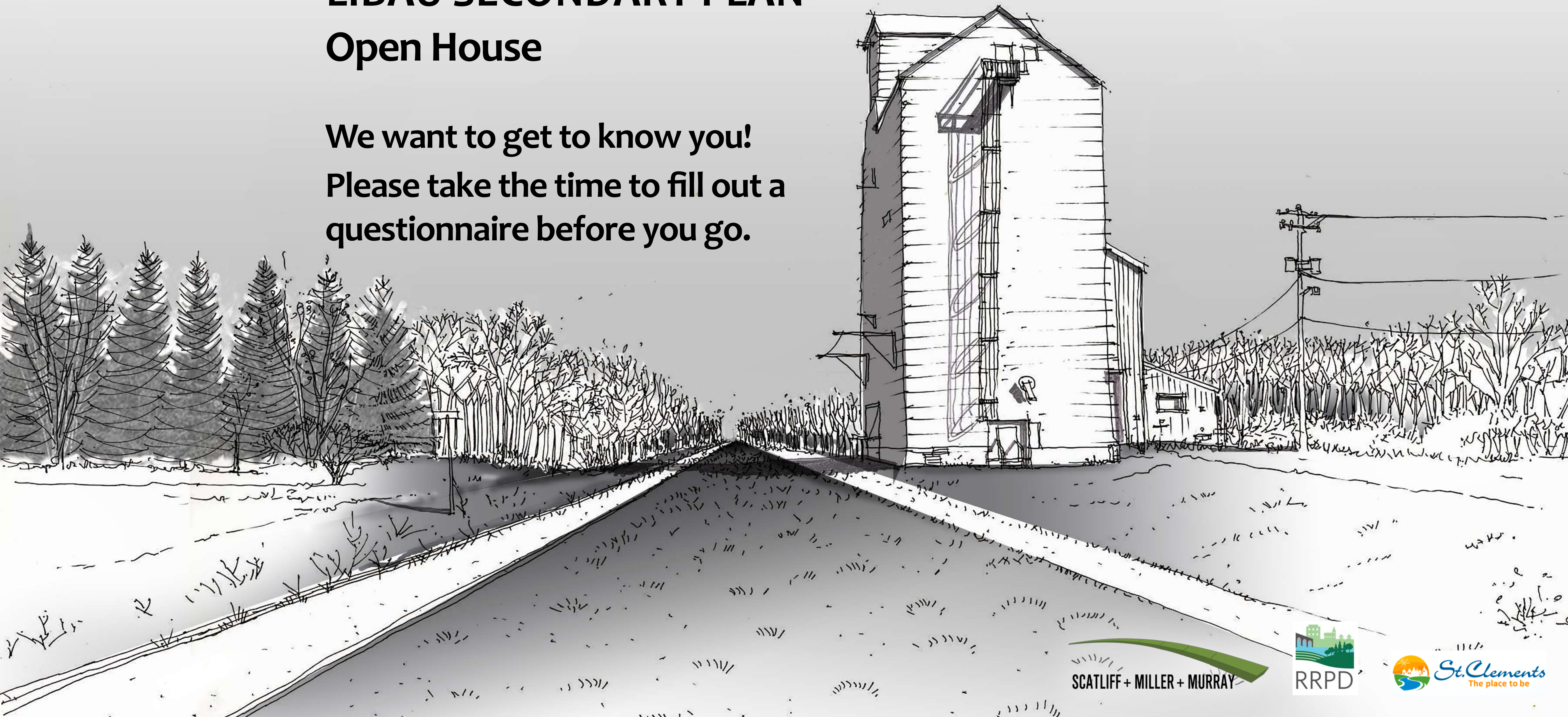
