

From: [REDACTED]
To: [Governance Agendas](#)
Cc: [ATI](#)
Subject: Fw: September 3/2025 - Submission of written questions to be addressed re: Land use bylaw 2025-222-26
Date: Wednesday, August 27, 2025 12:36:37 AM

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Written submission questions re September 3rd public hearing LUB amendments.

Who is funding the construction of these AI data centres and for what purpose?
Once constructed how many local long term employment opportunities will be generated. My research indicates local permanent jobs will not be generated due to the highly technical skills required.
What local county tax revenue will be generated by TransAlta or affiliated companies?
Where will the power sources be coming from?
How will this affect local power reliability on a daily & long term basis.
Where are the enormous amounts of water coming from? Is this sustainable on an ongoing basis?
How will this affect ground water levels & sources?
What are the health implications of those residing near the noise generated from the cooling towers & the electrical radiation emissions on humans, animals & health?
How will this affect our personal property tax remittance? ???
I look forward to the county representatives honestly and morally addressing in both verbal and written correspondence the above questions & concerns.

To ATI division: please provide in writing, how any data & personal info will be shared & to whom.

Thank you
Karyn Smith
[REDACTED]
Parkland County, AB
[REDACTED]
& a number of concerned PC citizens

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WABAMUN WATERSHED MANAGEMENT COUNCIL

wwmc.ca Box 1005, Wabamun, Alberta T0E 2K0 info@wwmc.ca

August 27th, 2025

Delivered by email to: governanceagendas@parklandcounty.com

Attention:

Parkland County Mayor Allan Gamble
Parkland County Division 5 Councillor Rob Wiedeman
Parkland County Councillors – Division 1,2,3,4
Parkland County CAO Laura Swain

Parkland County Centre
53109A HWY 779
Parkland County, AB T7Z 1R1

Re: Submission from the Wabamun Watershed Management Council (WWMC) to Parkland County Public Hearings on September 3, 2025 regarding amendments to the Highvale End Land Use Area Structure Plan (ASP) (Bylaw 2016-12) and the County's Land Use Bylaw (LUB) (Bylaw 2025-12) as related to the TransAlta Data Centre zoning proposal.

Thank you for the opportunity to provide a submission to Parkland County Public Hearings September 3, 2025 related to the following proposed amendments:

1. Bylaw 2025-22 Amendment to Bylaw 2016-12 Highvale End Land Use Area Structure Plan
2. Bylaw 2025-23 Amendment to Land Use Bylaw 2025-12 – New Direct Control District Keephills including section 5.8 regulations
3. Bylaw 2025-24 Amendment to include lands into the New Direct Control District Keephills – Keephills
4. Bylaw 2025-25 Amendment to include lands into New Direct Control District Keephills – Sundance
5. Bylaw 2025-26 Amendment to Land Use Bylaw 2025-12 Keephills Direct Control District

The WWMC is a not-for-profit watershed stewardship group with an ongoing interest in protecting the health of Wabamun Lake and its watershed.

Vision: The Wabamun Lake Watershed is a healthy ecosystem with a community that shares its collective responsibility to be the best stewards of that environment.

Mission: To guide the development, management, and stewardship of Wabamun Lake through collaborative watershed planning, research, and public education.

In addition to this letter, the WWMC submission includes the following: Appendix 1, a response of edits to the redlined ASP document. Appendix 2, a response of edits to the redlined LUB document, Appendix 3, a document entitled 'Public Review Process by an Independent Expert Panel of a Data Processing Centre on the Sundance Site / Keephills Site'.

Visit our [website](http://wwmc.ca). Follow us on [Facebook](#), and [Instagram](#)

This letter outlines 3 overarching points made on behalf of the WWMC:

- **Specific Land Description for the Sundance site.** The WWMC respectfully requests that the Proposed Land Use Bylaw, Section 3.110 Data Processing and Infrastructure Direct Control District (DC Area 7), be amended to clearly identify the legal land descriptions of the parcel on which Data Processing Facilities and Accessory Buildings may be constructed. The legal land description for the Sundance Site is section 23-52-5-W5M. Without this level of specificity, the bylaw lacks the necessary clarity, certainty, and enforceability expected in a direct control district and does not provide the public with sufficient transparency regarding the exact lands intended for such development.
- **Public Review Process by Independent Expert Panel.** To further strengthen the proposed Land Use Bylaw, the WWMC requests that it be amended to include provisions requiring an independent public review process as part of the development permit application procedure. This process should be conducted by a qualified expert review panel, tasked with gathering and analyzing relevant information and providing a public recommendation to County Council as part of the development permit application for an open and transparent recommendation. Such a requirement would enhance transparency, ensure decision-makers have access to the best available information, and build public confidence in the approval process. (See Appendix 3)
- **Commitment to comprehensively review the Highvale End Land Use Area Structure Plan.** The WWMC believes that the proposed amendments to Bylaw 2016-12 Highvale End Land Use Area Structure Plan extend beyond what is necessary to accommodate Data Processing Facilities and Accessory Buildings, and should be limited to only those amendments required. Furthermore, the WWMC requests that County Council pass a resolution to re-open the Highvale Area Structure Plan for public review no later than three months following the approval of the final Highvale Mine Reclamation Plan by the AER. Aligning the Area Structure Plan with the approved reclamation plan will ensure consistency, provide critical information on hydrological assessments, and clarify potential impacts on the health of the Wabamun Lake.

The WWMC appreciates the opportunity to contribute to this important process and would be pleased to respond to any questions or provide further clarification on our submissions at the public hearing. We reserve the right to submit further suggested amendments and resolutions which may arise from the presentations by the County Administration and the Applicant, TransAlta.

Please register the writer, our Executive Director, Erica Sivell, Sue Styles, Denis Thomas, and Neil Flemming at the two public hearings.

We look forward to continuing to work with the County to support transparent, informed, and balanced decision-making for the benefit of the Wabamun watershed and community.

Yours Truly,

Sue Styles
WWMC Board Chair
chair@wwmc.ca

cc' Erica Sivell
Hon. Dennis R. G. Thomas KC
Dr. Neil Fleming
Enclosures Attached, Delivered by Email

PARKLAND COUNTY
BYLAW 2016-12

BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSES OF ADOPTING
A NEW HIGHVALE END LAND USE AREA STRUCTURE PLAN

WHEREAS Section 633 (1) of the *Municipal Government Act, R.S.A. 2000, Chapter M-26* and amendments thereto authorize a council to adopt an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land within a municipality; and

WHEREAS the Council of Parkland County deems it appropriate and desirable to adopt a new Area Structure Plan for the Highvale area; and

WHEREAS the Highvale End Land Use Area Structure Plan Bylaw 28-97, and amending Bylaws 40-2006 and 2014-25 are no longer required;

NOW THEREFORE the Council of Parkland County duly assembled and under the authority of the *Municipal Government Act*, as amended, hereby enacts the following:

1. That the "Highvale End Land Use Area Structure Plan" attached hereto and forming part of this bylaw, is hereby adopted.
2. That the Highvale End Land Use Area Structure Plan Bylaw 28-97, and amending Bylaws 40-2006 and 2014-25 are hereby rescinded.

AND THAT this bylaw shall come into force and effect from third and final reading and signing thereof.

READ A FIRST TIME this 1st day of May, 2016

PUBLIC HEARING held this 12th day of July, 2016 and this 27th day of September, 2016.

READ A SECOND TIME this 27th day of September, 2016.

READ A THIRD TIME AND FINAL TIME this 27th day of September, 2016.



Mayor

Highvale End Land Use Area Structure Plan

September 2016



Engineering
and Land Services



parkland
county

Acknowledgements

The following people are recognized for their insights and dedication to the completion of this Area Structure Plan:

Garry MacDougall, Committee on Keephills Environment
Eric Vanderwell, Committee on Keephills Environment
Erin White, Committee on Keephills Environment
Dan Kuchmak, TransAlta Generation Partnership
Mark Vasilcin, TransAlta Generation Partnership
Cheryl McNeil, TransAlta Generation Partnership
Councillor John McNab, Parkland County
Peter Vana, Parkland County
Martin Frigo, Parkland County
Deanna Cambridge, Parkland County

We would also like to thank the Committee on Keephills Environment (COKE), area landowners and members of the public who attended meetings and provided comments about the ASP.

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Executive Summary

Overview

The Highvale End Land Use Area Structure Plan (ASP or Plan) establishes a planning framework for future land use in the area known as TransAlta's Highvale Mine and surrounding lands which include the Hamlet of Keephills. This ASP provides a future land use concept for the area; it integrates the Keephills and Sundance power generation facilities (and associated uses), future development opportunities for data processing facilities (and associated uses), agricultural and recreational uses, designated environmental areas; identifies a transportation network, and aligns with the community's vision:

The Highvale area has a history that is celebrated, ecosystems that are healthy and biodiverse, a growing Hamlet in Keephills, active and passive recreational amenities for residents and visitors, and an economic base built on agriculture and strategically located commercial and industrial employment areas.

2016 Update

The ASP is a statutory land use plan that replaces the 1997 ASP. An update to the ASP was completed in 2016 to reflect required changes is required at this time because:

- The plan area ~~has had~~ undergone substantial changes, including approval of the Sundance 7 gas fired power plant generation facility and the expansion of the mine boundary to include pits 8 and 9;
- As part of the mine licensing approval process, reclamation plans for the mine were submitted by TransAlta in 2015 to the Alberta Energy Regulator (AER). ASP policies need to reflect the submitted reclamation plan; and,
- ASP policies need to be regularly updated to align with existing municipal plans such as the Municipal Development Plan (MDP).

2025 Update

An update to the ASP was completed in 2025 to reflect:

- Alignment with the Province of Alberta's 2024 Artificial Intelligence (AI) Data Centres Strategy;
- Parkland County's vision for strategic economic diversification alongside respect for the environment and agriculture within the County; and
- Opportunities for the continued operation of existing power generation facilities and infrastructure through the accommodation of data processing facilities (and associated uses) in the Sundance and Keephills areas of the Plan.

The 2025 update aligns the ASP with the County's new Municipal Development Plan Bylaw 2024-22, Land Use Bylaw 2025-12, and the non-statutory Wabamun Area Vision (2022).

Public Engagement

Extensive engagement was undertaken to complete the 2016 Plan update. This included the Steering Committee, three resident engagements, and departmental engagement. Staff from County departments were engaged throughout the project to ensure ASP policies align with existing County plans.

External Public engagement for the 2025 Plan update occurred in Summer 2025 and included four (4) developer-led Open Houses and weekly County-led Chat with a Planner sessions.

[Comment: Public Engagements held on very short notice, during summer months]

ASP Policy Highlights

Land Use Concept

The proposed land uses for the Highvale mine (post reclamation) consists of strategically developed industrial nodes to support the ongoing operation of the Sundance and Keephills power generation facilities, and mainly of and agricultural, recreational, and conservation lands, with potential strategic development of industrial and commercial nodes.. Multi-parcel subdivision (country residential) development may be considered in parts of the plan area, with the majority of residential development directed to the Hamlet of Keephills. Where extraction has occurred, all requirements for the issuance of reclamation certificates must be completed prior to municipally regulated developments commencing.

[Comment: Should be amended to include a publically reviewed and approved mine reclamation plan when available]

Agriculture

For lands within the current Highvale Mine permit boundary, a maximum of one lot may be subdivided from an quarteragricultural quarter section, due to the nature of groundwater resources post reclamation and the desire to retain larger tracts of agricultural lands for agricultural purposes. For lands outside the current Highvale Mine permit boundary, a maximum of four lots may be subdivided from a quarter section, unless otherwise allowed in this Plan, other Statutory Plan, or Outline Plan. CFO's may be permitted in the Plan area when in compliance with provincial regulations and Parkland County's MDP and the Wabamun Lake Sub-Watershed Land Use Plan (2016) which is expected to be approved later in 2016.

Residential and Hamlet Development

Residential development will be supported in the Plan area in several forms including farmstead development, potential country residential development when developed in accordance with this ASP, and residential development in the Hamlet of Keephills. All future country residential development shall comply with policies outlined in this ASP. Country residential development will also be encouraged adjacent to the Hamlet of Keephills with development primarily focused to the hamlet to support the development of Keephills as a complete community, ASP policies acknowledge the importance of the Keephills library, community hall and school site as a community asset.

[Comment: Amend to prohibit residential between heavy industrial and the lake]

Commercial and Industrial Development

Heavy industrial land uses will be prohibited in the plan area post reclamation, with the exception of power generation facilities and related uses (clearer definition of “related uses”) in designated areas. Business and medium industrial uses (for data processing facilities and associated uses) are appropriate as identified in Map 7: Land Use Concept. Strategic commercial and local commercial development will be supported in the plan area. ASP policies acknowledge existing industrial sites and the repurposing of area infrastructure for future industrial and commercial opportunities. Future resource extraction operations can be considered in the plan area when operations comply with all provincial and municipal regulations and permit approvals, follow best management practices, and avoid or mitigate conflicts do not conflict with agricultural operations and residential uses adjacent to the lake.

Environment

ASP policies protect existing Environmentally Sensitive Areas (ESAs), and future end pit lakes and wetlands for their environmental and recreational value, including the protection of good water quality and biodiversity throughout the Highvale Mine ASP. The ASP also acknowledges existing (and future) wildlife and wetland habitats, reforestation opportunities, and setbacks for watercourses. ASP policies also acknowledge the need to address the control of sediment flowing to Wabamun Lake and the North Saskatchewan River.

Transportation Network, Servicing and Utilities

The ASP outlines roadways which will remain open during mining operations, as well as roadways that may be constructed after land reclamation. The ASP transportation network generally aligns with the County's Draft Transportation Master Plan (2021) mapping and is subject to change as mine reclamation progresses and development applications are reviewed with supporting technical studies.

All development in the plan area will require private on-site servicing. Higher density development in the Hamlet of Keephills will require community water and sanitary systems. The ASP outlines several constraints to servicing, and advises how developments can overcome these constraints.

Recreation and Open Space

The ASP proposes a conceptual recreational trail linking Wabamun Lake to the North Saskatchewan River through the Hamlet of Keephills. This non-motorized trail would be developed as demand warrants and resources permit. The ASP also proposes a large park to be located south of Lake Wabamun. Park location, size and programming will be determined in the County's Parks, Recreation, and Culture Master Plan.

[Comment: What can be provided to support the change of date? Is the end date of 2046 to be found in a Reclamation Plan and approved by the AER?]

Final reclamation ~~certification~~ on ~~mine-mined~~ lands will be completed by ~~2070~~2046. All reclamation activities are regulated by the Alberta Energy Regulator (AER). ~~The County will have land use jurisdiction over mine lands after a reclamation certificate has been issued by the AER.~~

~~Prior iterations of this ASP contemplated that municipally regulated land uses would not commence until after TransAlta had obtained final reclamation certificates from the AER for all relevant lands in the ASP~~

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Highvale End Land Use Area Structure Plan
Parkland County

~~area. This sequential approach was based on TransAlta's prior business plans (first pursue coal resource extraction, then post reclamation, pursue other municipally regulated uses). However, the Government of Alberta has accomplished the phasing out of coal powered electricity at an accelerated pace; many of the ASP areas that TransAlta had contemplated pursuing coal resource extraction will not be used for that purpose. There is no valid basis to prohibit all municipally regulated uses until after the AER's formal issuance of reclamation certificates; this is particularly the case where TransAlta has not used specific lands within the ASP area for coal resource extraction. In areas that have been disturbed by TransAlta's pursuit of coal resource extraction, the issuance of a reclamation certificate is required before other municipally regulated uses can occur.~~

[Comment: Addition of providing impact of mining on hydrology, specifically, on surface water and ground water runoff to the lake]

The ASP ~~will~~may require ~~routine~~ amendments to the Municipal Development Plan (MDP), and Land Use Bylaw ~~as reclamation activities proceed and County strategic priorities shift~~. Agreements with TransAlta will need to be established for land acquisition, and an implementation strategy developed for the ASP.

Land reclamation and development staging may be expedited by the Government of Alberta's Climate Leadership Plan. The ASP will be updated once more information is provided on the strategy.

Summary

The ASP will guide future planning and development decisions within the Plan area. More detailed plans, ~~including but not limited to a Master Site Development Plan, and / or a Conceptual Scheme~~, may be required for any future development in order to specifically address land uses, historical and environmental matters, as well as transportation and servicing requirements. ~~Technical studies may also be required at the Land Use Bylaw amendment, subdivision, or development permit stages.~~ The ASP will be reviewed at minimum every 5 years unless significant government policies warrant ~~a review sooner~~otherwise. The Highvale ASP will maintain consistency and align with provincial and municipal plans, while best reflecting development demand and community and resident input.

1.0 Plan Disclaimer

~~This The 2016 comprehensive update of the~~ Area Structure Plan (ASP) ~~reflects reflected the~~ current conditions as of August 2016 and the mining area licensed to TransAlta by the Alberta Energy Regulator. Due to the Government of Alberta's provincial policy to phase out coal extraction by 2030, alternative planning and reclamation of the Highvale Mine ~~may follow to meet this goal~~ has occurred. Accordingly, ~~future comprehensive updates of~~ this ASP shall ~~be updated with new~~ incorporate new information from TransAlta, the public and local landowners as it endeavours to meet provincial policy. At this time ~~reclamation plans remain the same.~~

The 2025 update is not comprehensive and specifically addresses amendments required to accommodate:

- The ongoing operation of the Keephills and Sundance power generation facilities and their associated uses; and
- Data processing facilities and their associated uses.

The ASP will be reviewed every five years or sooner. Significant changes as a result of government policy may expedite the review of the ASP on timelines agreed to in the future by TransAlta, Parkland County and local residents [Comment: The definition of local residents should be expanded to include residents of summer villages, lake users such as recreational Sailors, kayakers, etc.].

