



## ADMINISTRATIVE REPORT PLANNING SERVICES

**TO:** Mayor & Council

**DATE:** March 27, 2018 Council Meeting **DIVISION:** 5 & 6

**FILES:** PD-2017-039 & PD-2017-040

**SUBJECT:** Redistricting Bylaw No. 2018-02: Land Use Bylaw Amendment; and Whitewood Conceptual Scheme

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### ADMINISTRATION RECOMMENDATION:

- Option #1 Upon closure of the Public Hearing:
1. That Council adopt the Whitewood Conceptual Scheme (Attachment 4).
  2. That Bylaw 2018-02 receive second reading.
  3. That Bylaw 2018-02 receive third and final reading.

### EXECUTIVE SUMMARY:

The purpose of the Land Use Bylaw amendment application (PD-2017-039) is to redistrict approximately 1,634 hectares of land for the Whitewood Mine site under the sole ownership of TransAlta. The requested redistricting is from the Resource Extraction District (RE) to the Conservation District (PC), the Agricultural Nature/Conservation District (ANC), and the Agricultural General District (AGG). The amendment will also remove the lands from the Whitewood Direct Control District Regulations (DC Area 3).

The supporting Whitewood Conceptual Scheme (PD-2017-040) and proposed Land Use Concept states that *"the Whitewood area provides an opportunity for Parkland County to make use of reclamation lands following decades of operations for the extraction of coal. In anticipation of rehabilitation, topsoil was retained for use on lands with the topography and drainage that would support agriculture. A seed mix was applied to add to the organic content of soils and the land was leased for crops. The agricultural lands are now at a state that would support croplands on large tracts of land. The optimal use of these lands is for agricultural purposes (AGG & ANC) and not residential or other non-agricultural pursuits.*

*Lands to the northwest have more pronounced topography and have Whitewood Lake and West Pit Lake to add to the area for recreational land (PC). Opportunities exist to provide hiking trails for passive recreational enjoyment and tree planting for cover for wildlife corridors along with lakes for fishing, swimming and views. The creation of this area will serve to attract people from neighbouring urban areas, country residential, lakeshore residential and other Capital Region visitors. Given its large size, the conservation lands are well suited to purposes similar to existing East Pit Lake".*

The proposed redistricting is generally consistent with the County's Municipal Development; the subject lands area not located within one of the County's existing Area Structure Plans. Community support for agriculture and conservation activities at these locations were identified during the pre-application public engagement.

Administration recommends proceeding with **Option #1** and adopt the Whitewood Conceptual Scheme and Bylaw 2018-02 following the consideration of any comments at the Public Hearing.

<b>DATE APPLICATION RECEIVED:</b>	July 25, 2017 (Review Completed February 6, 2018)
<b>PROPOSAL:</b>	To adopt the Whitewood Conceptual Scheme and redistrict approximately 1,600 hectares of land, being the Whitewood Mine Site, for agricultural and conservation purposes.
<b>LEGAL DESCRIPTION:</b>	Township 54, Range 3, W5M (Numerous Certificates of Title)
<b>GENERAL LOCATION:</b>	The Whitewood Mine is owned by TransAlta and located 65 km west of Edmonton along the Yellowhead Highway, near the Village of Wabamun.
<b>APPLICANT:</b>	Vicinia Planning & Engagement Inc. c/o Elizabeth Armitage, MEDs, RPP MCIP
<b>OWNER:</b>	TransAlta Corporation
<b>EXISTING LAND USE DESIGNATION:</b>	RE – Resource Extraction District and Whitewood Direct Control District (DC Area 3) Regulations
<b>PROPOSED LAND USE DESIGNATIONS:</b>	PC – Conservation District ANC – Agricultural Nature/Conservation District AGG – Agricultural General District
<b>SOILS (C.L.I.):</b>	Between Class 3 & 6 - Soils in these classes have moderately to severe limitations that restrict the range of crops or require special conservation practices. Adverse relief because of steepness or pattern of slopes.
<b>SUBSIDENCE / FLOODING</b>	A large portion of the lands were subject to historic open-pit coal mining by TransAlta; geotechnical review will be required in support of future development applications.  Some of the subject lands are adjacent to the bed and shore of Whitewood Lake and West Pit Lake. Consideration of appropriate riparian setbacks will be required in support of future development applications.

