

**BYLAW 08-031
OF
LAC LA BICHE COUNTY**

A BYLAW OF LAC LA BICHE COUNTY IN THE PROVINCE OF ALBERTA TO AMEND BYLAWS 1213/03 AND 03-019, BEING THE LAKELAND COUNTY AND TOWN OF LAC LA BICHE INTERMUNICIPAL DEVELOPMENT PLAN.

WHEREAS under the authority and pursuant to the Municipal Government Act, Chapter M 26, R.S.A. 2000, and amendments thereto, Council has adopted the Lakeland County and Town of Lac La Biche Intermunicipal Development Plan under Bylaws 1213/03 and 03-019 to be used as the Lakeland County and Town of Lac La Biche Intermunicipal Development Plan;

AND WHEREAS it is deemed expedient to amend bylaws 1213/03 and 03-019 as set out in Section 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended;

NOW THEREFORE under the authority and pursuant to the provisions of the said Municipal Act, and by virtue of all other enabling powers, the Council of Lac La Biche County, duly assembled, enacts as follows:

1. The Lakeland County and Town of Lac La Biche Intermunicipal Development Plan be amended as follows:

2.5.3. New lots created for servicing with piped sewer and water should be regarded as estate residential and should have a minimum lot size of .125 ha (.3 ac) and a maximum lot size of .18 ha (.45 ac).

Delete this paragraph in its entirety and replace it with:

2.5.3. New lots created for servicing with municipal water and sewer should be regarded as estate residential and should have a minimum parcel area of 0.10 ha (0.25 ac) and a maximum parcel area of 1.20 ha (3.00 ac). The minimum parcel area within the Lakeview Estates Area Structure Plan shall be 0.40 ha (1.00 ac).

2. This Bylaw comes into effect upon final passing.

MOTION BY COUNCILLOR QUIST THAT BYLAW 08-031 BE GIVEN FIRST READING THIS 22ND DAY OF APRIL, 2008.



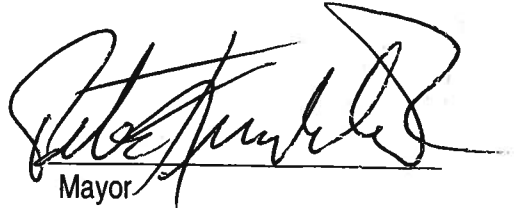
Mayor



Chief Administrative Officer

MOTION BY COUNCILLOR LANE THAT BYLAW 08-031 BE GIVEN SECOND READING THIS 10TH DAY OF JUNE, 2008.

MOTION BY COUNCILLOR LOZINSKI THAT BYLAW 08-031 BE GIVEN THIRD READING THIS 10TH DAY OF JUNE, 2008.

A large, stylized handwritten signature in black ink, appearing to read "Peter P. ...".

Mayor

A smaller, more compact handwritten signature in black ink, appearing to read "D.C.". It is positioned above a horizontal line.

Chief Administrative Officer

SCHEDULE 'A'

2.5.3 Estate Residential

New lots created for servicing with municipal water and sewer should be regarded as estate residential and should have a minimum parcel area of 0.10 ha (0.25 ac) and a maximum parcel area of 1.20 ha (3.00 ac). The minimum parcel area within the Lakeview Estates Area Structure Plan shall be 0.40 ha (1.00 ac).

2.5.4 Resubdivision/Intensification

In cases where it is feasible to extend piped sewer and water services, the County would prepare and adopt an area redevelopment plan prior to considering applications for re-subdivision/intensification of existing lots. Refer to *Policy 4.2.2 – Area Redevelopment Plan Requirements*.

2.5.5 Replacement and Upgrading of Existing Residences

The replacement and upgrading of an existing residential unit may be allowed in accordance with provisions of the Lakeland County MDP Bylaw and LUB. A replacement residential unit will be of the same type of residential unit that existed prior to displacement (eg. single detached dwelling).

2.6 Commercial

Overview

Opportunities for highway commercial development exist along the major highway corridors, particularly along Highway 36 within the Town of Lac La Biche and Lakeland County, along with business industrial development on Highway 55 near the Lac La Biche Airport.

A clearer definition is needed to highlight the differences between industrial and commercial development in the Lakeland County LUB. At times the uses are interchanged. To avoid conflict between the Town and County, the location and type of commercial uses appropriate to the IDP area should be determined. From a planning and access management point of view, nodal development at key gateways is preferred to commercial strip development along highway corridors. Area structure plans should also be prepared and approved by Council prior to considering zoning changes or multi-lot subdivision for commercial purposes.

Objective

Objectives relating to commercial development are to:

- ensure that an adequate supply of land is identified for highway commercial uses within Lakeland County and Lac La Biche;
- identify safe and efficient locations for highway commercial development; and
- develop and adopt consistent design guidelines to ensure aesthetic development along Highway 55, 36, 881 and 663 as intermunicipal gateways.