



BUSINESS DEVELOPMENT GUIDE

UPDATED JUNE 2020

LACOMBE
COUNTY



FIRSTLY

THANK YOU

FOR CONSIDERING US!

Thank you for considering Lacombe County to set up, expand or relocate your business. Whether you want to start a new development in one of our commercial or industrial parks or establish an agri-business in our beautiful countryside, Lacombe County has plenty to offer.

Our central location means potential employers have access to a vast, varied, and skilled workforce. The County's economic base stems from its robust agricultural and industrial activity, including significant petrochemical activity in the Joffre and Prentiss areas.

Whatever your development needs, Lacombe County can assist you. We offer a variety of commercial, heavy industrial and agri-business opportunities, along with access to major road and rail transportation routes, excellent municipal services, and attractive tax rates. Lacombe County places a high value on being a cooperative and caring neighbour. We are a proud supporter of local urban municipalities and provide financial and in-kind support to help with shared recreational facilities, such as arenas, community centers, parks, playgrounds and sports fields. This support translates into increased recreation and community opportunities for families and individuals looking to relocate or work in the County.

Lacombe County is a strong supporter of local business and wants to see development happen here. The County's clear direction through its Municipal Development Plan and Strategic Plan will help prospective businesses find the right place to establish and grow their operations. County Council is committed to maintaining a very competitive municipal tax rate while ensuring that our services meet the needs of our residents and businesses.

Please take a moment to go through this guide. If you have any questions, I encourage you to call the Planning Services team at 403-782-6601, or stop by the Lacombe County office and speak with our knowledgeable staff.

TIM TIMMONS
County Manager

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OUR STORY

COMMUNITY OVERVIEW

Lacombe County is an attractive, balanced and progressive community, situated in the heart of Central Alberta.

Located on the QEII corridor, Lacombe County is located approximately 120 km from Edmonton and 160 km from Calgary. The County stretches 100 km east to west along Highway 12 from prairie fields to Boreal Forest and is home to many lakes - large and small.

We are a diverse municipality with a variety of agricultural operations, industrial developments and small businesses, as well as a vibrant petrochemical and oil and gas industry.

With numerous post-secondary institutions nearby, including Burman University, and Red Deer College, the County boasts a skilled and educated labour force.

Lacombe County also hosts a variety of recreational amenities: beaches, lakes, trail systems, parks, natural areas and golf courses.

WHY LOCATE HERE?

Quick facts



ONE OF THE LOWEST TAX RATES

Lacombe County provides competitive tax rates while maintaining an excellent level of service to our community.



LAND INVENTORY

With four business parks already established, and other areas identified for future development, we have space for your business to grow.



TRANSPARENT PROCESS

Rezoning to development permit, our process is clear and straightforward. Our helpful staff are here to assist you.



DEVELOPMENT INCENTIVES

Ask about our Development Incentive Grant (DIG) which encourages development in the Hamlet of Mirror.



STRATEGIC LOCATION

Lacombe County is located on the CANAMEX corridor between Alberta's two major centres, Calgary, and Edmonton.



RECREATIONAL AMENITIES

The region has many lakes, beaches, golf courses, ski hills, natural areas and trails.



POPULATION

Population: 10,343
Age Profile:
0-14 (19%),
15-64 (65%),
65+ (16%)



MARKET ACCESS

Red Deer 25 km
Edmonton 120 km
Calgary 160 km
Lethbridge 375 km
Medicine Hat 420 km
US Border 422 km



EDUCATIONAL INSTITUTIONS

Burman University
Red Deer College
CDI College
Academy of Learning
Career College
Olds College

CREATING A POSITIVE BUSINESS CLIMATE

We aim to facilitate an accessible, diverse and resilient economic climate in Lacombe County by taking advantage of our existing infrastructure and servicing, and providing for future endeavours large and small.

We pride ourselves in creating a proactive and competitive business climate by ensuring that the necessary infrastructure is in place and a business friendly approach is adopted in the County's policies and approval processes.

Our top five industries by labour force employment include:

- o Agriculture, Forestry, Fishing and Hunting (22%),
- o Construction (10%),
- o Mining, Quarrying & Oil and Gas Extraction (9%),
- o Health Care and Social Assistance (8%),
- o Retail Trade (7%)



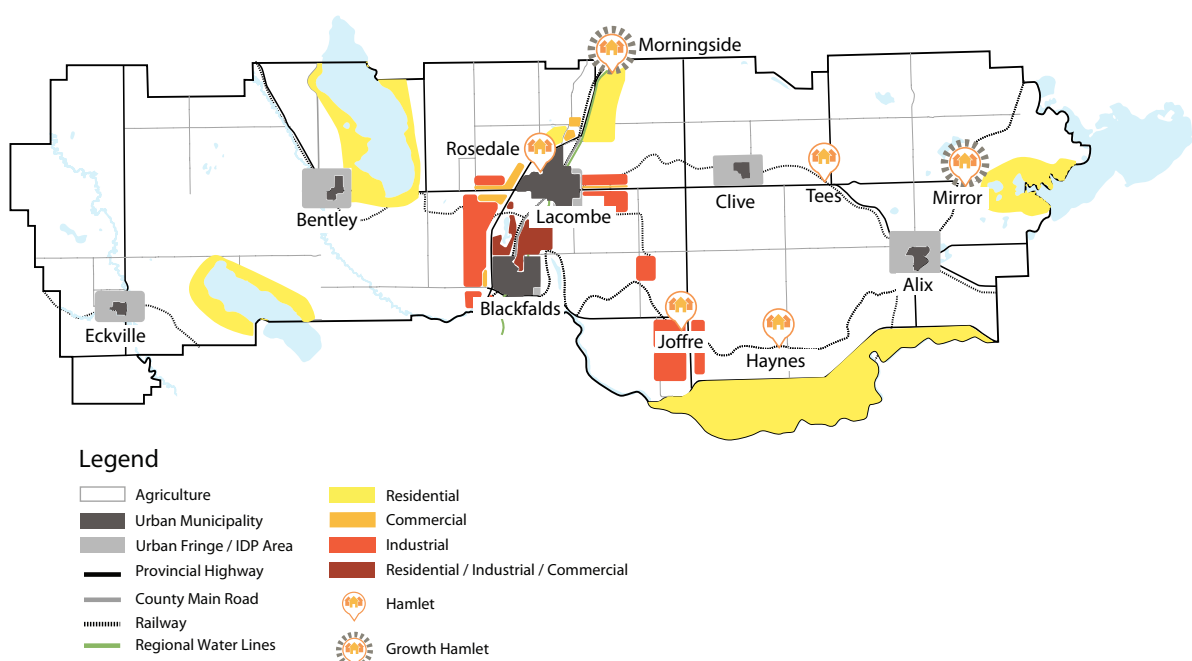
OUR DEVELOPMENT

STRATEGY

Lacombe County's economic development strategy focuses on protecting agriculture while encouraging industrial and commercial growth along major transportation corridors.

Areas for expanded heavy industrial development are identified around Joffre and Prentiss, with the possibility of isolated heavy industrial developments in strategic locations. By clustering industrial and commercial parks along the QEII Highway and the County's urban fringe areas, businesses benefit from exposure, fully serviced lots, direct access to shipping corridors, and proximity to urban centres for a skilled workforce.

The County encourages the clustering of similar types of industries and businesses to foster synergies that can build cooperative relationships in industrial and commercial nodes. This will help to strengthen the competitiveness of these nodes on a regional scale.



OUR BUSINESS DEVELOPMENT NODES



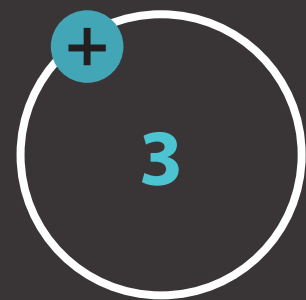
LIGHT INDUSTRIAL / COMMERCIAL PARK LOCATIONS

Our commercial & industrial parks are strategically located adjacent to the Town of Blackfalds and the City of Lacombe.



