



APPLICATION
AMEND HIGHVALE END LAND USE AREA STRUCTURE PLAN BYLAW 2016-12
AND
AMEND LAND USE BYLAW 2025-12

PARKLAND COUNTY COUNCIL

PUBLIC HEARING
SEPTEMBER 3, 2025

OVERVIEW

1 Application Purpose and Context

2 Public Consultation

3 Presentation of Proposed Bylaws

4 Administration Analysis and Review

5 Administration Recommendation

APPLICATION PURPOSE AND CONTEXT

PURPOSE AND FACTS

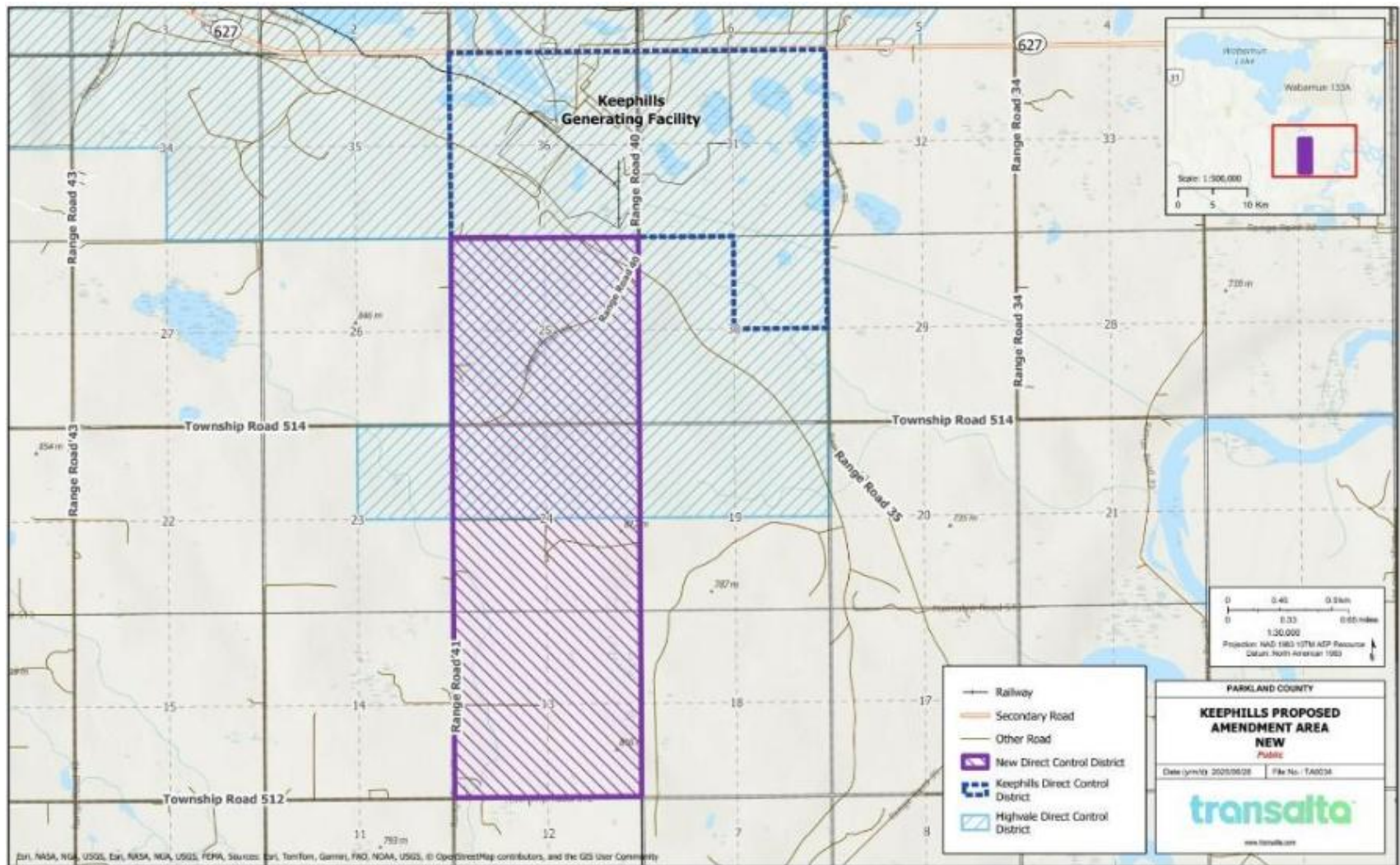
Administration has received:

An application to amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan (ASP) and Land Use Bylaw 2025-12.

