

**PARKLAND COUNTY
PROVINCE OF ALBERTA**

BYLAW 2025-22

**BEING A BYLAW FOR THE PURPOSE OF AMENDING BYLAW 2016-12 – HIGHVALE END LAND USE
AREA STRUCTURE PLAN**

WHEREAS Section 633(1) of the *Municipal Government Act*, RSA 2000 c 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 has adopted the Highvale End Land Use Area Structure Plan Bylaw 2016-12 and amendments thereto; and

WHEREAS the Council of Parkland County deems it appropriate and desirable to adopt a bylaw for the purpose of amending the Highvale End Land Use Area Structure Plan to integrate the Keephills and Sundance power generation facilities (and associated uses) and to allow for future data processing facilities (and associated uses).

NOW THEREFORE the Council of Parkland County, duly assembled and under the authority of the *Municipal Government Act*, RSA 2000 c M-26, as amended, hereby enacts the following:

TITLE

1. This bylaw shall be known as the “Highvale End Land Use Areas Structure Plan Bylaw – Data Processing Facilities and Associated Uses Amendments”.

DEFINITIONS

2. The following definitions will apply to the corresponding words in this bylaw:

(1) “County” means the municipality of Parkland County in the Province of Alberta;

INTERPRETATION

3. The headings in this bylaw are for reference purposes only.

AMENDMENTS TO BYLAW 2016-12 – HIGHVALE END LAND USE AREA STRUCTURE PLAN

4. THAT Bylaw 2016-12 be amended by deleting and/or amending the following:
 - (1) Amend the Overview section of the Executive Summary so that it now reads as follows:
 - a. 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 because:

- The plan area had undergone substantial changes, including approval of the Sundance 7 gas fired power 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).

- (2) Amend the Public Engagement section of the Executive Summary so that it now reads as follows:

- a. 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.

- (3) Amend the Land Use Concept paragraph of the ASP Policy Highlights section of the Executive Summary so that it now reads as follows:

- a. **Land Use Concept**
The proposed land uses for the Highvale mine consists of strategically developed industrial nodes to support the ongoing operation of the Sundance and Keephills power generation facilities, and agricultural, recreational, and conservation lands. 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.
- (4) Amend the Agriculture paragraph of the ASP Policy Highlights section of the Executive Summary so that it now reads as follows:
 - a. **Agriculture**
For lands within the current Highvale Mine permit boundary, a maximum of one lot may be subdivided from an agricultural 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).
- (5) Amend the Commercial and Industrial Development paragraph of the ASP Policy Highlights section of the Executive Summary so that it now reads as follows:
 - a. **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 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 with agricultural operations.
- (6) Amend the Transportation Network, Servicing and Utilities paragraphs of the ASP Policy Highlights section of the Executive Summary so that it now reads as follows:
 - a. **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 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.

- (7) Amend the Development Staging, Implementation, and Alberta Climate Leadership Plan section of the Executive Summary so that it now reads as follows:
- a. Final reclamation on mined lands will be completed by 2046. All reclamation activities are regulated by the Alberta Energy Regulator (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 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.

The ASP 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.

- (8) Amend the Summary section of the Executive Summary so that it now reads as follows:
- a. 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 otherwise. The Highvale ASP will maintain consistency and align with provincial and municipal plans, while best reflecting development demand and community and resident input.
- (9) Amend 1.0 Plan Disclaimer so that it now reads as follows:
- a. The 2016 comprehensive update of the Area Structure Plan (ASP) 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 has occurred. Accordingly, future comprehensive updates of this ASP shall incorporate new information from TransAlta as it endeavours to meet provincial policy.

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.

(10) Amend 2.0 Introduction so that it now reads as follows:

- a. 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), 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.

(11) Amend the title of 2.1 Plan Preparation so that it now reads as follows:

- a. 2.1 2016 Update – Plan Preparation

(12) Add 2.2 2025 Update - Plan Preparation to read as follows:

- a. 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) 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) and data processing facilities (and associated uses) on reclaimed or unmined lands prior to full mine reclamation occurring.

