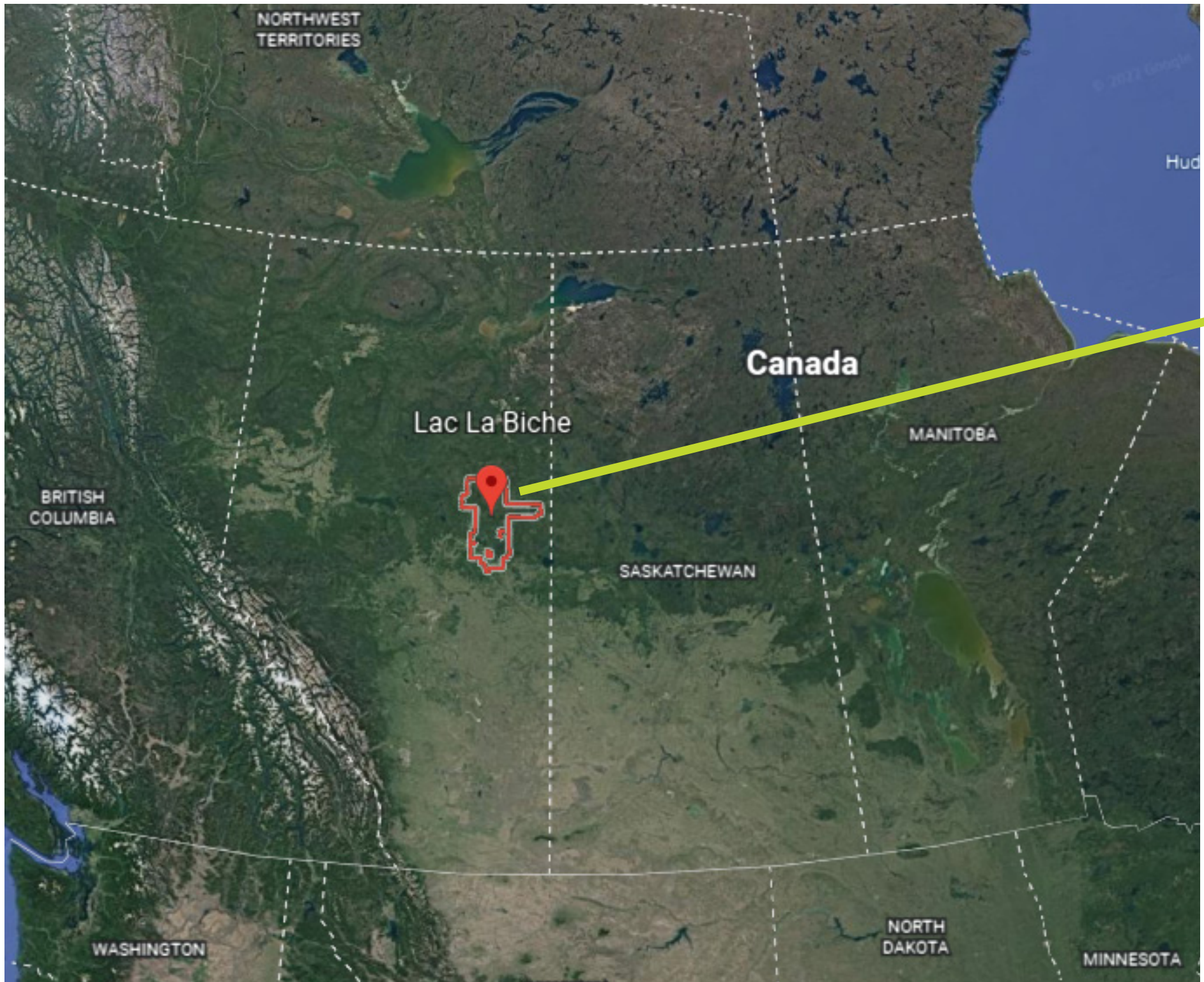
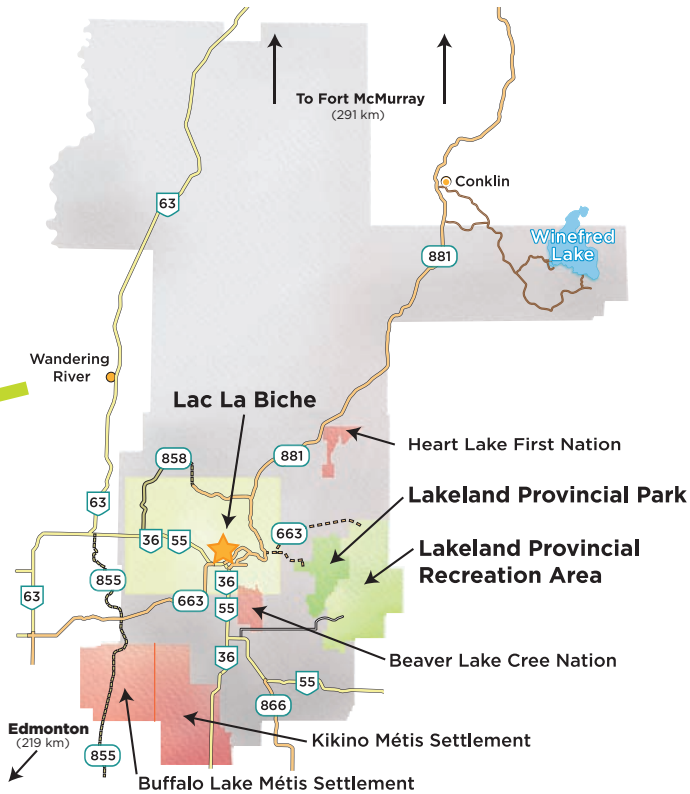