## BACKGROUND:

The Whitewoods mine is located 65 km west of Edmonton and directly north of the Yellowhead Highway (see Conceptual Scheme figure 1). All parcels within the proposed redistricted area are owned by TransAlta Corporation. Mining activity at the mine ceased on March 31, 2010 and reclamation at various stages has been taking place over the period from 1982 to April of 2015 (see Conceptual Scheme Figure 2). Currently, most lands proposed as Agricultural General (AGG) and Agricultural Conservation District (ANC) have completed the reclamation process and have Reclamation Certificates. However, the proposed Conservation (PC) lands are awaiting Reclamation Certificates.

Pre-mining on the mine site was generally rough grazing, pasture and crop land. Adjacent land uses were Agriculture General, Country Residential (Brookside Est.), Lakeshore Residential, Recreation, Resource Extraction and Rural Industrial Commercial Districts (Village of Wabamun). Currently, the mine area is Districted Resource Extraction governed by an overlay of Direct Control.

Existing soils and vegetation include Grey Luvisols, Orthic and Dark Grey Luvisols with Brunisols on sandy sites. The area also included mixed forest vegetation and organic matter with pockets of peatland in low lying areas. The topography was level to gently sloped (0-9%) and two lakes existed prior to the mine becoming operational.

Following 1983, 0.15 metres or greater of topsoil was recovered from all cultivated land and forested land. The post-mining landscape was contoured and the topsoil replaced with the topography consistent with pre-mining; also slopes were kept at maximum of 15% in proposed ANC and AGG districts and agriculture capability rating is between Class 3 and 6. In addition, the subject property was seeded with a seed mix to increase soil organic matter. The agriculture areas have been leased to farmers and conventional farming methods have been used for annual crops during the reclamation period. Crop yields and soil conditions have been monitored annually from 1989-2000.

However, waste from mining was buried a minimum of 1.2 metres below the surface in certain areas of the mine site. Currently, the waste from the mine site is located on the proposed parcels of Block 3, Lots 7 and 4 (see Conceptual Scheme figure 11); these Lots are to remain in the ownership of TransAlta after the Conceptual Scheme and re-districting application are complete.

During mining operation coal was transported to the plant in large coal haulers on private roads and used as a collector highway. After mining the internal existing road and internal loop (see Conceptual Scheme Figure 12) extends west to Highway 765 and east to Range Road 42; no other roads are present at the time of application.

## DEVELOPMENT CONCEPT:

All proposed redistricted lands are owned by TransAlta Corporation. See Page 8-10, *Table 2. Current Ownership* within the Conceptual Scheme for further details. The Whitewood mine development area has been reclaimed as to provide large tracks of land for agricultural purposes (AGG & ANC). To date 1125 hectares (2779 ac) have reclamation certificates. In addition, recreational/conservation land (PC) has been developed; which includes Whitewood Lake, West Pit Lake and a more pronounced topography (15% or greater) to provide hiking trails and viewpoints for passive recreation.

### 1. Development Concept:

The redistricting table reflects the amount of designated land uses proposed. The total proposed districts amounts are shown below.

Land Use	Hectares (+/-)	Acres (+/-)	Percentage (%)
Recreation	780	1920	47
Agricultural	880	2180	53
<b>Total</b>	<b>1660</b>	<b>4100</b>	<b>100</b>

### 2. Agriculture Land Use Districts

The reclaimed area of Whitewood mine is consistent with the EPEA approvals. Overall the lands are Class 3 soils which are suitable for supporting crops, and the capability is equal or greater from the pre-disturbance land capability. Any limitations are due to physical properties (woodlands, sloughs, and waterbodies). The following districts are proposed:

ANC – Agricultural Nature Conservation district is the preferred districting for the future agricultural lands adjacent to the proposed PC – Conservation District lands which are intended for conservation, passive recreation and education purposes. By utilizing the ANC district as a buffer along the PC – Conservation District, these lands will further help foster and promote conservation by limiting future density and potentially providing additional wildlife corridors. Additionally, this district prevents undue fragmentation of the lands as the number of future subdivisions and future density is more restricted.