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 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).

(13) Amend 3.0 Policy Context so that it now reads as follows:

- a. 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 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.

(14) Amend 3.1 Municipal Government Act so that it now reads as follows:

- a. 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;

- Land uses for the Plan area are 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, and residential uses that primarily include farmsteads, country residential development (when in compliance with the ASP), and the Hamlet of Keephills;
- Development in the plan area will be encouraged in the Hamlet of Keephills;
- Future recreational opportunities and environmentally sensitive areas will be identified;
- 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 2025, 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 ASP development.

(15) Delete section 3.2 Capital Region Growth Plan 1.0

(16) Amend the title of 3.3 Municipal Development Plan so that it now reads as follows:

- a. 3.2 2016 Update: Municipal Development Plan

(17) Amend the title of 3.4 County Plans so that it now reads as follows:

- a. 3.3. 2016 Update: County Plans

(18) Amend 3. Wabamun Lake Sub-Watershed Land Use Plan section of County Plans so that it now reads as follows:

- a. The Wabamun Lake Sub-Watershed Land Use Plan (WLSLUP) 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.

(19) Add 3.4 2025 Update: Review of Statutory and Non-Statutory County Plans to read as follows:

- a. **3.4 2025 Update: Review of 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)
- Environmental Conservation Master Plan (2014)
- Transportation Master Plan and associated Bylaws (2021)
- Trails Strategy (2023)
- Parks, Recreation, and Culture Master Plan (2017)

(20) Amend 4.3.1 Current Mining Activity so that it now reads as follows:

- a. Active mining in the Plan Area ended in 2021, with full scale reclamation operations starting in 2022. It is anticipated that all mined lands will be reclaimed by 2046.

(21) Delete Table 4.2: Tentative Reclamation Schedule

(22) Amend 4.3.2 Infrastructure so that it now reads as follows:

- a. TransAlta will remove 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.

(23) Amend 4.3.3 Transfer of Land Ownership so that it now reads as follows:

- a. 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.

(24) Amend 4.3.6 Surface Water so that it now reads as follows:

- a. 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 end pit lakes, ponds, and wetlands of varying sizes distributed throughout the reclaimed Mine area.

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 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 be subject to technical studies at the time of development.

(25) Amend 4.3.8 Agricultural Land Uses so that it now reads as follows:

- a. The Plan area prior to mining was predominantly an agricultural land base. Today, 46% of the Plan area is under agricultural production. After reclamation of the Highvale Mine, 67% of the lands in the Plan area will have an agricultural capability of Class 3 and 4, while the balance of the lands will 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.

(26) Amend 4.3.12 Conservation so that it now reads as follows:

- a. 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 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. 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.

(27) Amend 4.3.13 Resource Extraction so that it now reads as follows:

- a. 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.

Sand 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.

(28) Amend 4.3.15 Transportation Network so that it now reads as follows:

- a. 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. 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.

(29) Amend 4.3.16 Servicing Network so that it now reads as follows:

- a. There are three main industrial sites in the Plan area, TransAlta's Highvale Mine, TransAlta's Sundance power generation facility, and TransAlta's Keephills power generation facility. These sites include cooling ponds, Keephills Ash Lagoon, and other supporting infrastructure. TransAlta will decommission and remove 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, data processing facilities, and their associated infrastructure is supported on the surrounding lands. Provincially legislated setbacks to non-reclaimed mine and power generation facility infrastructure, such as a 300 m setback for a sewage lagoon, landfill and waste station apply.

(30) Amend 4.3.17 Energy Infrastructure so that it now reads as follows:

- a. 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. 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.

In 2017 a 500kV transmission corridor was developed outside the eastern edge of the Plan area. Development setbacks from this infrastructure in accordance with provincial regulations and AER requirements apply.

