

Topic: Whitewood Employment Area Land Use Planning Scope of Work

**Introduction:**

*This report provides a high level overview of a scope of work required to prepare land for development in the local Whitewood employment area as defined in Municipal Development Plan Bylaw 2017-14.*

**Facts (Background Information):**

On January 22, 2019 Council approved amendments to Land Use Bylaw 2017-18 to remove certain lands from the Whitewood Direct Control District Overlay and to redistrict these lands to AGG – Agricultural General, and PC – Conservation. Council further passed the following motion:

*A motion was made by Mayor Rod Shaigec that administration be directed to draft a work plan that evaluates the community and economic opportunities for the local Whitewood employment area as identified in the Parkland County’s Municipal Development Plan.*

Administration was further directed to return to Council in Spring 2019 with the draft scope of work.

**Analysis:**

Administration has outlined the steps required to address the motion and to ensure a responsible planning process that aligns with the County’s Municipal Development Plan (MDP). The proposed project is not identified in the Planning and Development 5 year work plan. Contracted (third party consultants) would be needed to complete project work as identified, along with staff oversight.

	<b>Task</b>	<b>Estimated Time Required</b>	<b>Estimated Cost Staff Resources +</b>
1.	Market assessment	4-6 months	\$10,000-20,000
2.	Technical and background report preparation	12-18 months	\$ 200,000 – 250,000
3.	Area Structure Plan Preparation	9-12 months	\$100,000 – 125,000
4.	Redistricting and any other required amendments	3-6 months	\$ 30,000

The plan area proposed (local employment area lands) is privately owned. Participation of private landowners, and consultation with impacted stakeholders and government agencies may impact project timelines and costs as identified.

**Alternatives:**

1. Not accept the Scope of Work as presented.

**Conclusion/Summary:**

Administration has presented the Whitewood Employment Area Land Use Planning Scope of Work for Council consideration.

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