



Parkland County

53109A Highway 779
Parkland County, Alberta
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Parklandcounty.com

Meeting Minutes

Council

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

Thursday, September 4, 2025

9:00 AM

Council Chambers

Special Council Meeting

CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

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

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

We acknowledge that our meeting today convenes on the lands of Treaty 6 which is the traditional home of the Cree, Dene, Saulteaux, Blackfoot, Nakota Sioux Nations and members of the Metis Nation of Alberta, Inuit and all first Nations sharing in this land for generations.

We recognize the long history and contributions of Indigenous peoples who have cared for this land from time immemorial to the present. We acknowledge that we are all Treaty people, bound to one another by the spirit and intent of Treaty "as long as the sun shines, the grass grows and the river flows".

Present: 3 - Council Member Phyllis Kobasiuk, Council Member Natalie Birnie and Council Member Rob Wiedeman

Absent: 1 - Council Member Sally Kucher Johnson

Administration:

Laura Swain, Chief Administrative Officer

Jeff Dyck, Chief Operating Officer

Rob McGowan, General Manager, Operations Services (In-part)

Krista Quesnel, Director, Agriculture & Environment Services (In-part)

Justin Young, Director, Planning & Development Services Department

Natasha De Sandi, Senior Planner, Planning Coordination

Derek MacDonald, Planner II, Planning Coordination

Jared Candlish, Planner II, Planning Coordination

Roya Karimi-Boushehri, Planner I, Planning Coordination

Odessa Bartel, Manager, Legislative & Legal Services

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

ADOPTION OF AGENDA

A motion was made by Council Member Kowalski that the September 4, 2025 Council meeting agenda be adopted, as presented.

The motion carried unanimously.

NEW BUSINESS

Legislative Matters

[RFD 25-186](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

Proposed Motions

1. That Bylaw 2025-22 receive first reading.
2. That Bylaw 2025-22 receive second reading.
3. That Bylaw 2025-22 be presented at this meeting for third reading.
4. That Bylaw 2025-22 receive third and final reading.

5. That Bylaw 2025-23 receive first reading.
6. That Bylaw 2025-23 receive second reading.
7. That Bylaw 2025-23 be presented at this meeting for third reading.
8. That Bylaw 2025-23 receive third and final reading.

9. That Bylaw 2025-24 receive first reading.
10. That Bylaw 2025-24 receive second reading.
11. That Bylaw 2025-24 be presented at this meeting for third reading.
12. That Bylaw 2025-24 receive third and final reading.

13. That Bylaw 2025-25 receive first reading.
14. That Bylaw 2025-25 receive second reading.
15. That Bylaw 2025-25 be presented at this meeting for third reading.
16. That Bylaw 2025-25 receive third and final reading.

17. That Bylaw 2025-26 receive first reading.
18. That Bylaw 2025-26 receive second reading.
19. That Bylaw 2025-26 be presented at this meeting for third reading.
20. That Bylaw 2025-26 receive third and final reading.

Mayor Gamble called the Public Hearing back to order at 9:02 a.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding proposed Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 to amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses.

Administration presented closing comments and remarks.

Applicant, TransAlta, presented closing comments and remarks. Duncan

Webster, Manager, External Affairs, TransAlta, Michael Edwards, Project Developer, TransAlta, Rick Wallace, Manager, Technical Services, TransAlta, Patrick Lo, Urban Planner with WSP presented for the Applicant.

RECESS

Mayor Gamble recessed the meeting at 10:18 a.m., and reconvened the meeting at 10:42 a.m.

[RFD 25-186](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

Proposed Motions

1. That Bylaw 2025-22 receive first reading.
2. That Bylaw 2025-22 receive second reading.
3. That Bylaw 2025-22 be presented at this meeting for third reading.
4. That Bylaw 2025-22 receive third and final reading.

5. That Bylaw 2025-23 receive first reading.
6. That Bylaw 2025-23 receive second reading.
7. That Bylaw 2025-23 be presented at this meeting for third reading.
8. That Bylaw 2025-23 receive third and final reading.

9. That Bylaw 2025-24 receive first reading.
10. That Bylaw 2025-24 receive second reading.
11. That Bylaw 2025-24 be presented at this meeting for third reading.
12. That Bylaw 2025-24 receive third and final reading.

13. That Bylaw 2025-25 receive first reading.
14. That Bylaw 2025-25 receive second reading.
15. That Bylaw 2025-25 be presented at this meeting for third reading.
16. That Bylaw 2025-25 receive third and final reading.