(31) Amend 5.2 Goals and Objectives so that it now reads as follows.

- a. 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.

(32) Amend 6.2 Agricultural Development so that it now reads as follows.

- a. 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.
- b. 2. **Agricultural** – Lands with CLI Class 1 to Class 4 agricultural capability rating, 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. Avoid or mitigate impacts to existing agricultural operations; and
 - d. Have sufficient road access.
- c. 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.
- d. 4. **Agricultural/Natural Use** – Lands with CLI Class 5 agricultural capability rating, 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.
- e. 5. **Agricultural Subdivision** – The County may approve the consolidation of lands with CLI Class 1 to Class 5 agricultural capability rating for agricultural purposes.
- f. 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.
- g. 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.
- h. 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.

- i. **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.
- (33) Amend Requirements for Supporting Documents in 6.3 Hamlet of Keephills so that it now reads as follows:
- a. **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.
- (34) Add section on Surrounding Compatible Uses in 6.3 Hamlet of Keephills to read as follows:
- a. **7. Surrounding Compatible Uses** – Surrounding development on undisturbed lands that supports the economic, social, 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.
- (35) Add section on Compatible Uses to Country Residential Development in 6.4 Country Residential Development to read as follows:
- a. **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.
- (36) Amend Requirements for Supporting Documents section of 6.5 Commercial and Industrial Development so that it now reads as follows:
- a. **2. Requirements for Supporting Documents** – Developers may be required to provide supporting documents at the time of subdivision, non-statutory 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.
- (37) Amend Requirements for Business and Medium Industrial section of 6.5 Commercial and Industrial Development so that it now reads as follows:
- a. **5. Business and Medium Industrial** – Industrial land uses shall be business-oriented to medium in nature, and include data processing facilities with associated uses. 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.
- (38) Amend Mitigation section of 6.5 Commercial and Industrial Development so that it now reads as follows:
- a. **10. Mitigation** – New industrial development shall not conflict with adjacent land uses in terms of appearance, 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 potential off-site nuisance impacts.

(39) Amend Open Space section of 6.6 Recreation, Parks and Open Space so that it now reads as follows:

- a. **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.

(40) Amend Waterfowl Habitat section of 6.8 Environment so that it now reads as follows:

- a. **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.
- b. These lands may be developed for recreational purposes in accordance with a local Statutory Plan or Outline Plan.

(41) Amend End Pit Lakes and Wetlands section of 6.8 Environment so that it now reads as follows:

- a. **1. End Pit Lakes and Wetlands** – Lands around end pit lakes, wetlands, and lands with Class 6 and Class 7 agricultural capability 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:
 - 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.

(42) Amend Environmentally Sensitive Areas section of 6.8 Environment so that it now reads as follows

- a. **1. Environmentally Sensitive Areas** – The ESAs described in the County's ECMP and by TransAlta 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 protected as a movement corridor for wildlife between the North Saskatchewan River valley and Wabamun Lake along Wabamun Creek;

- c. The County encourages 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.

(43) Add Update of Map 8: Transportation Network section to 6.10 Transportation Network to read as follows:

- a. **1. Update of Map 8: Transportation Network** - 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.

(44) Amend Road Connections section of 6.10 Transportation Network so that it now reads as follows:

- a. **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.

(45) Amend Existing Road Connections section of 6.10 Transportation Network so that it now reads as follows:

- a. **3. Existing Road 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.

(46) Amend Memorandum of Agreement (MOA) section of 6.10 Transportation Network so that it now reads as follows:

- a. **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 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.

(47) Delete section 4 Update of Map 8 – Transportation from 6.10 Transportation Network.

(48) Amend Setbacks from Utilities and Oil and Gas Facilities section of 6.11 Servicing and Utilities so that it now reads as follows:

- a. **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 applicable setbacks are 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.