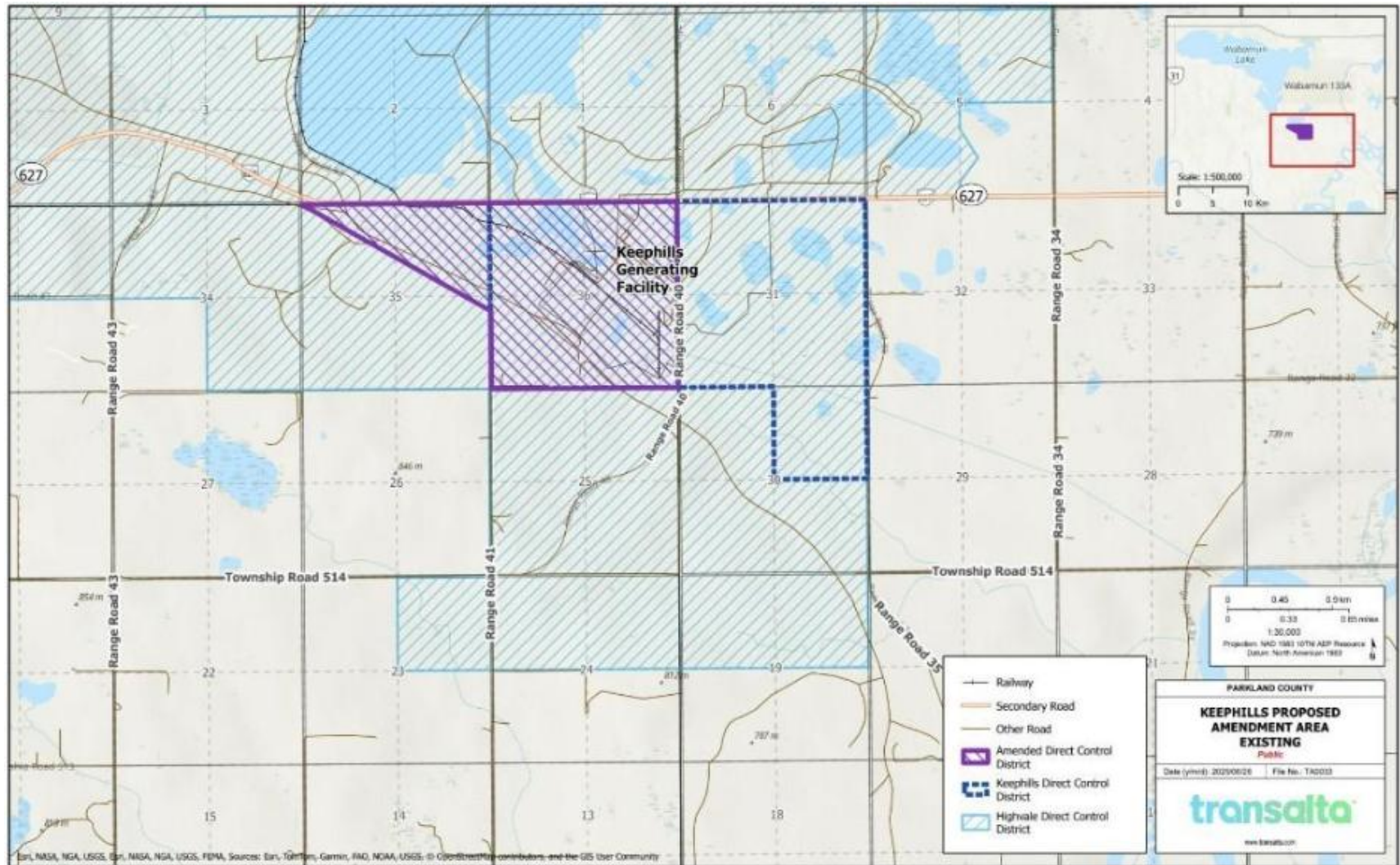
Application Goal:

Update land use regulations to allow for data processing and associated uses on lands adjacent to the Keephills and Sundance plant sites, leveraging the existing power plant infrastructure.

