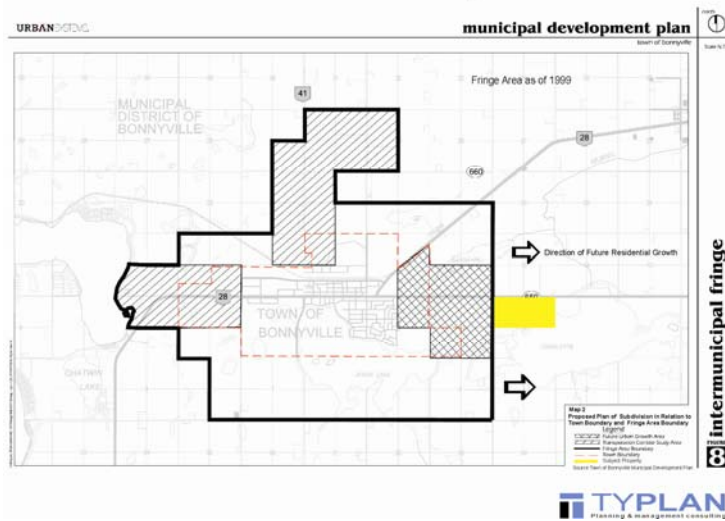




Planning Economic Benefit and Highest and Best Use Assessment Bonnyville Alberta

Issue

The Rivard's secured 2nd and 3rd reading for a proposed country residential plan of subdivision for 104 lots on lands immediately adjacent to the Town of Bonnyville, Alberta. Concurrently, Canadian Natural Resources Ltd. (CNRL) had applied to the Province of Alberta to extract gas on the same subject property. TyPlan was retained to assess the planning, economic, and highest and best use characteristics of the conflicting land use and resource management development applications.



Innovation

Based on a comprehensive review of land use law governing land use and resource management in Alberta, planning, economic benefits (based on an econometric input/output model) and highest and best use assessment, the report documents the relative benefits of each development in relation to the public good.

Solution

The report highlighted that the proposed country residential development perspective created significant benefits to the community that outweighed the benefits on oil and gas extraction. Through discussions with the oil and gas company, a compromise was established that enabled both the proposed uses to co-exist. The client secured compensation from the oil and gas company and the way the agreement was structured, enabled the client to continue to pursue the country residential development.