2.0 Introduction

The purpose of the Highvale End Land Use Area Structure Plan (ASP or Plan) is to establish a framework for future land use planning for TransAlta's Highvale Mine area and surrounding lands, including the Hamlet of Keephills. This ASP provides a future land use concept for the area that integrates the existing Sundance and Keephills power generation facilities (and their associated uses), data processing facilities (and their associated uses – further define “associated uses”), agricultural, residential, commercial and industrial development opportunities with recreational uses, designated environmental areas, and a future transportation network.

Land use jurisdiction is a joint responsibility between the County, who leads planning and development processes, and provincial authorities including the Alberta Energy Regulator (AER) and Alberta Utilities Commission (AUC). The AER regulates coal extraction as well as development of oil and gas resources and related facilities – oil and gas and in particular natural gas may be used as fuel for power generation facilities. The AUC regulates development of power generation facilities. Wells and batteries within the meaning of the Oil and Gas Conservation Act, as well as pipelines (and installation of structures incidental to the operation of a pipeline) are exempt from the MGA Part 17, therefore the County has no regulatory authority over these developments (MGA s. 618(1)). Further, other provincial approvals by the AER and AUC will have paramountcy over specific County bylaws and approvals (MGA s. 619). However, these provincial boards do not have jurisdiction over other municipally regulated developments.

[Comment: Why include these statements above? What is the purpose?]

~~The County has jurisdiction over lands outside the Mine Permit Boundary and will have jurisdiction on Mine lands after a reclamation certificate is issued by the Alberta Energy Regulator (AER) and other obligations are completed. The County does not impose a timeline for reclamation or reclamation conditions.~~

2.1 2016 Update - Plan Preparation

The preparation of the ASP was a collaborative effort between County Council, Administration, the Project Planning Committee, and ISL Engineering and Land Services Ltd. This collaborative process included the following public engagement activities:

- A project launch was advertised on the County website, Parkland Communicator, Community Voice, Spruce Grove Examiner, and the Stony Plain Reporter;
- A Project Steering Committee was formed to oversee the preparation of the ASP. The Committee included representatives from Parkland County, TransAlta, and the Committee on Keephills Environment (COKE). The Steering Committee met three (3) times throughout the project;
- County staff and referral agencies were contacted to obtain input on current and future requirements;
- A public open house was held on May 28, 2015 to gather perspectives and obtain input on hopes for and concerns in the Plan area;
- A public workshop was held on November 5, 2015 to review the Plan vision and proposed policy directions;
- A public open house was held on March 1, 2016 to review the draft ASP;
- A letter of invitation was sent to all residents in and adjacent to the Plan area and the Paul Band First Nation to encourage attendance for each open house and the workshop. The events were also advertised on the Parkland County website, in the Parkland Communicator, and in ads placed in both the Spruce Grove Examiner and Stony Plain Reporter and other relevant newspapers (where

applicable). In addition, social media (Facebook and Twitter) messages were distributed through Parkland County accounts;

- Formal input at each open house and the workshop was gathered via feedback sheets and/or **2 | Page**

workbooks that respondents could fill out and submit at the event or return by fax or email.

The materials were also available online on the project website; and

- The Public Hearing was postponed and the Steering Committee met to review comments from the Public Hearing prior to Council approving the final version of the Plan.

A summary of the public engagement activities and the feedback provided to date is contained in a separate document titled “Highvale End Land Use Area Structure Plan Public Engagement: What We Heard Report”.

2.2 2025 Update - Plan Preparation

A site-specific update to the ASP was completed in 2025 to reflect:

- Alignment with the Province of Alberta’s 2024 Artificial Intelligence (AI) Data Centres Strategy;
- Parkland County’s vision for strategic economic diversification alongside respect for the environment and agriculture within the County; and
- Opportunities for the continued operation of existing power generation facility infrastructure through the accommodation of power generation facilities (and their associated uses) and data processing facilities (and associated uses [further define “associated uses”]) in the Sundance and Keephills areas of the Plan.

This amendment accommodates business and medium industrial land uses, to allow for the operation of power generation (and associated uses [further define “associated uses”]) and data processing facilities (and associated uses [further define “associated uses”]) on reclaimed or unmined lands prior to full mine reclamation occurring following an AER approved reclamation plan.

Public engagement for the 2025 Plan update occurred in Summer 2025 and included:

- Four (4) developer-led Open Houses, on June 17 & 19 and July 29 & 30 in Seba Beach and Keephills, with approximately 50 to 60 attendees each day;
- Notification of the Open Houses provided through addressed mail to area landowners, residents, and other stakeholders, as well as notices in the Stony Plain Reporter and on Facebook; and
- Weekly County-led Chat with a Planner sessions from the end of July to August 14 through to the end of August, 2025.

A summary of the public engagement activities and the feedback provided to date is contained in What We Heard Reports published after each set of Open Houses.

The 2025 update aligns the ASP with the County’s new Municipal Development Plan Bylaw 2024-22, Land Use Bylaw 2025-12, and the non-statutory Wabamun Area Vision (2022).

3.0 Policy Context

Future development in the Plan area will be subject to the relevant provincial legislation and County plans and policies that apply to the Plan area. The ASP must meet the requirements of the *Municipal Government Act*, conform to the principles and policies of ~~the Capital Region Growth Plan~~ other provincial and regional plans, and meet the intent of the County's plans and policies. The following information describes the applicable requirements of the legislative context and directs the ASPs response.

3.1 Municipal Government Act

The *Municipal Government Act* (MGA) allows municipalities, such as Parkland County, to create a detailed framework for the subsequent subdivision and development of an area of land through a planning document called an Area Structure Plan (ASP). Section 633 of the MGA states that an ASP must describe:

- The sequence of development proposed for the area;
- The land uses proposed for the area;
- The density of population proposed for the area;
- The general location of major transportation routes and public utilities; and
- May also contain any other matters that County Council considers necessary.

This ASP meets the requirements of the MGA by describing that:

- Development on areas where coal resource extraction has taken place will only occur on Highvale Mine lands after reclamation certificates have been issued and on surrounding lands within the Plan area in accordance with market demand;
- Development on ASP areas other than where coal resource extraction has taken place may occur in accordance with market demand, and other provisions of the ASP after AER approved Highvale Mine Reclamation Plan; [Comment: How will this be secure the proper reclamation?]
- Land uses for the Plan area are primarily a mix of industrial uses, including the Sundance and Keephills power generation facilities and future nearby uses (including data processing facilities), agricultural and agricultural associated uses, recreational uses, and residential uses that primarily include farmsteads, with new residential development occurring primarily through farmsteads, country residential development (when in compliance with the ASP), and in the Hamlet of Keephills; [Comment: Include consideration for lake residents, owners, and other lake users]
- Development in the plan area will be encouraged in the Hamlet of Keephills;
- Future recreational opportunities and environmentally sensitive areas will be identified [Comment: Why not now?];
- The projected population for the Plan area is 3,313. These population totals include existing and projected new residents. Population values in the ASP may ultimately be higher than proposed due to potential new country residential development;
- The transportation network is composed of Highway 627 and Highway 759, and local roads that provide east/west and north/south connections. The ASP re-establishes the transportation network based on the future land use pattern. Development is served by private water and sanitary servicing; and
- The ASP reflects TransAlta's current mining locations as of ~~2016~~ 2025, currently approved reclamation plans and obligations; and responds to the interests and concerns expressed by area residents as an outcome of the consultation process for the 2016 ASPs development.

3.2 Capital Region Growth Plan 1.0

The Highvale End Land Use ASP complies with the relevant principles and policies of the Capital Region

3.33.2 2016 Update: Municipal Development Plan

The *Municipal Development Plan* (MDP), Bylaw 37-2007, as amended, is the primary municipal land use policy document for the County. The MDP provides a framework for the future growth and development of Parkland County. The MDP guides future development by describing the County's overall development vision, goals, objectives and corresponding policies to implement the vision. The primary goals of the MDP are to protect agricultural lands, identify locations for residential growth, accommodate heavy industry and resource extraction activities, identify environmentally significant areas for protection, and maintain an efficient roadway system.

The ASP complies with the relevant policies and maps of the Parkland County MDP. In accordance with the MDP the ASP:

- Encourages ongoing agricultural operations around the Highvale Mine;
- Supports potential new country residential development;
- Designates lands for commercial and industrial development; and
- Identifies environmentally significant areas and encourages their protection.

3.43.3 2016 Update: County Plans

This section outlines other relevant plans, studies and reports that have been reviewed as part of the preparation of this ASP and identifies how the ASP complies with those plans, studies and reports.

1. Existing Highvale End Land Use Plan Bylaw No. 28-97

The existing *Highvale End Land Use ASP*, adopted in 1997 by Bylaw No. 28-97, created policies for Highvale Mine after reclamation. The new ASP generally follows the format of the existing ASP, and identifies the following key policy areas: Agricultural Development; Commercial and Industrial Development; Recreation, Parks and Open Space; Environment; Transportation Network; and Servicing and Utilities. The new ASP also includes new policy areas, such as lands adjacent to the Highvale Mine, Hamlet of Keephills, and heritage sites, which were not considered in the 1997 ASP. The policies identified within each of these key policy areas address identified constraints to development.

2. Environmental Conservation Master Plan

The *Environmental Conservation Master Plan* (ECMP), June 2014, presents a portfolio of Environmentally Sensitive Areas (ESAs) within the County, and provides best management practices for land development activities to protect and/or restore ESAs. The ECMP identifies six ESAs within the Highvale Mine site. This ASP identifies these ESAs and encourages their protection.

3. Wabamun Lake Sub-Watershed Land Use Plan

The Wabamun Lake Sub-Watershed Land Use Plan (WLSLUP) ~~is under development~~was completed in 2016. The WLSLUP study area shares lands with the northern portion the Highvale End Land Use ASP. Consequently, the policies of the two plans will be aligned to ensure consistency of approach and policy and a healthy watershed and lake.

In summary, the WLSLUP describes historical activity at Wabamun Lake, the state of surface water quantity and quality, wildlife and fish potential, invasive species, vegetation cover, as well as wetland and riparian areas.

4. Draft Transportation Master Plan (under review)

The *Draft Transportation Master Plan* (TMP), December 2014, presents the ultimate roadway classification for the County and interim (2031) roadway classification. For the ASP area, the ultimate scenario proposes a north/south minor collector road along Range Road 52 and east/west minor collector roads at Langley Road and Burtonsville Road. The interim scenario proposes the same minor collector roads, with the exception of the southern portion of the north/south minor collector road along Range Road 52. The new ASP provides a road network that meets the ultimate and interim roadway classification identified in the TMP.

5. Recreation, Parks and Open Spaces Master Plan 2009 (under review)

The Recreation, Parks and Open Spaces Master Plan (May 2009) is currently being reviewed. The current Plan, presents a long term view and strategic plan for recreation and parks planning in the County. The goals of the plan describe that the County should: provide a greater diversity of leisure opportunities; optimize its supply of municipal reserve lands; and, sustainably manage environmentally sensitive areas. The new ASP meets the intent of these goals by: identifying lands for trails and parks, working to retain the Keephills Community Hall, and identifying environmentally sensitive areas and encouraging their protection through environmental reserve designations or other means. The Plan is currently being updated by the County. Updates to the ASP shall consider the new Master Plan in future planning.

6. Fire Services Master Plan 2009 (under review)

The *Fire Services Master Plan*, July 2009, provides a comprehensive assessment of Parkland County's Emergency Service. A portion of the ASP is located within Zone 4 – Wabamun, Zone 6 – Tomahawk, and Zone 7 - Seba Beach; however, the majority of the ASP lands including the Hamlet of



Wabamun Lake near Sundance Generating Plant. Courtesy of TransAlta

Keephills are located outside the boundary of any other Zone. The *Fire Services Master Plan* assesses risks related to: the Highvale Mine and its generating plants; lake rescues; and structural fires. Adequate response times for lands within the ASP boundary will need to meet County requirements.

The Fire Services Master Plan is currently being reviewed by the County. Subsequent updates to the ASP shall consider the Master Plan in future planning.

Statutory and Non-Statutory County Plans

The 2025 ASP update reviewed and /or considered, but was not limited to, the following County documents:

- [Strategic Plan 2022-2025](#)
- [Municipal Development Plan Bylaw 2024-22](#)
- [Land Use Bylaw 2025-12](#)
- [Wabamun Area Vision \(2022\)](#)
- [Wabamun Lake Watershed Management Plan \(2020\)](#)
- [Wabamun Lake Sub-Watershed Management Plan \(2016\)](#)
- [Nature Policy Framework and associated County policies \(2025\)](#)

3.4 2025 Update: Review of

- [Environmental Conservation Master Plan \(2014\)](#)
- [Transportation Master Plan and associated Bylaws \(2021\)](#)
- [Trails Strategy \(2023\)](#)
- [Parks, Recreation, and Culture Master Plan \(2017\)](#)

4.0 Regional and Local Context

This section describes the regional context and existing physical conditions for the ASP lands and how mining operations have affected lands in the Highvale Mine area. An understanding of these conditions is necessary to identify opportunities and constraints for development.

4.1 Size and Location

The Plan area is located in the western portion of the County, as shown on Map 1, and consists of 28,924 ha. The Plan area is bound by Sundance Road, Wabamun Lake and Wabamun Indian Reserve (Paul Band First Nation) No. 133A to the north, the North Saskatchewan River to the south and southeast. The most eastern and western portions of the Plan area are bounded by Range Road 32 and Range Road 61, respectively. The Plan area includes the Hamlet of Keephills and TransAlta's Highvale Mine Permit Area (Pit 03 – Pit 09). The Mine Permit Area includes two distinct lands that are either A. Mine Disturbed Lands or B. Undisturbed Lands which extend to the Mine Permit boundary. These lands are identified in Map 2.

4.2 Land Ownership

The Plan area currently contains a mix of private, Crown and County ownership. The following table describes the ownership in the Plan area.

Table 4.1: Land Ownership

Ownership	Land Area (ha)	Percentage of Plan Area
TransAlta	15,595	53.9
Private	12,416	42.9
Crown	808	2.8
County	105	0.4
Total	28,924	100

4.3 Constraints to Development

This section identifies and summarizes the constraints to development in the Plan area. The constraints are addressed in Section 5.0, Development Plan.

4.3.1 Current Mining Activity

~~Active mining in the Plan Area ended in 2021, with full scale reclamation operations starting in 2022. The mining activity at Highvale is considered a temporary land use; however, the Mine's current life expectancy, subject to market demand and provincial approvals and policy, is 2056. Individual pits may be dormant or active over the course of this timeframe and then closed out and reclaimed in phases. This has impacted and will impact agricultural operations and the transportation network within the Plan area. It is anticipated that all mined lands will be reclaimed by 2046, and reclamation certification provided by 2070.~~

~~TransAlta has advised that reclamation will follow the tentative schedule outlined in the following table (Note: timelines may advance due to the Government of Alberta's Climate Leadership Plan).~~

Table 4.2: Tentative Reclamation Schedule

Pit	Reclamation	Anticipated Certification
Pits 03-08	2016 to the mid-2020s	2030s
Pit 09	2 nd 22-2056	2070
Note: Timelines may advance due to the Provincial Climate Leadership Plan.		



Pit 08, located south of Keephills Generating Plant. Courtesy of TransAlta

4.3.2 Infrastructure

TransAlta will remove all physical infrastructure from the Mine area physical mining infrastructure for the Highvale Mine. Infrastructure to support industrial nodes surrounding the Sundance and Keephills Generating Stations may remain or be re-purposed., including decommissioning of generating plants, cooling ponds, sewage lagoons, and waste storage facilities unless other agreements to re-purpose the infrastructure can be reached between TransAlta, the County, and regulatory bodies. Each of these sites must be remediated to an agricultural capability standard established by the appropriate regulator.

4.3.3 Transfer of Land Ownership

Subsequent to TransAlta's reclamation of the Mine and after the issuance of a reclamation certificate and the completion of other obligations, At any time, TransAlta may transfer ownership of reclaimed land or land that has not been mined to a prospective owner. The prospective owner should be made aware of existing site conditions and requirements of those lands through formal written notification prior to the finalization of sales agreements by TransAlta. After which, the prospective owner may develop the land in accordance with the policies and land use designations identified in the Parkland County MDP, Land Use Bylaw (LUB) and the Highvale End Land Use ASP.

[Comment: What about conditions in the reclamation certificates?]

4.3.4 Geology

The Plan area is underlain with clay deposits, namely: the Paskapoo Formation; Paskapoo Formation Ardley Coal Zone; Battle Formation; and Horseshoe Canyon Formation. The end result of the mining process provides a new topography and geology consisting of a mixture of clay, silts and sands with shale, siltstone and sandstones.

The topography of the Plan area after reclamation will consist of a northern and southern area that is created by an east/west ridge. The highpoint of the ridge, at a surface elevation of 850 m, is located at the approximate intersection of Range Road 43 and Township Road 514. In the north portion of the Plan area surface elevations are lowest at Wabamun Lake (730 m), and in the south, the North Saskatchewan River (670 m). A composite image of the Plan area's topography is shown on Map 2.

The behaviour of the new geology within the Highvale Mine lands will be variable and subject to settling and gradual saturation by groundwater

4.3.5 Groundwater

The groundwater resources in the Plan area may not be equivalent to the pre-mining situation. Findings from TransAlta's hydrogeological consultant in March 2016 conclude that there will be three separate possible sources of groundwater in the post-mining period:

1. From within the mined out footprint (mine spoil) - Groundwater in this zone is unlikely to provide a reliable post-mining supply due a generally low hydraulic conductivity and water quality which may not be suitable for domestic or livestock use¹;
2. From soil stratigraphic intervals deeper than the coal zone either within or outside of the mining footprint - Soil stratigraphic intervals beneath the Ardley Coal zone will remain intact following the completion of mining. Of these, the two remaining shallowest aquifer intervals are: the Lower Scollard Aquifer; and the Upper Horseshoe Canyon Aquifer. The permeability of the Lower Scollard Aquifer is generally low, with limited water supply potential. Sandstones within the Upper Horseshoe Canyon Aquifer represent the best potential post-mining groundwater source in bedrock below coal. To obtain this supply will likely require a deeper well strategy than groundwater extraction from the shallower aquifers; and
3. From intact surficial and bedrock aquifers outside of the mining footprint - The water supply potential of the intact aquifers outside of the mining footprint, both above and below coal will not be, with a few exceptions, materially changed by mining. Groundwater levels that may be drawn down in aquifers outside of the mining footprint will recover once mining operations cease.²

4.3.6 Surface Water

The Plan area is within the Wabamun Lake sub-watershed and North Saskatchewan River Watershed and contains existing waterbodies. The Highvale Mine lands will result in a reclaimed landscape consisting of **six** end pit lakes, ponds, and wetlands of varying sizes distributed throughout the reclaimed Mine area.