KEEPHILLS - SITE 1



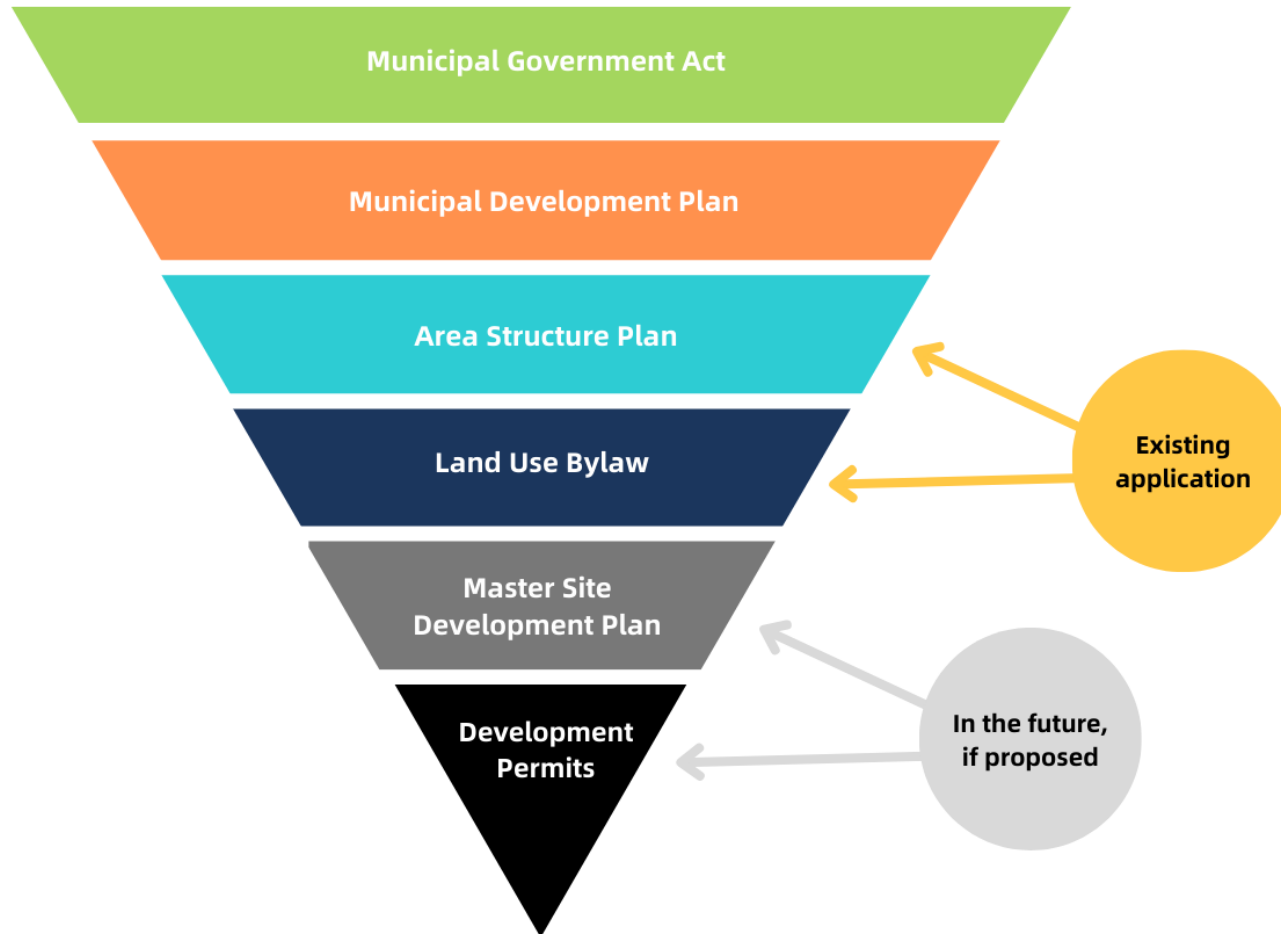
KEEPHILLS - SITE 2



SUNDANCE - SITE 3



MUNICIPAL PLANNING FRAMEWORK



GENERAL CONTEXT – PROPOSED BYLAWS

Application to:

- Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan (ASP)
- Amend Land Use Bylaw 2025-12
- Update existing Direct Control District (DC) Regulations for DC Area 4
- Update existing map for DC Area 2
- New Data Processing and Infrastructure Direct Control District (DC Area 7)



Five Bylaws

PUBLIC CONSULTATION

PUBLIC CONSULTATION – TRANSALTA LED

Open Houses

Attendees

Main Feedback

#1: June 17th

#2: June 19th

Approx. 60

- Planning/Regulatory Alignment
- Infrastructure/ Roads
- Environment and Community
- Power and Energy Use
- Communication/Engagement

#3: July 29th

#4: July 30th

Approx. 30

- Bylaw and Project Specifics
- Environment and Community
- Ownership, Power, Future Land Use Uncertainties
- Communication/Engagement

PUBLIC CONSULTATION – COUNTY LED

Chat With A Planner

- July 24 – End of August
- Weekly sessions
- In-person/virtual

Notification

Application Received

- Mailout: July 18
- 2000m radius

Public Hearing

- Newspaper Ads for 2 weeks, starting August 15
- Mailout: August 18
- 2000m radius
- Admin report and proposed bylaws made public week of August 18

Circulation

- Internal interest holders, agencies, adjacent municipalities
- July 24 – August 14