(49) Amend Table 6.1: Development Setbacks so that it now reads as follows:

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 Generation Facilities	In accordance with Alberta Utilities Commission Rule 007

(50) Add 6.12 Industrial Development on Undisturbed Lands to read as follows:

- a. 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 provide technical studies that demonstrate:

- a. Avoidance or mitigation of impacts to adjacent agricultural land uses and the environment; 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.
 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.
 4. Co-location of agricultural uses within non-agricultural development on undisturbed lands is encouraged but not required.

(51) Amend 6.12 Referrals so that it now reads as follows:

a. 6.13 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.

(52) Amend Table 7.1: Future Land Use so that it now reads as follows:

Land Use	Hectares (ha)	% of Total Area
Agricultural Land	21,843.9	75.5
Agricultural Mixed Use	2,488.3	9.86
Environmentally Sensitive Areas	2,357.5	8.2
Business and Medium Industrial	1,570.0	5.4
Waterfowl Habitat, Recreation, End Pit Lakes	469.7	1.6
Provincial Natural Area	128.6	0.4
Hamlet	64.9	0.2
Commercial	1.0	0.0
Total	28,923.9	100

(53) Amend 8.1 Development Staging so that it now reads as follows:

a. 8.1 Development Staging

It is anticipated that all mined lands will be reclaimed by 2046. 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	Actions or Initiatives by the County (Post Reclamation)
----------	---

Pits 03-08	• 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	• Wabamun Creek Trail, complete. • Road network complete.

(54) Amend the title of 8.2 Implementation so that it now reads as follows:

a. 8.2 2016 Amendment Implementation

(55) Amend Maps 1 through 8 and their captions so that they are as per the attached "Schedule A"

(56) Should any provision of this bylaw be deemed invalid then such invalid provision will be severed from this bylaw and such severance will not affect the validity of the remaining portions of this bylaw, except to the extent necessary to give effect to such severance.

(57) Schedule "A" forms part of this bylaw.

(58) This bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this _____ day of _____, 2025.

READ A SECOND TIME this _____ day of _____, 2025.

READ A THIRD TIME and finally passed this _____ day of _____, 2025.

SIGNED AND PASSED this _____ day of _____, 2025.