Wetland located on reclaimed land within Pit 03. Courtesy of TransAlta

The new waterbodies, lakes, ponds, and wetlands should be protected in the ASP as they will re-establish natural drainage patterns in the Plan area, control storm water runoff to Wabamun Lake or natural watercourses in the North Saskatchewan River basin, provide aquatic and fisheries habitat, and integrate wetlands and other drainage characteristics in the post-mining landscape. These characteristics are attractive to wildlife and will contribute to the re-establishment of natural systems and wildlife movement corridors when accompanied with natural plant communities. Map 3 illustrates a composite image of the waterbodies, specifically end pit lakes and cooling ponds, after reclamation inside and outside the

¹ The low hydraulic conductivity and water quality of the spoil are mainly a result of the natural salinity of the overburden materials and the overburden handling practices.

² The movement of lower quality mine spoil groundwater into adjacent unmined areas is considered unlikely due to the low hydraulic conductivity of the spoil, which will limit the downgradient release of spoil-derived compounds (which are naturally occurring in any case).

Mine area. Alternative water sources such as farm dugouts may be established.

Areas that are within the Mine Permit Boundary and previously planned for mining but were left undisturbed may be developed for business and medium industrial uses. Impacts to surface water drainage patterns as a result of these developments ~~will~~ shall be subject to technical studies at the time of development.

4.3.7 Environmentally Sensitive Areas

The six environmentally significant areas (ESAs) shown on Map 4 contain species of management concern or important wildlife habitats. These include species such as the flat-topped white aster and the Sturgeon spawning grounds within the Sundance Natural Area ESA and the North Saskatchewan River ESA, respectively. Each of the six areas ~~should~~ shall and are hereby be recognized as environmentally sensitive and managed appropriately.

4.3.8 Agricultural Land Uses

The Plan area prior to mining was predominantly an agricultural land base. Today, 46.3% of the Plan area is under agricultural production and 50% is used for mining held by TransAlta for power generation purposes. After reclamation of the Highvale Mine, 71.267% of the lands in the Plan area will have an agricultural capability of Class 3 and 4, while the balance of the lands will be have an agricultural capability of Class 5, 6 and 7, as shown on Map 5. Consequently, the majority of the Plan area will be suitable for agriculture once reclamation has been completed. Non-agricultural uses on undisturbed lands will be supported by technical studies. Co location of agricultural activities is encouraged.
[Comment: What types of agricultural uses? What about setbacks from wetlands & watercourses for cattle operations?]

4.3.9 Population in the Rural Area

Between 2001 and 2011, the rural area's population, which excludes the Hamlet of Keephills, declined from 408 to 249³. This represents an average annual population decline of 4.8%, and translates to a sparsely populated area of 0.86 people/km² or 0.42 dwellings/km².

A residential density of one farmstead/quarter section is recommended for the Highvale Mine permit boundary area to prevent fragmentation of these future agricultural areas. This equates to a population potential of 458 residents (183 dwellings) within 115.8 km², or residential densities of 4.0 people/km² or 1.6 dwellings/km².



Crops near the Keephills Generating Plant. Courtesy of TransAlta

Lands within the rural area beyond the Highvale Mine permit boundary may be developed at a density of four farmsteads/quarter section. This equates to a population potential of 2,650 residents (1,060 dwellings) within 167.9 km², or residential densities of 15.8 people/km² or 6.3 dwellings/km². This approach is supported by the Plan area's historical land use, regional planning policy, and current MDP policy.

³ The rural area population counts were derived from Statistics Canada's federal census dissemination blocks.

At the time this project started, Statistics Canada only published population counts by dissemination blocks from its three most recent municipal censuses – 2011, 2006 and 2001. The ten-year period of 2001 through 2011 therefore represents the longest period of census data that was readily available for analysis. Note that Statistics Canada has since discontinued publishing the population counts by dissemination block from the 2001 census, so we are fortunate to have a longer sample size of analysis (ten years instead of five) for this project.

The total rural area, excluding the Hamlet of Keephills, therefore has a population potential of 3,108 residents (1,243 dwellings) within 283.7 km², or residential densities of 11.0 people/km² or 4.4 dwellings/km².

Lands that are suitable for country residential development as directed by this Plan may be considered for such development. Total population of the Plan area therefore, may exceed the proposed population counts presented in this ASP.

4.3.10 Hamlet of Keephills

The Hamlet of Keephills measures 64.9 ha in size and was established on its existing site in 1982. The current Hamlet has an active community hall and library with access to high speed internet. Currently, 16.9 ha of the Hamlet has been developed including 13.6 ha of net residential land subdivided into 33 privately serviced lots that are currently developed with 20 dwellings. The remaining 3.3 ha is developed with a community hall, a library and playing fields. The Hamlet currently has a population of 50 residents, which generates an average of 2.5 people per household. Assuming eventual full development of all 33 privately serviced lots, the subdivided portion of Keephills has a population potential of 83 residents living within 33 dwellings, and a residential density of 2.43 dwelling units/net residential hectare (du/nrha). The original hamlet consisted of large acreage developments.



Keephills community hall: Courtesy Keephills Community Association Facebook page, 2016)

The Hamlet has 28.6 ha of gross developable land remaining within its boundaries that are partially treed and partially under agricultural production. This land area translates to 20.0 ha of net residential land assuming 30% dedication for municipal reserve, public utilities and roads. Based on the current residential density of 2.43 du/nrha and existing land use districting, Keephills could accommodate another 122 residents and 49 dwellings, resulting in a total potential of 205 residents and 82 dwellings at full subdivision and build-out.

The balance of the Hamlet is located within a heavily vegetated ravine in the northeast that is protected as environmental reserve and within the Wabamun Creek ESA.

Future growth of the Hamlet is possible given its available land and existing community amenities. The Hamlet may need to look at intensifying development to ensure the future viability of existing community services and facilities such as the hall and library. Lot sizes could be reduced in size in the future to increase residential density and population to support a more efficient land use, and alternatives to water and sanitary systems (community systems) will be required to support increased densities. The Hamlet may also benefit from a connected trail network through the Wabamun Creek ESA.

Densities will need to be reconsidered as part of further work around developing Keephills as a complete community. The County commits to reviewing hamlet and hamlet densities as part of its ongoing planning initiatives.

4.3.11 Country Residential

Lands located between the Sundance Generating Plant and Wabamun Lake (part of SE 29-52-4-W5M) are districted Country Residential (CR) District in the County's Land Use Bylaw. These lands consist of approximately 16.4 ha or 0.07% of the Plan area and are currently developed with buildings accessory to the Sundance Generating Plant. These lands shall retain their Country Residential (CR) districting in the Land Use Bylaw.

The County may consider future Country Residential development in parts of the Plan area when such development has supportive engineering and technical studies showing land suitability, and meets all legal, permit, and regulatory requirements and approvals.

New residential development will be encouraged in the Hamlet of Keephills, other existing communities, and/or country residential developments to limit the premature fragmentation of agricultural land and to utilize existing hamlet infrastructure and facilities.

4.3.12 Conservation

Environmentally Sensitive Areas are identified on Map 4. There are no existing municipal reserve or environmental reserve parcels dedicated in the Plan area, excepting the environmental reserve lands in the Hamlet of Keephills. In addition, the only lands currently districted Conservation (PC Natural Areas (N)) District in the County's Land Use Bylaw, lie adjacent to the south side of Burtonsville Road, and between the not mined Pit 09 and the North Saskatchewan River. These lands represent approximately 19.2 ha or 0.07% of the Plan area, and are undeveloped and heavily vegetated.



Beaver Creek Conversation Site located near Rosewood Beach.

The County's Community Scan and Analysis Report identified that the County has a deficiency of active and passive park space – areas traditionally designated as municipal reserve or environmental reserve parcels. Given the presence of Wabamun Lake, the North Saskatchewan River and valley, and the many watercourses and natural features of the Plan area, it would be appropriate to designate these lands as natural and wildlife conservation areas and open space for future parks and/or trail purposes. [Question: Why is this not being done in this section of the plan?]

4.3.13 Resource Extraction

Lands within the central portion of the Plan area, known as the Highvale Mine, have been or will be reclaimed by TransAlta in accordance with requirements of federal and provincial statutes and the requirements of the Alberta Energy Regulator.



Highvale Mine Truck and Shovel. Courtesy of TransAlta

FivesSand and gravel extraction operations exist along the south boundary of the Plan area on the North Saskatchewan River. Any existing and future sand and gravel extraction operations will be required to comply with provincial requirements, Land Use Bylaw regulations and current best practices to mitigate nuisances and reclaim the lands.

[Comment: This requires a higher level of detailed maps & specific requirements]

4.3.14 Heritage Sites

The Plan area currently contains four documented cemeteries (Keephills, Highvale, Sundance and Woodlands) and one pioneer cemetery. The Plan area also has four provincially identified archeological and/or paleontological sites (one additional site, located in Pit 08, was removed with mining activity). Alberta Historic Resources Branch has advised that the majority the Plan area has not been assessed for archeological or paleontological resources. Given the history of the area and proximity to lakes and watercourses the Branch has advised that there are likely more significant sites in the Plan area. Developers will be required to prepare historical assessments to identify the presence of archeological or paleontological resources prior to future development occurring.

The Hamlet of Keephills, founded around the turn of the 20th century, was originally located on original Range Road 35 and 0.8 km north of Township Road 512. The Hamlet consisted of: a school, community hall, telephone exchange, a teacherage, and four private residences. The original Hamlet location should be recognized as an important historic site.

Information on the location and type of archaeological, heritage, and historic community resources in the Keephills area is found in the “South Sundance Thermal Power Plant Project Environmental Impact

Assessment Overview Report” (1976). Findings in the report should be used to inform future subdivision and development applications submitted to the County.

4.3.15 Transportation Network



The existing road network within the Plan area consists of Provincial highways (759 and 627), County Township and Range Roads, and mine haul roads. The network is somewhat connected in the east and south, however mining activities limit connectivity throughout the Plan area. To maintain existing roadway connectivity throughout mining operations a number of County roads should remain open and future connectivity after mine reclamation should be established, as identified in Policy 6.9.2. To establish future connectivity after reclamation, an east/west Township Road near Pit 03, 04 and 05, and north/south connections between Range Road 42 and Range Road 52 are needed. Supporting technical studies shall be required as a part of the County’s subdivision and development permit process if changes to the road network are proposed.

Haul Road near Sundance Generating Plant: Courtesy of TransAlta

4.3.16 Servicing Network

There are three main industrial sites in the Plan area, TransAlta’s Highvale Mine, TransAlta’s Sundance Generating Plant power generation facility,site and TransAlta’s Keephills Generating Plantpower generation facility site. These sites include cooling ponds, Keephills Ash Lagoon, and other supporting infrastructure. TransAlta will decommission and remove ~~this~~ infrastructure associated with the Highvale Mine, unless other prior agreements to repurpose the infrastructure can be reached (see Section 4.3.2 – Infrastructure). Infrastructure associated with the Sundance and Keephills power generation facilities will be maintained. Sundance and Keephills power generation facilities are recognized as Heavy Industrial nodes in the ASP Land Use Concept (Map 7). Business and Medium Industrial uses for power generation facilities, and data processing facilities, and their associated infrastructure is supported on the surrounding [???]. However, until these sites and their associated infrastructure are remediated, provincially lands [???]. Provincially legislated setbacks to non-reclaimed mine and power generating stationgeneration facility infrastructure, such as a 300 m setback for a sewage lagoon, landfill and waste station station apply still apply. [Comment: What if these requirements become more strict?]

4.3.17 Energy Infrastructure

The Plan area contains a mix of pipelines, wells and power lines, as illustrated on Map 6. The majority of the energy infrastructure is located south of Highway 627. As a requirement of mine reclamation, and in accordance with Alberta Energy Regulator (AER) requirements, pipelines and powerlines within TransAlta's mine area that are associated with Highvale Mine operations will be decommissioned and removed unless otherwise approved by provincial regulators (which ones? Should be more specific?). Energy infrastructure associated with the Sundance and Keephills power generation facilities will remain and may be enhanced to support power generation, data processing facilities, and their associated infrastructure [define "associated infrastructure"]. As a requirement of data centre development a Carbon emission management plan shall be in place.



In 2017 a major power500kV transmission corridor will was be developed outside the eastern edge of the Plan area. The Capital Region Energy Corridor Master Plan conceptually identifies this corridor as "Genesee to Fort McMurray, 500kV" and its alignment originates at the Genesee Generating Plant and terminates in Fort McMurray. The development of the corridor and its alignment is subject to change. Development setbacks from this infrastructure in accordance with provincial regulations and AER requirements will apply.

Power lines, located east of Keephills Generating Plant.
Courtesy of TransAlta

5.0 Development Plan

This plan for future land use and development is based on a clear understanding of existing conditions, a vision of the future for the Plan area, and clear goals and objectives directing what must be accomplished to implement that vision. Sections 2, 3, and 4 described the Plan area's existing conditions.

This section will describe the County's vision, goals and objectives and policies, which will establish the planning framework to guide how the Highvale area will develop.

5.1 Community Vision Statement

The Community Vision Statement for the ASP states that:

The Highvale area has a history that is celebrated, ecosystems that are healthy and biodiverse, a growing Hamlet in Keephills, active and passive recreational amenities for residents and visitors, and an economic base built on agriculture and strategically located commercial and industrial employment areas.

5.2 Goals and Objectives

This section outlines the goals and objectives of the Plan. Based on a technical review of the Plan area and the consideration of community feedback on values and ideas for the Plan area obtained during public engagement activities, the following goals and objectives were identified:

- Make agriculture a priority by protecting a majority of lands with CLI Class 1-4 agricultural capability rating from non-agricultural related development;
- Designate a majority of lands with CLI Class 5 agricultural capability rating as agriculture and conservation areas;
- Designate a majority of lands with CLI Class 6 and 7 agricultural capability rating as recreational and wildlife areas;
- ~~Confined Feeding Operations shall be permitted within the plan area in accordance with Provincial regulation, Parkland County's MDP and Wabamun Lake Sub-Watershed Plan;~~
- Focus new residential growth in the Hamlet of Keephills, existing communities and/or existing country residential developments;
- Provide opportunities for commercial and industrial uses in strategic areas identified in this plan, along Highway 627 and within or in association with existing industrial sites to potentially repurpose areas and infrastructure;
- Recognize and celebrate the history of the Plan area;
- Protect environmentally sensitive areas within the Plan area;
- Identify a conceptual trail network; and
- Provide a connected transportation network.

6.0 Land Use Policies

The land use concept for the Plan area accommodates a pattern of agricultural cultivation, new residential growth in the Hamlet of Keepphills, and a reflection of the County's past land use pattern, current community values, and desired future. The future land use concept is illustrated on Map 7.

6.1 Detailed Plans

Detailed Plans may be required for any future development in order to specifically address land uses, historical and environmental matters, as well as transportation and servicing requirements. Applicant's proposing development within the Plan area may be required to prepare an Outline Plan. At a meeting with the applicant, Parkland County will identify application submission requirements.

6.2 Agricultural Development

1. The policies in section 6.2 apply specifically to lands designated as 'Agricultural' or 'Agricultural / Natural Use' on Map 7: Land Use Concept. This map is conceptual in nature and features within the Highvale Mine permit boundary are subject to change as mine reclamation progresses. Development patterns and boundaries and extents of end pit lakes, water courses, Environmentally Sensitive Areas, and post-reclamation soil capability within Mine Permit Area shall be confirmed at detailed development stages.

1.2. **Agricultural** – Lands with CLI Class 1 to Class 4 agricultural capability rating, as shown that are designated as 'Agricultural' on Map 7: Land Use Concept, shall be developed for primarily agricultural related land uses. Non-agricultural related uses may be permitted on lands with CLI Class 1 to Class 4 agricultural capability rating provided that they:

- a. Are resource extraction, power generation (and associated uses), data processing facilities (and associated uses), public utilities, or extensive recreational uses;
- b. Are not within identified Environmentally Sensitive Areas;
- c. Do not impactAvoid or mitigate impacts to existing agricultural operations; and
- d. Have sufficient road access.

2.3. **Redistricting Agricultural Lands** – The re-districting and subdivision of these lands for non-agricultural related uses shall be prohibited, unless otherwise allowed for in this Plan (including in 6.2.2 above), other Statutory Plans, or an Outline Plan.

3.4. **Agricultural/Natural Use** – Lands with CLI Class 5 agricultural capability rating, as shown that are designated as 'Agricultural / Natural Use' on Map 7: Land Use Concept, shall be considered as a transition between agricultural lands and wildlife and wetland areas. Where appropriate, these lands may be developed for agriculture.

4.5. **Agricultural Subdivision** – The County may approve the consolidation of lands with CLI Class 1 to Class 5 agricultural capability rating for agricultural purposes.

6. **One Lot** – For reclaimed lands within the current Highvale Mine permit boundary, a maximum of one lot may be subdivided from a quarter section, unless otherwise allowed for in this Plan, other Statutory Plan, or Outline Plan. These lands shall be districted AGR – Agricultural Restricted District in the County's Land Use Bylaw.

5.7. Four Lots – For undisturbed lands, a maximum of four lots may be subdivided from a quarter section, unless otherwise allowed for in this Plan, any other Statutory Plan, or Outline Plan. These lands shall be districted AGG – Agricultural General District in the County's Land Use Bylaw.