17. That Bylaw 2025-26 receive first reading.
18. That Bylaw 2025-26 receive second reading.
19. That Bylaw 2025-26 be presented at this meeting for third reading.
20. That Bylaw 2025-26 receive third and final reading.

Mayor Gamble closed the Public Hearing at 10:45 a.m.

RECESS

Mayor Gamble recessed the meeting at 10:46 a.m. and reconvened the meeting at 11:32 a.m.

[RFD 25-186](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

Proposed Motions

1. That Bylaw 2025-22 receive first reading.

- 2. That Bylaw 2025-22 receive second reading.
- 3. That Bylaw 2025-22 be presented at this meeting for third reading.
- 4. That Bylaw 2025-22 receive third and final reading.

- 5. That Bylaw 2025-23 receive first reading.
- 6. That Bylaw 2025-23 receive second reading.
- 7. That Bylaw 2025-23 be presented at this meeting for third reading.
- 8. That Bylaw 2025-23 receive third and final reading.

- 9. That Bylaw 2025-24 receive first reading.
- 10. That Bylaw 2025-24 receive second reading.
- 11. That Bylaw 2025-24 be presented at this meeting for third reading.
- 12. That Bylaw 2025-24 receive third and final reading.

- 13. That Bylaw 2025-25 receive first reading.
- 14. That Bylaw 2025-25 receive second reading.
- 15. That Bylaw 2025-25 be presented at this meeting for third reading.
- 16. That Bylaw 2025-25 receive third and final reading.

- 17. That Bylaw 2025-26 receive first reading.
- 18. That Bylaw 2025-26 receive second reading.
- 19. That Bylaw 2025-26 be presented at this meeting for third reading.
- 20. That Bylaw 2025-26 receive third and final reading.

A motion was made by Mayor Gamble that Bylaw 2025-22 receive first reading.

The motion carried unanimously.

A motion was made by Council Member Wiedeman that Bylaw 2025-22 receive second reading.

The motion carried unanimously.

A motion was made by Council Member Kobasiuk that Bylaw 2025-22 be presented at this meeting for third reading.

The motion carried unanimously.

A motion was made by Council Member Kowalski that Bylaw 2025-22 receive third and final reading.

The motion carried unanimously.

A motion was made by Council Member Birnie that Bylaw 2025-23 receive first reading.

The motion carried unanimously.

A motion was made by Council Member Wiedeman that Bylaw 2025-23 be

amended as follows:

d) That 4(1)(d)(ii) be revised as follows:

1. 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.

e) Remove Section 4(1)(h)(i).

f) Renumber 4(1)(h)(ii) '8.2' to '8.1'.

g) That 4(5)(b) be revised as follows:

1. 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.

h) Revised 4(5)(h)(1) to remove "unless screened".

i) Revised 4(5)(h)(ii) to remove "or screening".

An amending motion was made by Council Member Kowalski to the original motion moved by Council Member Wiedeman.

d) That 4(1)(d)(ii) be revised as follows:

1. 4.2 Council must require any technical studies or information as outlined by this Bylaw, and amendments hereto, that it deems necessary to decide on an application.

RECESS

Mayor Gamble recessed the meeting at 12:07 p.m., and reconvened the meeting at 1:01 p.m

[RFD 25-186](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

Proposed Motions

1. That Bylaw 2025-22 receive first reading.
2. That Bylaw 2025-22 receive second reading.
3. That Bylaw 2025-22 be presented at this meeting for third reading.
4. That Bylaw 2025-22 receive third and final reading.

5. That Bylaw 2025-23 receive first reading.
6. That Bylaw 2025-23 receive second reading.
7. That Bylaw 2025-23 be presented at this meeting for third reading.
8. That Bylaw 2025-23 receive third and final reading.

9. That Bylaw 2025-24 receive first reading.
10. That Bylaw 2025-24 receive second reading.
11. That Bylaw 2025-24 be presented at this meeting for third reading.
12. That Bylaw 2025-24 receive third and final reading.

13. That Bylaw 2025-25 receive first reading.
14. That Bylaw 2025-25 receive second reading.
15. That Bylaw 2025-25 be presented at this meeting for third reading.
16. That Bylaw 2025-25 receive third and final reading.

17. That Bylaw 2025-26 receive first reading.
18. That Bylaw 2025-26 receive second reading.

19. That Bylaw 2025-26 be presented at this meeting for third reading.

20. That Bylaw 2025-26 receive third and final reading.

The meeting reconvened with Council Member Wiedeman's original motion and Council Member Kowalski's amending motions on the floor.