LAC LA BICHE COUNTY INVESTOR'S GUIDE

Lac La Biche East

QUICK FACTS





LOCATION

Lac La Biche County is located in northeast Alberta at the junction of major highways (881, 63, 55, 36). With access to the CN railway and Lac La Biche Regional Airport, and being an approximately 2.5-hour drive from Edmonton, Lloydminster, and Fort McMurray, the region is the central gateway to the incredible woods and waterways of the Lakeland.

The County has a population of just under 10,000 residents, and services a regional area of close to 27,000. The rural and urban communities of Lac La Biche County offer rich connections to a variety of diverse and welcoming cultures. And as the 2016 Fort McMurray wildfires proved, the County is always willing to help neighbours in need.



INDUSTRY

LEADING INDUSTRIES

- Oil & Gas
- Tourism
- Agriculture
- Forestry
- Government Institutions
- Transportation
- Retail

DEVELOPING INDUSTRIES

- Manufacturing
- Agritourism
- Tourism



DEMOGRAPHICS

Population: **7,673***

Median Household Income: **\$95,000***

**2021 Statistics Canada Census.*

**RETAIL
CATCHMENT
27,000**

The 2019 Retail Gap Analysis shows the population serviced in Lac La Biche County at approximately 27,000.



REAL ESTATE

Downtown lot prices: **approx. \$150,000 per lot**

Residential land: **\$30,000 - \$900,000**

Residential housing: **\$105,000 - \$1.9 million**

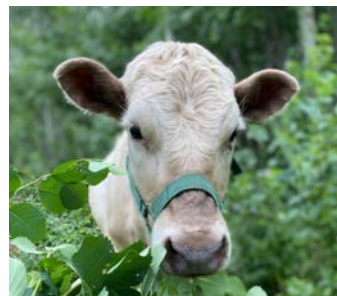
Light Commercial land: **\$50,000 - \$250,000 per acre**

Undeveloped Commercial land: **\$150,000 - \$250,000 per acre**

PERMIT VALUES (2021)

Residential: **\$11,621,549**

Commercial/Industrial: **\$8,350,818**





TAXATION

TAX SPLIT

Urban and Rural

Residential/farmland - **5.73%**

Non-Residential - **94.37%**

MILL RATE

Urban and Rural

Residential/farmland - **3**

Non-Residential - **10**

Urban Service Area - **10**

Rural Service Area - **18.3647**



UTILITIES

Water: \$1.00/m³

Sewer: \$1.00/m³ (*For businesses using water for sales products: \$0.50/m³*)

Gas: monthly Gas Alberta rate, plus \$1.65/GJ

Power: Fortis Alberta, North Parkland Power Co-op

Communications: Telus, MCSnet, CCI, CCC, Shaw (satellite-only)



ENVIRONMENT

Lakes: **150+**

Marshes/Shallow Open Water/Bogs: **1,600**

TOURISM

Accommodations: **50+**

Bed and Breakfasts/Cabins: **66**

Campsites: **1,000+**

(more than 400 serviced sites)

