

## SITES RECOMMENDED BY THE TRANSITIONAL HOUSING TASK FORCE

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### Recommendation 1- Fenced property south of Britton's Your Independent Grocer

**Address:** 9902 105 Street

**Roll:** 6614362004

**Rural Legal:** NW-36-66-14-4

**Zoning:** Highway Commercial

**Distance Walking from MNA office:** 1.3 km

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**Price:** The land is owned by Lac La Biche County

**Total Assessment:** \$773,200.00 (assessment year 2022)

**Annual Taxes:** \$10,831.91

**Description:**

- Across the street from High Caliber Automotive Repair (9002 105 street)
- Property is fenced

**Zoning:**

- It is not listed under permitted nor discretionary uses
- The property would have to be rezoned prior to application of development

Pros	Cons
<ul style="list-style-type: none"><li>• Owned by the County</li><li>• Somewhat isolated</li></ul>	<ul style="list-style-type: none"><li>• Borders a school</li><li>• No buildings on-site</li><li>• Close to highways</li></ul>

<ul style="list-style-type: none"> <li>• Lots of trees - can be used for traditional teachings</li> <li>• Large space</li> <li>• Not many houses in the area</li> <li>• Fenced</li> <li>• Access to shopping (YIG)</li> <li>• Safe location (low crime rate in the area)</li> <li>• Privacy for outdoor activities</li> </ul>	<ul style="list-style-type: none"> <li>• Neighbouring businesses</li> <li>• Needs to be rezoned</li> </ul>
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Service	Price
Water/sewer	<ul style="list-style-type: none"> <li>• \$240,000 to bring water/sewer to property line (includes to 2 residences also)</li> <li>• \$30,000 on-site high-pressure water/low-pressure sewer</li> </ul>
3300 gallon water cistern & 3300 gallon holding tank	\$60,000 (alternative to above)
Natural gas	On-site
Electrical	\$8,000
Other Work	\$ 75,000 – grade property, screw piles or other foundation, fencing



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**Recommendation 2 – site south of A&W, next to Outreach School**

**Address:** 10220-99 Avenue

**Roll:** 250006130

**Urban Legal:** 1413MC A 1

**Rural Legal:** SW-6-67-13-4

**Zoning:** Hamlet Industrial District

**Distance Walking from MNA office:** 1 km

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**Price:** The land is owned by Lac La Biche County

**Total Assesment:** \$574,750.00

**Annual Taxes:** Unknown

**Zoning:**

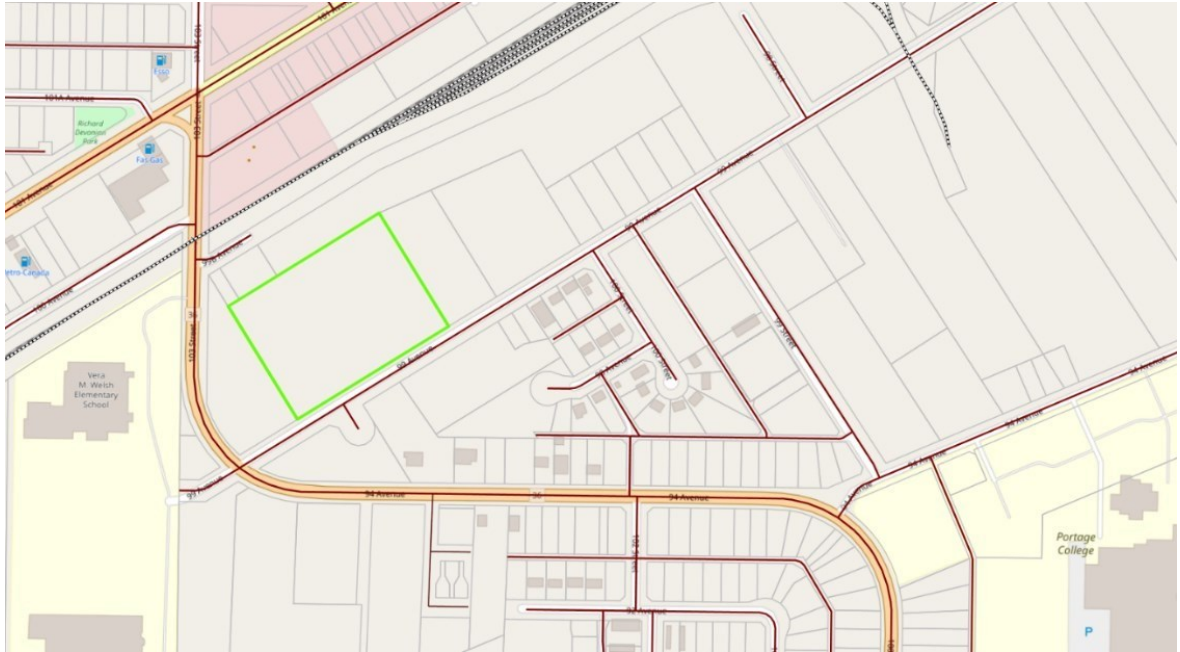
- It is not listed under permitted nor discretionary uses
- The property would have to be rezoned prior to application of development