A motion was made by Council Member Wiedeman that Bylaw 2025-23 be amended as follows:

d) That 4(1)(d)(ii) be revised as follows:

1. 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.

e) Remove Section 4(1)(h)(i).

f) Renumber 4(1)(h)(ii) '8.2' to '8.1'.

g) That 4(5)(b) be revised as follows:

1. 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.

h) Revised 4(5)(h)(1) to remove "unless screened".

i) Revised 4(5)(h)(ii) to remove "or screening".

An amending motion was made by Council Member Kowalski to the amendment that item:

d) That 4(1)(d)(ii) be revised as follows:

1. 4.2 Council must require any technical studies or information as outlined by this Bylaw, and amendments hereto, that it deems necessary to decide on an application.

By unanimous consent Council agreed to revise Council Member Kowalski's amending motion to read as follows:

An amending motion was made by Council Member Kowalski to the amendment that item:

d) That 4(1)(d)(ii) be revised as follows:

1. 4.2 Council must consider the following subjects at the development stage as it relates to:

4.2.1 Noise pollution;

4.2.2 Light Pollution;

4.2.3 Visual Screening;

4.2.4 Traffic impacts;

4.2.5 Agricultural Impacts; and

4.2.6 Environmental Impacts.

4.3 Council may require any technical studies or information as outlined in Section 7.40 that it deems necessary to decide on an application.

The motion carried unanimously.

Mayor Gamble called on the original motion made by Council Member Wiedeman as amended that Bylaw 2025-23 be amended as follows:

d) That 4(1)(d)(ii) be revised as follows:

1. 4.2 Council must consider the following subjects at the development stage as it relates to:

4.2.1 Noise pollution;

4.2.2 Light Pollution;

4.2.3 Visual Screening;

4.2.4 Traffic impacts;

4.2.5 Agricultural Impacts; and

4.2.6 Environmental Impacts.

4.3 Council may require any technical studies or information as outlined in Section 7.40 that it deems necessary to decide on an application.

e) Remove Section 4(1)(h)(i).

f) Renumber 4(1)(h)(ii) '8.2' to '8.1'.

g) That 4(5)(b) be revised as follows:

1. 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.

h) Revised 4(5)(h)(1) to remove "unless screened".

i) Revised 4(5)(h)(ii) to remove "or screening".

The motion carried unanimously.

A motion was made by Council Member Kobasiuk that Bylaw 2025-23 receive second reading, as amended.

The motion carried unanimously.

A motion was made by Council Member Kowalski that Bylaw 2025-23 be presented at this meeting for third reading, as amended.

The motion carried unanimously.

RECESS

Mayor Gamble recessed the meeting at 1:09 p.m., and reconvened the meeting at 1:14 p.m.

[RFD 25-186](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

Proposed Motions

1. That Bylaw 2025-22 receive first reading.
2. That Bylaw 2025-22 receive second reading.
3. That Bylaw 2025-22 be presented at this meeting for third reading.
4. That Bylaw 2025-22 receive third and final reading.

5. That Bylaw 2025-23 receive first reading.
6. That Bylaw 2025-23 receive second reading.
7. That Bylaw 2025-23 be presented at this meeting for third reading.
8. That Bylaw 2025-23 receive third and final reading.

9. That Bylaw 2025-24 receive first reading.
10. That Bylaw 2025-24 receive second reading.
11. That Bylaw 2025-24 be presented at this meeting for third reading.
12. That Bylaw 2025-24 receive third and final reading.

13. That Bylaw 2025-25 receive first reading.
14. That Bylaw 2025-25 receive second reading.

15. That Bylaw 2025-25 be presented at this meeting for third reading.

16. That Bylaw 2025-25 receive third and final reading.

17. That Bylaw 2025-26 receive first reading.

18. That Bylaw 2025-26 receive second reading.

19. That Bylaw 2025-26 be presented at this meeting for third reading.

20. That Bylaw 2025-26 receive third and final reading.

A motion was made by Council Member Birnie that section 4(4)(a) be amended as follows:

1.3 The Applicant must provide a noise impact assessment.

The motion carried unanimously.

A motion was made by Mayor Gamble that Bylaw 2025-23 receive third and final reading, as amended.

The motion carried unanimously.

A motion was made by Council Member Wiedeman that Bylaw 2025-24 receive first reading.

The motion carried unanimously.

A motion was made by Council Member Kobasiuk that Bylaw 2025-24 receive second reading.

The motion carried unanimously.

A motion was made by Council Member Kowalski that Bylaw 2025-24 be presented at this meeting for third reading.