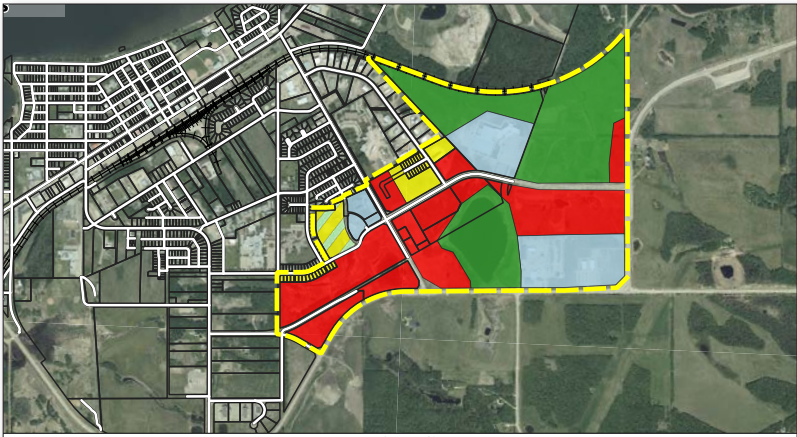
New tourism businesses, experience operators, and recreation opportunities arriving every year.





The Lac La Biche Region
is home to **Lakeland
Provincial Park** - Alberta's
only backcountry canoe
circuit and ATV/UTV trails
- and **Sir Winston Churchill
Provincial Park** - Alberta's
only provincial park
of islands.

