



Councillor Blog

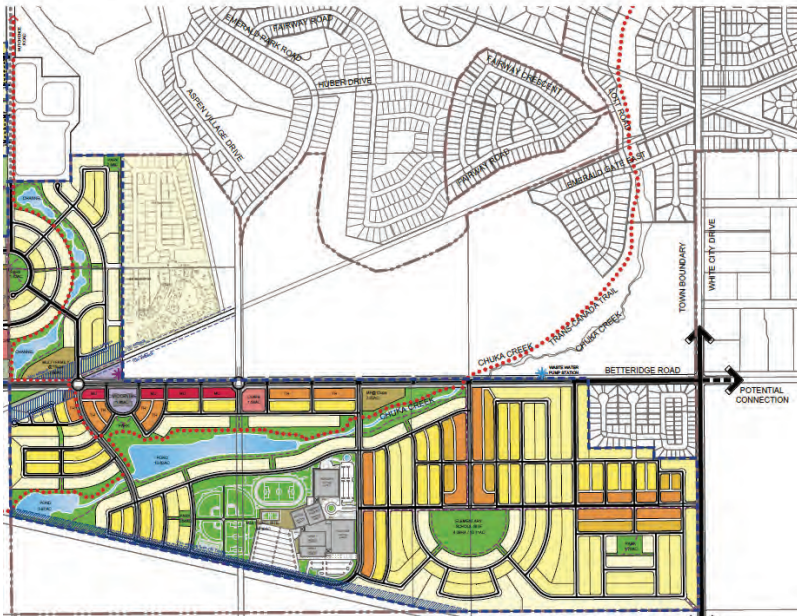
June 2022

Welcome back fellow residents of White City, and those reading from the surrounding area, for the May 2022 edition of the White City Councillor Blog. In this month's blog we are featuring the Town Centre.

The Town Centre idea was born as far back as 2002 when the future land use map included a proposed location for the development of the core area. The Town Centre is envisioned to further enhance the lifestyle and broaden the services available to residents. It will do so by offering a central location for professional services, retail, residential and office accommodation, entertainment, food and beverage, grocery, art and cultural facilities in a small-town neighbourly style.

In 2014/15 the Town adopted The Town Centre Neighbourhood Plan. This was, and continues to be, the first neighbourhood plan in the White Butte Region and aims to supplement those policies of the Official Community Plan by guiding development and investment in the Town Centre.

Following years of planning, development consultation and numerous serviceability engineering reviews and requirements, two subdivisions, Picasso Pathways (Caverhill Developments Inc.) and Royal Park (White City Investments Ltd.), were submitted to the Community Planning Branch of the Ministry of Government Relations for subdivision approval. This was four years ago in 2018 – however, the approval of these subdivisions was put on indefinite hold by Community Planning due to the lack of wastewater capacity in place. Had development been allowed to proceed at that time, we would likely be seeing phase two or three of Town Centre Development taking place this year.



Since the adoption of the Town Centre Neighbourhood Plan the Town has been working with the development community to create a Town Centre that meets the needs of the current and future needs of our community. Caverhill Developments Inc. and White City Investments Ltd. have made significant investments to move their proposed developments forward, while meeting the needs and requirements of the province, the region and the municipality.

The two development companies will kick start the development of the Town Centre with the following:

- Picasso Pathways – Phase I with 9 Residential Parcels, 4 Large Condominium Parcels, 3 Home Care Parcel, and 1 Downtown Commercial Parcel
- Royal Park – Phase I with 150 Residential Parcels and 2 Downtown Commercial Parcels



Background: White City's wastewater treatment, capacity and storage is managed by the WCRM158 Wastewater Management Authority (WMA) – a partnership between White City and the RM of Edenwold. In 2018 construction began on a Wastewater Treatment Plant that would provide sufficient wastewater capacity for a population up to 15,000 in White City and the surrounding areas in the RM. The Wastewater Treatment Plant didn't meet the necessary requirements. Because of this, the WMA did not have enough capacity to support the current population in the catchment area, including the Picasso Pathways and Royal Park subdivisions.

After considerable work, the WMA's Wastewater Expansion Project is now back on track. In December 2021 construction was completed that brought the WMA back into wastewater capacity compliance to meet our community's current population. Phase 1b of the project is targeted for completion in November 2022 which will provide wastewater capacity for a population of 8,000. Town Centre construction area preparation and grading has now started. Lots and homes could be available for sale in late 2022 and early 2023.



If you have any questions, have a comment, want more information, or want to suggest a topic for a future blog please email townoffice@whitecity.ca or call 306-781-2355 – we look forward to hearing from you!
- Mayor Brian Fergusson