Mayor

Chief Administrative Officer

SCHEDULE "A"
Bylaw No. 2025-22

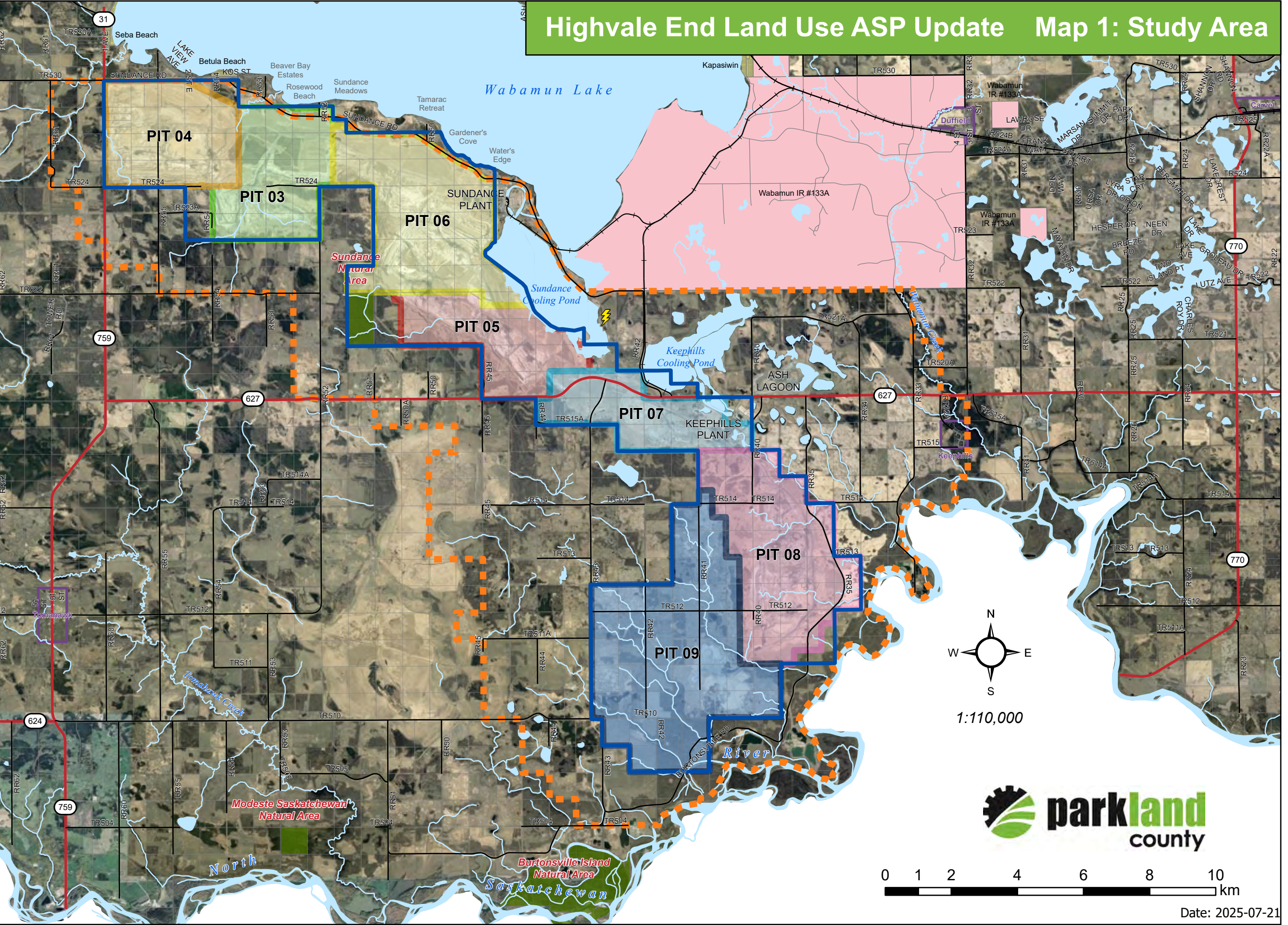
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PROPOSED