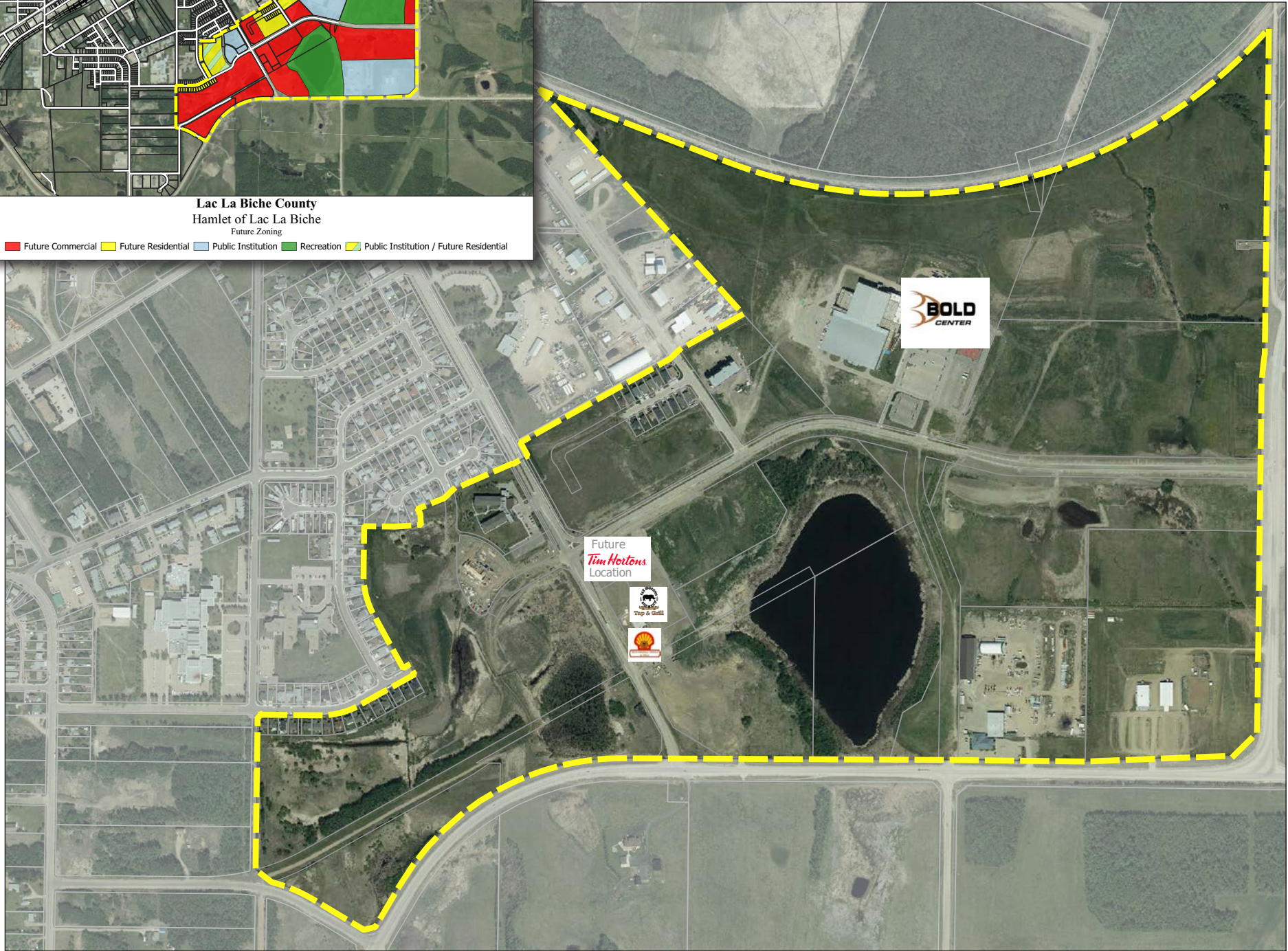
LAC LA BICHE EAST



Lac La Biche County
Hamlet of Lac La Biche

Future Zoning

- Future Commercial
- Future Residential
- Public Institution
- Recreation
- Public Institution / Future Residential



Future
Tim Hortons
Location



INVESTMENT-READY RECREATION AND COMMERCIAL SPACE

Lac La Biche County envisions developing lands near the Bold Center into a premier recreation, commercial, residential, and natural open space where residents and visitors will love to live, work, and play.

The lands will ultimately include:

- Highway, arterial, and neighbourhood commercial spaces;
- Top-tier outdoor sports fields, including an artificial turf and ball diamonds;
- An RV campground;
- Numerous walking trails;
- Several housing options, including single-detached dwellings and higher-density apartments, condominiums and hotel suites; and
- Outdoor parks.

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

Existing Site Characteristics

Lac La Biche East already has key features and developments that support our vision for the area.

The Bold Center is a first-class recreation multiplex, housing indoor sports fields, ice arenas, a gym, childminding, restaurants, cafes, and more. The attached high school and public library draw in crowds of students and parents, and a soon-to-be-completed aquatics centre will round out its indoor recreation offerings and public spaces.

Outdoors, the Bold Center lands have a campground, artificial turf football field, a natural turf soccer field, multiple baseball diamonds, and tennis/basketball courts, making it perfect for hosting provincial and national athletic events.

Single-family housing, high-density apartments, and commercial developments, including food establishments, a gas station, a car wash and more, complete the area.