ACRES OF LAND ZONED TO ACCOMMODATE DEVELOPMENT

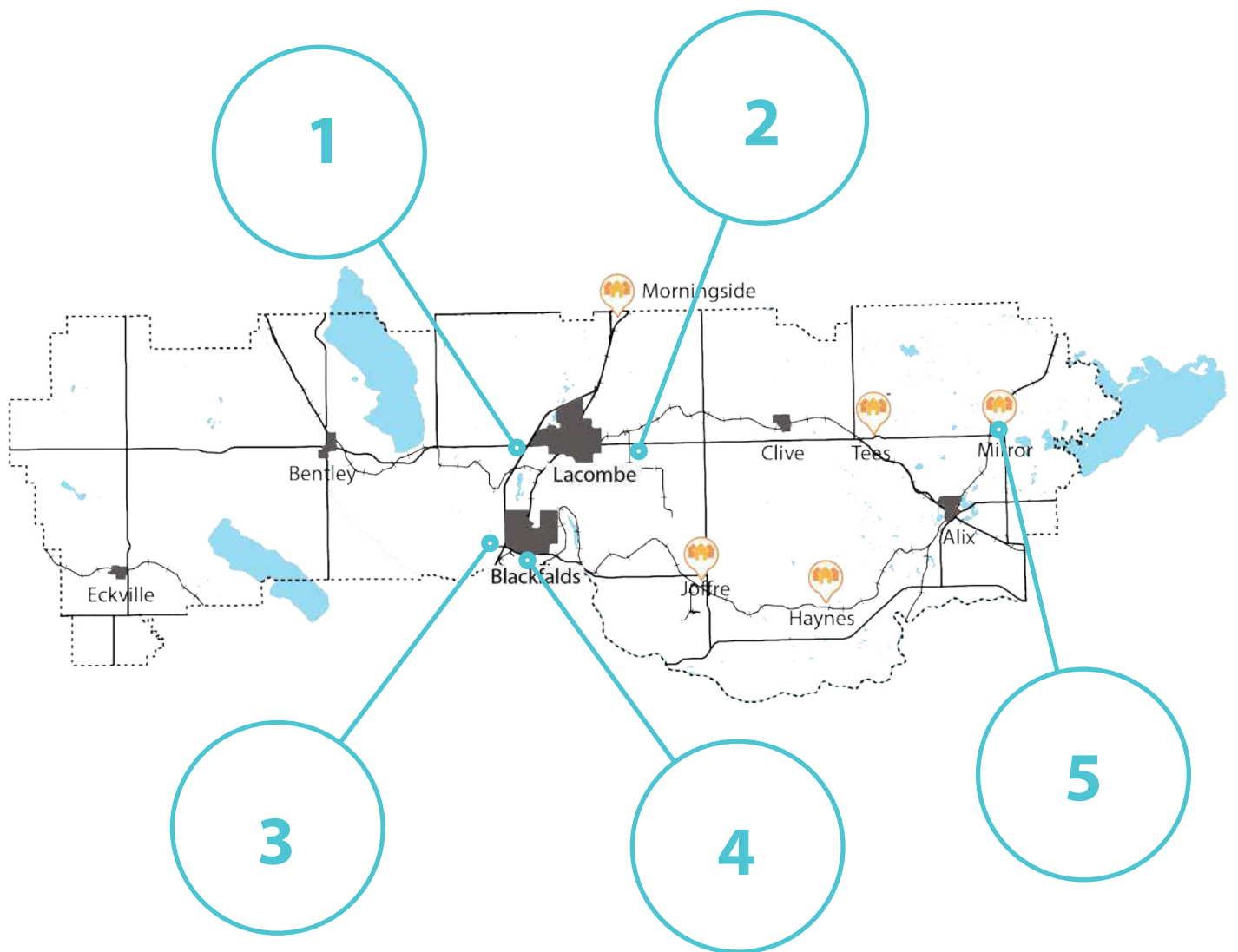
A variety of lot sizes and levels of servicing are available. From bare lots to lease bay buildings, we are sure to have something to suit your needs.



MAJOR CENTRES WITHIN CLOSE PROXIMITY

The City of Red Deer, Town of Blackfalds, and City of Lacombe are all close enough to allow for an easy commute for a skilled workforce.

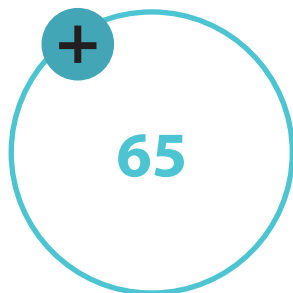
Our nodal development concept is based on the idea that there is an advantage to be located close to other complementary businesses, the resources they use, and their employees. This often leads to innovation, shared knowledge, and opens the door for collaboration and healthy competition.



1. Wild Rose Commercial Park
2. Iron Rail Business Park
3. Aspelund Industrial Park
4. Burbank Industrial Park
5. Hamlet of Mirror

WILD ROSE

COMMERCIAL PARK



ACRES OF LAND ZONED HIGHWAY COMMERCIAL 'C-HC' DISTRICT

The Highway Commercial 'C-HC' District offers a variety of flexible uses to suit your business needs.



LOT SIZES TO ACCOMMODATE YOUR BUSINESS

With lot sizes between 2-5 acres, combined with lease bay opportunities, we are sure to have something to suit your existing business or startup.



MAJOR CENTRE PROXIMITY

The City of Red Deer, Town of Blackfalds, and City of Lacombe are all close enough to allow for an easy commute for a skilled workforce.

STRATEGIC LOCATION



Located directly adjacent to the City of Lacombe on the QEII Highway midway between Calgary and Edmonton, the Wild Rose Commercial Park is uniquely positioned to meet your business needs.

FULLY SERVICED

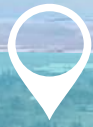


A regional water and wastewater system is in place supplying potable water, and wastewater services to the park.

FLEXIBLE USES



The Highway Commercial 'C-HC' District allows for many types of businesses. Please contact our Planning Services Department for more information.



CITY OF LACOMBE

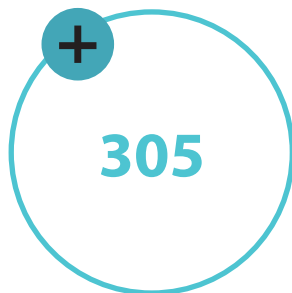
"We settled on Lacombe County for a few reasons, the community is a tight group who are driven by family and farming and that is what our company is built on. Additionally, the access to the main highway and the local farming community looked like and has proven to be beneficial to us, we look forward to expanding and growing further with Lacombe County."

-MS Schippers



IRON RAIL

BUSINESS PARK



ACRES OF LAND ZONED BUSINESS INDUSTRIAL 'I-BI' DISTRICT

Phase 1 of the Iron Rail Business Park was completed in 2019. Phase two contains 151 acres, all of which is zoned Business Industrial 'I-BI' District.



LOT SIZES TO ACCOMMODATE YOUR BUSINESS

With typical lot sizes around 4-8 acres combined with lease bay opportunities we are sure there is something to suit your existing business or startup.



MAJOR CENTRE PROXIMITY

The City of Red Deer, Town of Blackfalds, and City of Lacombe are all close enough to allow for an easy commute for a skilled workforce.

STRATEGIC LOCATION



Located 2 miles east of the City of Lacombe on Highway 12, the Iron Rail Business Park is one of the select few rural parks located east of the QEII.

UNSERVED LOTS



The Iron Rail Business Park is not currently serviced, allowing developments to choose the water and wastewater system that best suits their needs.

FLEXIBLE USES



The Business Industrial 'I-BI' District allows for many types of businesses. Please contact our Planning Services Department for more information.



**Iron Rail Business Park -
A place to grow your business.**

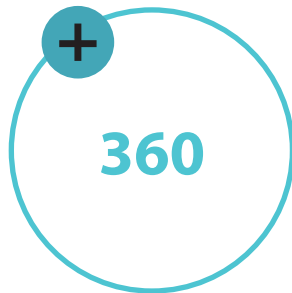
"This Agro-Industrial park was created as an extension of the County of Lacombe's vision of meeting the specialized needs of both the Agricultural and Industrial communities within Central Alberta by providing business industrial land with highly desirable direct access to the provincial transportation network."

-Iron Rail Business Park



ASPELUND

INDUSTRIAL PARK



ACRES OF LAND ZONED BUSINESS INDUSTRIAL 'I-BI' DISTRICT

With lands available both north and south of Aspelund Road, on the west side of the QEII Highway, the park contains a variety of lots and future expansion opportunities.



MANY LOT SIZES TO ACCOMMODATE YOUR BUSINESS

The typical size of lots is approximately 5 acres; however, there are lots as small as 2 acres. We are sure there is something to suit your business needs.



MAJOR CENTRE PROXIMITY

The City of Red Deer, Town of Blackfalds, and City of Lacombe are all close enough to allow for an easy commute for a skilled workforce. The Aspelund Industrial Park also features an impressive series of constructed wetlands with walking trails.

STRATEGIC LOCATION



Located directly adjacent to the Town of Blackfalds on the QEII Highway midway between Calgary and Edmonton, the Aspelund Industrial Park is uniquely positioned to meet your business needs.

FULLY SERVICED



A regional water and wastewater system is in place supplying potable water, and wastewater services to the park.