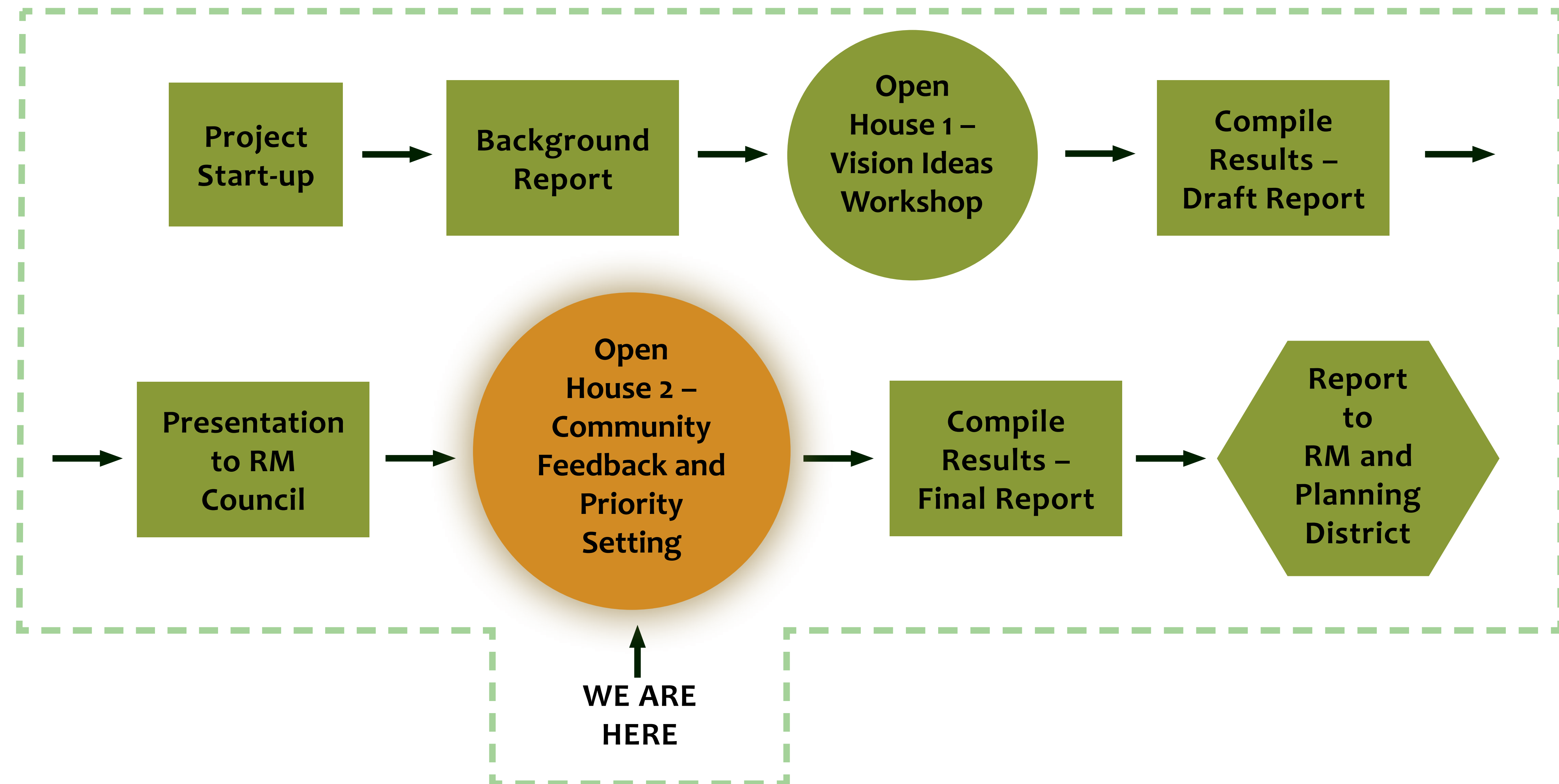