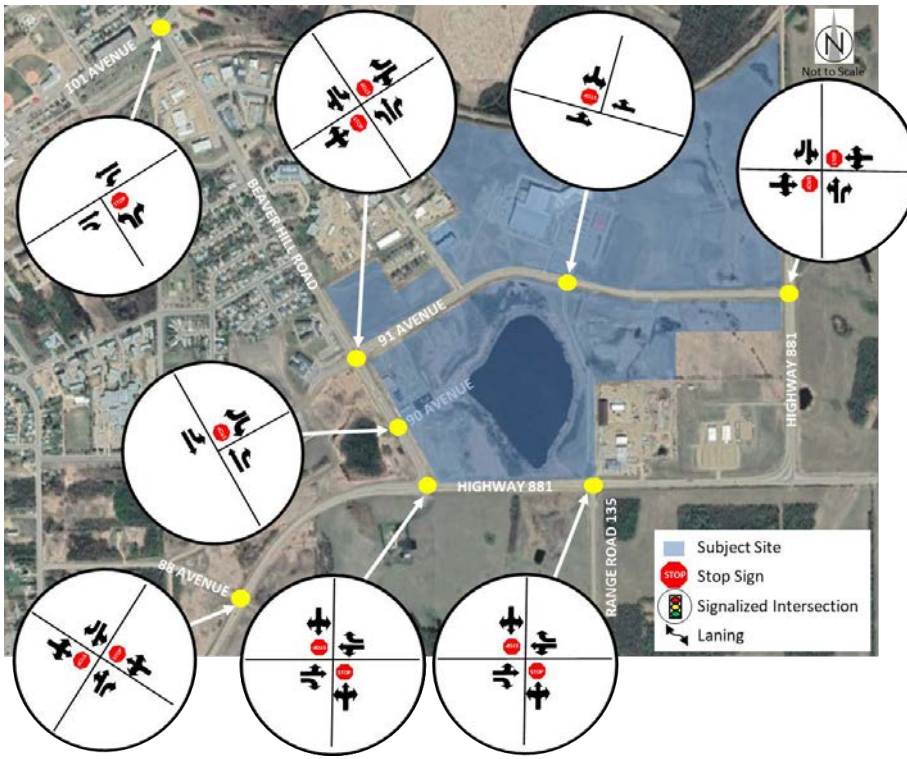
**BOLD
CENTER**



TRAFFIC

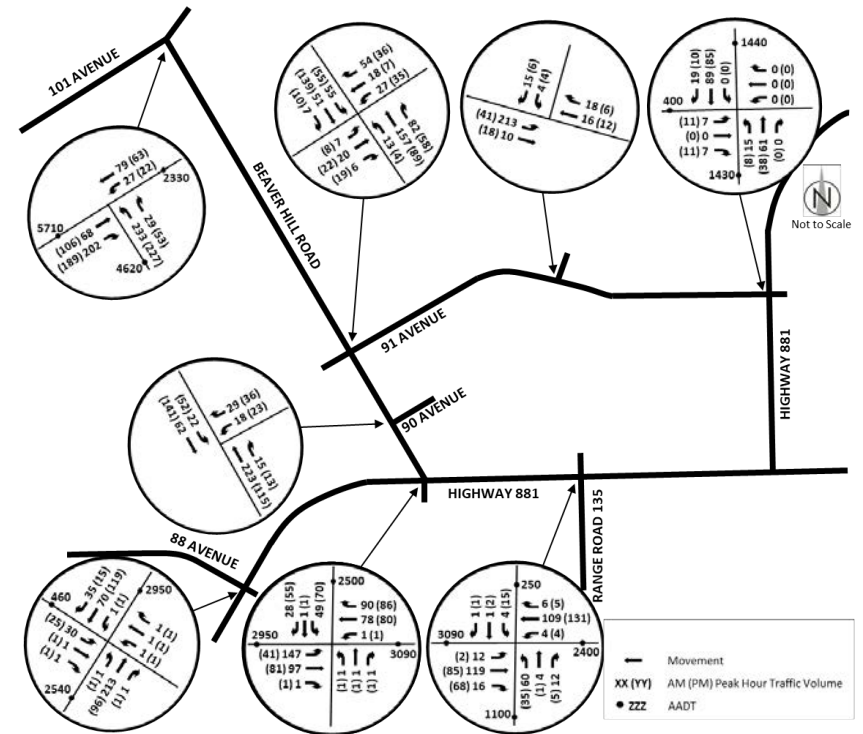
In 2020, Lac La Biche County commissioned Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited (Wood) to provide transportation consulting services, namely provide a Traffic Impact Assessment (TIA) reviewing transportation impact of the revised developments envisioned for the Lac La Biche East Area Structure Plan (ASP).