~~6.8. **Confined Feeding Operation (CFO)** – CFO's may be permitted in the Plan area when in compliance with Provincial Regulations, Parkland County's MDP and the Wabamun Lake Sub-Watershed Plan.~~

~~7.9. **Natural Resource Conservation Board (NRCB)** – Parkland County shall work with the NRCB to share information and ensure appropriate environmental management of CFO's within the plan area.~~

6.3 Hamlet of Keephills

1. **Area Structure Plan (ASP)** – Parkland County may update this ASP for the Hamlet of Keephills.

2. **Hamlet Development** – The following types of development within the Hamlet shall be encouraged by the County:

- a. A range of residential uses and types;
- b. Local neighbourhood commercial uses;
- c. Institutional uses such as churches, community hall, and schools;
- d. Business industrial uses; and
- e. Recreational uses.

3. **Keephills Community Facility** – The Keephills community hall and library are key Hamlet and County assets and community facilities. The County shall develop partnerships with organizations, including the local community with an interest in maintaining and sustaining these facilities. Potential uses may include (but are not limited to), a homeschool support centre and a distance learning centre as a means to fully utilize these facilities.

4. **Hamlet Growth** – The County will encourage Keephills as a Complete Community meeting the needs of residents for daily living at all ages and providing convenient access to a mix of jobs, local services, a full range of housing types, and community infrastructure.

5. **Hamlet Servicing** – Existing Hamlet developments developed at current densities may utilize private water and sanitary systems and be developed in accordance with the requirements of Alberta Municipal Affairs and Parkland County. New hamlet development at higher densities will require community water and sanitary systems to be developed.

6. **Requirements for Supporting Documents** – Developers may be required to provide supporting documents at the time of subdivision, outline plan or development permit application as outlined in the MDP or LUB. Such documents may include (but are not limited to) biophysical assessments, geotechnical and environmental assessments, and traffic impact assessments.

7. **Surrounding Compatible Uses** – Surrounding development on undisturbed lands that supports the economic, social, recreational and environmental sustainability of the Hamlet of Keephills is encouraged. Supporting technical studies demonstrating the avoidance or mitigation of impacts to the Hamlet of Keephills shall be required for proposed development on undisturbed lands.

6.4 Country Residential Development

1. **Existing Country Residential** – lands south of Sundance Road (part of SE-29 -52-4-W5M) shall retain its Country Residential (CR) use.
2. **Country Residential Development in the Plan area** – The County may consider Country Residential (CR) development in the plan area if all of the following have been met:
 - a. Engineering, and technical studies have found the lands suitable for development. Technical studies that may be required by the County include but are not limited to, geotechnical, domestic groundwater, traffic impact, and biophysical assessments;
 - b. The proposed development complies with the Municipal Development Plan and the Land Use Bylaw; and,
 - c. The proposed development acknowledges findings from the Environmental Conservation Master Plan and any future non-statutory plans that the County may approve.
3. **Country residential development adjacent to the Hamlet of Keephills** – the County encourages the direction of new country residential (multi parcel) subdivision opportunities adjacent to the Hamlet of Keephills to utilize existing hamlet infrastructure and facilities. Requirements in this ASP for country residential development, and all other provincial and municipal plans, applications and permit approvals must be met by proposal applicants.
4. **Compatible Uses to Country Residential Development - Surrounding industrial development on undisturbed lands shall require supporting technical studies demonstrating the avoidance or mitigation of impacts to existing Country Residential development. No Country residential shall be allowed between the lake and areas designated for medium or heavy industrial use.**

6.5 Commercial and Industrial Development

1. **Highway and Hamlet Commercial** – The establishment of local commercial development along Highway 627 at Range Road 32A, and commercial development at Highway 759 and Township Road 530 (Sundance Road), or local commercial within the Hamlet may be permitted, if the applicant can demonstrate:
 - a. The proposed use is compatible with adjacent uses;
 - b. The site is suitable in terms of soil stability, groundwater level, and drainage;
 - c. That impacts on the transportation network are addressed;
 - d. Conformity with relevant Statutory Plans, Outline Plan and the LUB; or
 - e. Where opportunities exist for commercial uses along Highway 627 and within the existing industrial sites to potentially repurpose areas and infrastructure
2. **Requirements for Supporting Documents** – Developers ~~shall, upon request by the County, may~~ be required to provide supporting documents at the time of subdivision, ~~non-statutory plan~~ Outline Plan or development permit application as outlined in the MDP and LUB. Such documents may include (but are not limited to) biophysical assessments, geotechnical and environmental assessments, and traffic impact assessments.
3. **Development, Signage and Landscaping** – Highway 627 and Highway 759 for commercial or industrial developments are the primary gateways into the Highvale Plan area and any development, landscaping, or signage adjacent to these road rights-of-way shall be of a high standard.
4. **Home Based Businesses** – Home based businesses are encouraged as prescribed in existing County's LUB districts. Issues of compatibility with adjacent uses shall be addressed at the time of development permit application.

5. Business and Medium Industrial – Industrial land uses shall be business-oriented to medium in nature, and include data processing facilities with associated uses [define “associated infrastructure”]. Heavy industrial land uses, with the exception of the Sundance and Keephills power generation facilities and their associated facilities and uses, shall be prohibited within the Plan area.

5.6. Alternative Energy Use Site – Subject to a feasibility study, the County may allow development of the lands designated as Business and Medium Industrial for an alternative energy use site and pilot project.

6.7. Industrial Development – Industrial development shall be permitted to locate:

- a. In areas designated for industrial development by a Statutory Plan or Outline Plan;
- b. Where opportunities exist for industrial uses along Highway 627 and within the existing industrial sites to potentially repurpose areas and infrastructure; or
- c. In areas that do not conflict with adjacent land uses in terms of appearance, emissions, noise, or traffic generation, unless suitable buffers are provided, and has a closed loop sewage disposal system.

7.8. Industrial Clusters and Spur Line – Parkland County encourages:

- a. The clustering of similar and compatible industrial businesses on business and medium industrial sites; and
- b. The creation of spur lines by accommodating businesses that require rail transportation and proximity to railway rights-of-way.

8.9. Resource Extraction – New resource extraction operations can be considered in the Plan area provided that they:

- a. Have sufficient road access;
- b. Has mitigated impacts, or has no impact on existing agricultural operations;
- c. Follow the best management practices identified in the County’s *Environmental Conservation Master Plan*;
- d. Comply with existing County and Alberta Environment and Parks statutory and non-statutory plans, approved policies, regulations and permit approvals; and
- e. Are reclaimed to the satisfaction of the County and Alberta Environment and Parks.

9.10. Mitigation – New industrial development shall not conflict with adjacent land uses in terms of appearance, emissions, including carbon emissions, noise, or traffic generation, unless suitable buffers or mitigation measures are provided, and the development has a closed loop sewage disposal system. The County may require the use of landscaping, screening, setbacks, the strategic location of outdoor storage or other controls to mitigate ~~nuisance impacts between industrial and non industrial development potential off-site nuisance impacts.~~ All new industrial development shall require an open and transparent environmental impact assessment process involving the public as part of the development permit application.

6.6 Recreation, Parks and Open Space

1. Recreation – A new north/south recreational trail network that links Wabamun Lake to the North Saskatchewan River through the Hamlet of Keephills shall be developed by the County.

- a. The trail network, as shown on Map 7, is conceptual and the general alignment shall follow the Wabamun Creek ESA and along existing and future waterbodies and water courses. Final trail alignment will be determined by a functional planning study with standards for development outlined in the Parkland County *Parks, Recreation, and Culture Master Plan*.
- b. In all cases, lands used for trail development will be public in nature unless prior agreements are in

place between private landowners and the County. The conceptual trail alignment shall use road

and utility rights-of-way, public utility lots, and municipal and environmental reserve lands.

- c. Trail lands will be acquired through the use of Municipal Reserve and Environmental Reserve dedication at the time of subdivision.
- d. Trail sections shall be built as resources and demand warrants, and will be for passive use only (i.e. no motorized vehicles such as quads or skidoos).
- e. Trail connections may be made in the future to the Sundance Natural Area, the Modeste Saskatchewan Natural Area and the Burtonsville Island Natural Area.

2. Parks – A large park located south of Wabamun Lake shall be developed by the County. The location and programming of the park shall be determined in the County's *Park, Recreation, and Culture Master Plan*:

- a. Lands around end pit lakes may be designated for parks, day use areas, or privately operated campgrounds and/or trails, and shall not conflict with agricultural land uses in terms of trespass, noise, traffic generation. The County's *Parks, Recreation, and Culture Master Plan* shall provide more specific guidance on these facilities;
- b. Public access to shoreline areas shall be facilitated through the dedication of Municipal Reserve and/or Environmental Reserve; and
- c. The County shall partner with Alberta Environment and Parks and Alberta Fish and Game Association to assist in the development of the park and in land acquisition.

3. Open Space – As a condition of subdivision approval, the County shall require the protection and conservation of environmentally sensitive areas, specifically those lands around the Sundance and Keephills Ponds, adjacent to end pit lakes upon completion of mine reclamation, and along Wabamun Lake and the North Saskatchewan River, by dedication of Municipal Reserve and Environmental Reserve, the provision of Environmental Reserve Easements or Conservation Easement agreements, or by other statutory means as such identified in the *Municipal Government Act*, or the *Alberta Land Stewardship Act*.

6.7 Heritage

1. Keeping History Alive – The archeological, paleontological, and historical sites and cemeteries within the Plan area, as shown on Map 7, signify the history of the people and events within this portion of County. These sites and cemeteries shall be:

- a. Protected and programmed as interpretative parks and maintained; and
- b. Connected to the transportation and/or open space/trail network.

Any proposed development or expansion to an existing development may require the completion of a Historic Resources Impact Assessment, as per the requirements of the Historic Resources Management Branch.

2. Environmental Impact Assessment Report – where required by the Subdivision and Development Authority, developers may be required to reference findings from the "South Sundance Thermal Power Project Environmental Impact Assessment Overview Report" (1976). Findings from the report should be used to inform future subdivision and development applications as it pertains to archaeological, heritage, and community issues in the Plan area.

3. Hamlet of Keephills – The original Hamlet of Keephills, identified in the location shown on Map 7, shall be recognized as an important historic site through the placement of interpretive signage.

6.8 Environment

1. **Waterfowl Habitat** – If or when decommissioned, lands around the decommissioned Sundance Cooling Pond and the Keephills Cooling Pond, as shown on Map 7, shall be identified as waterfowl habitat and designated as Environmental Reserve through the subdivision and development process, or protected through Environmental Reserve Easements, Conservation Easement agreements, and/or County acquisition through the Alternative Land Use Services (ALUS) program.
[Comment: Why wait? Start now.]
 - a. These lands may be developed for recreational purposes in accordance with a local Statutory Plan or Outline Plan.
2. **End Pit Lakes and Wetlands** – Lands around approved end pit lakes, wetlands, and lands with Class 6 and Class 7 agricultural capability, as shown on Map 7, are considered riparian and unsuitable for agricultural production. To the extent identified on Map 7: Land Use Concept, or as recommended by a biophysical assessment prepared for an ASP amendment, redistricting, Conceptual Scheme, Master Site Development Plan, subdivision application, or development application, whichever is more recent, such lands [Comment: ???]: These lands:
 - a. Shall be classified as ESAs;
 - b. Shall be designated as Environmental Reserve through the subdivision and development process, or protected through Environmental Reserve Easements or Conservation Easement agreements and/or the ALUS program; and
 - c. May be developed for recreational purposes in accordance with a Statutory Plan or Outline Plan.
3. **Environmentally Sensitive Areas** – The ESAs described in the County's ECMP and by TransAlta, as shown on Map 7, shall be designated as ESAs unless otherwise designated on Map 7: Land Use Concept. The ESAs should remain in a natural state unless otherwise identified:
 - a. The North Saskatchewan River ESA shall be designated as a habitat and movement corridor for wildlife, recreation corridor, and include designated public access areas;
 - b. The Wabamun Creek ESA shall be designated and protected as a movement corridor for wildlife between the North Saskatchewan River valley and Wabamun Lake along Wabamun Creek;
 - c. The County encourages shall require landowners to follow best practices for the management of natural areas, as identified in the County's *Environmental Conservation Master Plan*; and
 - d. The County shall protect ESAs through the subdivision and development process by designating these lands as Environmental Reserve, or entering into Environmental Reserve Easement or Conservation Easement agreements, and/or through the ALUS program or other conservation programs.
4. **Wetland Inventory** – Upon reclamation of the Highvale Mine, The County shall immediately create a wetland inventory in order to accurately account for any future wetland losses. Funds from wetland losses derived from development activities may shall be integrated into local stewardship and restoration efforts.
5. **Geotechnical Reports**
 - a. Development adjacent to the Highvale Mine lands should maintain a minimum separation distance from the Mine disturbed areas, as established by a geotechnical report prepared by a qualified and independent professional.
 - b. Prior to development on reclaimed lands within the Mine disturbed areas, the applicant shall provide the County with a geotechnical report prepared by a qualified and independent professional.
6. **Flood Plains, Slopes and Watercourses** – Future development will shall be directed away from flood plains, slopes and watercourses as regulated by the County's Land Use Bylaw.

7. **Reforestation** – Reforestation within the Highvale Mine lands shall be supported and protected through Environmental Reserve, Environmental Reserve Easement, or Conservation Easement taken at the time of subdivision [or by agreement with the land owner](#).
8. **Wildlife Connectivity** – To provide sufficient wildlife movement corridors, a setback of 150 m from the shoreline of a waterbody or watercourse for any development is ~~recommended~~ [required](#). The specific setback for any development will be determined based upon the provision of recommendations prepared by a qualified biologist through a biophysical impact assessment, or as determined through the County's Riparian Setback Matrix Model.
9. **Sediment Control** – Parkland County, in conjunction with provincial approval agencies, ~~will~~ [shall](#) require the necessary studies to address pre and post development erosion and sedimentation control flowing towards Wabamun Lake and the North Saskatchewan River.

6.9 Crown Land

1. **Land Use** – The County shall support the use of Crown Lands for resource development, limited grazing, conservation, and recreational use.
2. **Notification** – The County will notify relevant government agencies of any proposed use of Crown Lands, and/or of lands containing wetlands prior to development.

6.10 Transportation Network

1. **Update of Map 8: Transportation Network** – Map 8: Transportation Network reflects plans that were in place during the 2016 update of this ASP. Map 8 is to be considered conceptual in nature and subject to change as mine reclamation progresses and development patterns change. It shall be updated in a timely manner on the adoption of a new MOA between the County and TransAlta. Proposed updates shall require applicable supporting technical studies.

- 1.2. **Road Connections** – TransAlta will, as per the 2003 Memorandum of Agreement (MOA) and 2008 MOA with the County, provide rights-of-way to create roadways throughout the Plan area, as shown on Map 8, as part of the mine reclamation.
- a. The location of any additional arterials, major collectors, or minor collector road rights-of-way shall:
 - i. Meet the requirements of the County's Transportation Master Plan;
 - ii. Minimize start-stop-movements in future road alignments; and
 - iii. Consider continuous road alignments rather than multiple corners and intersections and connections to existing transportation networks outside of the Plan boundary area.
 - b. The County will make improvements to Sundance Road to ensure it meets County design guidelines, such as widening and horizontal and vertical curves.

2.3. **Existing Roads Connections** – The following rights-of-way, as identified on Map 8, shall remain open during mine operations and after reclamation.

- a. Township Road 524 from Highway 759 to the edge of the future realignment;
- b. Range Road 55 from the south mine boundary to Township Road 524;
- c. Township Road 523A from Range Road 55 to Range Road 54 (portions may be closed for mining purposes, subject to approval from Parkland County and the Province);
- d. Range Road 52 from the north mine boundary to Township Road 524;
- e. Township Road 524 from Range Road 53 to Range Road 52;

- f. Range Road 45 from Highway 627 to where the road ends to the north (portions may be gated for

mining purposes, subject to approval from Parkland County and the Province);

- g. Range Road 42 from Highway 627 to Sundance Road; and
- h. Sundance Road from Highway 759 to Range Road 42.

3.4. Memorandum of Agreement (MOA) – After approval of the Plan, Parkland County shall enter into a Memorandum of Agreement (MOA) with TransAlta. The MOA agreement between the County and TransAlta shall consider:

- a. Connectivity throughout the plan area;
- b. Access to future end land uses;
- c. Provide access to reclaimed legal land parcels and roads impacted by mining;
- d. Financial arrangements in developing the final road network; and
- e. Existing commitments and obligations outlined in the 2003 and 2008 MOA's between Parkland County and TransAlta remain in place, are subject to review and revision to accommodate final reclamation activities at the mine sites and contemplated data processing facility developments near the Keephills and Sundance generating facilities.

4. Update of Map 8 Transportation Map 8 Transportation, shall be updated in a timely manner on the adoption of a new MOA between the County and TransAlta.

5. Water Crossings – All water crossings (i.e. watercourses, wetlands, lakes) within the Plan area shall be constructed in accordance with Parkland County standards.

- a. The design of crossings shall consider the locations of existing wildlife corridors as well as the presence of fish and fish habitat. The crossing shall also incorporate any necessary features to maintain natural habitat connectivity and ecological integrity.
- b. All water crossings require *Water Act* approval or notification (i.e. Code of Practice pursuant to *Water Act*) and potential consultation with Alberta Environment and Parks (AEP) prior to construction. Other environmental regulatory considerations may also apply including but not limited to the *Migratory Birds Convention Act*, *Fisheries Act*, *Wildlife Act*, *Public Lands Act* and/or the Alberta Wetland Policy.

6. Road Right-of-Way Widening – Rights-of-way adjacent to subdivision and development proposals may require widening. In such cases, dedication by caveat or plan of survey will be required at a width specified by the County if the site is located:

- a. At the corner of a Township Road or a Range Road that meet. The right-of-way will be located along the frontage of the subdivision as well as the balance of the quarter section along both the Township Road and Range Road; or
- b. In the middle of the quarter section or bordering another quarter with no road between them. The right-of-way will be located along the frontage of the subdivision and the balance of the quarter that runs along the particular Township Road or Range Road.