AGG – Agricultural General District is also provided within the Whitewood Mine Conceptual Scheme. While the goal of the Whitewood Mine Conceptual Scheme is to return the lands to their pre-mining state for preservation, conservation, education and increased natural capabilities the AGG district in these select locations allows more agriculturally focused permitted and discretionary uses which may be of a benefit to future land owners.

#### Proposed Agricultural Policies:

- a) *Continue to permit agricultural production and related farming activities, while permitting uses associated with operations towards reclamation within the mine permit area districted agricultural.*
- b) *Protect areas with distinctive natural features and/or resources, while providing opportunity for compatible agricultural and non-agricultural land uses.*
- c) *As land within the mine area receives Reclamation Certificates from Alberta Environment deemed suitable for agricultural capability, it is recommended Parkland County support these lands for agricultural production and related farm activities.*
- d) *Notwithstanding above, other forms of development may be considered where justification and supporting documentation provides, as part of the overall evaluation of development proposals.*
- e) *Additional AGG subdivisions beyond those proposed in the Whitewood Mine Conceptual Scheme shall require an amendment to this plan illustrating the capabilities of the site prior to subdivision approval.*

#### 3. Recreation Land:

Reclamation of these lands consisted of planting grasses and trees for soil regeneration. Lakes within the mine area were also part of the recreation reclamation process. Vegetation in agricultural lands near or adjacent to recreational lands should be developed to foster vegetation growth and wildlife corridors. While certain areas are prime locations for interpretive trails, fishing, picnic and day use activities other areas with trees and shrubs provide an aesthetic panoramic views of the area. The following land use district is proposed:

PC – Conservation District is to provide for the preservation of environmentally sensitive and significant areas which have significant natural capability for conservation, passive recreation and education. As the lands are being reclaimed by TransAlta with the purpose of providing valuable natural wildlife habitat with passive recreational opportunities. Overall the recreational capability of the Whitewoods mine area is to:

#### Proposed Recreation Policies:

- a) *Provide for the preservation of environmentally sensitive and significant areas and lands having significant natural capability for conservation, passive recreation and education.*
- b) *As lands within the mine area receive Reclamation Certificates and are deemed suitable for natural environment capability, Parkland County should support these lands for passive recreation.*
- c) *Notwithstanding Policy 5.7.2, other forms of development may be considered where justification and supporting documentation is provided.*
- d) *Recreational lands should foster vegetation in: ravines, steep slopes, natural feature and large areas where there is a potential of corridor connectivity for wildlife.*
- e) *Recreational lands should have limited road access and trailheads for parking connected to a trail system with the opportunity to connect to trails on adjacent lands.*
- f) *Recreational lands should encourage wildlife areas for: training, hunting dogs, recreational fishing and other compatible passive recreation and educational activities.*

#### 4. TransAlta Retained Land:

Waste from mining such as: flyash, baghouse dust, coal fines and wash bay sludge was buried 1.2 metres below the surface of some of the reconstructed croplands (see Conceptual Scheme Figure 11). These lands will be retained by TransAlta Corporation:

#### Proposed Policy:

- a) *As lands within the Development Area where waste from mining existed or remains, valid documentation verifying the lands are deemed suitable and not posing a threat to the public shall be provided to Parkland County in consideration of development proposals on or adjacent to such lands (see Table 6 of land retained by TransAlta Corporation).*

5. Future Potential for Highway Commercial Area

Future uses may include highway commercial areas in the vicinity of the Highway 16/Yellowhead Highway. The topography is flat, well drained, stable soils and highway exposure offers a prime location for this type of development. However, assurances of safe access and egress without disruption of the function of the highway or intersections would need to be determined in consultation with Alberta Transportation. Highway visibility, acceptable signage, pedestrian safety, parking, traffic flow, service roads, landscaping and aesthetic design are also considerations.