PROPOSED BYLAWS

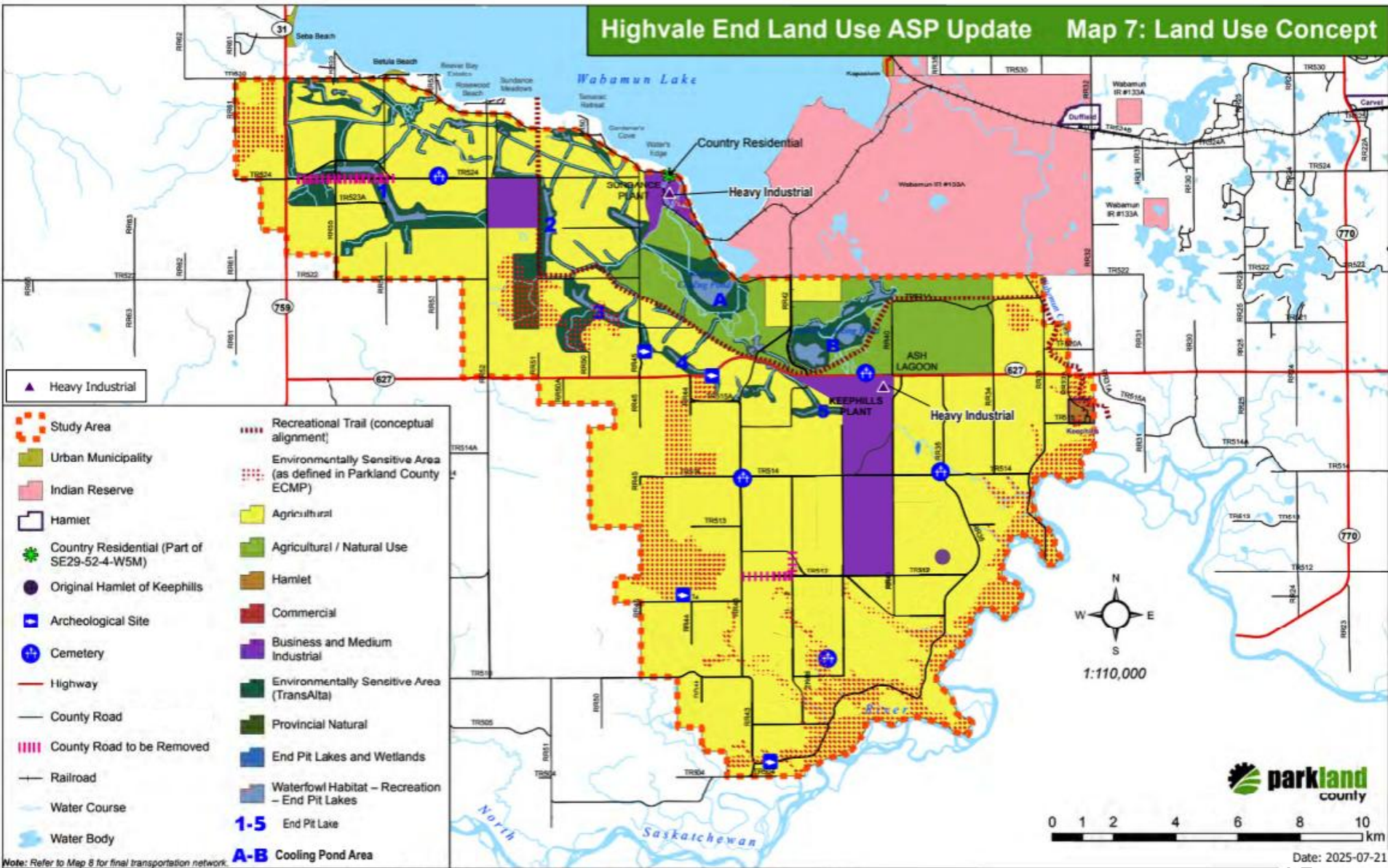
ITEM 1: ASP AMENDMENT Bylaw 2025-22

Proposed updates to support data processing and their associated uses on lands adjacent to the existing Keephills and Sundance plant sites

Text Amendments

- Updates to titles, sections, references, grammar
- Amendments to support data processing use and expansion of Business and Medium Industrial
- Amendments to support agricultural operations and mitigation of impacts onto agriculture and environmentally sensitive areas
- Amendments to support compatible land use development surrounding application areas

Bylaw 2025-22



ITEM 2: LUB AMENDMENT Bylaw 2025-23

Proposed new Direct Control District (DC Area 7) for data processing and identified associated uses.

Amendments to existing Section 5.80 to support application's intent.

Text and Map Amendments – Proposed New DC Area 7

Text and Map Amendments – Existing Section 5.80

ITEM 2: LUB AMENDMENT Bylaw 2025-23

Proposed new Direct Control District (DC Area 7) for data processing and identified associated uses.

Amendments to existing Section 5.80 to support application's intent.

Text and Map Amendments – Proposed New DC Area 7

- Provisions to address potential negative impacts for noise and visual disturbances
- Provisions to protect agricultural land uses and environment
- Proposed setbacks for appropriate distancing from neighbouring properties

ITEM 2: LUB AMENDMENT Bylaw 2025-23

Proposed new Direct Control District (DC Area 7) for data processing and identified associated uses.

Amendments to existing Section 5.80 to support application's intent.

Text and Map Amendments – Existing Section 5.80

- Additional amendments to guide future development
- Proposed requirements for mitigation measures, building aesthetic standards, noise monitoring, and acoustic barriers

