

Lac La Biche County

Report

to Council

SUBJECT: Future Development

COUNCIL MEETING DATE: March 9, 2021

CONFIDENTIAL: No

Purpose:

Administration held a workshop with Council February 12, 2021 to discuss the process of planning for future development. From that workshop Administration determined some priorities. Administration is asking for Council's endorsement of these priorities and direction to proceed forward.

Proposed Motion:

Council moves to accept the recommendations and prioritization of Administration as outlined in moving forward with planning for future development with priority to the East Area off 91 Ave.

Options:

- Council may choose to accept the recommendations and prioritization with no changes.
- Council may choose to accept the recommendations with changes to the direction and prioritization.
- Council may choose to defer the decision, allowing Administration to gather additional information that Council sees fit.

Recommendation:

That Council accepts the recommendations and prioritization and further directs Administration to focus the efforts on the East Lac La Biche area.

Background:

Administration met with Council February 12, 2021 to deliver a workshop on everything that needed to be done in the west and east sides of the Lac La Biche hamlet and area to be "development friendly" and what the varying levels of investment readiness are.

Administration went through planning considerations, traffic impacts, infrastructure needs and assumptions, as well as economic impacts and varying funding options to achieve an investment readiness outcome.

From the workshop, Administration recommends the following action items:

- Updating and amending the Municipal Development Plan (MDP) and Area Structure Plans (ASP) with priority given to the East Lac La Biche Area by the Bold Center. Note that the MDP and ASPs would be done in conjunction with one another and the Planning and Development Department is already working to get things together for a spring commencement in the Request for Proposal (RFP) Process.
 - From this there is likely to be a new commercial zone created to fill the need between the Central Commercial and Highway Commercial zones. This would be put into place following the completion of the updates. likely in the spring of 2022.
- The Traffic Impact Assessment for the 91 Avenue and Beaver Hill Road upgrades with costs will be brought forward by mid-April. Further survey and design costs with timelines will be brought forward by end of May.
- Currently our General Municipal Servicing Standards (GMSS) does not have underground powerlines as a requirement, Administration is working to write this in and will update Council once complete (by mid-April)
- Any further Engineering studies and Utilities studies will be brought forward as Operating Initiatives for the 2022 budget year.
- Administration is also putting together a list of all available and developable County owned lands.

Strategic Alignment:

Economic Development is at the forefront of Council's strategic goals. Part of Economic Development is investment readiness to attract the necessary amenities to provide the best quality of life for the residents of Lac La Biche County.

Financial Implications:

Costs: Not Available at this time.

Source of funding: All funding requests will be brought forward to Council prior to commencement of any initiative.

Relevant Legislation, Policy or Practices:

Municipal Government Act – Section 692 Planning Bylaws
Municipal Development Plan Bylaw 13-020
East Lac La Biche Area Structure Plan Bylaw 10-023
Land Use Bylaw No. 17-004

Internal Impacts:

The Planning and Development Department, Engineering Department, Utilities Department, Economic Development Department, and several other members of Administration are working collaboratively to ensure continuity and advancement when considering the future development planning for Lac La Biche County.

Communication:

- Internal communications between the respective departments and individuals is occurring regularly.
- When external landowners are affected throughout the process (MDP/ASP/zoning changes), a communications plan will be put together.

Attachments:

Lac La Biche East ASP _ 2010

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