Proposed Highway Commercial Policies:

- a) *Receive Reclamation Certificates from Alberta Environment and be deemed suitable and not posing a threat to the public in the vicinity of Highway 16/Yellowhead Highway. Parkland County may give consideration to development proposals for a diverse range of commercial, recreational and tourism uses to serve the public.*
- b) *Commercial development applications shall require a biophysical assessment, a traffic impact assessment, a storm water management study and a geotechnical report prior to development.*
- c) *Should highway commercial uses be developed within the Conceptual Scheme Area in the future, road access shall be through the local road system as no new accesses will be granted from Highway 16.*

6. Future Transportation:

Traffic is significantly reduced following mining operations, a traffic impact study is not required at this time. The former haul road has been built to a County standard and has been conveyed to Parkland County. The existing haul road system has an internal loop and extends west to Highway 765 and east to Range Road 42 (see Figure 12 for further details). Access to Highway No.16 is limited and it is anticipated future upgrades may be required when deemed appropriate by Parkland County and Alberta Transportation.

In addition, TransAlta has applied to close a portion of Township Road 534 running east/west through the center of the subject lands as identified in the Development Concept included in the Conceptual Scheme. Council gave 1<sup>st</sup> Reading to Road Closure Bylaw 2017-20 on September 26, 2017; County awaiting Ministerial response.

Proposed Transportation Policies:

- a) *Where additional roads are proposed, the developer shall enter into a development agreement with Parkland County regarding the construction of internal roadways.*
- b) *Roads shall be constructed in accordance with parkland County Standards.*
- c) *Upon subdivision all future parcels shall have legal and physical road access as per Figure.12: Future Transportation.*

7. Phasing:

The phasing of development in the mine area will generally proceed according to market demand, subject to the completion of reclamation on mined lands. Infrastructure will be developed in a phased manner along with the land uses. Phasing of lands tend to be agricultural lands first since they were provided reclamation certificates first. Following this, recreational lands are expected to receive reclamation certificates from Alberta Environment. Overall, the phasing of the *Development Area* can be described as being from east to west. No phase precludes the development of another. It indicates the preference of how development could proceed (see Conceptual Scheme Figure 13).

#### Proposed Phasing Policies:

- a) Phasing of development on the lands shall generally follow lands with existing reclamation certificates, then additional lands as reclamation certificates are issued.*
- b) Phasing should generally be in accordance with the Phasing Plan.*
- c) The proposed Phasing Plan is conceptual only and will be confirmed at the time of re-designation.*
- d) No amendments to this plan will be required due to changes in the boundary or number of phases.*

#### **8. Implementation**

A land use re-districting application is to be submitted to the County changing a portion of the Agriculture and Direct Control Districts to Agriculture Districts and a Recreation District. While redistricting may occur immediately, TransAlta will not divest any lands until Reclamations Certificates are granted by the Province of Alberta. (see Conceptual Scheme Figure 15).

#### Proposed Implementation Policies:

- a) Conservation Land is identified in Figure 7: Development Concept. These lands are expected to be designated ANC – Agriculture Nature Conservation District and PC –Conservation District.*
- b) Agricultural Land is identified in Figure 7: Development Concept. These lands are expected to be designated AGG – Agricultural General District.*
- c) Re-designations/re-districting as per Figure 7: Development Concept will be permitted prior to reclamation certification.*

#### **9. Subdivision and Development**

A subdivision application may be submitted after the redistricting application has been approved by Parkland County Council. The draft subdivision plan has been designed to utilize the existing transportation network and minimize additional land disturbance due to future road construction. TransAlta will not divest any lands until Reclamations Certificates are granted by the Province of Alberta.

Future development in the Whitewood Mine Conceptual Scheme area is intended to be kept to a minimum. Specifically, all future development within the PC district should be limited to buildings which support passive recreation. Development within ANC and AGG districts should also be limited to those buildings required to support agricultural production only.