### **WELCOME to the LIBAU SECONDARY PLAN Open House**

**We want to get to know you!  
Please take the time to fill out a  
questionnaire before you go.**



# PROJECT BACKGROUND



## Libau Background:

- Libau is the smallest Settlement Centre in the RM of St. Clements
- Population of approximately 600 in area (2011 Census)
- Population in area maintaining but not growing
- Libau is located outside of the “commuter-shed”
- Loss of businesses and rail line in community over the years



# PLANNING FRAMEWORK

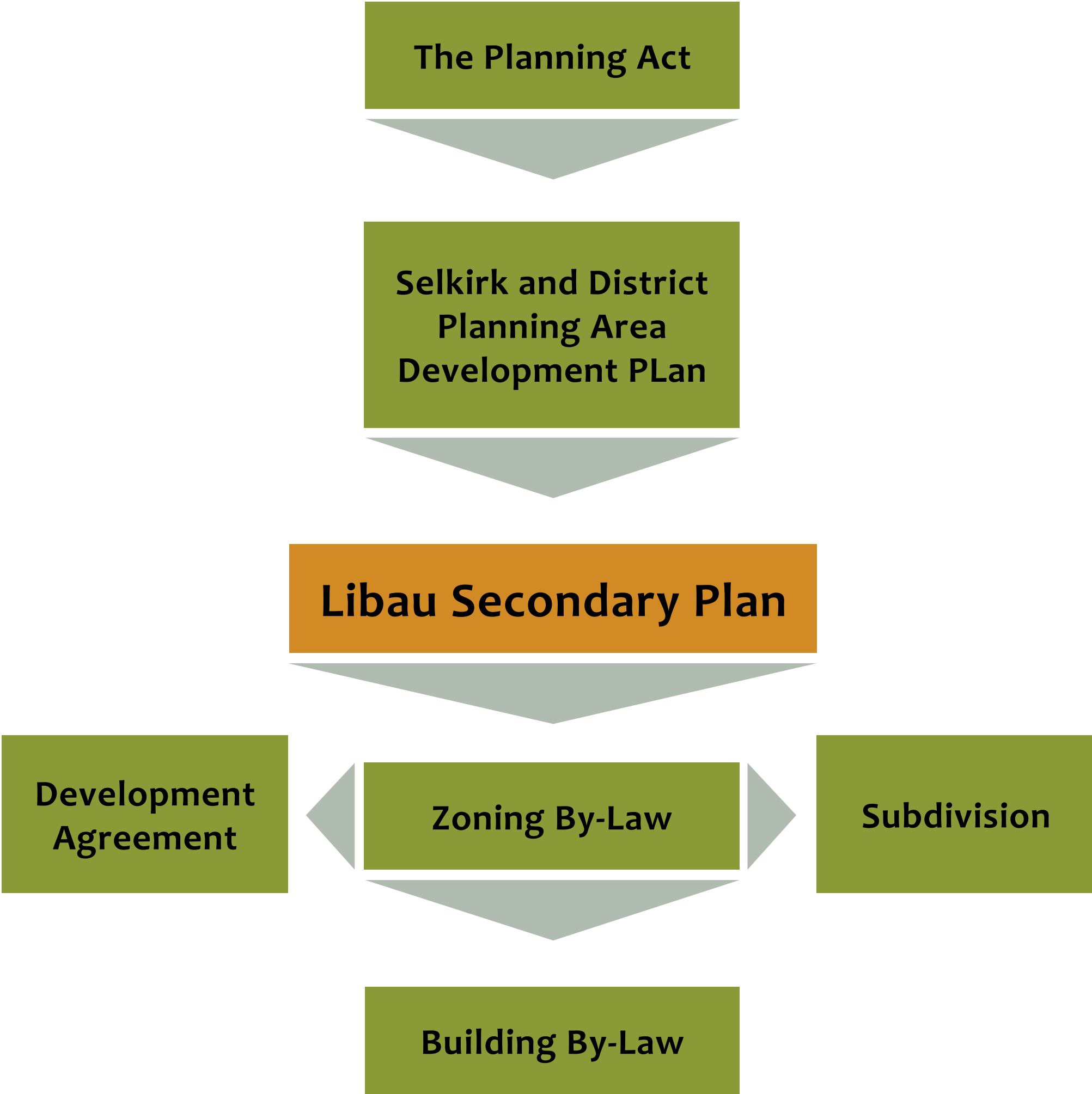
## What is a Secondary Plan?