Highvale End Land Use ASP Update

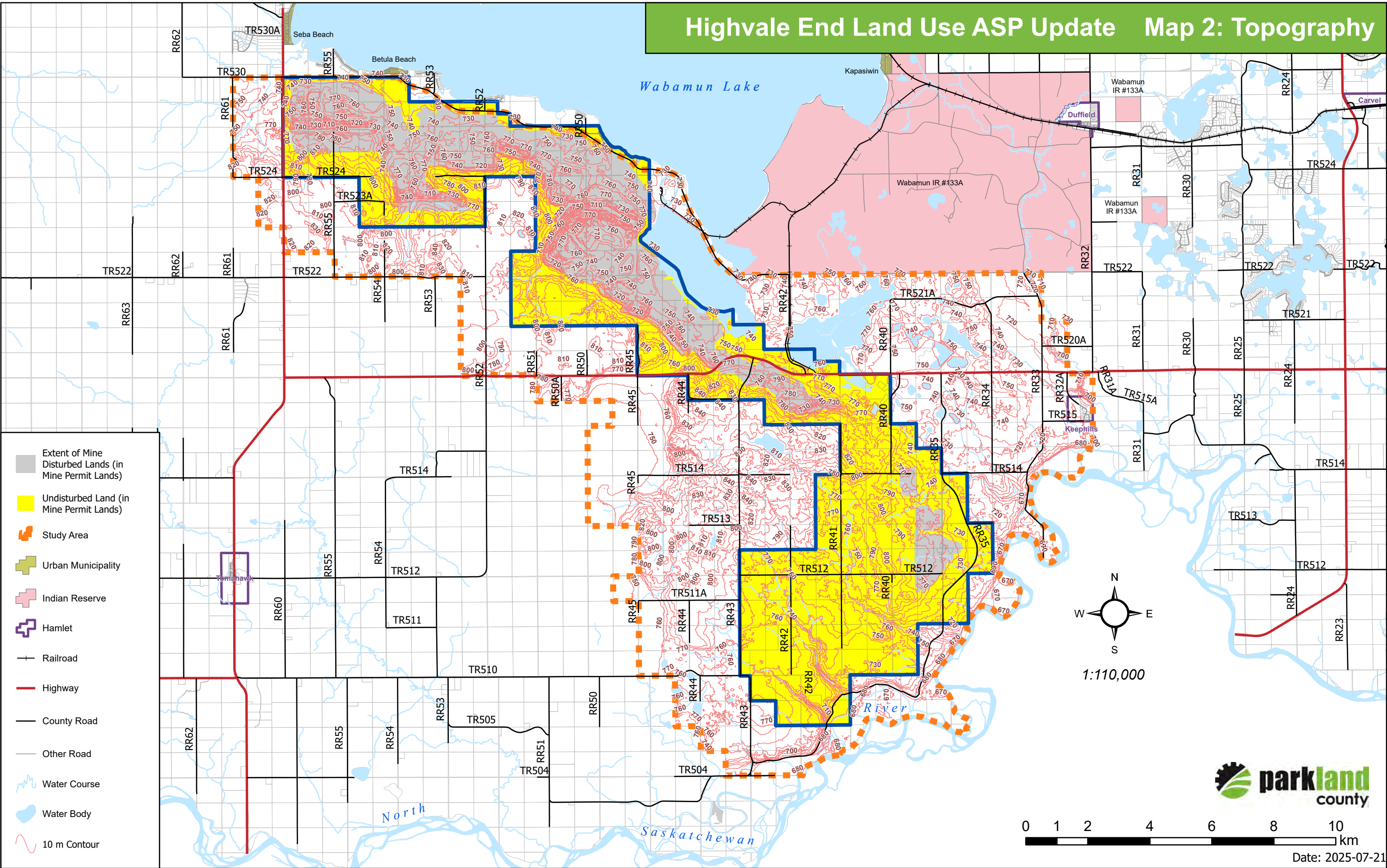
Map 1: Study Area

- Study Area
- Summer Village
- Indian Reserve
- Hamlet
- Railroad
- Highway
- County Road
- Other Road
- Water Course
- Water Body
- Provincial Natural Area
- Future Natural Gas-fired Electricity Generating Plant
- Mine Permit Boundary
- Mine Permit Lands**
 - Pit 03
 - Pit 04
 - Pit 05
 - Pit 06
 - Pit 07
 - Pit 08
 - Pit 09