7. Off-site Levy – The County may consider the development of a future Highvale off-site levy to fund infrastructure improvements.

8. Off-site Improvements – As part of an agreement associated with the approval of a subdivision or the issuance of a development permit, the County may require that the developer pay for all or a portion of any public roadway or trail system.

9. Design Standards – All road rights-of-way shall be developed in accordance with the specifications of the County's design standards.

10. **Road Use Agreement** – A Road Use Agreement with the County will be required to address haul routes, maintenance and/or upgrading, dust control, and any other matters relative to the road use.

11. **Development Referral** – The County shall refer all ASP, ASP amendment, redistricting, subdivisions and development applications that include land located within 800 m of a highway to Alberta Transportation for comment.

6.11 Servicing and Utilities

1. **Site Servicing** – All existing developments shall be serviced by on-site water, sewer and all necessary shallow utilities. The County shall not support redistricting, subdivision, or development that does not address site servicing needs. All servicing shall comply with applicable federal and provincial regulations, County standards, and the policies of this section.
- a. All costs associated with the construction of water, sewer, stormwater and utility infrastructure on a site shall be borne by the landowner/developer.
 - b. Where future developments in the Hamlet of Keephills propose a density greater than those currently existing in the hamlet, community water and sanitary systems will be required.

2. Water Servicing

- a. Development on lands within the Highvale Mine footprint shall rely on local surface water or other sources (a piped system or cisterns) as post-mining groundwater quality is unlikely to provide a reliable post-mining supply due to a generally low hydraulic conductivity and water quality that is not suitable for domestic or livestock use. However, water may also be available from stratigraphic intervals deeper than the coal zone. Dugouts will require a development permit as prescribed in the Land Use Bylaw.
- b. Development on lands outside the Highvale Mine footprint shall be serviced through on-site systems which may include existing domestic wells.
- c. The County shall require developers to demonstrate proof of water supply if accessing groundwater, or identify proposed method of water servicing, for all developments within the Plan area.
 - i. Where lots are proposed to be served by cisterns, restrictive covenants shall be registered as a condition of subdivision approval, prohibiting the use of wells or other means of groundwater collection.
- d. The County encourages all well users to register their use of groundwater under the *Water Act*.
- e. The County may provide additional waterpoints and waterfills in strategic locations.

3. **Sanitary Servicing** – Any development shall install a septic tank, lagoon or treatment facility for sanitary servicing in accordance with provincial requirements.
- a. As part of a subdivision or development permit application, the County shall require that developers submit information respecting the proposed location and type of sewage disposal system intended to serve the proposed development. The County may require that soil tests be undertaken by the developer to determine that the soils are suitable to accommodate on-site sewage disposal systems.
 - b. The County will not support any future development which does not comply with County or provincial standards as they relate to sanitary servicing.
 - c. The County may request additional information about a private sanitary system to ensure adequate compliance with County and provincial standards.

4. **Stormwater Management** – All multi-parcel subdivision and major development applications are required to submit a stormwater management report. The Subdivision or Development Authority may

require the submission of a stormwater management plan for any other subdivision or development proposal within the Plan area.

- a. The construction of stormwater management facilities shall adhere to the County's Stormwater Naturalization Policy C-ES04.
- b. The construction and operation of all stormwater facilities shall comply with Alberta Environment and Parks requirements and/or approvals.

5. Stormwater Discharge – All developments shall retain stormwater on site and discharge at a post-development rate that does not exceed pre-development release rates.

6. Green Technologies – The County will encourage developments to use green building and servicing technologies, such as LEED, BUILT Green or other green building standards for development. All new buildings shall strive to meet green building standards from a recognized standards program and use green infrastructure such as: green roofs, constructed wetlands, bioswales, landscaped ditches, rainfall harvesting, bio-retention cells, xeriscaping and permeable surfacing materials.

7. Alternative Energy – The County may undertake studies to consider the need and best locations for solar, geothermal, wind farm, or a greenhouse gas waste heat diversion projects.

8. Setbacks from Utilities and Oil and Gas Facilities – Until such time that TransAlta's Mine infrastructure is decommissioned and reclaimed, any development shall adhere to the setbacks identified in the following table unless more stringent applicable setbacks are mandated provided by more recent provincial regulations.

- a. Any development shall be referred to TransAlta and/or the applicable utility provider to ensure setbacks are addressed and/or future plans for the utility or facility is considered.
- b. Developers will be responsible to notify the County and adhere to any other setbacks or regulation not mentioned in the table below.

Table 6.1: Development Setbacks

Utility/Facility	Setback
Sewage Lagoon	300 m (S. 12, Subdivision and Development Regulation)
Landfill	300 m (S. 13, Subdivision and Development Regulation)
Waste Transfer Station	300 m (Waste Control Regulation AR 192/96)
Power Lines	In accordance with the Alberta Electrical Utility Code
Pipelines	Pipeline Right-of-Way
Abandoned Well	5 m radius around the well (AER Directive 079)
Power Plants Generation Facilities	In accordance with Alberta Utilities Commission Rule 007

9. **Emergency Service** – The County shall:

- a. Review the *Fire Services Master Plan* to ensure the plan reflects the service demands, anticipated development and call volumes of the Plan area; and
- b. Liaise with the RCMP to ensure police servicing levels are maintained in the Plan area.

10. **FireSmart and Wildfire Protection** – The County shall require developers to incorporate FireSmart principles and standards when preparing Outline Plans and multi-parcel subdivision plans to minimize the potential from wildfire damage.

6.12 Industrial Development on Undisturbed Lands

1. The 2021 closure of the Highvale Mine has left lands previously planned for mining, including the planned Pit 09, as undisturbed. Proposed development on undisturbed lands ~~must~~ shall provide technical studies that demonstrate:

- a. Avoidance or mitigation of impacts to adjacent agricultural land uses, ~~and the environment, and Wabamun Lake and Watershed; and~~
- b. Mitigation of impacts to the surrounding rural area, country residential areas, and the Hamlet of Keephills.

2. The re-districting and subdivision of undisturbed and agricultural lands for the purposes of power generation facilities, data-processing facilities, and their associated uses shall be allowed ~~through~~ regulatory approvals.

3. Proposed development on undisturbed lands for the purposes of power generation facilities, data-processing facilities, and their associated uses shall require a Master Site Development Plan.

1.4. Co-location of agricultural uses within non-agricultural development on undisturbed lands is encouraged but not required.

6.126.13 Referrals

1. **Notification** – The County shall notify an adjacent municipality and/or First Nations if any development and/or planning initiatives are located adjacent to a municipality or First Nation boundary.

7.0 Plan Statistics

The Plan area currently contains a mix of agricultural, Hamlet, commercial, industrial, recreation, and environmentally sensitive areas, as shown on Map 7. The distribution of these uses is identified in the following table.

Table 7.1: Future Land Use

Land Use	Hectares (ha)	% of Total Area
Agricultural Land	21,508.921,843.9	74.075.5
Agricultural Mixed Use	2,859.12,488.3	9.98.6
Environmentally Sensitive Areas	3,274.62,357.5	11.38.2
Business and Medium Industrial	1,570.0	5.4
Waterfowl Habitat, Recreation, End Pit Lakes	471.0469.7	1.6
Wetlands (including End Pit Lakes)	338.2	1.2
Business and Medium Industrial	277.5	1.0
Provincial Natural Area	128.6	0.4
Hamlet	64.9	0.2
Commercial	1.0	0.0
Total	28,92428,923.9	100

8.0

Development Staging and Implementation

8.1 Development Staging

~~Although the Mine's current life expectancy is 2056, it is anticipated that all mined lands will receive a reclamation certification by 2070 be reclaimed by 2046. However, Pits 03-08 will receive reclamation certificates by the early 2030s or sooner, depending on current provincial approaches to resource extraction and development. By the 2030s, 74% of the Mine area will be reclaimed.~~ Concurrent with the TransAlta reclamation timeline, the County will implement the following actions or initiatives, as identified in the following table, for each stage of reclamation.

Due to the Government of Alberta's approach to phase out coal extraction by 2030, alternative planning and expedited reclamation of the Highvale Mine may follow to meet this goal. Accordingly, this ASP shall be updated with new information from TransAlta as it endeavours to meet the Provincial approach. At this time reclamation plans remain the same.

Table 8.1: Post Reclamation Activities (anticipated as of March 2016)

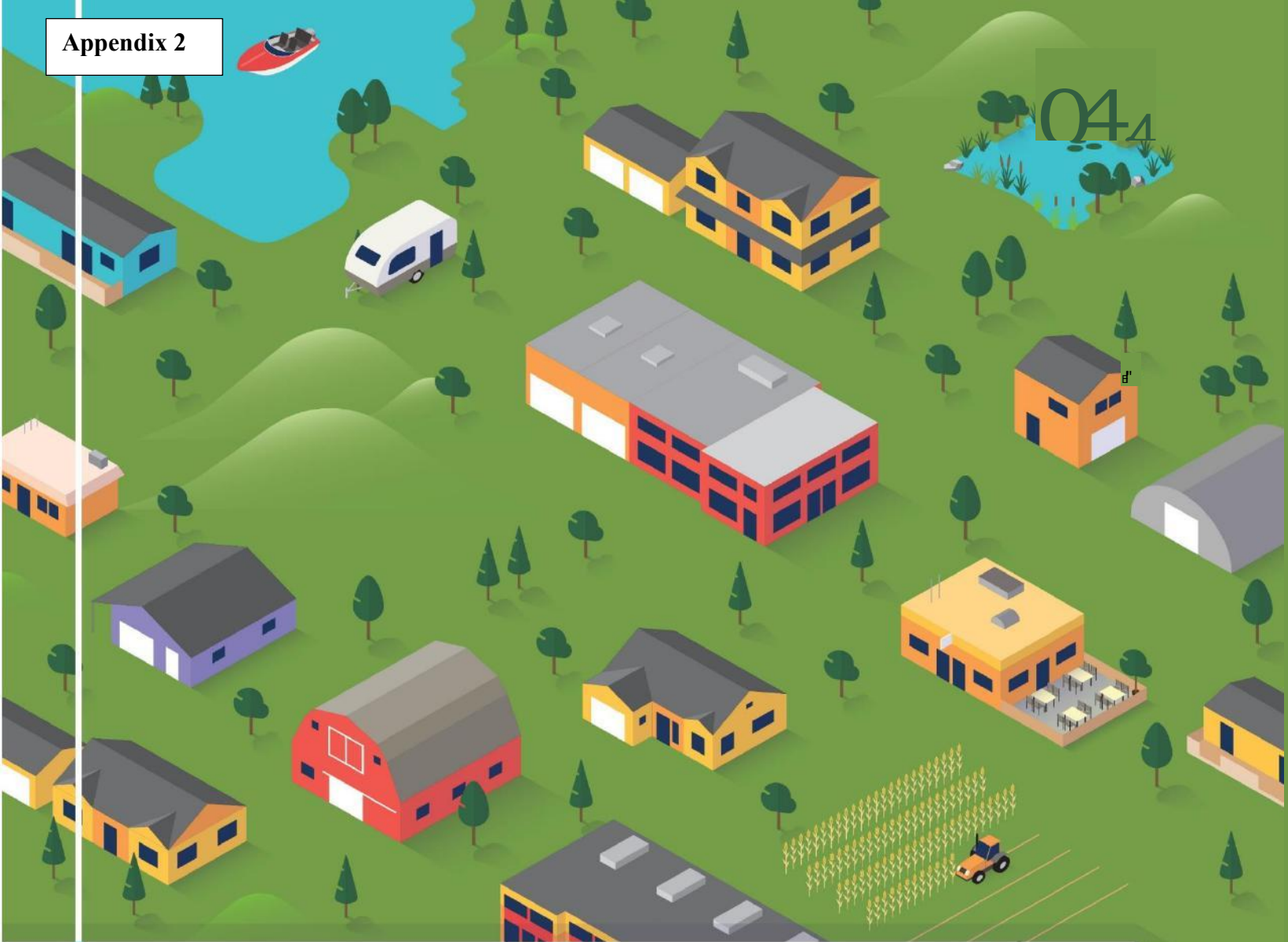
Pit/Area	Reclamation	Reclamation Certification	Actions or Initiatives by the County (Post Reclamation)
			74%, or 8,433 ha of the 11,331.1 ha, of mine lands available for sale.
Pits 03-08	2016 to the 2020s	2025 to 2030s mid	- Wabamun Creek Trail, from Wabamun Lake to the North Saskatchewan River through Keephills, is near complete. - Road network near complete. - Alternative energy production site identified.
Pit 09	2022-2056	2070	- The remaining 26%, 2,898.1 ha of 11,331.1 ha Mine lands, available for sale. - Wabamun Creek Trail, complete. - Road network complete.

8.2 2016 Amendment Implementation

- Climate Leadership Plan** – The ASP will be updated when substantial information on the Government of Alberta's approach to phasing out coal has been provided. Appropriate changes to the ASP policies and land use mapping will be undertaken where applicable.
- MDP Amendments** – To implement the ASP, the following MDP amendments are required:
 - Lands within the Highvale Mine permit boundary designated as Industrial Commercial in the County's MDP shall be re-designated Agricultural, Environmentally Significant, and Industrial/Commercial, as outlined in this Plan, at the time of reclamation certification.
 - The Confined Feeding Operation Overlay (Map 4) of the MDP shall be amended to account for the location of the future waterbodies, and, where applicable, findings from the Wabamun Sub-Watershed Land Use Plan.
 - The MDP shall identify that Keephills will accommodate future residential growth.

3. **LUB Amendments** – To implement the ASP, the following LUB amendments are required: a.
Lands identified as Highvale Mine Pits 08 and 09 shall be redesignated to Direct Control Area 2.
4. **ASP Review** – The Highvale End Land Use ASP shall be reviewed every five years, and amended as necessary, to reflect provincial (i.e. Provincial coal policies), ~~regional (i.e. Capital Region Growth Plan policies)~~ or municipal policy (i.e. Transportation Master Plan updates), updates to the Parkland County/TransAlta Memorandum of Agreement, or TransAlta's mining timelines, sequence of mining or reclamation plans, or any relevant new information.
5. **Reserve Land Acquisition** – In order for the County to acquire lands for Municipal or Environmental Reserve purposes, park lands, and/or trail networks and recreation uses for the benefit of County residents, TransAlta and Parkland County shall establish a protocol that allows the County to purchase reclaimed and other lands.
6. **Sales Agreements** – Prior to entering into any sales agreement with a third party, TransAlta would have met the obligations under the mine license and environmental approvals required to obtain a Reclamation Certificate as outlined by the Alberta Energy Regulator. Any sales agreement between TransAlta and a prospective third party owner shall be negotiated as between the third party and TransAlta but at a minimum would include: disclosure of any then current mine activities; provision of the Reclamation Certification to the purchaser (where applicable), negotiation of any permitted encumbrances (which may include municipal reserve requirements, infrastructure and servicing requirements, public utility lot locations). Any additional assessments or studies shall be discussed and agreed upon by the prospective owner and TransAlta during the negotiation process.

Note: All maps to be replaced – see separate files.



parkland
county

Land Use Bylaw

Bylaw 2025-12

Updated: September 2025



Summary of Amendments

Updated :

[illegible]

3.80. Keephills Direct Control District (DC Area 4)

1. Purpose
 - 1.1. The purpose of this District is to provide Council with specific control over Uses in the Keephills DC area.
2. Application
 - 2.1. This District applies to the lands identified in Section 10.20 of this Bylaw.

3. Uses

<u>Agricultural Uses</u>
Agriculture, Major
Agriculture, Minor
<u>Industrial Uses</u>
Data Processing Facility
Industrial, Major
Industrial, Minor
Storage, Indoor
Storage, Outdoor
<u>Public Service and Infrastructure Uses</u>
Renewable Energy Generation, Minor
Renewable Energy Generation, Major
Utility, Major, limited to Power Generation Facilities
Utility, Minor, limited to communication towers and local electrical transmission and distribution facilities
<u>Other Uses</u>
Accessory Building

3.4. Development Regulations Decision Authority

- 4.1. Development Permit Applications must be decided as follows:
 - 4.1.1. Data Processing Facility applications shall be decided by Council;
 - 4.1.2. Power Generation Facility applications shall be decided by Council; and
 - 4.1.3. All other Use applications shall be decided by the Development Authority.
- 4.2. Council shall require any technical studies or information as outlined in Section 7.40 that it deems necessary to decide on an application.
- ~~3.1. Subdivision and Development decisions must be made by the Subdivision and Development Authority in accordance with the underlying District except for:~~
 - ~~3.1.1. Development related to the construction and operation of a Power Generation Facility; and~~
 - ~~3.1.2. Any associated Developments associated with a Power Generation Facility and not otherwise described in the underlying Land Use District which will be decided by Council.~~
- ~~3.2. For the exceptions listed in 3.50.3.1, Council:~~
 - ~~3.2.1. May require all information it deems necessary to decide the application;~~

~~3.2.2. Must hold at least 1 public meeting to receive comments from any interested or affected party;~~

5. Site Regulations

~~5.1. Site regulations, including minimum site area, depth, width, and density, are at the discretion of the Subdivision Authority Council~~

6. Development Regulations

~~6.1. Development must comply with the following Building regulations:~~

Building Form

Regulation	Value	
Maximum Height		
6.1.1. Principal Building	None	
6.1.2. Accessory Building	None	
Footprint		
6.1.3. Maximum Lot Coverage	At the discretion of the <u>Development Authority Council</u>	
6.1.4. Maximum Building Area	None	

Building Placement

Regulation	Value	Symbol
<u>Setbacks Abutting Sites</u>		
6.1.5. Minimum Rear Setback	9.0 m (29.5 ft.)	<u>A</u>
6.1.6. Minimum Side Setback	<u>12.0 m (39.4 ft.) total with a minimum of 3.0 m (9.8 ft.) on each side.</u>	<u>B</u>
<u>Setbacks Abutting Residential Use</u>		
6.1.7. Minimum Setback from a Residential Use	<u>50.0 m (164.0 ft.)</u>	<u>C</u>
<u>Setbacks Abutting Roadways</u>		
6.1.8. Minimum Front and Flanking Setback	<u>8.0 m (26.2 ft.) from an internal subdivision road</u> <u>23.0 m (75.4 ft.) from a Municipal Road</u>	<u>D</u>
6.1.9. Minimum Provincial Highway Setback	<u>Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.</u>	<u>D</u>

~~6.2.~~

7. ~~Must decide on the application.~~ Additional Regulations for Specific Uses

Data Processing Facilities

~~7.1. Data Processing Facilities and associated Accessory Buildings are limited to the following areas:~~

~~7.1.1. Section 36-51-4 W5M; and~~

~~7.1.2. Section 35-51-4 W5M between Highway 627 and the Mine Haul Road.~~

Setback Requirements Setback from what? The Parcel Boundary?