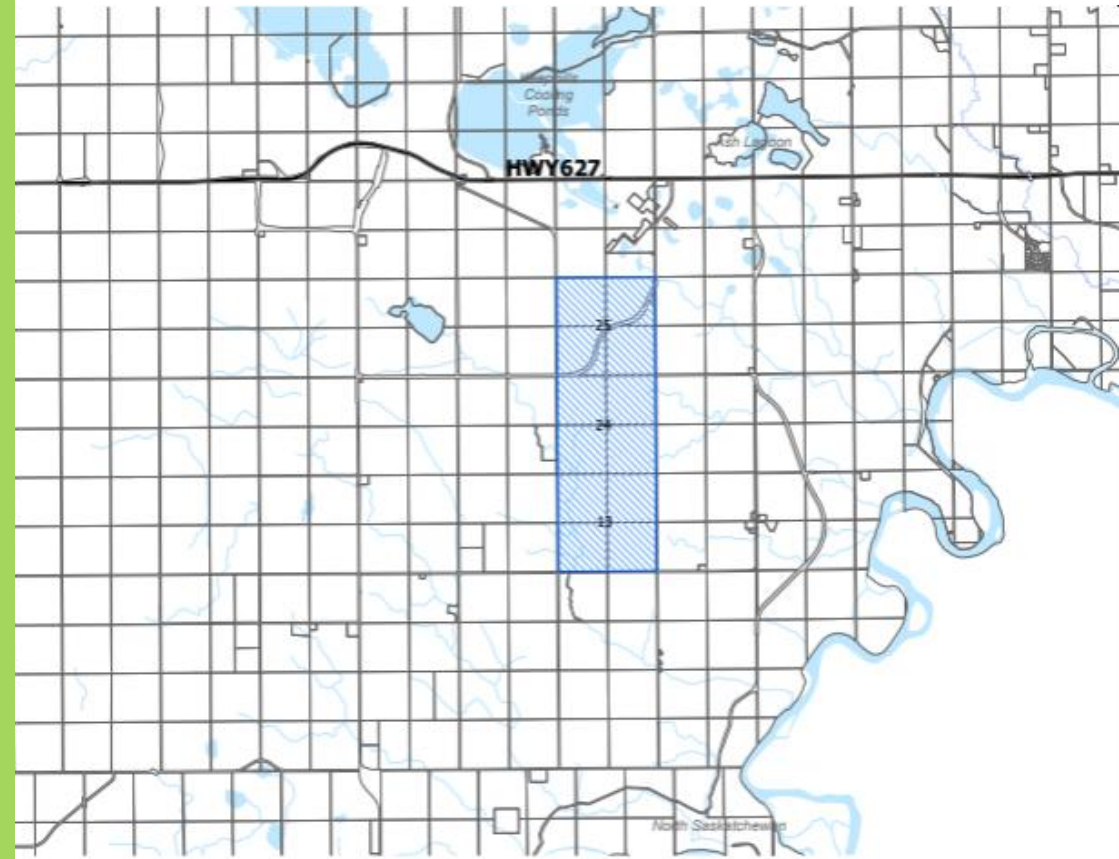
ITEM 3: LUB AMENDMENT

Bylaw 2025-24

Amendment to include identified
quarter sections into newly proposed
DC Area 7

Overall Proposal

Redistrict 12 quarter
sections to DC Area 7



Legend

 DC - Direct Control District

Schedule "P"
Data Processing and
Infrastructure Direct
Control District
- Keephills Area