FLEXIBLE USES



The Business Industrial 'I-BI' District allows for many types of businesses. Please contact our Planning Services Department for more information.

TOWN OF BLACKFALDS



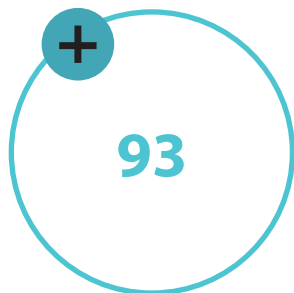
"Lacombe County is a great place to live and work. We are proud to have our manufacturing plant and office here in the Aspeland Industrial Park. With the support of the community we can continue growing the development of the county together. As a growing business within the industrial area we value our relationship with Lacombe County."

-Eagle Builders



BURBANK

INDUSTRIAL PARK



ACRES OF LAND ZONED BUSINESS INDUSTRIAL 'I-BI' DISTRICT

The Burbank Industrial Park is fully established and houses many long-time businesses. There are also lease bay opportunities for smaller businesses or startups.



MANY LOT SIZES TO ACCOMMODATE YOUR BUSINESS

The typical size of lots is approximately 3 acres; however, there are lots as small as 2 acres and as large as 20 acres.



MAJOR CENTRE PROXIMITY

The City of Red Deer, Town of Blackfalds, and City of Lacombe are all close enough to allow for an easy commute for a skilled workforce.

STRATEGIC LOCATION



Located directly adjacent to the Town of Blackfalds, businesses have ease of access to both Highway 597 and the QEII Highway.

UNSERVED



The Burbank Industrial Park is not currently serviced, allowing developments to choose the water and wastewater system that best suits their needs.

FLEXIBLE USES



The Business Industrial 'I-BI' District allows for many types of businesses. Please contact our Planning Services Department for more information.



TOWN OF BLACKFALDS

"Novamen recently relocated to the Burbank Industrial Park and we have nothing but good things to say about the location and our dealings with the county! The industrial park is easy to get to, with only one set of lights and a traffic circle between us and QEII. I felt communication with the county was great and the process wasn't convoluted or difficult at all. We are very excited to grow our business in the Burbank Industrial Park for many years to come!"

-Steven Lamothe, Novamen Inc.



HEAVY INDUSTRIAL



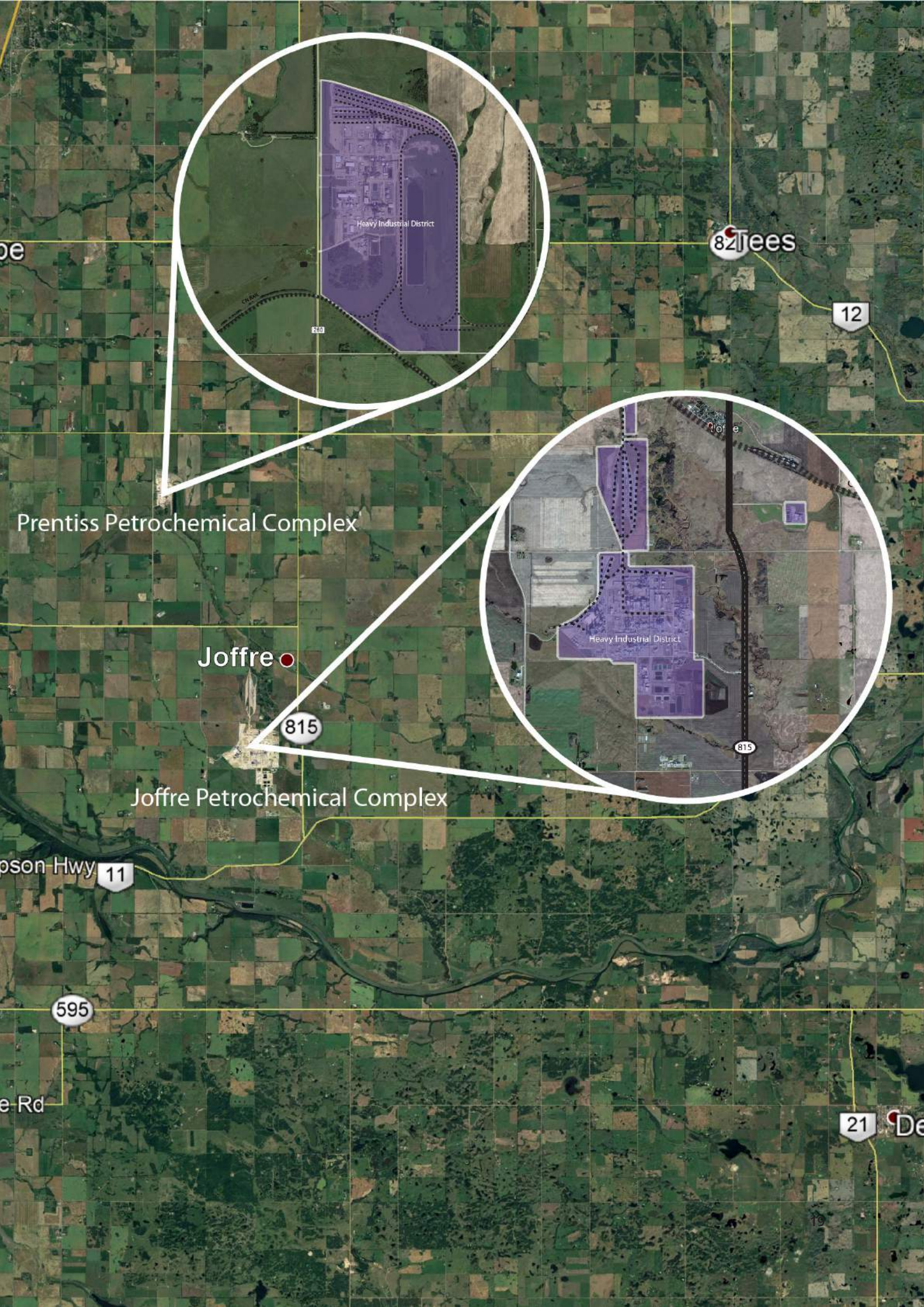
The heavy industrial businesses have had considerable positive impacts on the County's economic prosperity. These areas have grown with great success over the last decade, not only benefiting the community of Lacombe County, but also the greater region due to the County's economic partnerships.

The continued growth and diversification of the County's industrial enterprises is imperative to the continued success of the region.

SITE DEVELOPMENT



Lacombe County has two major petrochemical complexes. We strive to allow for heavy industrial opportunities to be located in locations that best meet their requirements.



Prentiss Petrochemical Complex

Joffre

815

Joffre Petrochemical Complex



82 Joffre

12

son Hwy 11

595

e Rd

21

De

| OUR HEAVY INDUSTRIAL NODES



BOTH MAJOR RAIL LINES, CN & CP SERVICE THE COUNTY

Our heavy industrial sites are located adjacent to major rail lines, ensuring both an extended shipping network, as well as competitive pricing.



