



Meeting Minutes

Council

Mayor Allan Gamble
Deputy Mayor Rob Wiedeman
Council Member Sally Kucher-Johnson
Council Member Phyllis Kobasiuk
Council Member Natalie Birnie
Council Member Kristina Kowalski

Thursday, March 27, 2025

9:00 AM

Council Chambers

Special Council Meeting

CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Mayor Gamble called the meeting to order at 9:00 a.m.

On behalf of Council, Mayor Gamble offered the following Treaty 6 lands acknowledgement:

We acknowledge the homeland of the many diverse First Nations and Metis people whose ancestors have walked this land since time immemorial. We are grateful to work, live, and learn on the traditional territory of Treaty 6.

Present: 6 - Council Member Sally Kucher-Johnson, Council Member Phyllis Kobasiuk, Council Member Natalie Birnie, Council Member Rob Wiedeman, Mayor Allan Gamble and Council Member Kristina Kowalski

Administration:

Laura Swain, Chief Administrative Officer

Jeff Dyck, Chief Operating Officer

Rob McGowan, General Manager, Operations Services

Brian Cornforth, Interim General Manager, Community & Development Services

Joel Wilson, Manager, Economic Growth

Aman Jhaver, Senior Planner, Development Planning

April Gallays, Manager, Subdivision and Planning Coordination

Odessa Bartel, Manager, Legislative & Legal Services

Rachel Coupal, Legislative Officer, Legislative & Legal Services (Recording Secretary)

ADOPTION OF AGENDA

A motion was made by Council Member Wiedeman that the March 27, 2025 Special Council meeting agenda be adopted, as presented.

The motion carried unanimously.

NEW BUSINESS

Legislative Matters

[BL 25-018](#)

9:00 a.m. Public Hearing Continuation from March 11, 2025 - Bylaw 2025-08 - Amendment to Land Use Bylaw 2017-18 related to regulations and definitions for the Highvale End Land Use Direct Control District Regulations (DC Area 2) and Schedule 'C' Highvale Mine End Direct Control District Map.

Proposed Motions

1. THAT Bylaw 2025-08 be amended by deleting the following lands from Section 4(5)a:

- ii. NE-13-51-4-5
- iii. NW 13-51-4-5
- iv. SE-13-51-4-5
- v. SW-13-51-4-5
- ix. SE-24-51-4-5
- x. SW-24-51-4-5

so that Section 4(5)a now reads:

(5) Add site specific permitted uses as 9.3.9, as follows:

a. Notwithstanding 7.6.2 (b) "Computer, Electronic, Data Processing Services" shall be a permitted use for the following lands as described below and on Schedule C - Highvale Mine End Direct Control District Map.

- i. NW-30-51-3-5
- ii. NE-23-51-4-5
- iii. NE-24-51-4-5
- iv. NW-24-51-4-5
- v. NE-25-51-4-5
- vi. NW-25-51-4-5
- vii. SE-25-51-4-5
- viii. SW-25-51-4-5
- ix. NW-26-52-5-5
- x. SW-26-52-5-5
- xi. NE-27-52-5-5
- xii. NW-27-52-5-5
- xiii. SE-27-52-5-5
- xiv. SW-27-52-5-5
- xv. NE-28-52-5-5
- xvi. NW-28-52-5-5
- xvii. SE-28-52-5-5
- xviii. SW-28-52-5-5
- xix. SE-33-52-5-5
- xx. SW-33-52-5-5
- xxi. A Portion of SW-34-52-5-5 legally described as Plan 1420086, Block 1, Lot 2

2. THAT Bylaw 2025-08 be amended by deleting Section 4(6); and renumbering Section 4(7) to Section 4(6).
3. THAT Bylaw 2025-08 Section 4(7) now numbered 4(6) be amended by deleting the following lands from the Amendment Area 1 map in Schedule "A"
 - NE-13-51-4-5
 - NW 13-51-4-5
 - SE-13-51-4-5
 - SW-13-51-4-5
 - SE-24-51-4-5
 - SW-24-51-4-5
4. THAT Bylaw 2025-08 receive second reading.
5. THAT Bylaw 2025-08 receive third reading.