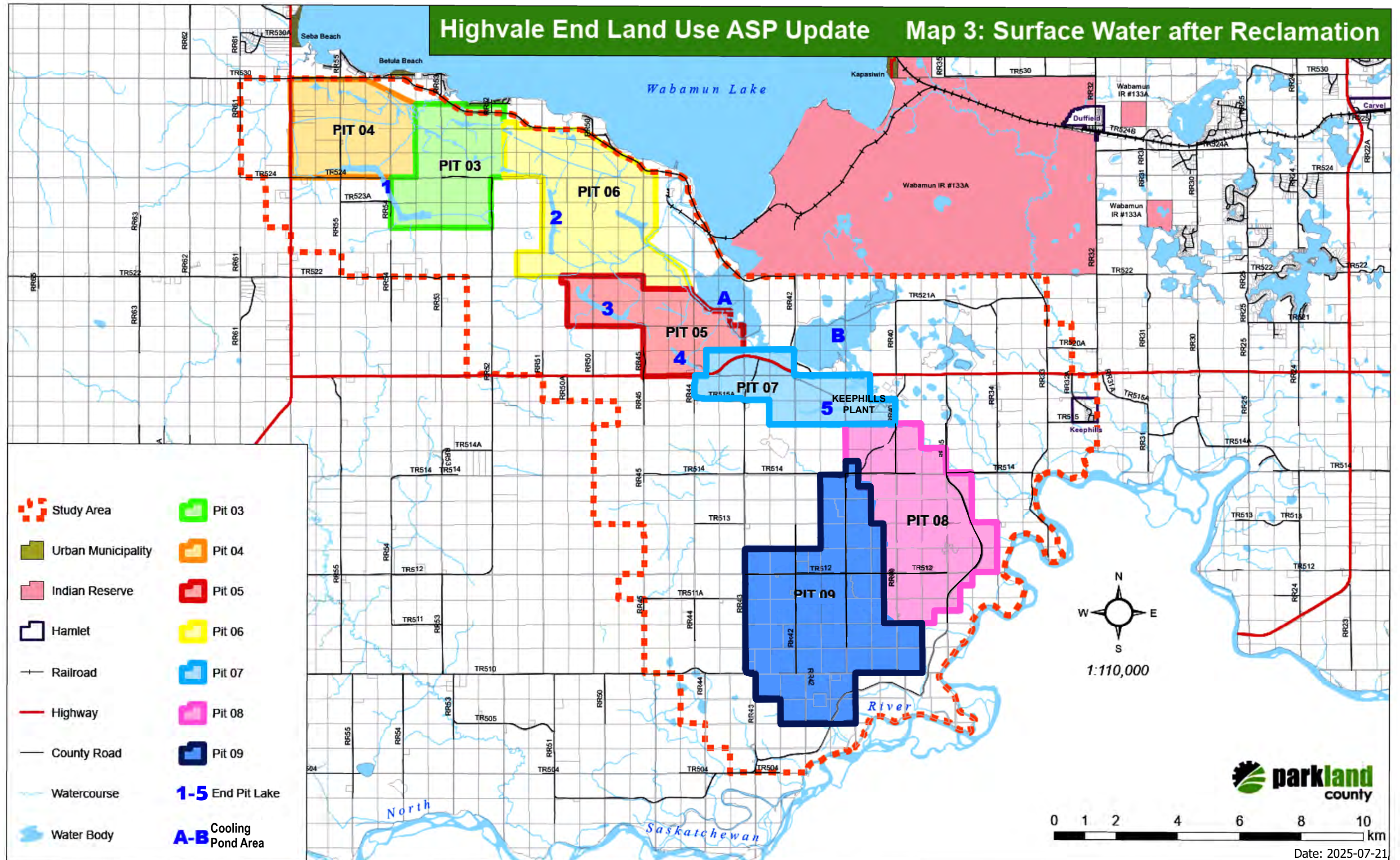
This map is conceptual in nature and features within the Highvale Mine permit boundary are subject to change as mine reclamation progresses. Development patterns, boundaries and extents of end pit lakes, water courses, Environmentally Sensitive Areas, and post-reclamation soil capability within Mine Permit Area shall be confirmed at detailed development stages.

Highvale End Land Use ASP Update Map 2: Topography



This map is conceptual in nature and features within the Highvale Mine permit boundary are subject to change as mine reclamation progresses. Development patterns, 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.