**Description :**

- Legal Land Location: 1413MC A 1 SW-6-67-13-4
- Site area: 2.66 Acres (minus the school district space)

PROS	CONS
<ul style="list-style-type: none"> <li>• Walking Distance to the grocery store</li> <li>• More of a woodland area and lots of privacy</li> <li>• In town but still out far enough to enjoy the quiet</li> <li>• Trees to provide shade and shelter from the elements</li> <li>• More Ideal for ceremony</li> <li>• Accessible to the bus transport</li> <li>• Not downtown!</li> <li>• Accessible to services such as the friendship center, food bank, Metis nation</li> </ul>	<ul style="list-style-type: none"> <li>• Concerned about the accessibility that the students can have to the camp. The students are more vulnerable to the influence coming from clients for this program.</li> <li>• Borders a school</li> <li>• No buildings on site</li> <li>• Close to highways</li> <li>• Neighbouring businesses</li> </ul>

Service	Price
Water/sewer	Water stubs there - \$15,000
Natural gas	\$10,000 + length of pipe to site -\$10/meter plowing -\$50/meter drilling
Electrical	\$8,000
Other Work	\$65,000 – site preparation, fencing the site, grading for setting facility up, screw-piles, etc.



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**Recommendation 3.a – The East lift station near Alexander Hamilton Park****Address:** 9027 101 Avenue**Roll:** 600008090**Urban Legal:** 1197HW – 1A**Zoning:** Highway Commercial**Distance Walking from MNA office:** 1.2 km

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**Price:** The land is owned by Lac La Biche County**Total Assessment:** \$337,590.00 (assessment year 2020)**Annual Taxes:** Unknown**Description:**

- 7.89 acres, of which 6.34 acres is developable
- Municipally owned, commercially zoned

**Zoning:**

- It is not listed under permitted nor discretionary uses
- The property would have to be rezoned prior to application of development
- The majority of the acreage is assumed to be developable, except for the pond in the northwest corner of the lot that occupies approximately 1.65 acres – this pond is required for drainage and cannot be filled or graded

Pros	Cons
<ul style="list-style-type: none"><li>• Cost</li><li>• Access to services</li><li>• Close to nature for land-based teachings with 2.45 acres of land</li><li>• Not a high-density residential area</li></ul>	<ul style="list-style-type: none"><li>• No buildings</li><li>• High traffic location</li><li>• Much of the land is very wet or under water</li><li>• Disc Golf would be taken apart</li></ul>

Service	Price
Water/sewer	\$ 70,000
Natural gas	\$ 10,000
Electrical	\$ 30,000
Other Work / Build Road	\$ 170,000 – site prep, build road





### Recommendation 3.b - Old Fire Hall

**Address:** 10121 102 St

**Roll:** 100001301

**Urban Legal:** 4313BF 14 19,SW20

**Zoning:** Central Commercial

**Distance Walking from MNA office:** 120 meters

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**Price:** The land is owned by Lac La Biche County

**Total Assessment:** \$386,460 (assessment year 2020)

**Annual Taxes:** N/A

**Primary Year Built:** 1985

#### Description

- Adjacent to highway 36
- Four town lots side by side up the street

#### Zoning:

- Is listed under discretionary use, the Municipal Planning Commission would be deciding authority and the project would be subject to appeal by adjacent landowners

Pros	Cons
<ul style="list-style-type: none"><li>• Location</li><li>• Lower number of houses to deal with</li><li>• Could be fenced to create privacy</li><li>• Building on location</li><li>• Owned by the County</li></ul>	<ul style="list-style-type: none"><li>• Land size</li><li>• People being more vulnerable – out in the open</li><li>• No privacy</li><li>• Not a good site for land-based teaching</li></ul>

Service	Price
All services are on-site.	
Renovation of the building	\$ 100,000