7.2. The following setbacks apply for specific Uses when adjacent to a residential district, or a property that contains a Residential Use:

7.2.1. Data Processing Facility Buildings must be setback a minimum of 100.0 m (328.0 ft.) from the Parcel Boundary; and

7.2.2. Any ground mounted Mechanical Equipment must be setback a minimum of 150.0 m (492.1 ft.) from the Parcel Boundary

8. General Regulations

8.1. Data Processing Facility Uses must meet the requirements of Section 5.80.

8.2. In addition to any other application requirements in this Bylaw, Data Processing Facility applications shall be required to provide a decommissioning and reclamation plan that outlines how the lands will be returned to their pre-development state including plans for demolition and waste removal and be consistent with all reclamation approvals ordered and/or issued by the Alberta Energy Regulator under the Coal Conservation Act and other applicable Alberta Legislation..

~~3.3.~~

3.110. Data Processing and Infrastructure Direct Control District **(DC Area 7)**

1. Purpose

- 1.1. The purpose of this District is to allow for the development of data processing facilities, and associated infrastructure and uses, and enable flexible regulations to manage mitigate impacts from emerging technology based industrial uses.

2. Application

- 2.1. This District applies to the lands identified in Section 10.20 of this Bylaw.

3. Uses

Agricultural Uses

Agriculture, Major

Agriculture, Minor

Industrial Uses

Data Processing Facility

Public Service and Infrastructure Uses

Renewable Energy Generation, Minor

Utility, Major, limited to Power Generation Facilities

Utility, Minor, limited to communication towers and local electrical transmission and distribution facilities

Other Uses

Accessory Uses, Buildings, and Structures

4. Decision Authority

- 4.1. Decisions on Development Permit Applications shall be made in accordance with the following:

4.1.1. Data Processing Facility uses shall be decided by Council.

4.1.2. All other uses shall be decided by the Development Authority.

- 4.2. Council shall require any technical studies or information as outlined in Section 7.40 ~~that it deems necessary to decide on an application.~~

5. Site Regulations

- 5.1. Site regulations, including minimum site area, depth, width, and density, are at the discretion of ~~the Subdivision Authority~~ Council.

6. Development Regulations

- 6.1. Development must comply with the following Building regulations:

Building Form

<u>Regulation</u>	<u>Value</u>
Maximum Height	
6.1.1. Principal Building	None – need a Maximum Height
6.1.2. Accessory Building	None – need a Maximum Height
Footprint	
6.1.3. Maximum Lot Coverage	At the discretion of Council the Development Authority

Maximum Height

6.1.1. Principal Building

6.1.2. Accessory Building

Footprint

6.1.3. Maximum Lot Coverage

6.1.4. Maximum Building Area None – need to specify – entire site?

Building Placement

<u>Regulation</u>	<u>Value</u>
<u>Setbacks Abutting Sites</u>	
<u>6.1.5. Minimum Rear Setback</u>	<u>9.0 m (29.5 ft.)</u>
<u>6.1.6. Minimum Side Setback</u>	<u>12.0 m (39.4 ft.) total with a minimum of 3.0 m (9.8 ft.) on each side.</u>
<u>Setbacks Abutting Residential Use</u>	
<u>6.1.7. Minimum Setback from a Residential Use</u>	<u>50.0 m (164.0 ft.) – Revise to 100.0 m</u>
<u>Setbacks Abutting Roadways</u>	
<u>6.1.8. Minimum Front and Flanking Setback</u>	<u>8.0 m (26.2 ft.) from an internal subdivision road</u> <u>23.0 m (75.4 ft.) from a Municipal Road</u>
<u>6.1.9. Minimum Provincial Highway Setback</u>	<u>Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.</u>

7. Additional Regulations for Specific Uses

Data Processing Facilities and associated Accessory Buildings are limited to the following areas:

Require land parcel(s) be specified to be consistent with DC Area 4

Section 23-52-5-W5M

8.

Setback Requirements

7.1. The following setbacks apply for specific uses when Adjacent to a Residential District, or a property that contains a Residential Use:

7.1.1. Data Processing Facility Buildings must be setback a minimum of 100.0 m (328.0 ft.); and

7.1.2. Any ground mounted Mechanical Equipment must be setback a minimum of 150.0 m (492.1 ft.), unless separated by a Principal Building.

9. General Regulations

8.1. Data Processing Facility Uses shall meet the requirements of Section 5.80.

8.2. In addition to any other application requirements in this Bylaw, Data Processing Facility applications shall be required to provide a decommissioning and reclamation plan that outlines how the lands will be returned to their pre-development state including plans for demolition and waste removal and be consistent with all reclamation approvals ordered and/or issued by the Alberta Energy Regulator under the Coal Conservation Act and other applicable Alberta Legislation.

5.80. Data Processing Facility

1. General Development Regulations

Minimum Setback Distance

1.1. Minimum Setback distances are measured in accordance with the following:

Regulation	Value
1.2.1. The facility includes on-site power generation. Power Generation Facilities	At the Discretion of the Development Authority in consultation with the Alberta Utilities Commission, <u>unless specified as a specific regulation of the district.</u>
1.2.2. The facility does not include on site power generation. Data Processing Facility Buildings	Setback must align with <u>the Building</u> regulations of the district.
1.2.3. Ground mounted Mechanical Equipment	<u>Setback must align with regulations of the district.</u>

1.1.1. For facilities with a Power Generation Facility, from the outer edge of the Development to the nearest residential Dwelling wall.

1.1.2. For facilities without a Power Generation Facility, from the development area to the title Parcel boundary.

Setbacks

1.2. A Data Processing Facilities shall be set back from Residential Uses a residential district or a property that contains a Residential Use according to the following minimum requirements:

2. Impact Mitigation

Noise Impacts

1.3. ~~A noise impact assessment may be required by the Development Authority. If deemed necessary by the Development Authority, a noise mitigation plan that includes a noise monitoring system will be required. The applicant may be required to shall provide a noise impact assessment provided by an independent, qualified expert.~~

1.4. Provision and compliance with a noise impact assessment, including installation of a noise monitoring system, may shall be imposed as a condition of approval.

Building Facade

1.5. ~~When adjacent to a public road right-of-way, a residential district, or a property that contains a Residential Use, Building façades shall may be required to incorporate the following to add visual interest:~~

1.5.1. Façade articulation;

1.5.2. Colour;

1.5.3. Material; or and

1.5.4. Texture.

1.6. ~~Building entrances may be required to be clearly visible using shall use architectural detailing or differentiating colours.~~

Screening of Mechanical Equipment

- 1.7. Mechanical Equipment ~~must~~ shall be fully screened on all sides by an Acoustic Barrier or other screening measures, if recommended in ~~deemed necessary by a noise impact assessment provided by an independent, qualified expert.~~
- 1.8. Mechanical Equipment screening ~~may~~ shall incorporate perforated surfaces to allow for ventilation ~~at the discretion of the Development Authority.~~
- 1.9. Ground mounted Mechanical Equipment ~~must~~ shall:

1.9.1. Not be located in any required Front Yard;

1.9.2. Be separated from a public road right-of-way, Residential District, or a property that contains a Residential Use, by a principal building.

Loading and Storage

- 1.10. Loading, storage, and waste collection areas ~~must~~ shall:

1.10.1. Be designed to not impede the efficient flow of traffic and pedestrian movement;

1.10.2. Minimize impacts on Adjacent Uses;

1.10.3. Be located to the rear or side of the Principal Building; and

1.10.4. Be screened from view from Adjacent streets and Residential Sites.

Generator Testing and Use

- 1.11. When adjacent to a property that contains a Residential Use, generator testing ~~may~~ only occur during day-time hours as defined in the Community Standards Bylaw, unless a noise exemption is granted in accordance with the Community Standards Bylaw.
- 1.12. Generator use must be limited to backup, grid support, and emergency purposes only, except for testing or commissioning activities.

Lighting

- 1.13. Exterior lighting ~~must~~ shall comply follow County standards and be Dark Sky compliant.

Visual Impacts

- 1.14. Applicants ~~must~~ shall provide a landscaping plan in accordance with Section 4.40.

- 1.15. Landscaping ~~must~~ shall be completed in accordance with the approved

landscaping plan. Traffic and Parking

- 1.16. Parking ~~must~~ shall be provided in accordance with the requirements for Industrial Districts and Uses in Section 4.50.

- 1.17. A Traffic Impact Assessment ~~may be requested at the time of~~ shall be provided as part of a Development Permit application. Additional Requirements

- 1.18. A Development Permit application for a Data Processing Facility Use ~~may~~ shall require the following information to be provided:

1.18.1. Estimated water demand and anticipated source;

1.18.2. Wastewater and effluent treatment and disposal;

1.18.3. Traffic impact assessment; and

1.18.4. Requirements for off-site improvements.

1.18.5 Requirement of an environmental impact assessment to assess all informational requirements stated in this section, as well as, carbon emissions – Denny to provide further guidance

Development Permit Requirements

2.1.1.19. Before submitting a Development Permit application for Data Processing Facility, the Development Authority Council shall require ~~may ask~~ the Applicant to undertake public engagement in accordance with County Policy and a report on that engagement shall be prepared by an independent expert.

1.20 All costs of the studies, assessments and reports forming part of the application for a development permit shall be paid for by the applicant/developer. Additionally, all costs incurred by the County to review the application shall also be fully reimbursed by the applicant/developer.

9.10.

9.20. General Definitions

Associated Infrastructure and Uses

Require this to be defined and added to the General definitions

A

Abattoir

Means the Use of land or Buildings in which animals are slaughtered and may include the packing, treating, storing and sale of the product.

Area Structure Plan	Amenity Area	Means a space provided for active and passive recreation and enjoyment of the occupants or landowners of a Development.
	Auctioneering Services	Means those developments specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment. This livestock may include livestock and farm equipment.
	Abut	Means immediately Contiguous to or physically touching. When used in reference to a Parcel means that the lot physically touches another lot or shares a Property Line with it.
	Accessory	Means a Use, Building or Structure that is naturally or normally incidental, subordinate, and devoted to the Principal Use or Building, and located on the same Parcel
	<u>Acoustic Barrier</u>	<u>Means an exterior solid or louvered wall containing sound proofing materials designed to absorb noise and protect neighbouring properties and wildlife from noise pollution.</u>
	Act	Means the Municipal Government Act being the Revised Statutes of Alberta, 2000, Chapter M-26.1 and amendments thereto.
	Adjacent	Means Contiguous or would be Contiguous if not for a river, stream, road, or utility right-of-way or reserve land and another land identified as Adjacent in this Bylaw.
	Addition	Means the external construction of a Structure to an existing Building, which increases the Building's Floor Areas or external dimensions and when added to the Principal Building, creates one singular combined Structure. Such Structures must include a roof and walls. This may include, but is not limited to, a sunroom, bedroom storage, or mudroom.
	Agricultural Building	Means a freestanding Structure on a Parcel two acres or greater in size, that is used solely to house livestock, storage and repairs of agricultural equipment, storage of farm produce and livestock feed. This does not include a riding arena, detached Garage, or if a Building is partially used for personal, residential Use.
	Animation	Means a projection style where action or motion is used to project sign content, including lighting changes, special effects, or pictures, but does not include changeable content.
	Applicant	Means the registered owner of the land or his or her representative or agent certified as such
	Area Structure Plan	Means a statutory plan adopted by Bylaw pursuant to the Act for the purpose of providing a framework or subsequent subdivision and development of an area of land.
	Arterial Road	Means those municipal roads identified in the Transportation Master Plan Bylaw (TMP) as amended.

B

Bareland Condominium	Means a condominium Development containing Bareland Condominium Units, created specifically through subdivision, and registered as a condominium plan in accordance with the Condominium Property Act, RSA 2000, c. C-22
Bareland Condominium Unit	Means a bare land unit as defined in the Condominium Property Act, RSA 2000, c. C-22.
Basement	Means the portion of a Building or Structure that is wholly or partially below ground level.
Beekeeping	Means the activity of housing bees to produce honey or to pollinate agricultural crops, in accordance with the Bee Act, as amended. For the purposes of this Bylaw, Beekeeping does not include commercial apiaries.
Bed and Breakfast	Means a Dwelling where temporary sleeping accommodations, with or without meals, are provided to members of the public.

Building	Means anything constructed or placed on, in, over, or under land but does not include a Road or bridge forming part of a Road.
Building Height	Means the vertical distance measured from finished Grade to the highest point of a Building. Building Height does not include Accessory roof Structures such as elevator housing, mechanical housing, ventilation fans, steeples, chimneys, fire walls, parapet walls, flagpoles, or similar features not structurally essential to the Building. 
Bunk House	Means a Building Accessory to a Permitted Use containing kitchen, bathroom facilities, and sleeping accommodation in individual or combination rooms for temporary accommodation. This definition also includes Accessory cabins and cottages.
Bulk Fuel Depots	Means lands, Buildings, and Structure used for the bulk storage and distribution of petroleum products, not including service stations or key lock retail sales
Bylaw	Means the Parkland County Land Use Bylaw, as amended.
Development Compliance Officer	Means a person appointed by the County to enforce the provisions of this Bylaw.

C

Cannabis	Means all or part of a plant from the Cannabis genus, including any products that contain any part thereof. This does not include hemp.
Cannabis Cultivation	Means a Development that is used principally for the production, cultivation, and growth of Cannabis as licensed by Health Canada. Cannabis Cultivation includes the packaging, storage and transporting of products and materials related to the cultivation of Cannabis. This does not include industrial hemp.
Cannabis Processing	Means a Development that is used principally for one or more of the following: making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semifinished or finished goods and products of Cannabis as licensed by Health Canada. Cannabis Processing includes the storage and transporting of products and materials related to Cannabis processing. This does not include industrial hemp.
Cannabis Retail Sales	Means a Regulated Retail Use or Development used for the retail sale of Cannabis as licensed by the Province of Alberta. This does not include the cultivation or processing of cannabis products or industrial hemp.
Confined Feeding Operation	As defined by the Agricultural Operation Practices Act as a Fenced or enclosed land or Buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other Building or Structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, racetracks or exhibition grounds

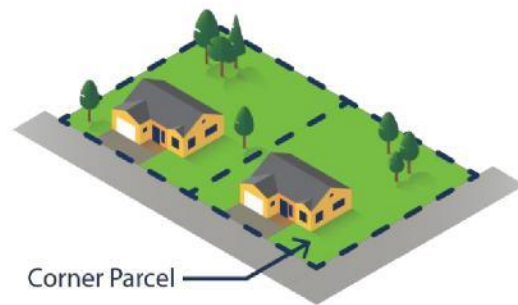
Collector Road Means those municipal Roads identified in the Transportation Master Plan Bylaw (TMP) as amended.

Compliance Certificate Means a stamped Real Property Report or a letter signed by the Development Authority confirming that all Buildings on the property have met the regulations and provisions under this Bylaw and/or any applicable Development Permit(s).

Conceptual Scheme A non-statutory planning document that is approved by Council resolution without a Public Hearing (Industrial Conceptual Schemes) or by the Director of Planning and Development Services (Rural Conceptual Schemes). It may contain a range of planning information at the County's discretion. It is typically used to: (a) add new information or detail to an area within an existing ASP, or (b) replace the function of an ASP. A Conceptual Scheme typically addresses smaller areas compared to an ASP.

Contiguous Means areas immediately Adjacent to one another without intervening vacant land or undevelopable land.

Corner Parcel Means a Parcel that is located at the intersection of two or more Roads.



Council Means the Council for Parkland County.

County Means Parkland County

D

Deemed Approved Development Means a Development for which a Development Permit is not required.

Developer Means an owner, Agent, or any person, firm or company required to obtain or having obtained a Development Permit

Developable Land Means the area of land that is subject to a proposed subdivision less the total of land required to be provided for Roads and public utilities, the land required to be provided as reserve land, and Hazard Lands.

Development Means:

- a. an Excavation or stockpile and the creation of them; or
- b. a Building or an Addition to or replacement or repair of a Building and the construction or placing of any of them in, on, over or under land; or
- c. a change of Use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the Use of the land or Building; or
- d. a change in the intensity of Use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the intensity of Use of the land or Building.

Development Authority	Means the person or persons delegated by the authority to exercise development powers and duties on behalf of the municipality pursuant to the Act
Development Permit	Means a document, which may include conditions, that is issued under this Bylaw and authorizes a Development.
Discontinued	Means the time at which, in the opinion of the Development Authority, substantial construction activity or a non-conforming Use or conforming Use has ceased.
Discretionary Use	Means the Use of land or Buildings provided for in this Bylaw for which a Development Permit may be issued at the discretion of the Development Authority, with or without conditions.
Double Fronting Lot	Means a corner lot that abuts two public Roads, excluding a lane. A Double Fronting Lot also includes a lot that abuts two public Roads that are parallel or nearly parallel.