Mayor Gamble called the Public Hearing to order at 9:02 a.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding proposed Bylaw 2025-08 - Amendment to Land Use Bylaw 2017-18 related to regulations and definitions for the Highvale End Land Use Direct Control District Regulations (DC Area 2) and Schedule "C" Highvale Mine End Direct Control District Map, and explained the process of the Public Hearing.

Administration presented proposed Bylaw 2025-08 - Amendment to Land Use Bylaw 2017-18 related to regulations and definitions for the Highvale End Land Use Direct Control District Regulations (DC Area 2) and Schedule "C" Highvale Mine End Direct Control District Map.

Verbal Submissions

1. John McNab, Designated Director for Committee on Keephills Environment
2. Michelle Hiatt and Logan Hiatt, Parkland County residents
3. Jeremy Cooper and Kasara Cooper, Parkland County residents
4. Tammi Lee, Parkland County resident

RECESS

Mayor Gamble recessed the meeting at 10:25 a.m., and reconvened the meeting at 10:42 a.m.

[BL 25-018](#)

9:00 a.m. Public Hearing Continuation from March 11, 2025 - Bylaw 2025-08 - Amendment to Land Use Bylaw 2017-18 related to regulations and definitions for the Highvale End Land Use Direct Control District Regulations (DC Area 2) and Schedule 'C' Highvale Mine End Direct Control District Map.

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so that Section 4(5)a now reads:

(5) Add site specific permitted uses as 9.3.9, as follows:

a. Notwithstanding 7.6.2 (b) "Computer, Electronic, Data Processing Services" shall be a permitted use for the following lands as described below and on Schedule C - Highvale Mine End Direct Control District Map.

- i. NW-30-51-3-5
- ii. NE-23-51-4-5
- iii. NE-24-51-4-5
- iv. NW-24-51-4-5
- v. NE-25-51-4-5
- vi. NW-25-51-4-5
- vii. SE-25-51-4-5
- viii. SW-25-51-4-5
- ix. NW-26-52-5-5
- x. SW-26-52-5-5
- xi. NE-27-52-5-5
- xii. NW-27-52-5-5
- xiii. SE-27-52-5-5
- xiv. SW-27-52-5-5
- xv. NE-28-52-5-5
- xvi. NW-28-52-5-5
- xvii. SE-28-52-5-5
- xviii. SW-28-52-5-5
- xix. SE-33-52-5-5
- xx. SW-33-52-5-5
- xxi. A Portion of SW-34-52-5-5 legally described as Plan 1420086, Block 1, Lot 2

2. THAT Bylaw 2025-08 be amended by deleting Section 4(6); and renumbering Section 4(7) to Section 4(6).

3. THAT Bylaw 2025-08 Section 4(7) now numbered 4(6) be amended by deleting the following lands from the Amendment Area 1 map in Schedule "A"

- NE-13-51-4-5
- NW 13-51-4-5
- SE-13-51-4-5
- SW-13-51-4-5
- SE-24-51-4-5
- SW-24-51-4-5

- 4. THAT Bylaw 2025-08 receive second reading.
- 5. THAT Bylaw 2025-08 receive third reading.

Verbal Submissions

- 5. TransAlta, Duncan Webster, Manager, Stakeholder and Indigenous Relations
- 6. Dennis Thomas, Director of the Wabamun Watershed Management Council, attended virtually
- 7. Neil Fleming, Director of the Wabamun Watershed Management Council, attended virtually
- 8. Jeanette Kuruliak, Parkland County resident
- 9. Carmen Ramstead, Parkland County resident
- 10. Craig Merrills, Parkland County resident
- 11. Joanne Vanderwell, Parkland County resident
- 12. Dennis Douglas and Lynn Douglas, Parkland County residents
- 13. Carmen Jeske, Parkland County resident
- 14. Jim Soneff, Parkland County resident
- 15. Bonnie Goodwin, Parkland County resident
- 16. John McNab, Designated Director for Committee on Keepphills Environment
- 17. Jeremy Cooper, Parkland County resident
- 18. Jim Soneff, Parkland County resident

RECESS

Mayor Gamble recessed the meeting at 12:12 p.m., and reconvened the meeting at 12:34 p.m.