ACRES OF LAND ZONED TO ACCOMMODATE HEAVY INDUSTRIAL

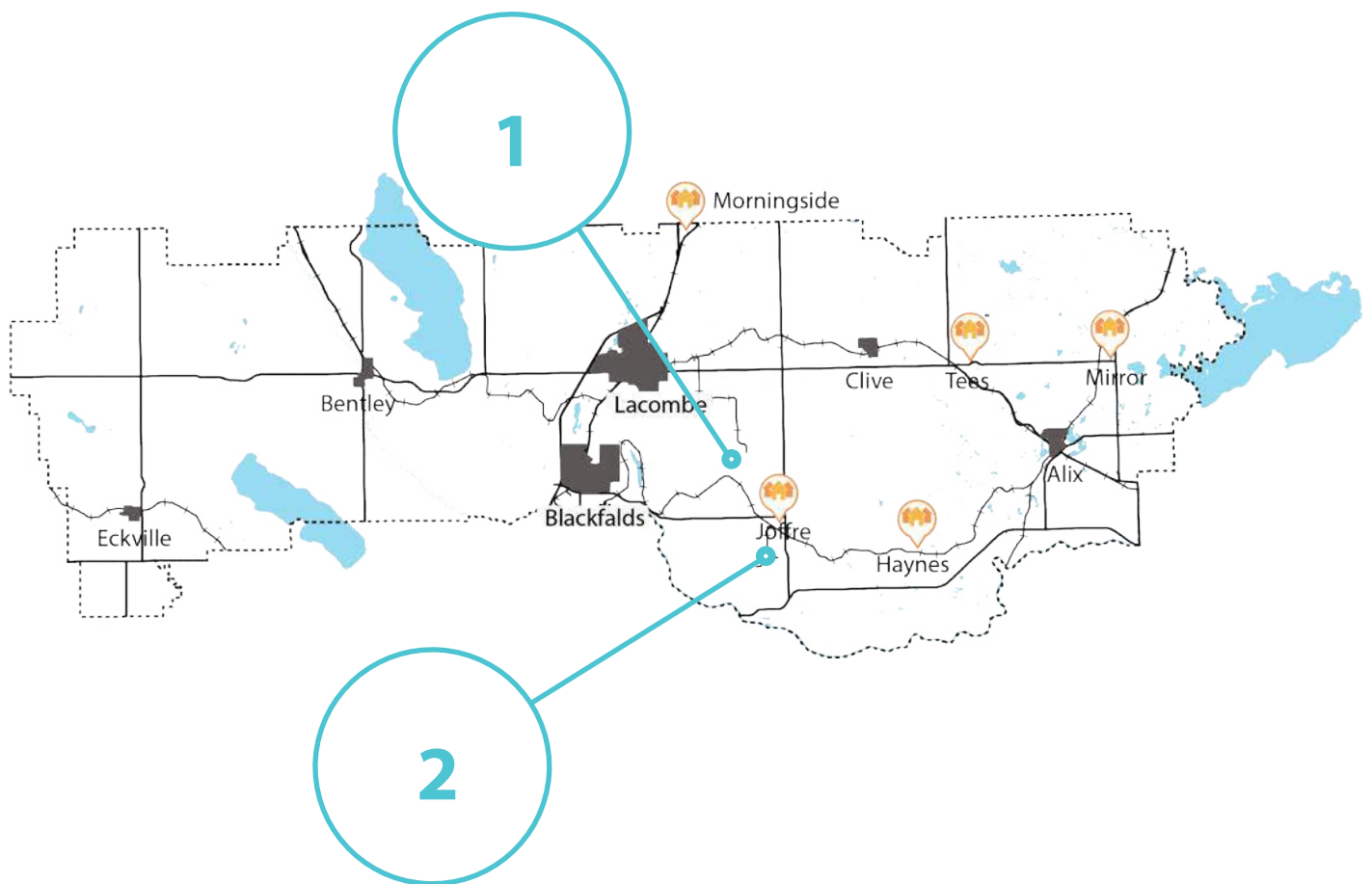
A variety of configurations exist for creating synergies between heavy industrial businesses in our existing areas.



ACCESS TO PROCESS WATER, AND REGIONAL SERVICES

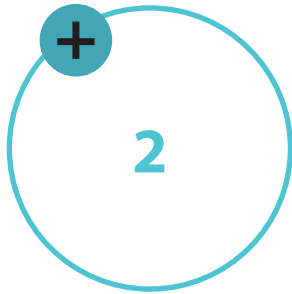
Depending on the location, regional water and wastewater services may be available, as is process water from the Red Deer River.

While the County offers heavy industrial nodes which contain businesses that build off of each other, we also understand that sometimes an industry requires certain characteristics that may not be currently available. With this in mind, our Municipal Development Plan has specifically provided an option for isolated heavy industrial developments under certain circumstances.



1. Prentiss Petrochemical Complex
2. Joffre Petrochemical Complex

THE HAMLET OF MIRROR



ZONING TYPES TO CHOOSE FROM

With two business zoning types to choose from, either Hamlet Commercial or Hamlet Industrial there's sure to be something to fit your needs.



MANY LOT SIZES TO ACCOMMODATE YOUR BUSINESS

The hamlet lots are often on a smaller scale and are best suited to small scale or startup businesses. With that said, there are many opportunities for larger scale developments on the periphery.



DEVELOPMENT INCENTIVES

Lacombe County has created a Development Incentive Grant for new or expanded industrial or commercial businesses in the Hamlet of Mirror. Ask about it today!

STRATEGIC LOCATION



Located on the eastern boundary of the County, close to the popular destination of Buffalo Lake, the Hamlet of Mirror takes advantage of the CN rail connection as well as major highways of 50 & 21.

FULLY SERVICED

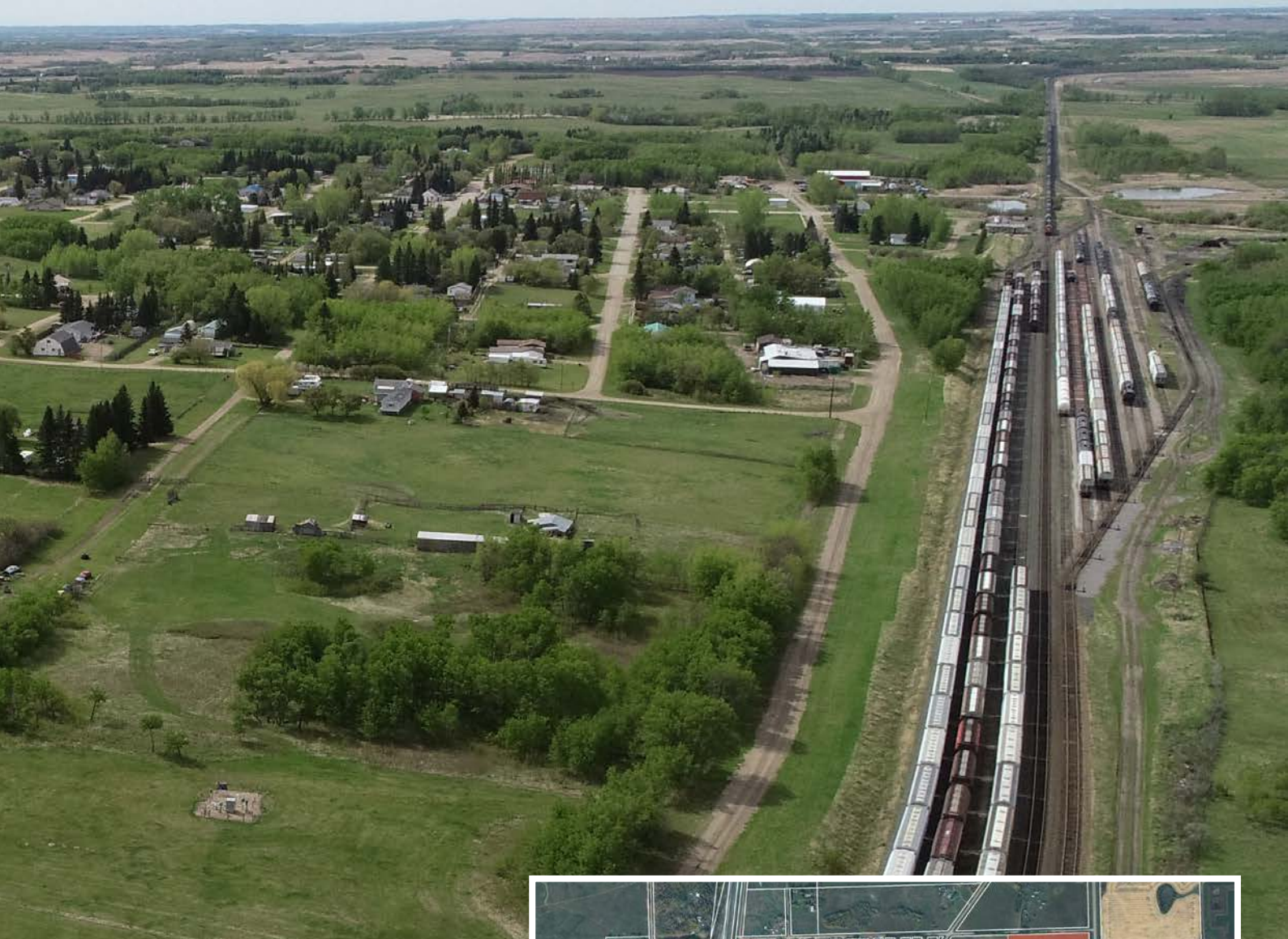


A regional water system and a local wastewater system are in place, supplying potable water, and wastewater services to the Hamlet.

FLEXIBLE USES



The Hamlet Commercial and Hamlet Industrial Districts allow for a variety of uses. Please contact our Planning Services Department for more information.



"July 9, 2020 marks our one year of operation as the Whistle Stop Cafe in Mirror. Once we took over we quickly realized that the Lacombe County administration are committed to supporting the business's in their district. Doing business in a Hamlet has its challenges, but the support we receive from the County is effective in helping us to grow and meet the needs of the community."