Parkland County

Land Use Bylaw 2025

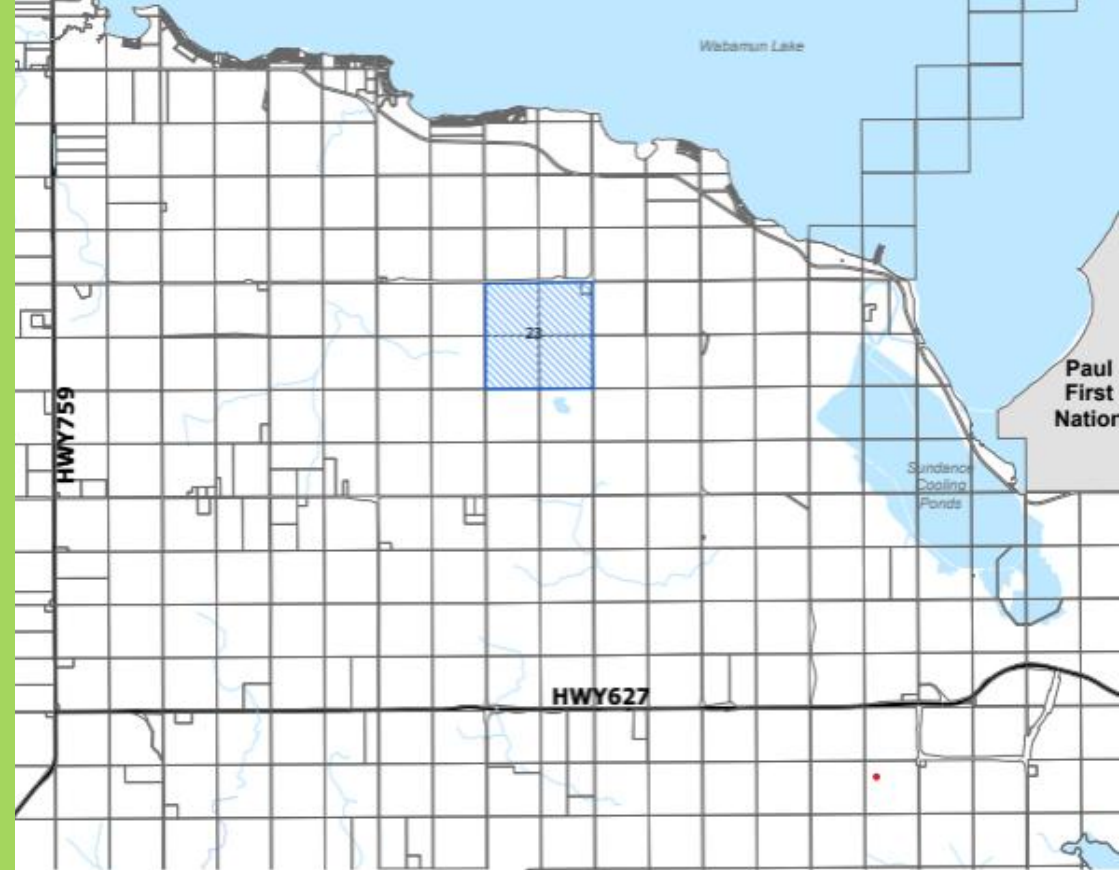
ITEM 4: LUB AMENDMENT

Bylaw 2025-25

Proposal to include lands west of Sundance Power Plant into the new DC Area 7

Overall Proposal

Redistrict 4 quarter sections to DC Area 7



Legend

 DC - Direct Control District

Schedule "Q"
Data Processing and
Infrastructure Direct
Control District
- Sundance Area

Parkland County

Land Use Bylaw 2025
20

ITEM 5: LUB AMENDMENT Bylaw 2025-26

Inclusion of a portion of the existing Keephills Power Generation Site to within the Keephills Direct Control District (DC Area 4)

Text Amendment

- Amend the current Keephills Direct Control District (DC Area 4) to provide specific uses and regulations to guide future development
- Proposed regulation identifies:
 - Allowable uses
 - Delegates decision authority between Council and Administration
 - Addresses potential community and environmental impacts and concerns
 - Describes the areas of the Keephills Power Plant that are suitable for development of a data centre

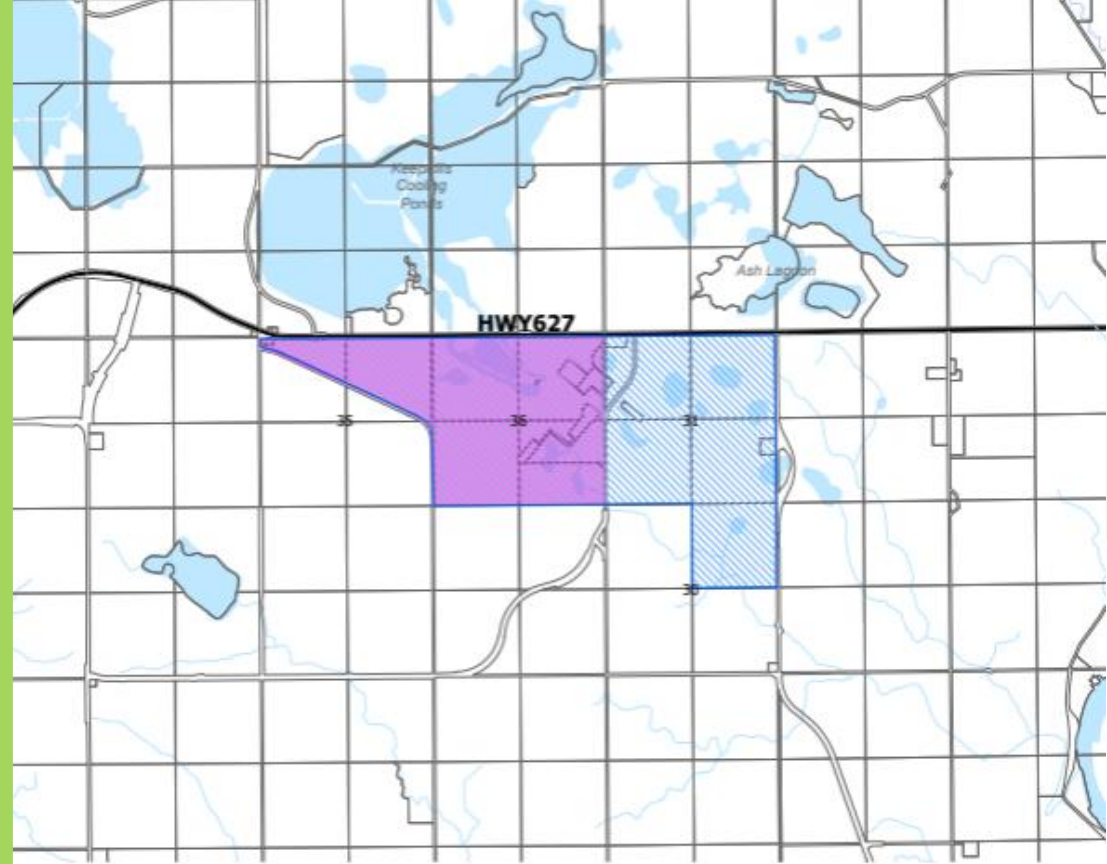
ITEM 5: LUB AMENDMENT

Bylaw 2025-26

Inclusion of a portion of the existing Keephills Power Generation Site to within the Keephills Direct Control District (DC Area 4)