- A Secondary Plan is a plan adopted as a by-law, used to help guide the development or redevelopment of a specific area.

## What is the purpose of a Secondary Plan?

- It provides policy statements and proposed initiatives for a specific area where more detailed directions for land use, transportation, infrastructure, environmental protection or other issues arising out of the Development Plan are required.

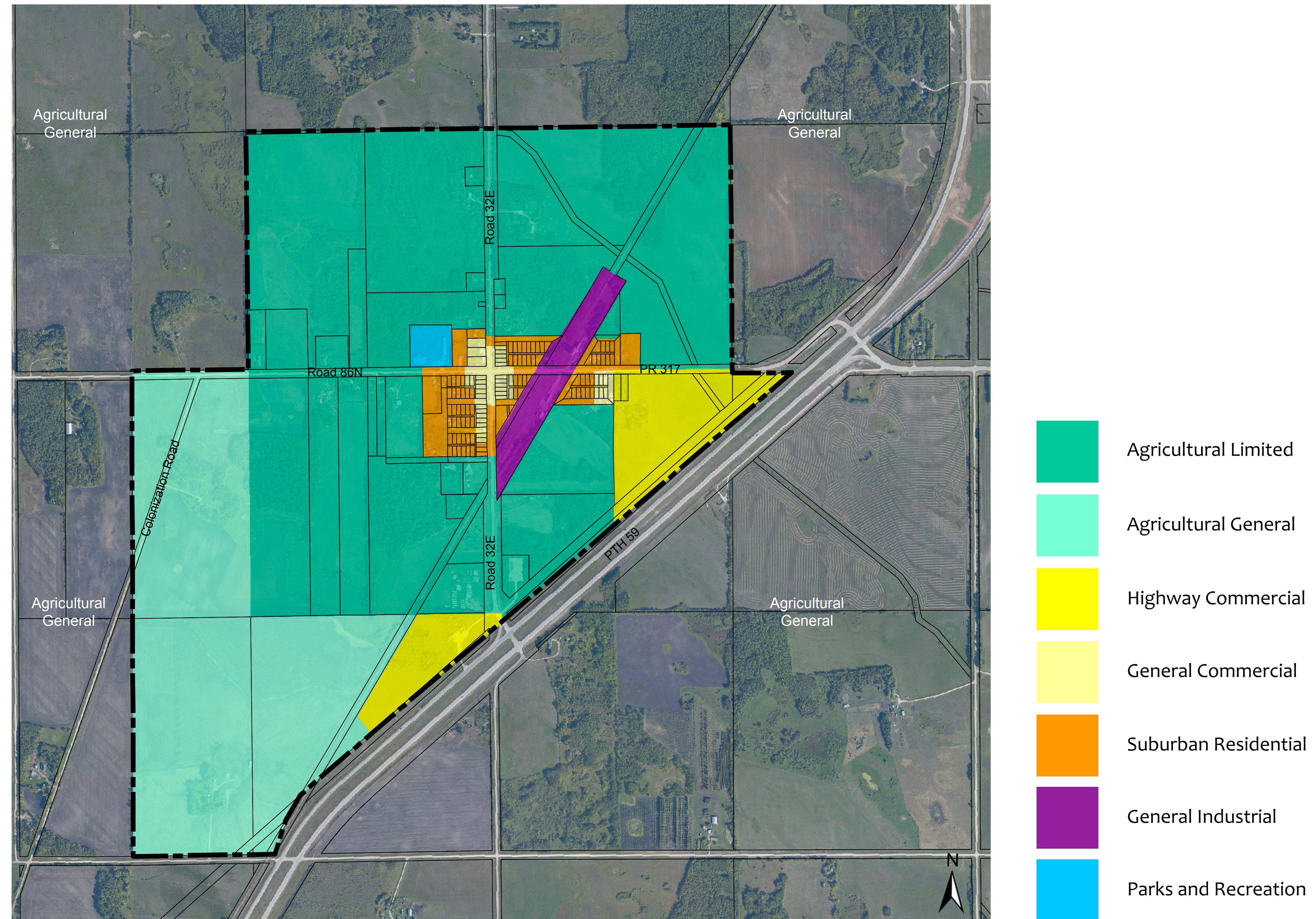
## How does the Libau Secondary Plan fit in with other plans?