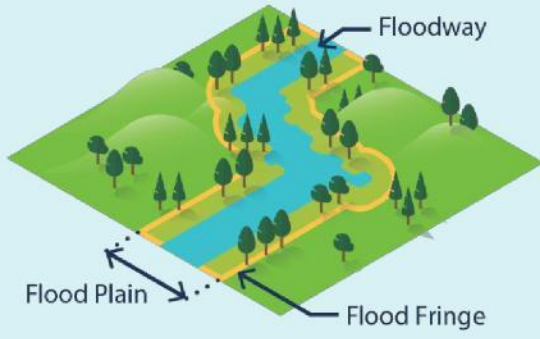
Duplex Housing	Means a Building where one Principal Dwelling is placed over another Principal Dwelling, in whole or in part, within a single Building. Each Principal Dwelling has separate and individual access. This does not include Semi-detached housing.
Dwelling	Means a self-contained unit consisting of 1 or more rooms, containing a kitchen, living, sleeping and sanitary facilities.

E

Easement	Means a right to use land, generally for access to other property or as a right-of-way for a public utility.
Eaves	Means the projecting overhang at the lower edge of a roof
Environmentally Significant Area	Means land that because of its sensitivity cannot withstand intensive Use, including steep slopes, unstable soils, certain wildlife habitats, wetlands, and lands which are unique natural environments.
Excavation	Means the removal of earthen materials for the purpose of levelling lands or the digging of a hole or cavity for a dugout or a pond.

F

Farmers' Market	Means a Development used for the sale of goods by multiple vendors renting space in either an enclosed Building or outdoors. This does not include grocery stores or retail stores.
Farmstead	Means the subdivision of a Parcel of land where there is an existing Dwelling and associated improvements associated with a farming operation.
Fence	Means a vertical physical barrier constructed at ground level to provide visual Screening, prevent unauthorized access, or provide noise reduction.

Filling	Means the placement of uncontaminated earth or aggregate materials for the purpose of modifying drainage, Grade, or building up a site for a proposed Development. This does not include the placement of waste and landfill materials.
Flanking Roadway	Means the Road or lane Abutting the side Yard of a Parcel.
Flood Fringe	Means the portion of the Flood Plain area outside of the floodway. Water in the Flood Fringe is generally shallower and flows more slowly than the Floodway. 
Flood Plain	Means the area of land bordering a river, other watercourse or Water Body which has been or may be covered by flood waters during a defined regional flooding event. The Flood Plain must be determined by a Qualified Professional to the satisfaction of the Development Authority.
Floodway	Means the portion of the Flood Plain where the water flows are deepest, fastest, and most destructive. Typically, the Floodway includes the main channel of a stream and a portion of the Adjacent overbank area.
Floor Area	Means the area of a Building or Structure, within the outside surface of the exterior walls. Where a wall contains windows, the glass line of the window may be used. Floor Area does not include Basements, unenclosed porches, or breezeways.
Forestry	Means the use of land which includes activities that are involved in silviculture and the harvesting of wood materials.
Foundation	Means the lower portion of a Building, usually concrete or masonry, includes the footings that transfer the weight of, and loads on a Building to the ground
Frontage	Means the total length of land that is Adjacent to a Road.
Funeral Home	Means a Building designed for the purposes of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

G

Garage	Means an Accessory Building or part of the Principal Building, designed, and used primarily for the storage of vehicles, including carports.
Geothermal energy	Means the process of deriving energy and heat from areas beneath the earth's surface.
Grade, Building	Means the ground elevation established for the purpose of regulating the number of Storeys and the height of a Building. The Building Grade will be the level Adjacent to the walls of the Building if the finished Grade is level. If the ground is not entirely level, the Grade will be determined by averaging the elevation of the ground for each face of the Building.

Grade, Drainage	Means the ground elevation established in a Lot on a drainage plan attached to an approved Development Permit for the purpose of controlling the flow of surface water on the Parcel
Gravel Pit	Means an open land area where sand, gravel, and rock fragments are mined or excavated for sale or off-site use, and is considered a Natural Resource Development.
Greenhouse	Means a Structure used for growing plants, vegetables, and fruits.
Gross Floor Area	Means the sum of the Floor Area of the Building or Structure, contained within the outside surface of the exterior and Basement walls including all floors, Basements, and other intermediate floor spaces. Gross Floor Area excludes mechanical and utility rooms, public washrooms, stairwells, and elevators.
Government Services	Means a Development providing services directly to the public or the community.

H

Habitable	Means a space, Building or Structure suitable for human occupancy.
Hamlet	Means a community defined by Parkland County to be a Hamlet.
Hazard Lands	Means land identified by Parkland County as being potentially less suitable for Development due to reduced safety or increased liability relating to soils, slopes, groundwater, contamination, shallow water table, flooding, or proximity to resource Extraction and Development.
Highway	Means land used or surveyed for use as a public highway or Road and is controlled and managed by the province.
Home-Based Child Care	Means a Home-Based Business intended to provide temporary care and supervision of six or fewer children.

I

Internal Subdivision Road	Means a Road providing access to Lots within a Multi-Parcel Subdivision which is not designated as a Township or Range Road.
Interior Parcel	Means a Parcel which is bounded by only one Road and a Site that is not a Corner Parcel.

L

Landscaping	Means the preservation or modification of the Natural Features or functions of a Parcel through the following: • Adding topsoil of a depth no more than 0.16m (0.5 ft.); • Soft landscaping elements such as trees, lawns, shrubs, ornamental plantings; • Hard surfacing such as walks and driveways; or • Architectural elements such as fencing, commercial and industrial lighting.
Landscape landscaped. Strip	Means a designated area of land located within a setback that is required to be landscaped.
Lane	Means a secondary access located to the side or rear of a Parcel and provides access to service areas, parking, Accessory Buildings, and may contain utility Easements.
Livestock	Means livestock as defined by the Agricultural Operations Practices Act. R.S.A. 2000, c. A-07, as amended.
Loading Space	Means an off-street space on the same Parcel as a Building or group of Buildings for the temporary parking of a commercial vehicle while commodities are loaded or unloaded
Lot	Means:

- a quarter section;
- a river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- a part of a Parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
- a part of a Parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

Lot Coverage Means the portion of land area covered by all Buildings and Structures. This definition includes cantilevers but does not include the following: steps, Eaves, or other similar projections, driveways and drive aisles and at-grade parking that is not part of a Parking Structure or Garage.

Low Impact Development (LID) Means a land planning and engineering design approach for managing stormwater runoff. LID emphasizes the conservation and use of on-site Natural Features and functions to protect water quality. This approach implements engineered small-scale hydrological controls to replicate the predevelopment hydrologic regime of watersheds through infiltrating, storing, evaporating, and detaining runoff close to its source.

M

Major Development Means a new commercial, industrial, resource extraction, institutional, recreational, or Multi-unit residential project that, in the opinion of the Development Authority, has an intensity of operations that has significant environmental, transportation, and municipal infrastructure demands or similar effects and may include off-site impacts that are licensed under municipal, provincial or federal policies or regulations.

Master Site Development Plan Means a non-statutory document providing a comprehensive plan for a large-scale Major Development that provides a framework for future Development, offsite impacts, and provisions for public infrastructure.

Mechanical Equipment Means any equipment or device used for heating, cooling, ventilation, or power generation that produces noise or vibration.

Modular Home Means a Dwelling, built-in modules at a factory, which are transported to, and assembled at the Building Site and have no chassis or running gear.

Multi-Parcel Residential Subdivision Means a cluster of four (4) or more residential Parcels shown on and registered by a survey or descriptive plan, where each Parcel is predominantly 4.1 ha (10.0 ac.) in size or less.

Municipal Development Plan Means a statutory plan adopted by Council as a Municipal Development Plan under the Municipal Government Act.

Municipal Government Act Means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended.

N

Naturalization A land maintenance approach that mimics natural ecosystems by incorporating a variety of native plant species into a landscaped area that does not require frequent mowing, watering, or chemical treatments.

Natural Features A physical characteristic of a natural system. This includes tree stands and forests, lakes and wetlands, drainage paths, and native vegetation.

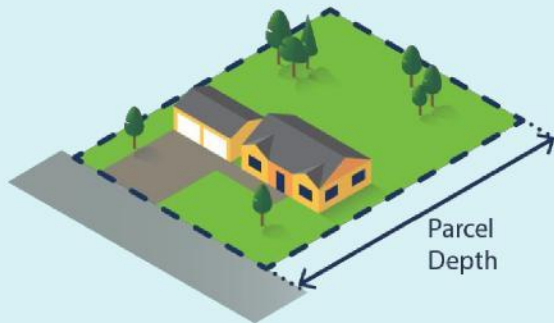
Nuisance	Means external impacts caused by an activity that unduly interferes with the Use and enjoyment of land or Buildings. Typical examples include unreasonable noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, refuse matter, and storage of hazardous or combustible materials.
Non-Conforming Use	Means, as defined in the Municipal Government Act, a specific Use: • being made or intended to be made of land or a Building under this Bylaw in effect at the time the Use commenced; and • which upon approval of a subsequent Bylaw, fails to meet the Use and/or Development rules of the new Bylaw.
Non-Conforming Building	Means a Building: • which is lawfully constructed or lawfully under construction under the Land Use Bylaw in force at the time of construction; and • that upon approval of a subsequent Bylaw, fails to meet the Use and/or Development rules of the new Bylaw

O

Outdoor Display Area	Means outdoor areas used for the display of examples of equipment, vehicles, finished products, or items related to the Principal Use located on the Parcel.
Outdoor Storage	Means the storage of products, equipment, vehicles, or materials in an open area
Overlay	Means additional Development regulations for a specific area applied over an underlying land Use district. An Overlay is utilized to address a unique situation or achieve a specific outcome.

P

Parcel	Means an area of land, described in a certificate of title, or described in a certificate of title by reference to a plan filed or registered in the Alberta Land Titles Office.
Parcel Area	Means the total area of a Parcel.
Parcel Depth	Means the average distance between the front and rear Property Lines.



Parcel Width Means the average distance between the side Property Lines.



Park Model	Means a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA Z-241 Standard. It is built on a single chassis mounted on wheels, which may be removed. It is designed to facilitate occasional relocation, with living quarters for seasonal use, and must be connected to those utilities necessary for the operation of fixtures and appliances.
Parking Facility	Means an area or Structure used for the temporary storage and parking of vehicles. A Parking Facility may include stalls, loading spaces, aisles, entrances, exits, and traffic islands.
Parking Stall	Means a space set aside for the parking of one vehicle
Permeable	Means materials that allow the water to infiltrate into the ground. This may include, but is not limited to, materials such as gravel, river rock, woodchips, bark mulch, permeable pavers, permeable concrete, permeable asphalt, and soil.
Permitted Use	Means the Use of land or Buildings provided for in this Bylaw for which a Development Permit will be issued if the Development meets all applicable regulations
Pit Area	Means an open Excavation or working area for the purpose of extraction as it relates to sand and gravel resources.
Platform Structure	Means a Structure intended for Use as an outdoor amenity area that may project or be recessed from the wall of a Building. It may include guardrails, pergolas, decks, porches, outdoor kitchens, or similar features. This definition does not include a Rooftop Terrace.
Power Generation Facility	Means the use of land, Buildings, or Structures for the generation of electric power.
Prime Agricultural Area	Means Lands that include Class 2 and 3 soils according to the Land Suitability Rating System (LSRS) used by the Government of Alberta
Principal Building or Use	Means the Use or Building on a Parcel that constitutes the main or primary purpose for which the Parcel is used. One or more Principal Uses may occur on a Parcel.
Projection	Means any portion of a Principal or Accessory Building that projects over or onto the required Yards and may include a chimney, balcony, sill, cornice, canopy, bay or bow window, or Sign.
Property Line	Means a line of record bounding a Parcel that divides one Parcel from another Parcel or a public Road or any other public space
Property Line, Flanking	Means a Property Line that abuts the longer public Road on a corner or Double Fronting Lot.



Property Line,
Front

Means the Property Line:

- Which abuts a Road, or
- In the case of a Corner Parcel, the shorter of the 2 Parcel boundaries which abut a Road

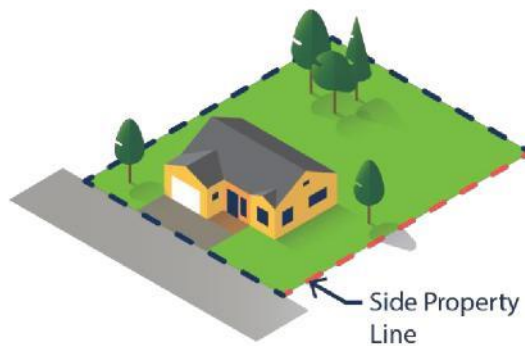


Property Line,
Rear

Means the Property Line furthest and opposite from the front Property Line.

Property Line,
Side

Means a Property Line other than a front or rear Property Line.



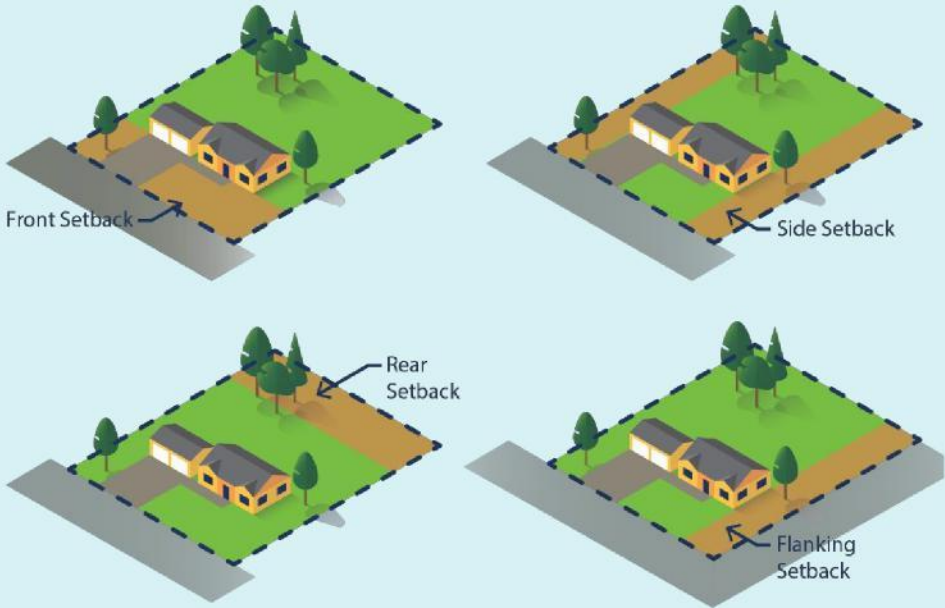
Q

R

Recreation, Active	Means recreational activities engaged for the purpose of relaxation, health, well-being, or enjoyment with the primary activity requiring physical exertion.
Recreation, Passive	Means recreational activities in a natural setting which require minimal development of facilities where there is an emphasis on the natural environment or setting rather than developed, active recreation.
Recreational Equipment	Means a utility trailer, boat, boat trailer, snow mobile, all-terrain vehicles, jet skis, motorcross bike and the like, and trailers to carry them, but does not include Recreational Vehicle.
Recreational Vehicle	Means a motorized or non-motorized vehicle or Structure designed for recreation and travel purposes and is not a Dwelling. Typical examples include motor homes, travel trailers, fifth wheels, truck campers, tent trailers, Park Model trailers, and camper van conversions that do not meet the Alberta Building Code for permanent Dwellings.
Recycling Facility	Means development used for the receiving, sorting, and storage of materials for recycling. Materials may include dimension al lumber, drywall, asphalt shingles, concrete, scrap metal, plastics. Materials must not include adhesives or sealants, aerosols, motor vehicles or vehicle parts, tires or petroleum products, or composting.
Residential Use	Means the Use of a Development or area of land for the purpose of a residence by a person or persons.
Road	Means a road right-of-way designed and constructed for public vehicular traffic.
Rooftop Terrace	Means a Structure located on the roof of a Building used as an amenity area. A Rooftop Terrace does not include a Platform Structure.
Rural Centre	Means a historically established and defined residential settlement which may or may not presently have Hamlet status.

S

Screening	Means a structural, landscaping, or combination of features used to physically or visually separate areas or functions
Seasonal	Means a Development used for specific periods of the year based on seasons.

Semi-detached Housing	Means a Building where 2 Principal Dwellings share, in whole or in part, a common vertical party wall. Each Principal Dwelling has separate and individual access. This does not include Duplex Housing.
Separation Distance	Means the horizontal distance between different land Uses, Buildings, or Structures.
Setback	Means the distance that a Development or a portion of a Development, must be from a Property Line. A Setback only applies to Development on or above ground level. A Setback is measured perpendicularly from the nearest point of Development to the Property Line. 
Shallow Water Table	Means an area of land with a water table that is less than 2.13 m below the ground surface.
Shipping Container	Means a shipping container, originally used to transport goods, now used as an Accessory Building for storage.
Shoreline	Means the line or contour depicting the mean high-water mark as identified on a township plan or survey plan.
Show Home	Means a permanent Dwelling used for the temporary purpose of exhibiting the type or character of a dwelling to be constructed or sold in other parts of a Development area. Show Homes may contain Offices for the sale of other Parcels or Dwellings in the area.
Sign	Means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event. Definitions of sign types are found in Section 9.30.
Sign Area	Means the entire area of the sign on which the copy (letters, numerals, or graphics) is intended to be placed.
Single Detached Housing	Means a Building that contains 1 Principal Dwelling and has direct access to ground level.
Site	Means one or more lots for which an application is being made, and may include Roads, lanes, walkways, and any other land surface upon which Development is proposed.
Site Area	Means the total area of a Site.