[BL 25-018](#)

9:00 a.m. Public Hearing Continuation from March 11, 2025 - Bylaw 2025-08 - Amendment to Land Use Bylaw 2017-18 related to regulations and definitions for the Highvale End Land Use Direct Control District Regulations (DC Area 2) and Schedule 'C' Highvale Mine End Direct Control District Map.

Proposed Motions

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 - iv. SE-13-51-4-5
 - v. SW-13-51-4-5
 - ix. SE-24-51-4-5
 - x. SW-24-51-4-5

so that Section 4(5)a now reads:

- (5) Add site specific permitted uses as 9.3.9, as follows:
 - a. Notwithstanding 7.6.2 (b) "Computer, Electronic, Data Processing Services" shall be a permitted use for the following lands as described below and on Schedule C - Highvale Mine End Direct Control District Map.

- i. NW-30-51-3-5
- ii. NE-23-51-4-5
- iii. NE-24-51-4-5

- iv. NW-24-51-4-5
- v. NE-25-51-4-5
- vi. NW-25-51-4-5
- vii. SE-25-51-4-5
- viii. SW-25-51-4-5
- ix. NW-26-52-5-5
- x. SW-26-52-5-5
- xi. NE-27-52-5-5
- xii. NW-27-52-5-5
- xiii. SE-27-52-5-5
- xiv. SW-27-52-5-5
- xv. NE-28-52-5-5
- xvi. NW-28-52-5-5
- xvii. SE-28-52-5-5
- xviii. SW-28-52-5-5
- xix. SE-33-52-5-5
- xx. SW-33-52-5-5
- xxi. A Portion of SW-34-52-5-5 legally described as Plan 1420086, Block 1, Lot 2

2. THAT Bylaw 2025-08 be amended by deleting Section 4(6); and renumbering Section 4(7) to Section 4(6).

3. THAT Bylaw 2025-08 Section 4(7) now numbered 4(6) be amended by deleting the following lands from the Amendment Area 1 map in Schedule "A"

- NE-13-51-4-5
- NW 13-51-4-5
- SE-13-51-4-5
- SW-13-51-4-5
- SE-24-51-4-5
- SW-24-51-4-5

4. THAT Bylaw 2025-08 receive second reading.

5. THAT Bylaw 2025-08 receive third reading.

Mayor Gamble called upon Administration to provide answers to the questions that were asked by members of the public.

Mayor Gamble and Council Members asked questions of Administration and Administration provided answers.

Verbal Submissions

19. John McNab, Designated Director for Committee on Keephills Environment

20. Lynn Douglas, Parkland County resident

21. Dennis Thomas, Director of the Wabamun Watershed Management Council, attended virtually

Administration provided answers to the questions that were asked by members of the public.

Verbal Submissions

- 22. John McNab, Designated Director for Committee on Keephills Environment
- 23. Tammi Lee, Parkland County resident
- 24. Jeanette Kuruliak, Parkland County resident

Written Submissions

- 1. None

RECESS

Mayor Gamble recessed the meeting at 1:27 p.m., and reconvened the meeting at 1:36 p.m.

[BL 25-018](#)

9:00 a.m. Public Hearing Continuation from March 11, 2025 - Bylaw 2025-08 - Amendment to Land Use Bylaw 2017-18 related to regulations and definitions for the Highvale End Land Use Direct Control District Regulations (DC Area 2) and Schedule 'C' Highvale Mine End Direct Control District Map.

Proposed Motions

1. THAT Bylaw 2025-08 be amended by deleting the following lands from Section 4(5)a:

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so that Section 4(5)a now reads:

(5) Add site specific permitted uses as 9.3.9, as follows:

a. Notwithstanding 7.6.2 (b) "Computer, Electronic, Data Processing Services" shall be a permitted use for the following lands as described below and on Schedule C - Highvale Mine End Direct Control District Map.