-Chris Scott, The Whistle Stop

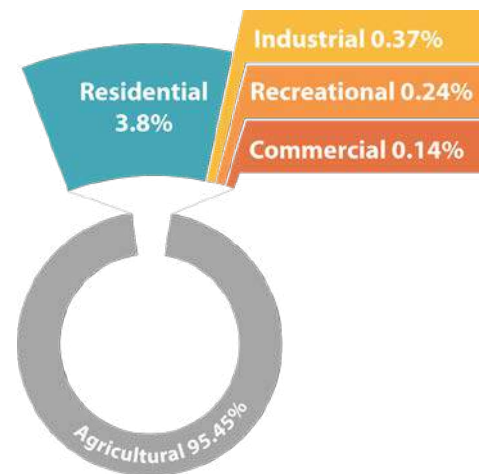


LOCAL | AGRI-BUSINESS

AGRICULTURE . OUR PAST. OUR FUTURE.

From greenhouses to canola crushing to craft malting & brewing, we are here to support your value added agricultural venture. Agriculture is the single largest land use in our municipality, representing 95% of the County by area.

We recognize the innovative spirit of our producers, which is why we offer a variety of options for diversification in the Agricultural 'A' District.



RESEARCH



The Lacombe region is a hotspot for agricultural research and home to the Lacombe Research & Development Centre. This facility supports innovative research in agriculture and agri-food development.



FLEXIBLE USES



The Agricultural District offers the widest possible range of uses to allow for diversification of local producers.



SPECIALIZED AGRICULTURE



The County allows for incubation of your small business idea from your home.



"Our greenhouse business originated in Lacombe County over 50 years ago. Various staff and councillors have supported our business throughout multiple expansions and have been helpful with any specific questions we have had. We look forward to growing in Lacombe County over the next 50 years!"

-Eric Doef, Doef's Greenhouses Ltd.

| RECREATION & TOURISM

Visitors to Lacombe County will be delighted to experience the numerous natural recreational amenities in the area, from lakes and rivers to ski resorts, interpretive centres, and golf courses. Whether you're looking for a quick overnight stay, a long weekend getaway, or to relocate to an active community, Lacombe County offers a wide variety of sights, activities, parks, lakes and trails. Visit Lacombe Regional Tourism for an in-depth look at the area, local events, and activities.

www.lacombetourism.com



NATURAL CAPITAL



The Lacombe region is blessed with a variety of natural capital, and the facilities to show them off.



FOUR DISTRICTS



The County offers four recreation districts to suit your projects. Two districts for recreation facilities, and two for recreational residential lake development.



SHORT COMMUTES



Many Albertans choose this region for their second homes and cottages due to the convenient proximity to both Calgary and Edmonton.

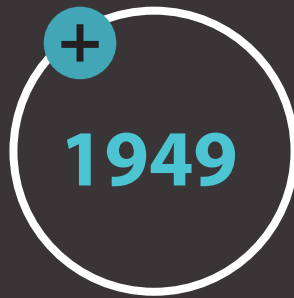


| RECREATION & TOURISM



OF ALBERTA'S MOST POPULAR LAKES

Sylvan Lake, Gull Lake, and Buffalo Lake offer many recreational opportunities. Many of our recreational developments gravitate toward these waterbodies.



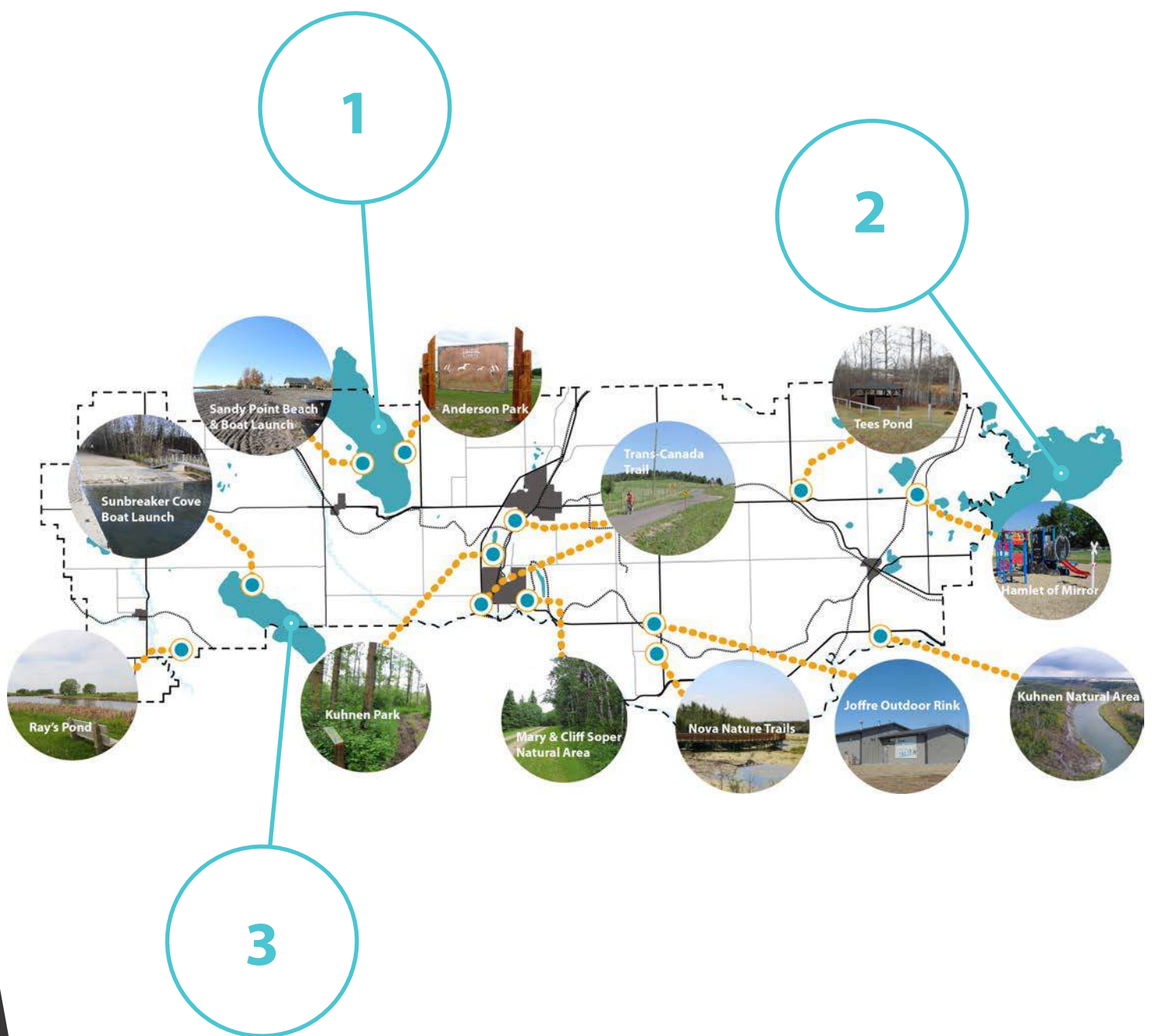
ACRES OF LAND ZONED TO ACCOMMODATE PUBLIC RECREATION

The County offers many sites that are either currently zoned for public recreation or that have been identified for future zoning opportunities.



KM OF TRAILS THROUGH OUR NATURAL AREAS

The County has a variety of paved and natural trails including portions of "The Great Trail".

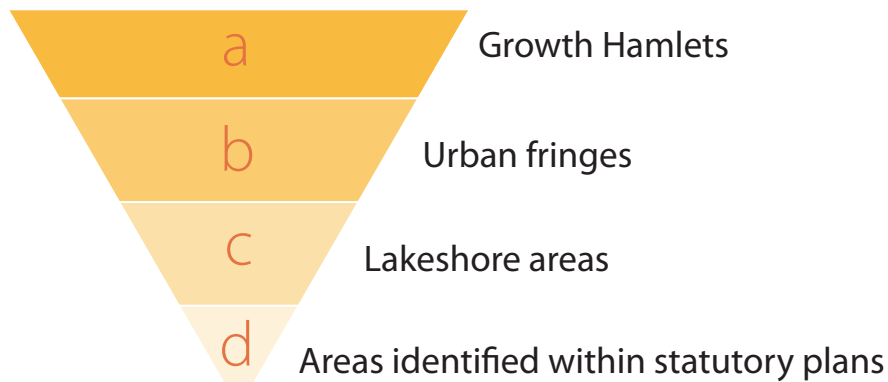


1. Gull Lake
2. Buffalo Lake
3. Sylvan Lake

| RESIDENTIAL

DEVELOPMENT

A growing number of people want to live in rural areas for a myriad of reasons including the scenic beauty and the peace of the countryside. The County has developed a housing strategy based on a network of priority areas. The strategy directs future growth in order of priority: 1) into the growth hamlets; 2) near existing multi-lot developments and urban fringes; and 3) lakeshore areas; and 4) suitable residential areas identified in a statutory plan.