CURRENT TRAFFIC CONTROLS



2020 TRAFFIC COUNTS

Information provided by Wood Environment & Infrastructure Solutions



2021 TRAFFIC COUNTS

Definitions

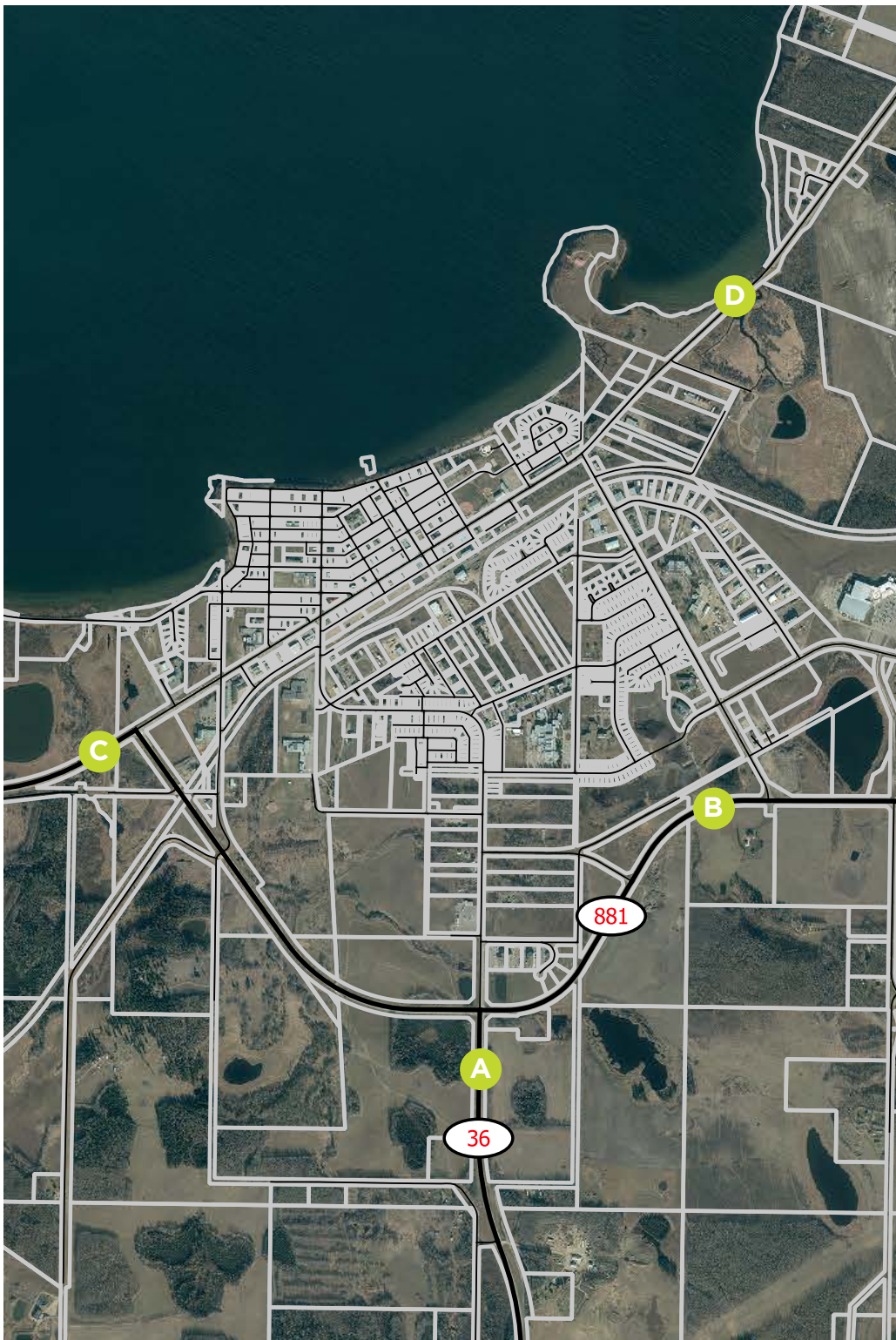
WAADT: Weighted Annual Average Daily Traffic