#### Proposed Policies:

- a) Subdivision should generally be in accordance with the Draft Subdivision Plan identified in Figure 14.*
- b) Lot boundaries and networks identified on Figure 14 are conceptual. Changes are permitted and will be finalized at the time of re-designation or subdivision.*
- c) No amendments to this plan will be required due to changes in the boundary or number of future lots and blocks indicated on Figure 14.*
- d) Subdivision as per Figure 14 will be permitted prior to reclamation certification.*
- e) Prior to future commercial subdivision approval, subdivision applications shall require a biophysical assessment, a traffic impact assessment, a storm water management study, a geotechnical report and any other documentation deemed necessary by the subdivision or development authority.*

## CONSULTATION:

The applicant, in accordance with Public Engagement Policy: C-AD51, held an Open House on May 3, 2017 with approximately 30 people in attendance. A mail notification was sent to properties within the Parkland County and Wabamun postal code of the amendment area. Notification advertisement was placed in the local newspapers and social media the weeks of April 17<sup>th</sup> and 24<sup>th</sup> of 2017.

Most of the individuals who attended the open house were local residents. The majority of the questions and conversations were:

- What the future uses may be on the recreation lands (PC) and a preference for passive recreation.
- A desire for limited road access into future recreation lands.
- Questions regarding the timing and process to be utilized for the divestiture of the agricultural lands.
- Desire for limited residential development in the area.
- The future of other open-pit mines in the area (south of Wabamun).
- Questions regarding the plans for the Alberta Clipper Hunting Retriever Association (ACHRA) training grounds and facility on the site.
- Questions and conversations regarding the reclamation certificate process.

## Additional public input to be obtained through the Public Hearing process.

Administration also received a number of responses from External Agencies and Internal County Departments, their responses are provided within Appendix 'A' of this Report. There are no objections to proposed redistricting Bylaw 2018-02 or the Whitewood Conceptual Scheme. One public comment letter was received in response to the Public Hearing Notice (Attachment 5).

## POLICY ANALYSIS:

### a) Edmonton Metropolitan Region Growth Plan (EMRGP):

This application does not require referral to the Edmonton Metropolitan Region Board (EMRB) as Land Use Bylaw amendments and conceptual schemes (non-statutory plans) are not a requirement under the Regional Evaluation Framework (REF). Administration is of the opinion that Bylaw 2018-02 is consistent with the Rural Agricultural Area of the Regional Plan while protecting the regional infrastructure, energy and rail corridors in the immediate area of the former mine site. The conservation lands will add additional open space and environmental capital within the region.

### b) Municipal Development Plan (Bylaw 37-2007):

The application was deemed complete and received by Administration on July 25, 2017. Council approved current Municipal Development Plan (MDP) Bylaw 2017-14 One Parkland: Powerfully Connected on October 10, 2017. Policy 13.0.3(a)(ii) of the MDP states "*Where an Outline Plan/Conceptual Scheme/LUB Amendment application has been submitted and deemed complete, prior to the date on which this MDP (Bylaw 2017-14) is adopted; Council may proceed with adoption of the Outline Plan/Conceptual Scheme/LUB Amendment, provided that adoption of the Outline Plan/Conceptual Scheme by resolution and final reading of the LUB Amendment occurs not later than (2) years from the date on which this MDP is adopted.*" **However, the applicant has undertaken revisions to the Conceptual Scheme following adoption of the current MDP and prior to presentation to Council to ensure compliance. Administration has assessed the proposed redistricting and conceptual scheme applications against Bylaw 2017-14.**

The subject properties are designated as Rural Agricultural Area on the Development Concept (Figure 7) within the MDP. The proposed applications have been reviewed and found consistent with the goals, objectives, and policies within Section 4.0 Agriculture and Section 10.0 Natural Environment of the MDP.

c) Environmental Conservation Master Plan (ECMP-2014):

The subject lands are NOT located within one of the County's High Priority Landscapes or Environmental Significant Areas (ESAs) as described in the County's Municipal Development Plan, One Parkland: Powerfully Connected or the Environmental Conservation Master Plan (ECMP) 2014 respectively. However, the lands are in close proximity to East Pit lake ESA, Fallis Slopes ESA as well as the Wabamun Lake ESA. TransAlta will be required to adhere to all applicable Federal and Provincial legislation as part of acquiring the remaining reclamation certificates for the former mine. The proposed redistricting will reintegrate former mined lands back into agricultural production in addition to conserving lands around Whitewood and West Pit Lake.

d) Area Structure Plan (N/A):

The subject lands, being the former Whitewood Mine, are not located within one the County's existing nine (9) approved Area Structure Plans. The applicant has prepared and submitted a non-statutory Conceptual Scheme in support of the proposed predominately agricultural redistricting application.