## Secondary Plan

# CURRENT ZONING



# VISION IDEAS WORKSHOP

## Background

- Open House held March 5, 2014 at South Beach Casino
- Attendance of approximately 75 people
- 32 comment forms returned

## What we Heard

- People live in Libau because of family connections, country-living and affordability
- Libau's greatest strengths are its location, quiet-living and the scenery
- Libau's greatest weaknesses are the lack of businesses, by-law enforcement and recreation opportunities
- Opportunities for Libau include a new gas station/ convenience store, new housing developments and improved recreation facilities
- Lack of people or growth is the biggest challenge facing Libau
- If people could change one thing about Libau they would clean-up the existing yards and derelict buildings
- Residents do not want to see big changes in Libau that would affect the "quiet country life"
- Commercial businesses and single family homes are deemed the most appropriate development
- RV park, mobile homes and large-scale industry were considered the least appropriate development in Libau

## Five Areas of ACTION PLAN

- ▶ Economic Development
- ▶ Community Image
- ▶ Business Development
- ▶ Housing
- ▶ Recreation

Secondary Plan

LIBAU

## ECONOMIC DEVELOPMENT

### What we heard:

- Libau has many hidden strengths that are not marketed
- Residents see the South Beach Casino as an opportunity
- Leadership is needed to grow Libau
- Libau needs a plan to encourage growth

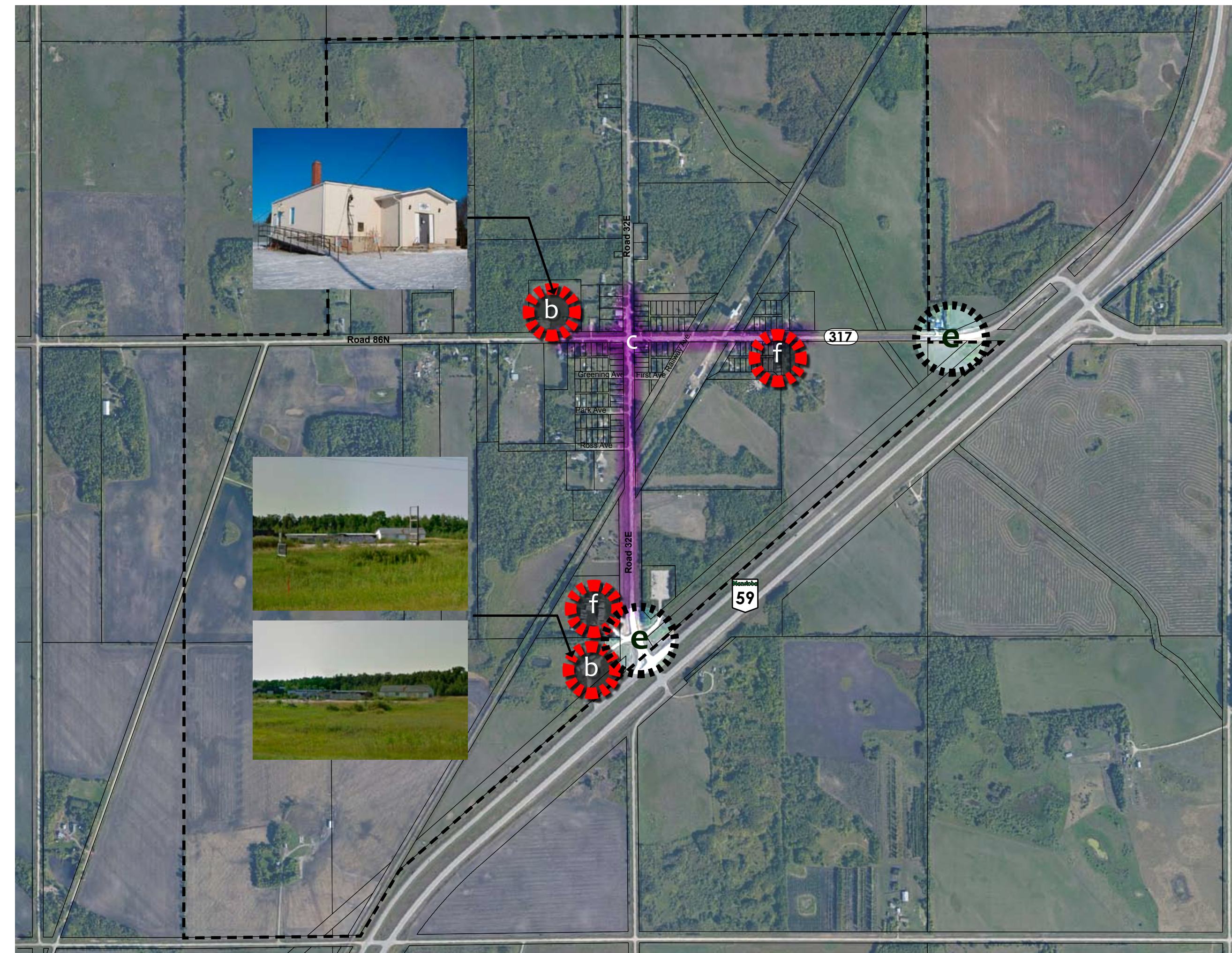
### Actions:

- a. Encourage the Libau Economic Development Committee
- b. Develop a marketing plan to promote Libau
- c. Develop a business plan for future developments to pursue in Libau
- d. Provide more information about living in Libau to potential residents
- e. Investigate partnership opportunities with Brokenhead First Nation
- f. Investigate providing business incentives for new businesses

# COMMUNITY IMAGE

## What we heard:

- Residents want to clean-up the town
- Residents want to see more by-law enforcement and education
- The entrance to Libau is underwhelming
- Residents don't want to see changes that negatively affect the small-town feel or scenery of Libau



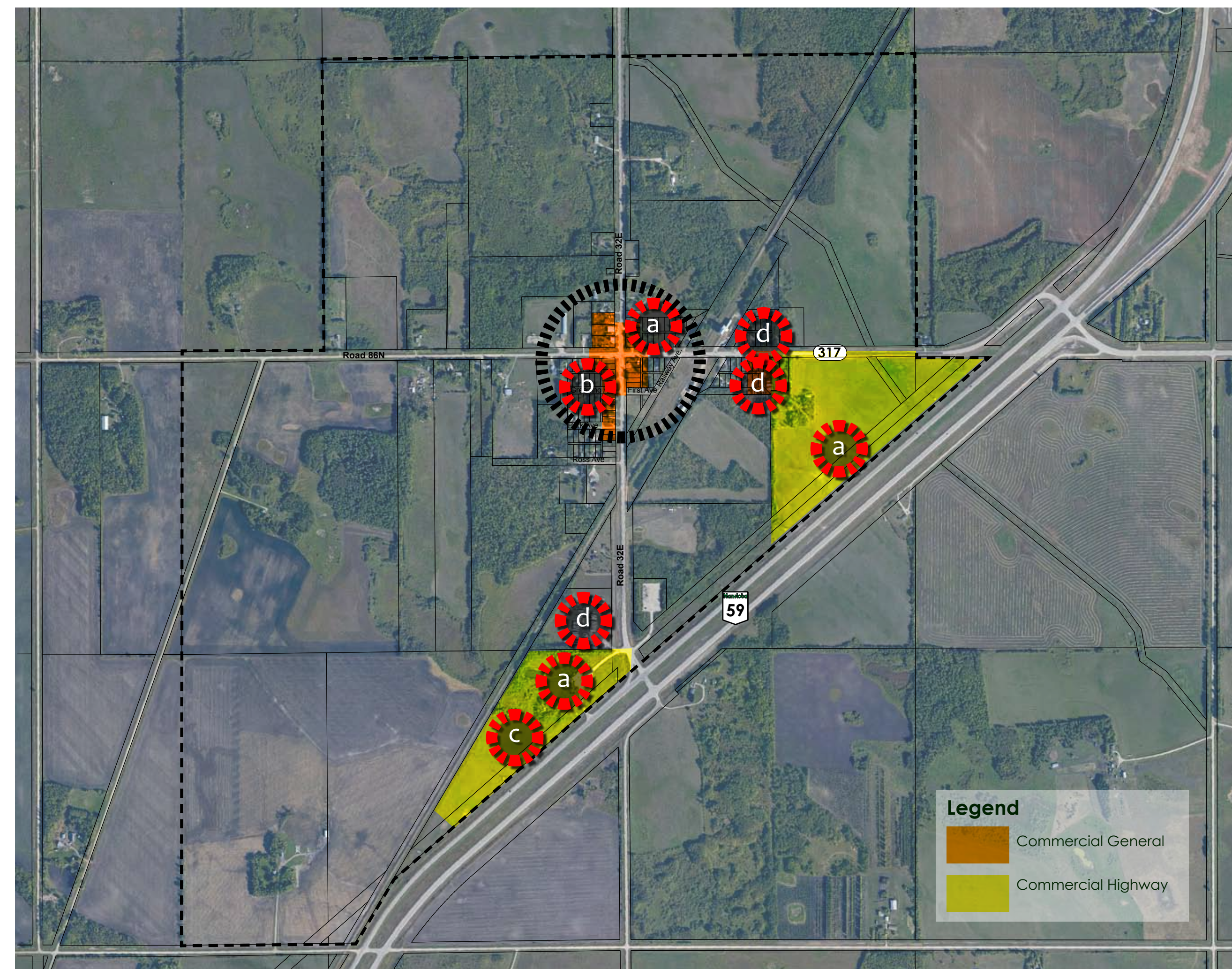
## Actions:

- No big changes**
  - don't lose the "small-town" feel of Libau
- Clean-up properties and by-law enforcement**
  - work with property owners to ensure all by-laws are being met
- Beautification projects**
  - add flowers, trees and planters to main roads
- "Take Pride" Day**
  - initiate annual event to pick up litter
- Landscaped gateways**
  - develop "entry features" to welcome people to Libau
- Landscaped buffers**
  - work with area residents and businesses to construct buffers (ex: trees, fences, berms) to block views of storage areas

# BUSINESS DEVELOPMENT

## What we heard:

- Residents want to see a new gas station/convenience store/coffee shop
- Residents do not want to chase away existing businesses but rather encourage and promote them
- Trading Post site is the greatest opportunity