MULTI-LOT GUIDE

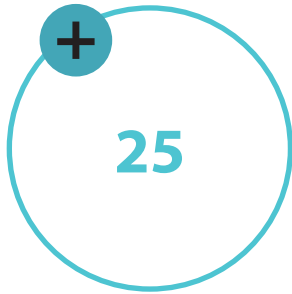


Lacombe County has developed a multi-lot guide to make the development process as simple and transparent as possible.



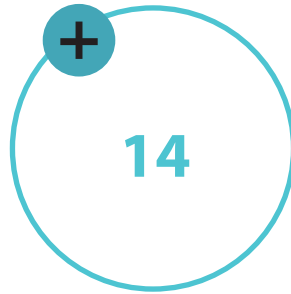


BURBANK HEIGHTS



ACRES OF COUNTRY RESIDENTIAL ESTATE 'R-CRE' DISTRICT

Burbank Heights is the County's first Country Residential Estate subdivision. This development sits in the heart of the Burbank subdivision, a long established country residential neighbourhood.



LOTS TO CHOOSE FROM

With lots between 1.25 acres and 1.33 acres, the Burbank Heights subdivision finds a balance between country living and mowing grass all day! Unique topography allows for walk out or reverse walk out designs.



TRAILS & AMENITIES

The development features a looped nature trail, a playground and a constructed wetland within the development. The Burbank Campground, and access to the Red Deer River are also nearby.

STRATEGIC LOCATION



Located just south of the Town of Blackfalds, Burbank Heights has the feel of the country with all the convenience of the city.

PRIVATE SERVICES



Install your own well and wastewater system (NSF-40 systems are required) and forget about utility fees.

ARCHITECTURAL GUIDELINES



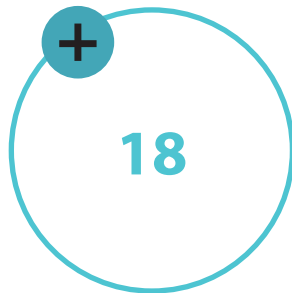
Architectural guidelines are in place to protect your investment.



-Brad Buchinski
Geo Real Estate Corp

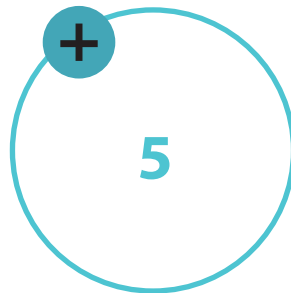
MILTON

AREA EXPANSION



ACRES OF COUNTRY RESIDENTIAL 'R-CR' DISTRICT

The Milton area is a well established country residential subdivision. The latest expansion rezoned 18.6 acres and created 5 lots in the first phase.



LOTS TO CHOOSE FROM

With lots between 2.5 acres and 4.0 acres, the Milton Area offers enough room to build your dream home and escape the bustle of the city.



TRAILS & AMENITIES

The development features a trail, stormwater pond and is in close proximity to the JJ Collette Natural Area which features excellent bird watching, hiking, cross country skiing, and snowshoeing opportunities.

STRATEGIC LOCATION



Located just north of the City of Lacombe, the Milton area has the feel of the country with all the convenience of the city.

PRIVATE SERVICES



Install your own well and wastewater system and forget about utility fees.

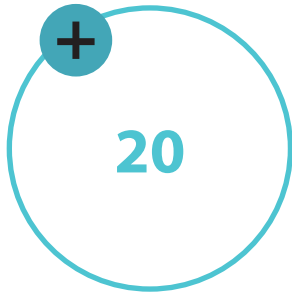
EXTRAS IN THE DISTRICT



As an added bonus, lots that are 3 acres or larger have the option of keeping horses or other limited numbers of livestock.

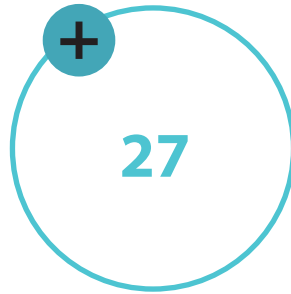


WILSON'S BEACH ESTATES



ACRES OF RESIDENTIAL LAKE AREA 'R-RLA' DISTRICT

A further 115 acres has been rezoned to 'R-RLA' District in anticipation of future phases of the development. There is potential for an additional 65 lots to be created.



LOTS TO CHOOSE FROM

Phase 1 of Wilson's Beach Estates offers residents with lots that are either slightly forested or more open. Both types of lots are at least 0.75 acres in size.



TRAILS & AMENITIES

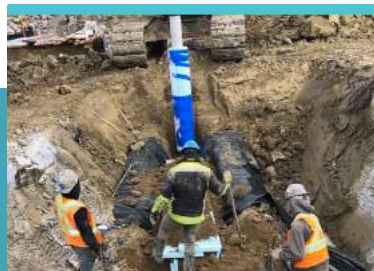
With a short walk to Anderson Park, residents can easily enjoy the park's features such as a basketball court, a volleyball court, a disc golf course, trails, and more.

STRATEGIC LOCATION



Located on the east side of Gull lake in close proximity to both the City of Lacombe and the Town of Bentley its easy to live at the lake and have a shorter commute than most large cities!

ECO FRIENDLY SERVICES

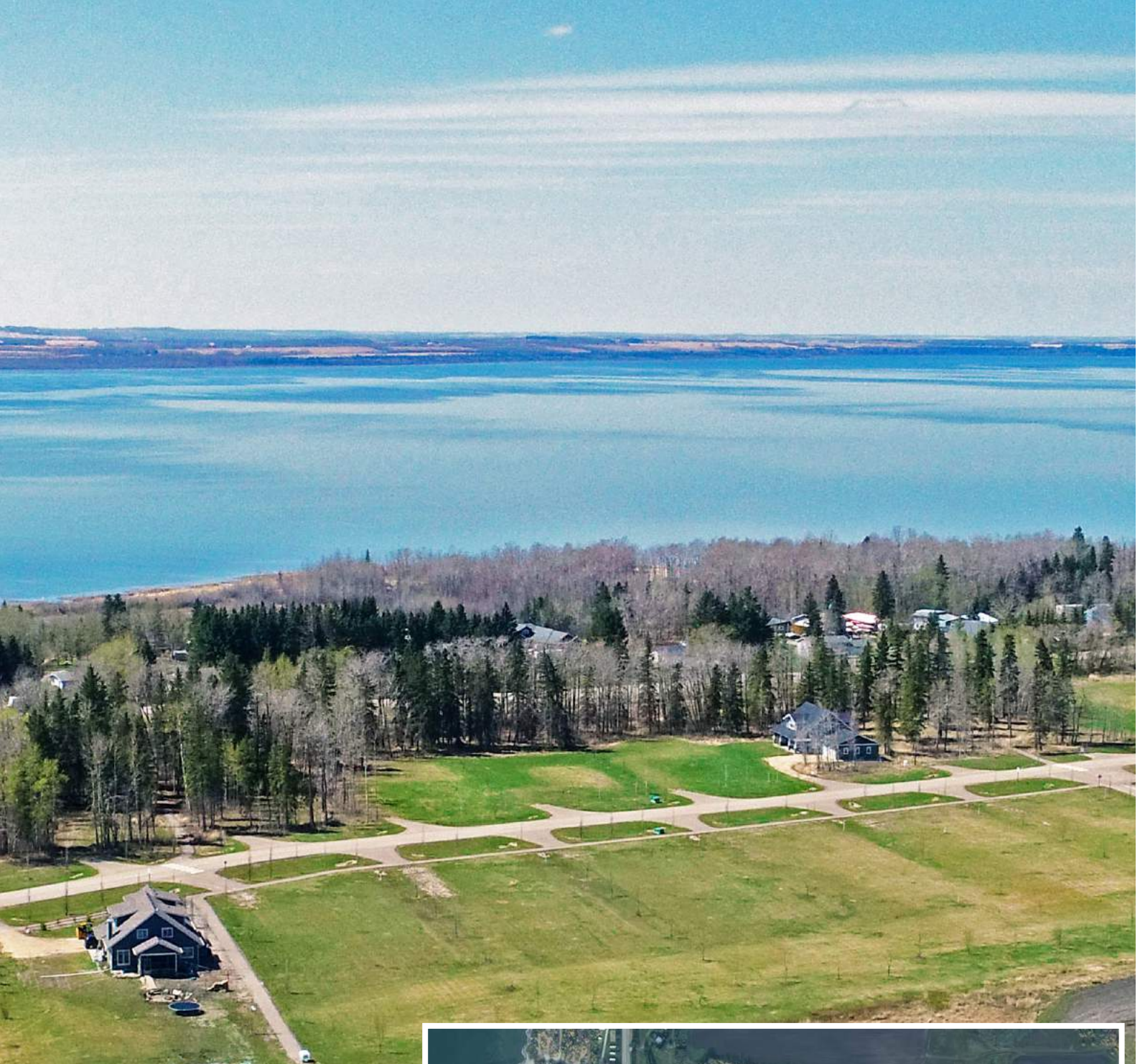


A communal water system and individual composting wastewater systems are part of the development concept. This will aid in the protection of the lake for years to come.