e) Whitewood Conceptual Scheme:

The applicant is requesting adoption of the Whitewood Conceptual Scheme under separate application (File PD-2017-040). The Conceptual Scheme will provide guidance to future subdivision and/or development within the Plan area and will:

- address the requirements of any Provincial and municipal plans, policies and bylaws;
- evaluate subsequent land use re-designations, subdivision and development of the Whitewood Mine area;
- return the Whitewood mine to active agricultural and passive recreation in accordance with Alberta Environment reclamation certificates;
- provide internal transportation systems to service the local transportation network;
- balance Alberta Environment Reclamation requirements with local resident interests identified during the public engagement program;
- identify constraints and opportunities for future land uses and subdivision;
- address the requirements for re-designation and future subdivision and development permits;
- accommodate the phased re-designation, future subdivision and development of the lands in conjunction with approval of reclamation certificates.

**If Council does not adopt the Whitewood Conceptual Scheme following any concerns expressed at the public hearing then final reading should be deferred on redistricting Bylaw No. 2018-02.**

f) Land Use Bylaw (No. 2017-18):

Bylaw No. 2018-02 proposes to redistrict the approximately 1600 hectares of TransAlta lands from the RE – Resource Extraction District to the PC – Conservation District, ANC – Agriculture/Nature Conservation District and the AGG – Agricultural General District. The Bylaw also proposes to remove the lands from the Whitewood Direct Control overlay under Section 9.4 of the Land Use Bylaw.

The Applicant has provided a development concept and land suitability analysis in the form of the Whitewood Conceptual Scheme that proposes the development of a number of parcels in keeping with the regulations of the proposed redistricting.

**CONCLUSION:**

This application was assessed in accordance with the County's applicable statutory and non-statutory plans. The application is consistent with the applicable statutory plans and surrounding land uses. Administration supports

adoption of the Whitewood Conceptual Scheme and Redistricting Bylaw 2018-02 subject to any concerns expressed at the Public Hearing. Administration recommends adopting the Whitewood Conceptual Scheme and giving second and third reading to Bylaw 2018-02 following the consideration of any comments at the Public Hearing.

**OPTIONS:**

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| Option #1 | <p>Upon closure of the Public Hearing:</p> <ol style="list-style-type: none"> <li>1. That Council adopt the Whitewood Conceptual Scheme.</li> <li>2. That Bylaw 2018-02 receive second reading.</li> <li>3. That Bylaw 2018-02 receive third and final reading.</li> </ol> |
| Option #2 | <p>Upon closure of the Public Hearing, that Council refer the Whitewood Conceptual Scheme back to Administration to consider the comments from the Public Hearing before considering second reading to Bylaw No. 2018-02.</p>  |
| Option #3 | <p>Upon closure of the Public Hearing:</p> <ol style="list-style-type: none"> <li>1. That Council defeat the Whitewood Conceptual Scheme.</li> <li>2. That Council defeat Bylaw No. 2018-02 at second reading.</li> </ol>  |