## Actions:

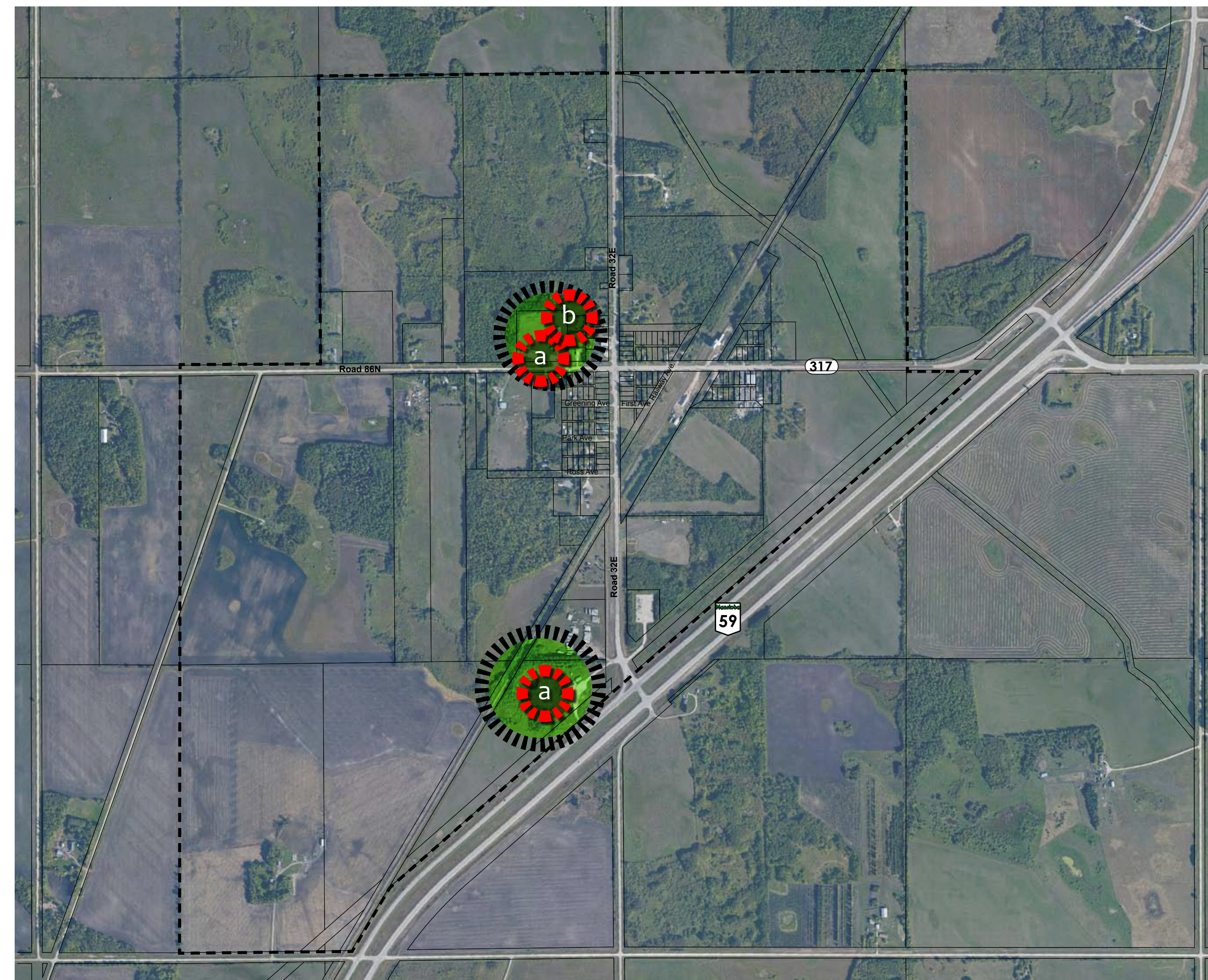
- Analyze market readiness**
  - review vacant commercial lots to determine what is required to be able to market them to potential businesses
- Review zoning**
  - ensure all lots currently zoned commercial are still appropriate
- Redevelop Trading Post**
  - pursue new commercial development on this property
- Understand existing business needs**
  - work with existing businesses to ensure their needs are being met as well as how they may assist the community



# RECREATION

## What we heard:

- Locals want to keep community club/curling rink running
- There is no place for children to play
- Volunteers getting “burnt-out”
- Local property owner wants to develop a campground nearby



## Actions:

- Feasibility study of recreation facilities**
  - conduct study to determine what facilities are needed and how they can best be managed
- Explore opportunities for new playground**
  - look to replace existing playground
- Encourage volunteers**
  - find ways to honour/thank volunteers and to encourage more people to volunteer
- Discuss development of campground**
  - host conversation on possibility of campground development near Libau

## NEXT STEPS

- Review all comments recieved
- Finalize and proritize all action items
- Prepare final report with prioritized action plan
- Present report to RRPD and RM

### Project contacts:

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**Thank you for coming!**  
**Please remember to hand in your questionnaire.**