The motion carried unanimously.

A motion was made by Council Member Birnie that Bylaw 2025-24 receive third and final reading.

The motion carried unanimously.

A motion was made by Mayor Gamble that Bylaw 2025-25 receive first reading.

The motion carried unanimously.

A motion was made by Council Member Wiedeman that Bylaw 2025-25 receive second reading.

The motion carried unanimously.

A motion was made by Council Member Kobasiuk that Bylaw 2025-25 be presented at this meeting for third reading.

The motion carried unanimously.

A motion was made by Council Member Kowalski that Bylaw 2025-25 receive third and final reading.

The motion carried unanimously.

RECESS

Mayor Gamble recessed the meeting at 1:21 p.m., and reconvened the meeting at 1:34 p.m.

[RFD 25-186](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

Proposed Motions

1. That Bylaw 2025-22 receive first reading.
2. That Bylaw 2025-22 receive second reading.
3. That Bylaw 2025-22 be presented at this meeting for third reading.
4. That Bylaw 2025-22 receive third and final reading.

5. That Bylaw 2025-23 receive first reading.
6. That Bylaw 2025-23 receive second reading.
7. That Bylaw 2025-23 be presented at this meeting for third reading.
8. That Bylaw 2025-23 receive third and final reading.

9. That Bylaw 2025-24 receive first reading.
10. That Bylaw 2025-24 receive second reading.
11. That Bylaw 2025-24 be presented at this meeting for third reading.
12. That Bylaw 2025-24 receive third and final reading.

13. That Bylaw 2025-25 receive first reading.
14. That Bylaw 2025-25 receive second reading.
15. That Bylaw 2025-25 be presented at this meeting for third reading.
16. That Bylaw 2025-25 receive third and final reading.

17. That Bylaw 2025-26 receive first reading.
18. That Bylaw 2025-26 receive second reading.
19. That Bylaw 2025-26 be presented at this meeting for third reading.
20. That Bylaw 2025-26 receive third and final reading.

A motion was made by Council Member Birnie that Bylaw 2025-26 receive first reading.

The motion carried unanimously.

A motion was made by Mayor Gamble that Bylaw 2025-26 be amended as follows:

a) That 4(3)(a)(ii) be revised as follows:

1. 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.

b) Remove Section 4(3)(e)(i).

c) Renumber 4(3)(e)(ii) '8.2' to '8.1'.

An amending motion was made by Council Member Wiedeman to the original motion moved by Mayor Gamble:

4(3)(a)(ii) be revised as follows:

1. 4.2 Council must consider the following subjects at the development stage as it relates to:

4.2.1 Noise pollution;

4.2.2 Light Pollution;

4.2.3 Visual Screening;

4.2.4 Traffic impacts;

4.2.5 Agricultural Impacts; and

4.2.6 Environmental Impacts.

4.3 Council may require any technical studies or information as outlined in Section 7.40 that it deems necessary to decide on an application.

The motion carried unanimously.

Mayor Gamble called on the original motion made by Mayor Gamble as amended that Bylaw 2025-26 be amended as follows:

That 4(3)(a)(ii) be revised as follows:

1.4.2 Council must consider the following subjects at the development stage as it relates to:

4.2.1 Noise pollution;

4.2.2 Light Pollution;

4.2.3 Visual Screening;

4.2.4 Traffic impacts;

4.2.5 Agricultural Impacts; and

4.2.6 Environmental Impacts.

4.3 Council may require any technical studies or information as outlined in Section 7.40 that it deems necessary to decide on an application.

b) Remove Section 4(3)(e)(i).

c) Renumber 4(3)(e)(ii) '8.2' to '8.1'.

The motion carried unanimously.

A motion was made by Council Member Wiedeman that Bylaw 2025-26 receive second reading, as amended.

The motion carried unanimously.

A motion was made by Council Member Kobasiuk that Bylaw 2025-26 be

presented at this meeting for third reading, as amended.

The motion carried unanimously

A motion was made by Council Member Kowalski That Bylaw 2025-26 receive third and final reading, as amended.

The motion carried unanimously.

[NM 25-009](#)

Take notice that at the regular meeting of Council on September 9, 2025 that administration prioritize the Highvale End Land Use Area Structure Plan and include the feedback provided by the Wabamun Watershed Management Council and Community On Keephills Environment for consideration during the Area Structure Plan prioritization project.

CLOSE OF MEETING

Mayor Gamble closed the meeting at 1:50 p.m.

Mayor

Manager, Legislative Services