**AUTHOR'S:** Duncan Martin & Stephen Fegyverneki, RPP MCIP  
Planner Manager, Current Planning

Date written: March 20, 2018

Department: Planning and Development

## APPENDIX A: APPLICATION REFERRAL COMMENTS

AGENCY	COMMENTS
<b>Government Agencies</b>	
Alberta Energy Regulator (AER)	No comments received.
Alberta Transportation (AT)	<p>Noted no objection, but provided the following comments:</p> <p><i>"Highway 16 is a designated freeway with designated intersection locations at Highway 765 and at Range Road 41. Subject to Section 23(2) of the Highways Development and Protection Act, Alberta Transportation is prohibited from approving the construction of any additional accesses to Highway 16 between these two locations. Alberta Transportation expects that as the land is redeveloped, all access to the developments will be obtained from the local road system. Subject to Provincial Land Use Policy No. 7, Alberta Transportation anticipates that Parkland County will mitigate the impact on the local road accesses to Highway 16 and 765 of the traffic that will be generated by the redevelopment of this land."</i></p>
Historic Resources Management Branch	No comments received.
Alberta Environment & Parks (AEP)	No comments received.
Alberta Health Services (AHS)	<p>Noted no objection, but provided the following comments:</p> <p><i>"The Whitewood Mine Conceptual Scheme plans for both recreational and agricultural land use within the former mine area. Reclamation certificates have been obtained for most, but not all of the affected parcels. Boundaries and parcel sizes will be finalized during the subdivision application process. The applicant has requested redistricting and subdividing of lands at this time, but will not sell off lands until reclamation certificates are provided."</i></p> <p><i>The land use bylaw amendment proposes redistricting the lands from RE – Resource Extraction with a DC – Direct Control overlay to PC – Conservation District, ANC – Agricultural/Nature Conservation District, and AGG – Agricultural General District. Both the ANC and AGG designation allows for residential homes to be built on the lands. Alberta Health Services has concerns allowing sensitive land uses on the reclaimed land without verification that fill uses is free of contaminants and suitable for development."</i></p> <p><i>If fill materials is found to be contaminated or the soils cannot be verified as clean, is there a mechanism for the municipality to redistrict the lands again? How would sensitive land use development be restricted in this situation?"</i></p> <p><i>There are also 240KV transmission lines and pipelines throughout the lands, Is a setback distance being proposed for any sensitive land use development from the power lines or pipelines?"</i></p> <p><i>Environmental Public Health has no concerns regarding the Conceptual Scheme, but has remaining concerns about the fill materials used and the possibility of further sensitive development without additional information or environmental site assessments".</i></p> <p>Additional details have been added to the Conceptual Scheme by the Applicant to address the comments.</p>

### First Nations

Enoch Cree Nation	No comments received.
Paul Band	No comments received.

#### **Adjacent Municipalities**

Lac Ste. Anne County	No comments received.
Village of Wabamun	No comments received.
S.V. of Point Alison	No comments received.
S.V. of Lakeview	No comments received.

#### **School Boards**

Parkland School Division	No comments received.
Evergreen Catholic School Division	No comments received.

#### **Public Utilities**

Ste. Anne Gas Co-Op	No comments received.
ATCO Gas	No comments received.
AltaLink Management	No comments received.
Telus Communications	No comments received.
Forts Alberta	Fortis Alberta has no concerns. Upon the re-zoning, Developer can contact 310-WIRE (9473) for electrical services during the subdivision design stage as needed.
Canada Post	No comments received.

#### **Other External Agencies**

CN Engineering Services	No comments received.
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<b>PARKLAND COUNTY</b>	<b>COMMENTS</b>
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#### **Internal Departments**

Financial Services	No comments received.
Legislative & Administrative Services	No comments received.
Community Sustainability	No Objection, the following recommendations were provided to enhance the Conceptual Scheme which have been completed: <ul style="list-style-type: none"> <li>• We recommend that wording in policy 5.8.2 in the Whitewood Conceptual scheme be changed from "environmental impact assessment" to "biophysical assessment" as per policy 10.1.1c.i. in Parkland County's Municipal Development Plan.</li> <li>• We would like clarification from the proponent in regards to the reasoning for delineation of the proposed land use districts and how this relates to prior land use, provincial reclamation requirements, and future land use.</li> <li>• We recommend that an additional policy outlining subdivision requirements (similar to policy 5.8.2) be included in section 8.3 of the Whitewood Conceptual scheme.</li> </ul>
Economic Diversification	No objections or concerns.
Long Range Planning	No Objection, but requested additional clarification on the proposed Land Use Districts of why they were chosen and the effects on future planning of the subject area. The requested clarification was provided through further revisions to the Conceptual Scheme.
Development Engineering Services	No objections or concerns. Any roadways required to support future subdivision/development shall adhere to County standards.

Development Planning	No comments received.
Safety Codes	No comments received.
Public Works	No comments received.
Engineering Services	No comments received.
Parks, Recreation & Culture Services	No comments received.
Protective Services	No comments received.
Fire Services	No comments received.
Agricultural Services	No objections. The department supports the reclamation of these lands for agricultural and conservation uses. Productive agricultural lands will add to the County's agricultural inventory. The department supports the large agricultural plots proposed in the development concept.