Overall Proposal

- Identify areas where Data Processing Facilities and associated uses are limited.
- Redistrict land west of Keephills Power Plan to DC Area 4



Legend

- DC - Direct Control District
- Data Processing Facilities and associated Accessory Buildings

Schedule "C"

Keephills
Direct Control District

Parkland County

Land Use Bylaw 2025

22

ADMINISTRATION ANALYSIS AND REVIEW

EXTERNAL CIRCULATION COMMENTS

Formal comment period: July 24th to August 14th, 2025

Agency/Adjacent Municipality	Response Received	Comments/Feedback
Alberta Health Services, Environmental Health	Yes	No comments
Lac Ste. Anne County	Yes	No feedback or comments
Wabamun Watershed Management Council	Yes	<p><i>General</i></p> <ul style="list-style-type: none"> Request for language to be included in both the ASP and LUB requiring an independent expert panel to review future development permits submitted by TransAlta <p><i>Land Use Bylaw</i></p> <ul style="list-style-type: none"> Text revisions/additions requested for DC Area 4, DC Area 7, and Section 5.80, as shown in Attachment 11- External Circulation Comments Received <p><i>Area Structure Plan</i></p> <ul style="list-style-type: none"> Text revisions/additions requested throughout ASP, as shown in Attachment 11- Circulation Comments Received

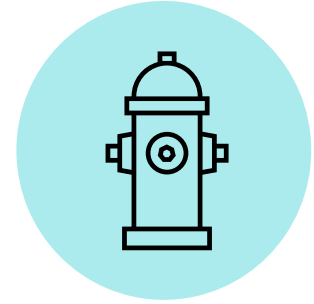
INTERNAL CIRCULATION COMMENTS



**Engineering
Services**



**Agriculture and
Environment
Services**



**Fire
Services**

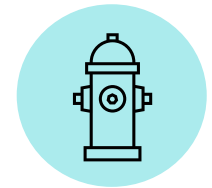
INTERNAL CIRCULATION COMMENTS



Engineering Services

ASP

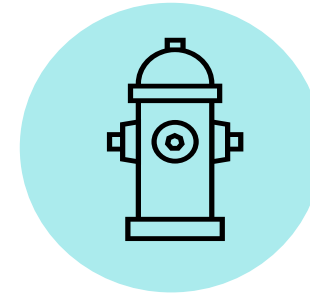
- Proposed Transportation Network aligns with County's Transportation Master Plan
- Traffic Assessments and Management Plan to be required at MSDP stage



LUB and Technical Reports

- No comments

INTERNAL CIRCULATION COMMENTS



Fire Services

ASP

No comments

LUB

No comments

Technical Reports

No comments

INTERNAL CIRCULATION COMMENTS

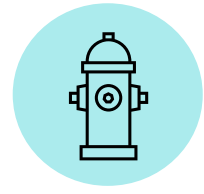


Agriculture and Environment Services



ASP

- Language recommendations to support agricultural uses and minimize fragmentation and impacts on agricultural lands



LUB

- No comments

INTERNAL CIRCULATION COMMENTS

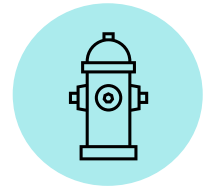


Agriculture and Environment Services



Agricultural Impact Assessment

- Information gaps to be addressed at MSDP stage for clearer understanding of agricultural impact
- Proposed mitigation measures to be considered during site planning and development stage

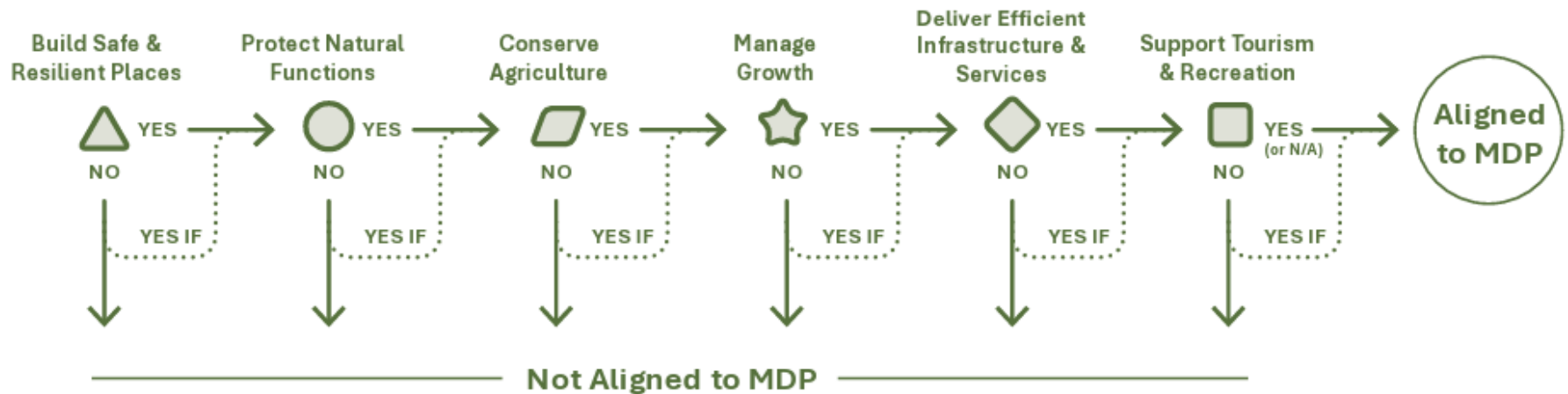


Biophysical Assessment

- Additional detail to be required to meet development requirements at MSDP stage