PV: Personal Vehicle

RV: Recreational Vehicle

SUT: Single Unit Truck

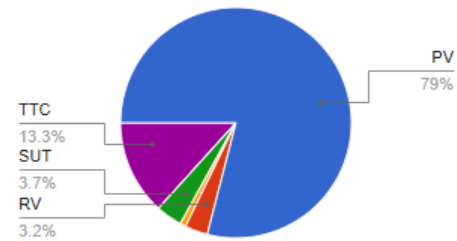
TTC: Tractor Trailer Unit



A Highway 36

WAADT: 2,760 vehicles

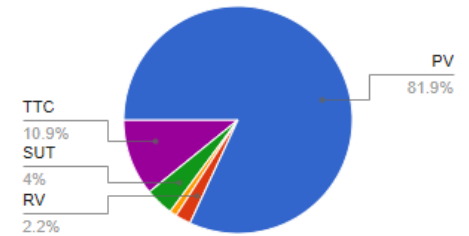
Vehicle Classifications



B Highway 881

WAADT: 2,480 vehicles

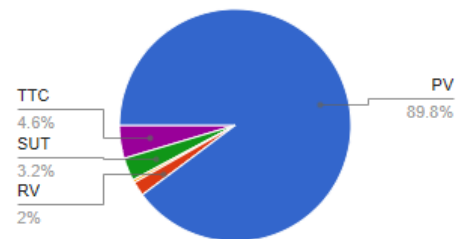
Vehicle Classifications



C Highway 55

WAADT: 4,730 vehicles

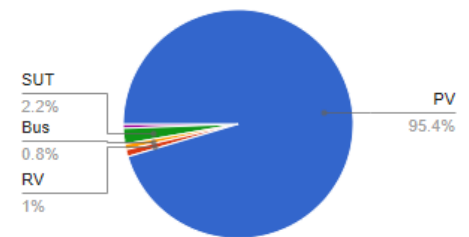
Vehicle Classifications



D Highway 881

WAADT: 4,050 vehicles

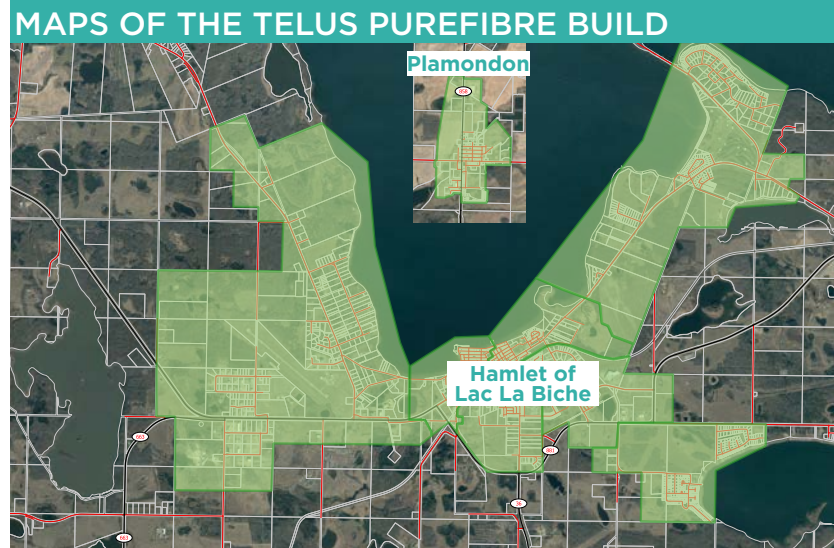
Vehicle Classifications



**APPENDIX A:
UTILITY SERVICES**

Internet Service Providers

ISPs	Type of service
MCS Net	Fixed Wireless
Bell	High Capacity Transport Services
Bell	Mobile Wireless
Rogers	Mobile Wireless
Arrow Technology Group	Fixed Wireless
Telus	DSL
Telus	High Capacity Transport Services
Telus	Fixed Wireless
Telus	Mobile Wireless
Xplornet	Satellite
CCL Networks	Fixed Wireless
Alberta SuperNet	High Capacity Transport Services
Corridor Communications	Fixed Wireless



Natural Gas Distribution

This area is serviced by a 100 mm polyethelene distribution line located on the north side of the 91 Avenue. This main line will cross to the south side of 91 Avenue to accommodate the lots located on the south side of the main road. There is a 50mm polyethelene distribution line extended across the main arterial road at the Nipewon Road access to service the lots located west of the Nipewon Road access and south of the main arterial road.

There are two high pressure gas mains located north of the Bold Center, which run east/west. These are main feeder lines for the County's natural gas distribution system and must be maintained in their current location.

Sanitary Sewer

This area will be fully-serviced with an underground sanitary sewer system. A portion of the gravity sewer system was installed in 2009 under the Bold Center Access Road to service the Bold Center. The sanitary sewer system was then extended east to Highway 881 to fully service the remainder of the plan area.

A lift station will be installed at the intersection of 91 Ave and Highway 881. Afterwards, the extension will provide servicing for the two commercial lots being proposed immediately north of the County Centre administrative building.

The areas at the east end of the subject area, including the proposed commercial lots and RV Park, can be serviced by a gravity sewer system installed along 91 Avenue to Highway 881, and then north along Highway 881, to a proposed lift station near the CN railway.

The proposed lift station and gravity sanitary sewer along Highway 881 will be sized to accept flows from east of Highway 881.

Stormwater Drainage

The stormwater management concept for Lac La Biche East is divided into two main areas.

The area east and west of Nipewon Road and north of the Bold Center Access Road will drain to the west across Beaver Hill Road via an underground storm sewer system. It will eventually discharge into a proposed stormwater pond within the Dumasfield subdivision.

Stormwater in the remainder of the area will be accomplished through existing and man-made storm ponds and drainage channels. This open-flow method of stormwater management is cost-effective and provides for better treatment of stormwater (removing solids and pollutants) before it reaches environmentally-sensitive water bodies.

Water Distribution

In 2009, watermains were installed under 91 Avenue from Beaver Hill Road to the entrance of the Bold Center. In 2013, this watermain system was extended east to Highway 881. The distribution system has been sized to provide service to the entire subject area, and can be extended if and when required.



Develop
here!