ARCHITECTURAL GUIDELINES



Architectural guidelines are in place to protect your investment. These guidelines allow for a variety of designs within the "Arts and Crafts" architectural style.

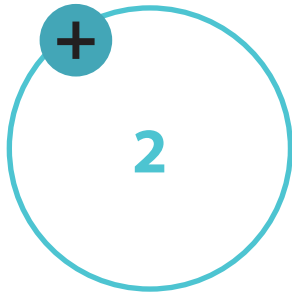


"Wilson's Beach Estates has positioned itself to be a family friendly, environmentally sustainable housing development. As developers, we appreciate Lacombe County's willingness to explore new sustainable wastewater treatment concepts and how these technologies will protect Gull Lake! We also thank the County for investing in local recreational amenities such as the beautiful Anderson Park and future local trail system!"

-Eric Doef

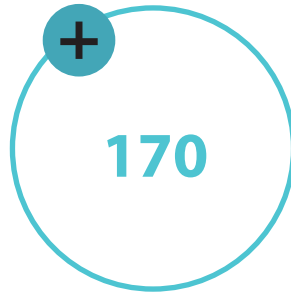


SANDY POINT



ZONING TYPES: 'R-RVR' DISTRICT AND 'P-R' DISTRICT

The development offers 192 acres of Recreational Vehicle Resort 'R-RVR' District, and 301 acres of Public Recreation 'P-R' District zoning over multiple phases.



LOTS TO CHOOSE FROM IN THE FIRST THREE PHASES

With 'R-RVR' lot sizes on average at 0.11 acres, there's plenty of room to set up your RV or build a park model home for year round use.



WATERSPORTS, TRAILS & LOCAL AMENITIES

The development sits on 4.5 km of natural lakefront and includes an inland marina, public beach, walking trails and a future 18 hole golf course.

LOCATION



Located on the shores of Gull lake directly east of the City of Lacombe and in close proximity to the Town of Bentley.

FULLY SERVICED



A communal water and wastewater system is in place to serve the development.

LAKE LIVING



With options for both seasonal camping and year round living Sandy Point has something for everyone.

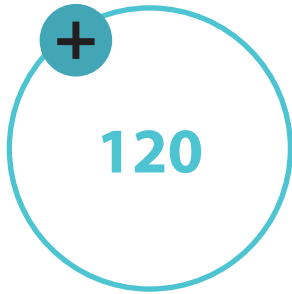


*"Enjoy a lifestyle you don't
need a holiday from!"*

-Developer of Sandy Point

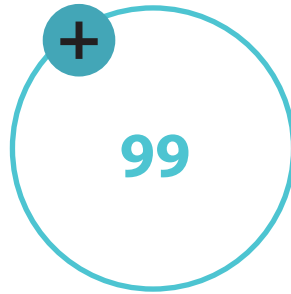


DEGRAFF'S RESORT



ACRES OF RECREATIONAL VEHICLE RESORT 'R-RVR' DISTRICT

The Recreational Vehicle Resort District allows for many recreational uses including RVs, park models, and even minor home based businesses.



LOTS TO CHOOSE FROM

With lot sizes on average at 0.08 acres, there's plenty of room to set up your RV or build a park model home.



WATERSPORTS, TRAILS & LOCAL AMENITIES

The development features a private boat launch and boat slips, trails, and a sandy beach. With only a short drive to the Town of Bentley or the City of Lacombe, amenities are never too far away.

STRATEGIC LOCATION



Located on the east side of Gull Lake, DeGraff's Resort is close enough to (and far enough away from) the City of Lacombe and the Town of Bentley.

SEASONAL SERVICES



Seasonal water is available and a communal wastewater system is in place to service the development.

DESIGN GUIDELINES

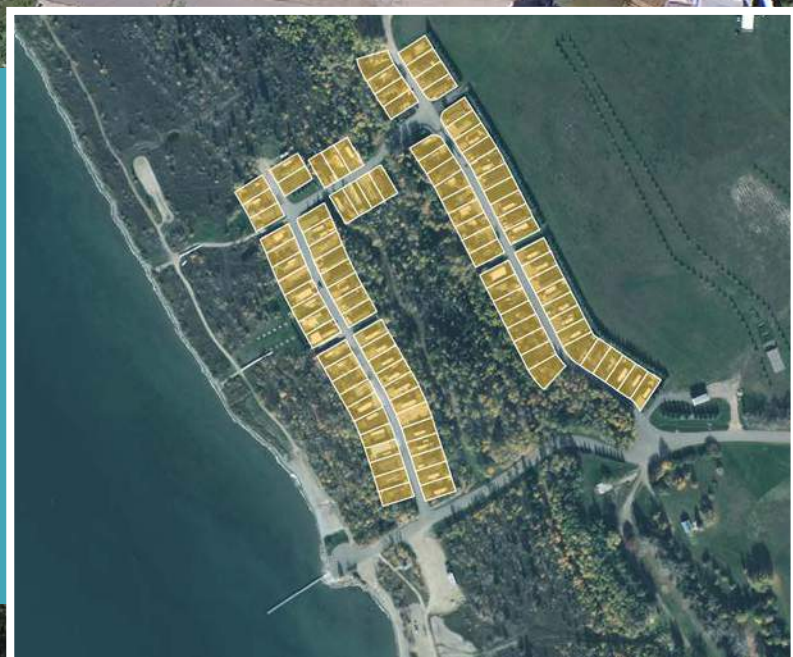


Design guidelines are in place to enhance the overall look of the community. A gated access to the subdivision provides residents with added security and peace of mind.

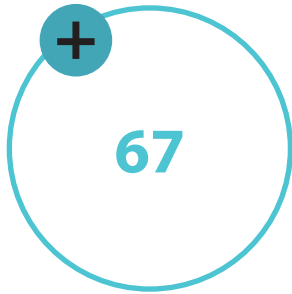


"We chose to develop a community in Lacombe County due to its central location in the heartland of Central Alberta. Degraff Resort is a testament of how working in conjunction with the County towards a common goal of creating a first class community for the benefit of its residents can be achieved. By creating seasonal and full time residences at our lakefront community we add to the economies of Lacombe County and Central Alberta. Thank you to the staff and Council for working with us to build our vision!"

-DeGraff Resort

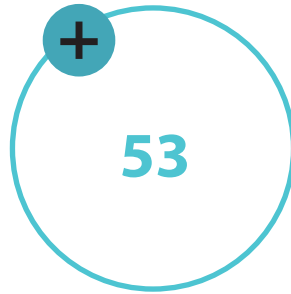


THE SHORES



ACRES OF RESIDENTIAL LAKE AREA 'R-RLA' DISTRICT

At its core, the Residential Lake Area District focuses on lakeside residential development and holds environmental stewardship as a top priority.



LOTS TO CHOOSE FROM

With lots between 0.8 acres and 0.93 acres, the Shores offers a variety of lots including some that back onto Sylvan Lake or onto the wooded Sylvan Lake Natural Area.



TRAILS & AMENITIES

The development features a looped trail, park, and soccer pitch. With only a short drive to the Town of Eckville, the Town of Bentley, or the Town of Sylvan Lake, amenities are never too far away.

STRATEGIC LOCATION



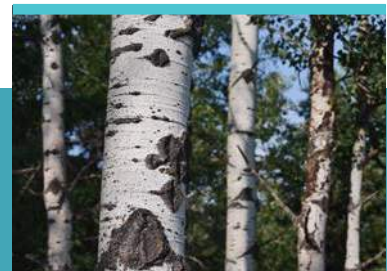
Located on the quiet northwest end of Sylvan Lake, The Shores ensures maximum peace and relaxation. With only a short drive to the towns of Eckville, Bentley or Sylvan Lake, amenities are never too far away.

COMMUNAL SERVICES



A communal water and wastewater system is in place to serve the development.

AREA EXTRAS



Residents can find the Sylvan Lake Natural Area just south of the Shores. There are no developed trails here, but this 30 acre area is still great for bird watchers and naturalists.