- i. NW-30-51-3-5
- ii. NE-23-51-4-5
- iii. NE-24-51-4-5
- iv. NW-24-51-4-5
- v. NE-25-51-4-5
- vi. NW-25-51-4-5
- vii. SE-25-51-4-5
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- xix. SE-33-52-5-5
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- xxi. A Portion of SW-34-52-5-5 legally described as Plan 1420086, Block 1, Lot 2

2. THAT Bylaw 2025-08 be amended by deleting Section 4(6); and renumbering Section 4(7) to Section 4(6).

3. THAT Bylaw 2025-08 Section 4(7) now numbered 4(6) be amended by deleting the following lands from the Amendment Area 1 map in Schedule "A"

- NE-13-51-4-5
- NW 13-51-4-5
- SE-13-51-4-5
- SW-13-51-4-5
- SE-24-51-4-5
- SW-24-51-4-5

4. THAT Bylaw 2025-08 receive second reading.

5. THAT Bylaw 2025-08 receive third reading.

A motion was made by Council Member Birnie that a Special Council meeting be scheduled on April 16, 2025 at 9:00 a.m. at Parkland County Council Chambers for the purpose of continuing the Public Hearing for Bylaw 2025-08.

The motion was defeated by the following vote:

For: 2 - Council Member Birnie and Council Member Kowalski

Against: 4 - Council Member Kucher-Johnson, Council Member Kobasiuk, Council Member Wiedeman and Mayor Gamble

Mayor Gamble closed the Public Hearing at 1:38 p.m.

A motion was made by Council Member Kobasiuk that Bylaw 2025-08 be amended by deleting the following lands from Section 4(5)a:

- ii. NE-13-51-4-5
- iii. NW-13-51-4-5
- iv. SE-13-51-4-5
- v. SW-13-51-4-5
- ix. SE-24-51-4-5
- x. SW-24-51-4-5

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- ix. NW-26-52-5-5
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- xx. SW-33-52-5-5
- xxi. A Portion of SW-34-52-5-5 legally described as Plan 1420086, Block 1, Lot 2

The motion carried by the following vote:

For: 4 - Council Member Kucher-Johnson, Council Member Kobasiuk, Council Member Wiedeman and Mayor Gamble

Against: 2 - Council Member Birnie and Council Member Kowalski

A motion was made by Council Member Kucher-Johnson that Bylaw 2025-08 be amended by deleting Section 4(6); and renumbering Section 4(7) to Section 4(6).

The motion carried by the following vote:

For: 4 - Council Member Kucher-Johnson, Council Member Kobasiuk, Council Member Wiedeman and Mayor Gamble

Against: 2 - Council Member Birnie and Council Member Kowalski

A motion was made by Council Member Birnie that Bylaw 2025-08 Section 4(7) now numbered 4(6) be amended by deleting the following lands from the Amendment Area 1 map in Schedule "A":

- NE-13-51-4-5
- NW-13-51-4-5
- SE-13-51-4-5
- SW-13-51-4-5
- SE-24-51-4-5
- SW-24-51-4-5

The motion carried by the following vote:

For: 4 - Council Member Kucher-Johnson, Council Member Kobasiuk, Council Member Wiedeman and Mayor Gamble

Against: 2 - Council Member Birnie and Council Member Kowalski

[BL 25-018](#)

9:00 a.m. Public Hearing Continuation from March 11, 2025 - Bylaw 2025-08 - Amendment to Land Use Bylaw 2017-18 related to regulations and definitions for the Highvale End Land Use Direct Control District Regulations (DC Area 2) and Schedule 'C' Highvale Mine End Direct Control District Map.

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3. THAT Bylaw 2025-08 Section 4(7) now numbered 4(6) be amended by

deleting the following lands from the Amendment Area 1 map in Schedule "A"

- NE-13-51-4-5
- NW 13-51-4-5
- SE-13-51-4-5
- SW-13-51-4-5
- SE-24-51-4-5
- SW-24-51-4-5

4. THAT Bylaw 2025-08 receive second reading.

5. THAT Bylaw 2025-08 receive third reading.

A motion was made by Council Member Wiedeman that Bylaw 2025-08 receive second reading.

The motion was defeated by the following vote:

For: 3 - Council Member Kucher-Johnson, Council Member Kobasiuk and Mayor Gamble

Against: 3 - Council Member Birnie, Council Member Wiedeman and Council Member Kowalski

CLOSE OF MEETING

Mayor Gamble closed the meeting at 1:49 p.m.

Mayor

Manager, Legislative Services