MUNICIPAL DEVELOPMENT PLAN ALIGNMENT

MDP Decision Making Framework



MUNICIPAL DEVELOPMENT PLAN ALIGNMENT

	Overall Alignment	Additional Criteria
Build Safe & Resilient Places	YES IF →	<ul style="list-style-type: none"> • Geotechnical and slope studies, setbacks
Protect Natural Functions	YES IF →	<ul style="list-style-type: none"> • Further biophysical assessments and setbacks • Amending motions
Conserve Agriculture	YES IF →	<ul style="list-style-type: none"> • Further Agricultural Impact Assessments, mitigation measures • Amending motions
Manage Growth	YES	
Support Tourism & Recreation	N/A	
Deliver Efficient Infrastructure & Services	To be addressed Development Stage	

POLICY FRAMEWORK ALIGNMENT

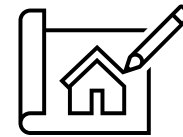
Parkland County Strategic Plan 2022-2025



Innovative
Opportunities



Competitive and
Accommodating



Supportive
Infrastructure

Application in alignment

POLICY FRAMEWORK ALIGNMENT

Wabamun Area Vision (WAV)



Existing Energy
Nodes



Mitigation
Measures

Application in alignment

POLICY FRAMEWORK ALIGNMENT

Wabamun Lake Sub-Watershed Land Use Plan



Mitigation Measures

Application in alignment

ADMINISTRATION PROPOSED MOTIONS

Bylaw 2025-23 – LUB Amendments

That Bylaw 2025-23 be amended as follows:

1. That 4(1)(d)(ii) be revised as follows:
 - a) 4.2 Council may require any technical studies or information as outlined by this Bylaw, and amendments hereto, that it deems necessary to decide on an application.
2. Remove Section 4(1)(h)(i)
3. Renumber 4(1)(h)(ii) '8.2' to '8.1'
4. That 4(5)(b) be revised as follows:
 - a) 1.5 Mechanical Equipment must be screened on all sides by an Acoustic barrier or other screening measures, if deemed necessary by a noise impact assessment.
5. Revised 4(5)(h)(1) to remove “unless screened”
6. Revised 4(5)(h)(ii) to remove “or screening”

ADMINISTRATION PROPOSED MOTIONS

Bylaw 2025-26 – LUB Amendments

That Bylaw 2025-26 be amended as follows:

1. That 4(3)(a)(ii) be revised as follows:
 - a) 4.2 Council may require any technical studies or information as outlined by this Bylaw, and amendments hereto, that it deems necessary to decide on an application.
2. Remove Section 4(3)(e)(i).
3. Renumber 4(3)(e)(ii) '8.2' to '8.1'

CONCLUSION AND SUMMARY



Internal and External
feedback has been
addressed



Further technical
studies are to be
provided at MSDP stage



Proposal aligns with
County policies

ADMINISTRATIVE RECOMMENDATIONS

BYLAW 2025-22

ASP Amendments

- That Bylaw 2025-22 receive first reading
- That Bylaw 2025-22 receive second reading
- That Bylaw 2025-22 be presented at this meeting for third reading
- That Bylaw 2025-22 receive third reading

BYLAW 2025-23

LUB Amendments – DC Area 7 and Section 5.80

- That Bylaw 2025-23 receive first reading
- That Bylaw 2025-23 receive second reading
- That Bylaw 2025-23 be presented at this meeting for third reading
- That Bylaw 2025-23 receive third reading

BYLAW 2025-24

LUB Amendments – DC Area 7 Areas of Application (Keephills)

- That Bylaw 2025-24 receive first reading
- That Bylaw 2025-24 receive second reading
- That Bylaw 2025-24 be presented at this meeting for third reading
- That Bylaw 2025-24 receive third reading

BYLAW 2025-25

LUB Amendments – DC Area 7 Areas of Application (Sundance)

- That Bylaw 2025-25 receive first reading
- That Bylaw 2025-25 receive second reading
- That Bylaw 2025-25 be presented at this meeting for third reading
- That Bylaw 2025-25 receive third reading

BYLAW 2025-26

LUB Amendments – DC Area 4

- That Bylaw 2025-26 receive first reading
- That Bylaw 2025-26 receive second reading
- That Bylaw 2025-26 be presented at this meeting for third reading
- That Bylaw 2025-26 receive third reading

QUESTIONS?