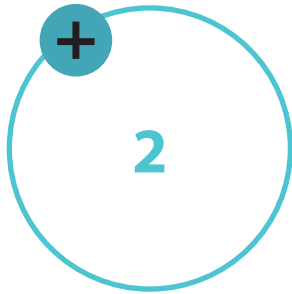


"The Shores development was created on Sylvan Lake's quiet west end as a master planned community of large 3/4 acre lakeside and lake view lots. Lacombe County's mix of agricultural, recreational, and business opportunities, gives residents of The Shores on Sylvan a unique combination of live, work and play options.

-Developer of The Shores on Sylvan

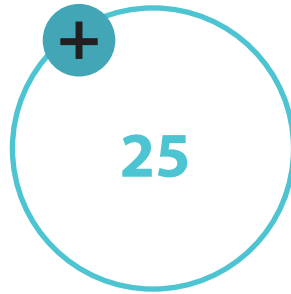


THE SLOPES



ZONING TYPES: 'R-HDR' & 'R-RCC' DISTRICT

The Higher Density Residential 'R-HDR' District allows for a range of multi-unit housing types, and traditional single detached homes are permitted in the Residential Conservation Cluster 'R-RCC' District.



LOTS TO CHOOSE FROM

A mixture of lot types and sizes are available in The Slopes. Phase 1 offers 0.15 acre villa type lots, and 0.35 acre traditional type lots. The Slopes places an emphasis on sustainable development in the Sylvan Lake Watershed.



TRAILS & AMENITIES

The development offers a variety of amenities including a four season recreational area, community BBQ areas and walking trails, with a beach nearby.

STRATEGIC LOCATION



Located on the east side of Sylvan Lake, the development is a short drive to the Town of Sylvan Lake

REGIONAL SERVICES



A communal water and a regional wastewater line is in place to serve the development.

ARCHITECTURAL GUIDELINES



Architectural guidelines are in place to protect your investment.

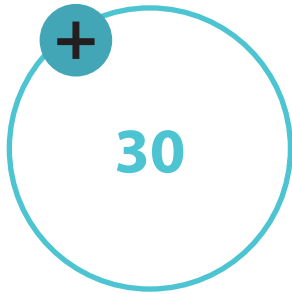


The Belterra Land Company and Lacombe County both share a vision for sustainable new development which allows homeowners to enjoy the lake in perpetuity while respecting its importance to all Central Albertans. We're extremely excited to have Lacombe County as a partner in this entire process.

-Belterra Land Company

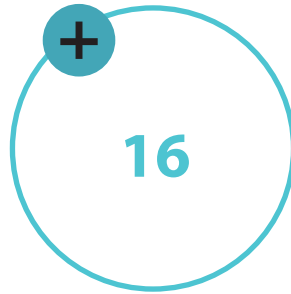


EAGLES QUAY



ACRES OF RESIDENTIAL LAKE AREA 'R-RLA' DISTRICT

At its core, the Residential Lake Area District focuses on residential development and holds environmental stewardship as a priority.



LOTS TO CHOOSE FROM

With an average lot size of 0.76 acres, lots in Eagle's Quay have enough space for your lakeside dream home.



WATERSPORTS & LOCAL AMENITIES

Sylvan Lake offers exceptional fishing and watersport activities right at your doorstep. Pull your boat up to your own private dock!

STRATEGIC LOCATION



Located on the northwest end of Sylvan Lake, the development is a short drive to the Town of Eckville or the Town of Sylvan Lake.

COMMUNAL SERVICES



A communal water and wastewater system is in place to serve the development.

LAKE LIVING



Residents of Eagle's Quay will enjoy waking up to the morning sun rising over the water.



Eagles Quay is one of the newer lakefront developments on Sylvan Lake. The development boasts large serviced lots and a trail system that leads down to two communal docks. The County has always been pleasant and helpful in its dealings with both developers and residents.

-Jim Jardine, Trilliant Realty



| RESIDENTIAL DEVELOPMENT



DISTINCT AREAS FOR RESIDENTIAL DEVELOPMENT

Our strategy allows for development in our growth hamlets, around our lakes and rivers, and along the central corridor.



ACRES OF LAND ZONED TO ACCOMMODATE RESIDENTIAL DEVELOPMENT

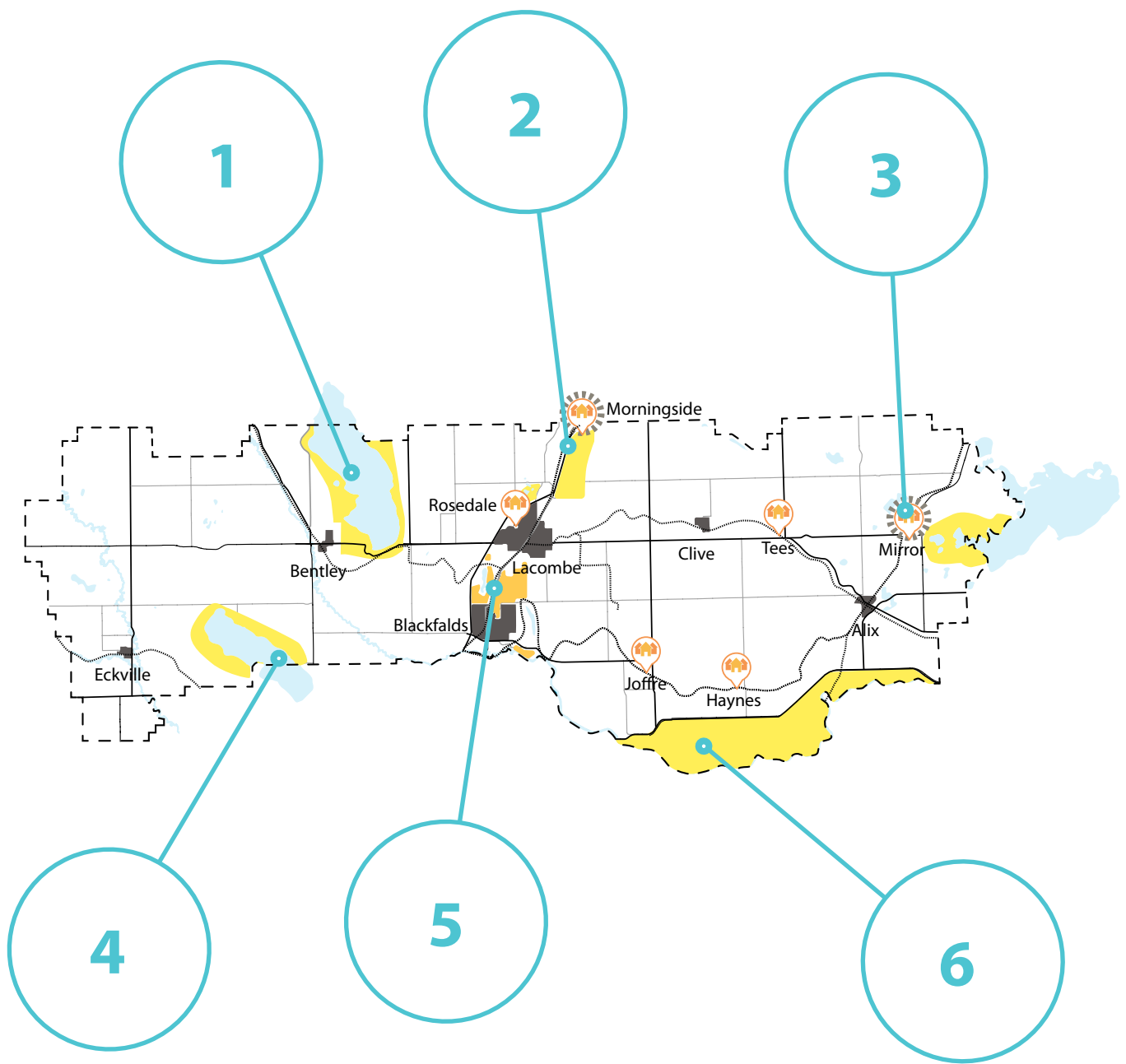
The County offers many sites that are either currently zoned for residential development or that have been identified for future rezoning opportunities.



KM OF TRAILS THROUGH OUR NATURAL AREAS

The County has a variety of paved and natural trails including portions of "The Great Trail".

The aim of our residential strategy is to protect the County's agricultural areas from premature subdivision, while ensuring that residential developments that have higher densities are located near the services and infrastructure appropriately suited for them.



- 1.** Gull Lake area
- 2.** Milton / Morningside area
- 3.** Mirror / Buffalo Lake area
- 4.** Sylvan Lake area
- 5.** Urban Corridor
- 6.** Red Deer River Area

KEY CONTACTS

Faces to the names



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COUNTY MANAGER



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