Site Plan	Means a drawing that describes existing and proposed conditions of a given area, illustrating a Development.
Site Depth	Means the distance between the mid-point of the front Property Line and the mid-point of the rear Property Line
Site Width	Means the horizontal distance between the side Property Lines
Sleeping Accommodation	Means a room that is used for people to live, that is available through an accommodation agreement. Sleeping accommodations have shared access to facilities, such as cooking, dining, and general living facilities in the same Building.
Solar Energy System	Means a device or system of components used to collect and convert sunlight energy into thermal or electrical energy.
Statutory Plan	Means a Municipal Development Plan, Intermunicipal Development Plan, Area Structure Plan or Area Redevelopment Plan adopted in accordance with the Municipal Government Act, applicable regional plans, and other provincial documents.
Storey	Means a space within a Building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above . A Basement or a loft is deemed not to be a Storey.
Stripping of Soil	Means the removal and stockpile of topsoil on a Lot or Parcel, either for future reclamation purposes and/or possible sale under an approved Development Permit.
Structural Alterations	Means any renovation or Addition to a Building or Dwelling that affects a load-bearing wall.
Structure	Means anything constructed or erected on the ground or attached to something located on the ground, not including pavement, curbs, sidewalks, or movable vehicles.
Subdivision and Development Appeal Board	Means an appointed Board that hears subdivision and Development appeals pursuant to the Act.
Subdivision Authority	Means the person(s) appointed by the County that have been authorized to exercise subdivision powers pursuant to the Act.
Supportive Living Limited	Means a Residential Development that is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board to persons who require health care and supportive services. Household of no more than 6 members including resident staff. Supportive Living, Limited must not include substance abuse treatment centres, boarding, lodging houses or temporary shelter services and detention and correction services.
Supportive Living, Major	Means a residential Development that is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board to persons who require health care or supportive services. Household of more than 7 members including resident staff. Supportive Living, Major must not include substance abuse treatment centres, boarding, lodging houses or temporary shelter services and detention and correction services.

T

Tele-communication Tower	Means a Structure for transmitting or receiving television, radio, telephone, internet, or other electronic communications.
Temporary Structure	Means a Structure incidental and subordinate to the Principal Use which at no time will be used as a Dwelling and is not intended to remain as a permanent Structure. Limited to "preassembled" or "ready to assemble" Structures that do not require Building Permit approval under the Alberta Safety Codes Act

Time Limited Permit	Means a Development Permit issued for a specified period of time as specified within the permit, with the ability for the time duration of the permit to be renewed or extended prior to the expiry of the time limit.
Temporary	Means a period of time not to exceed one year or as otherwise specified.
Total Mine Area	Means the extraction areas to be mined and reclaimed including any associated infrastructure and stockpiles
Tree Clearing	Means the cutting down or uprooting of trees other than for commercial logging. Tree clearing does not include the removal or maintenance of any Landscaping required by a Development Permit.
Tree Farm	Means land used for the purpose of cultivating, planting, growing, cutting, harvesting, and otherwise exploiting standing timber for commercial and industrial purposes.

U

Unauthorized	Means a valid Development Permit has not been issued for a Development requiring a Development Permit.
Uninhabitable	Means a Structure which has been constructed or altered to such an extent that it is not suitable for human occupancy, as determined by the Development Officer. Typically, this means that the cooking facilities (i.e., stove) and associated electrical wiring have been removed by a qualified electrician.
Use	Means the purpose or activity for which a Parcel or a Building is designed, arranged, developed, or intended, or for which is occupied or maintained.
Utility	Means the components of a sewage, storm water or solid waste disposal system, or a telecommunication, electrical power, water, gas, or oil distribution system

V

Variance	Means a deviation from a regulation listed in this Bylaw.
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W

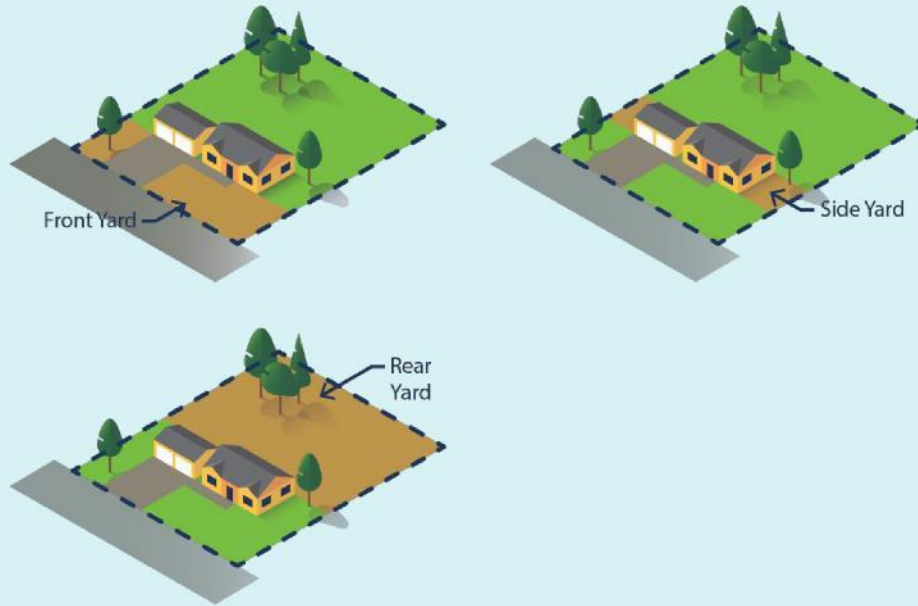
Water Body	Means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands, aquifers but does not include certain irrigation features outlined in the Alberta Water Act.
Waste Management Facility	Means a site used for the storage, recycling, disposal, treatment and disposal of solid or liquid waste, disposal and filling of clean clay, waste concrete and paving materials, scrap building materials, and similar hazardous or nonhazardous waste.
Workforce Accommodation Structure	Means one or more prefabricated portable Buildings typically used for the temporary accommodation of a workforce.
Wind Energy System	Means a device or system of components used to collect and convert wind energy into thermal or electrical energy.

X

Xeriscaping	Means landscaping that utilizes native and drought resistant plants and permeable surfaces to eliminate the need for irrigation, reduce maintenance, and works with topography and existing landscape to conserve water and mitigate run-off, such as rain gardens or bioswales.
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Y

Yard	Means the part of a Parcel unoccupied by any portion of a Building. A Yard is not a Setback.
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9.30. Sign Definitions

A-Frame Signs	Means an "A" shaped form of freestanding sign, also referred to as a sandwich board, which is not attached to the ground
Awning or Canopy Sign	Means a permanent fixture fitted over windows and doors on the exterior wall of a Building and used for either shelter, advertising, or decoration.
Banner Sign	Means a temporary sign that is made of lightweight material intended to be secured to the flat surface of a Building or Structure, at the top and the bottom on all corners, excluding official flags and emblems
Billboard Signs	Means a sign, primarily self-supporting and permanently affixed to the ground, which advertises goods, products, services, events, or facilities which are at a location other than the property on which the sign is located. A Billboard Sign must only be located within 400m of a provincial road right-of-way.
Construction Sign	Means a temporary sign which is placed on a Site to advertise items such as the provision of labour, services, materials, or financing on a construction project
Election Sign	Means all signs used for an election, by-election, referendum, or plebiscite.
Digital Sign	Means a device intended to display copy using electronic screens, projection, television, computer video monitors liquid crystal displays (LCD), light emitting diode (LED) displays, or similar electronic, computer generated, or digital technology. A Digital Display Sign does not allow for Animation.
Fascia Signs	Means a sign placed flat and parallel to the face of the Building
Field Crop Agricultural Services Sign	Means a sign, small in scale, advertising agricultural services such as crop varieties and/or weed and insect control products. They are typically attached to Fences or on posts on agricultural land in the County and note the proposed service and contact information of the individual advertising the services. The sign may include a company name or logo.
Freestanding Sign	Means a sign 27.9 m ² (300.0 ft ²) or less, which stands independently of a Building. The sign advertises goods and services which are at the location on which the sign is located.
Functional Sign	Means a sign which is not intended to be used for promotional purposes. It is required by public authorities, utility companies and other companies. Its sole purpose is for the direction and control of traffic, pedestrians, or parking (i.e. identification of service locations and on-site hazards).
Freestanding Signs	Means a sign on a standard base or column permanently fixed to the ground and not attached to any Building or other Structure. A freestanding sign is not a billboard sign.
Mural	Means a sign that is painted or sculpted onto Building walls, generally on the side, and is generally artistic rather than advertisement oriented.
Portable Signs	Means a sign that is mounted to a frame, stand or similar that is easily transported.
Projecting Signs	Means sign which projects from a Structure or a Building face
Rooftop Signs	Means any sign erected upon, against, or directly above a roof or on top of or above the parapet wall of a Building.
Temporary Sign	Means a sign which is not anchored to the ground or any surface and is relocatable or removable and used for short-term advertising. These include garage sale signs, real estate signs, banners, portable signs, event signs, pennants, signs advertising a demonstration of agricultural methods and signs announcing the sale of goods or livestock on land not normally used for commercial purposes.

Identification Sign	Means a sign which contains no advertising, but is limited to the name, address, and/or number of a Building, institution or person, or the activity carried out by that person, or at that location.
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Part 10.

SCHEDULES

10.10. Use – District Summary Table

1. The table below is a summary provided for reader convenience. For any discrepancies, the text of the Bylaw will apply.

Land Use	N	RS	AG	AGC	CR	ERD	LSR	RR	Land Use District	VR	VRM	VC	BI	MI	HI	RE	C
Agricultural Processing, Regulated			D	D										D			
Agricultural Support Services			P	D					D					P			P
Agriculture, Major			P	P	P											P	
Agriculture, Minor			P	P	P	D			D				P*	P*		P	D
Agriculture, Value-Added			P	D	D												P
Agri-Tourism			P	D	D												P
Airport Operations																	
Animal Boarding And Training			D	D	D								D	P		P	
Automotive Parking Facility												D					
Campground		D	D	D	D		D										D
Cannabis Lounge																	
Cemetery		D		D	D				D				P*				D
Child Care Services			P	P	D	D	D	D	D	D	D		D				D
Commercial Services, Indoor		D	D	D	D	D		D	D			P	P	P	P	P*	P
Commercial Services, Outdoor			D	D	D*				D			D	P	P	P	D	D
Community Service		P		D		D	D	P	P	D	D		D				P
Crematorium									D				D	P			D
Data Processing Facility													P	P	P		
Detention Facility																	
Emergency Service		P	P					D	P			D	P	D			P
Event Venue		D	D		D			D	D			D	P				D
Food And Drink Service		D						D	D			P	P	P			P

Land Use	N	RS	AG	AGC	CR	ERD	LSR	RR	Land Use Dist	VR	VRM	VC	BI	MI	HI	RE	C
Health Care Service, Major			D						D			D					P
Health Care Service, Minor			D*		D	D		D	D			P	P				P
Home-Based Business, Home Office			P	P	P	P	P		P	P	P	P					
Home-Based Business, Major			D	D	D	D			D	D	D					D	
Home-Based Business, Minor			P	P	P	P	P		P	P	P	P				P	
Hotel				D*								P	P				D
Indoor Entertainment And Recreation, Major		D			D				D			D	P		P	D	D
Indoor Entertainment And Recreation, Minor		P			D	D		D	D			P	P			D	D
Industrial, Major			D*	D*					D*					P	P*	D	D*
Industrial, Minor			P*		D*				D			D	P	P	P	D	D
Marina												D					
Natural Resource Development			D	D	D										D	P	
Office			P/D*	P*	D*	D			D			P	P	P			P
Outbuilding			D	D	D	D	D										
Outdoor Entertainment	D	D	D		D				D			D					D
Outdoor Recreation Service	D	P			D	D		P				D				D	D
Park	P	P			P	P	P	P	P	P	P						
Recreational Vehicle, Park Model								P									
Regulated Retail									D			D	P	P			D
Renewable Energy Generation, Major			D	D												D	
Renewable Energy Generation, Minor	D	D	P	P	P	P	P		P	P	P		P	P	P	P	P

Land Use	Land Use																	
	N	RS	AG	AGC	CR	ERD	LSR	RR	Dist	VR	VRM	VC	BI	MI	HI	RE	C	
Residential, Accessory Suite			P	P	P	P	P		P	P	P	D						
Residential, Duplex			P	P	P	P	P		P	P	P	P						
Residential, Manufactured Housing			P	P	P	P	P		P	P	P					D		
Residential, Manufactured Housing Community						D												
Residential, Multi-Unit						D			D		P	P						
Residential, Row Housing						D			D		P	P						
Residential, Secondary Suite			P	P	P	P	P		P	P	P	P						
Residential, Single Detached			P	P	P	P	P		P	P	P					D	D	
Riding Arena			D	D	D													
School		P			D	D			D	D	D	D					P	
Security Suite													P	P			D	
Shooting Range			D													D		
Short-Term Accommodation			D	D	D	D	D		P	D	D	D				D		
Specialty Manufacturing And Sale			D	D	D	D			D			P	P	P			P	
Storage, Indoor													P	P		D	D	
Storage, Outdoor			D*	D*	D*				D*				P	P		D	D*	
Supportive Housing			D	D	D	D			D	D	D							
Utility, Major		D	D						D	D	D				D		D	
Utility, Minor	D	D	D						D	D	D		P	P	P		D	
Vehicle Service Station													P	P			P	
Vehicle Services, Maintenance, And Sales, Light									D			D	P	P	P		P	
Vehicle Services, Maintenance, And Sales, Heavy													P	P	P		D	
Wellness Centre		P	D	D	D			P										
Work Camp																D		

*Asterixs indicate that this use is only permitted in a district in unique circumstances explained in the District Regulations

10.20. Land Use Maps

1. The Land Use District Map attached to this Bylaw is part of the Bylaw and shows the different areas, called districts or subdistricts, into which Parkland County is delineated.

Appendix 3

Public Review Process by an Independent Expert Panel of a Data Processing Centre on the Sundance Site / Keephills Site

Add to both ASP and LUB – more thought as to where to include or asking TransAlta

Of the Land Use Bylaw a public review process conducted by an independent expert review panel whose function shall be to gather and analyze information and make a public recommendation to County Council as part of the report in relation to a development permit application for a data processing centre.

The Development Authority shall, upon receipt of a development permit application for a data processing centre ('Development Proposal'), the Council shall appoint an independent three-person panel composed of persons with expertise in the fields of environmental protection, noise attenuation, hydrology, electrical power requirements, law, economics, and social and indigenous considerations.

Upon their appointment the expert panel shall:

- a - determine the scope of the Development Proposal in a fully public process involving the applicant/ proponent and WWMC, COKE and any other directly affected persons; and
- b - then determine in a fully public process the scope of an environmental impact assessment (the 'Assessment') through the identification of any and all issues related to or arising from the Development Proposal including all environmental, noise, hydrological, transportation and cumulative impacts of the Development Proposal as scoped.

Once the scoping of the Development Proposal and the Assessment has been completed, the expert panel shall invite and receive written, virtual and in person oral submissions from the applicant/proponent, WWMC, COKE and all other persons expressing an interest in issues falling within the scope of the Assessment. This part of the review process shall be open and transparent and shall involve hearings held in public.

Upon completion of the public review process the expert panel shall prepare a written report summarizing all issues raised and information received and shall make recommendations to County Council to approve the Development Proposal with or without conditions.

An applicant /proponent of a Development Proposal shall be responsible for all costs of preparing and conducting Assessment including all costs of the expert panel and their review.

August 27, 2025

Seba Beach, Alberta

Dear Parkland County Council:

Re: TransALTA Data Center Application

We are writing this letter to the Parkland County Council to address concerns we have regarding the applications to amend the Highvale End Land Use Area Structure Plan and County's Land Use ByLaw which would allow Data Processing Facility uses in proximity to the existing Sundance and Keephills Power Generating Stations.

While we understand that Data Centers are a vital part of our digital lives, they come with their share of challenges. As our dependence on digital services grows, so does the importance of finding sustainable, efficient and socially responsible ways to store and process data. While Data Centres are regulated by the province, once the data center is built, it is the local communities who have to live with the fallout of the negative fallout of Data Centres.

Concerns we have about the proposed data centers in our area are:

1. Data Centers have a thirst for power and are notorious power guzzlers. In reading, articles have said that large data centers operate on a scale similar to the power usage of a small town. How will that affect our area as citizens in the Parkland area?
2. E-Waste is the unwanted offspring of data centers. As technology evolves, older servers and equipment become outdated and need to be replaced, which leads to significant amount of electronic waste, or e-waste, which much of this sadly ends up in landfills. Toxic materials can also seep into the soil and groundwater including lead, mercury and cadmium, all present in circuit boards and processors.
3. Consumption of water.
 - a. Where will the data center get its source of water as data centers consume vast amounts of water. Cooling systems, essential to keeping servers at the right temperature and preventing overheating use enormous volumes of water. What cooling systems would be used? It is reported that in 2014, US Data centers used 626 billion liters of water, enough to fill 250,000 Olympic swimming pools. And that was 11 years ago.
 - b. Many of us who live in the area have water wells as our source of water. What happens to us for our water source if this data center causes our wells to go dry, as has happened in many, many communities in the US. What happens to the local residents if their wells go dry? By this time the damage is already done to the residents.

- c. Research shows approximately 80% of the water (typically freshwater) withdrawn by data centers evaporates meaning the remaining water discharge can go into municipal wastewater or be discharged into the ground.
 - d. What is to prevent toxic waste/materials from ending up in our underground water wells that we use for drinking water?
 - e. What about the environmental impact to our lake, Wabamum Lake. The lake levels are already extremely low in many areas, which is a huge concern. What about toxic seepage into Lake Wabamum?
- 4. Noise emissions from the data centers . Toxic air pollution as well as noise pollution is a concern. Living out in the country does not eliminate these concerns as it still impacts the residents of the community, local wildlife, disrupting animal behaviour and even leading to the avoidance of certain areas.
 - 5. Data Centers can impact property prices. In some countries, like Netherlands, local opposition to data centers is growing with communities becoming increasingly vocal about the environmental and societal costs. The lifespan of a data center is typically 10-15 years and also raises concerns about the long-term impact on communities as they often leave behind large, unused structures.
 - 6. Data Centers are a golden goose for investors and governments earn tax revenue. But what about the people in the local communities that have to live with a data center in their area. While a rosy picture is often painted of a significant boost to local economies, closer examination reveals a more complex and less favorable reality.

Research shows an average Google data center consumes approximately 450,000 gallons of water per day. Parkland County can understand the concern we have as local residents about the building of a data center in our area, as in the end, it will be the local residents who will take the brunt of the negative impacts.

Hopefully this letter will address some of the many concerns we have.

Regards,

Bent and Paulette Jensen

[REDACTED]

Parkland County

[REDACTED]