stratichuk/Madson/Overbo/McFaul/et.c.	Plan 658 HW, Block D (S ½)	3.08
24.	Germaine Cadieux	Plan 658 HW, Block B	1.72
25.	Joseph & Sophie Chwedoruk	N.W. ¼ 31-66-13-4	29.88 County
26.	Ahmed Fayad	Plan 922 3546, Lot 1D	County
27.	John & Loveth Beniuk, Gerald & Dona Cloutier, Edgewater Estates Ltd.	Part of N.E. 31-66-13-W4	County
28.	Kuraitis/Cadieux/Cadieux	Plan 812 1299, Block E, Lot 1,2,3	
29.	Ahmad Fayad	Plan 1041 HW, Parcel B1	1.22
30.	Otto Fyith	Plan 1041 HW, Parcel B2	1.91
31.	Malaki & Noor Asiff	Plan 4059 ET, Lot 1	0.809
32.	Cadieux, Curtis & Candace	Plan 012-5803, Blk 1, Lot 4	
33.	Kozakevich, Dale & Leah	Plan 012 5803, Blk 1, Lot 5	
34.	Kozakevich, Dale & Leah	Plan 012 5803, Blk 1, Lot 8	