Highvale End Land Use ASP Update Map 3: Surface Water after Reclamation

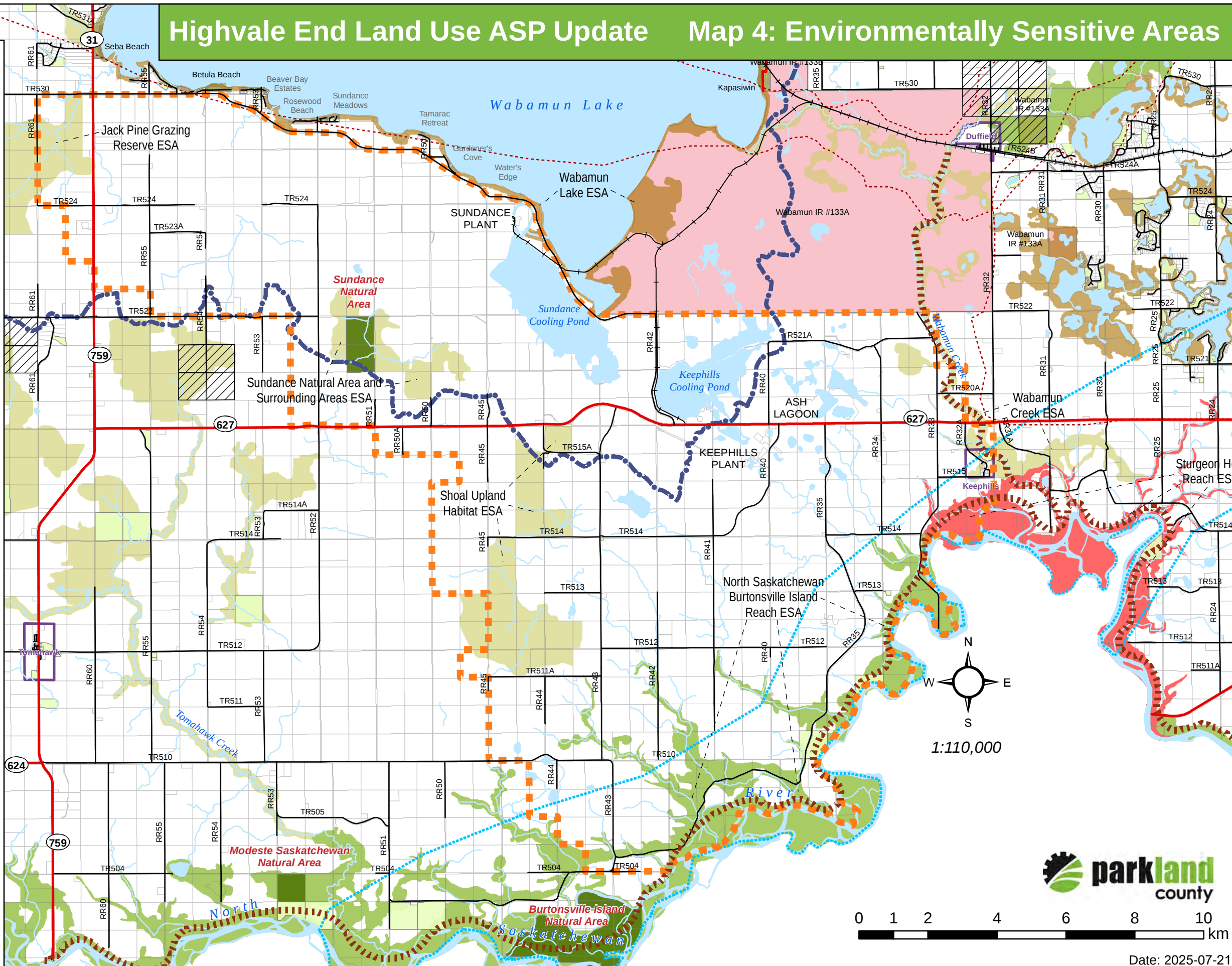


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Highvale End Land Use ASP Update

Map 4: Environmentally Sensitive Areas

- Study Area
- Summer Village
- Indian Reserve
- Hamlet
- Railroad
- Highway
- County Road
- Water Course
- Water Body
- Major Wildlife Corridor
- Groundwater Exploration Restricted Area
- Goundwater Buried Valley Aquifer
- Wabamun Subwatershed
- Minor Local Significance Priority Landform
- Protected Area (Municipal Conservation)
- Provincial Natural Area
- Provincial Park
- Other Crown Lands
- Environmentally Sensitive Area (ESA)***
 - National Significance
 - Provincial Significance
 - Regional Significance
 - Local Significance

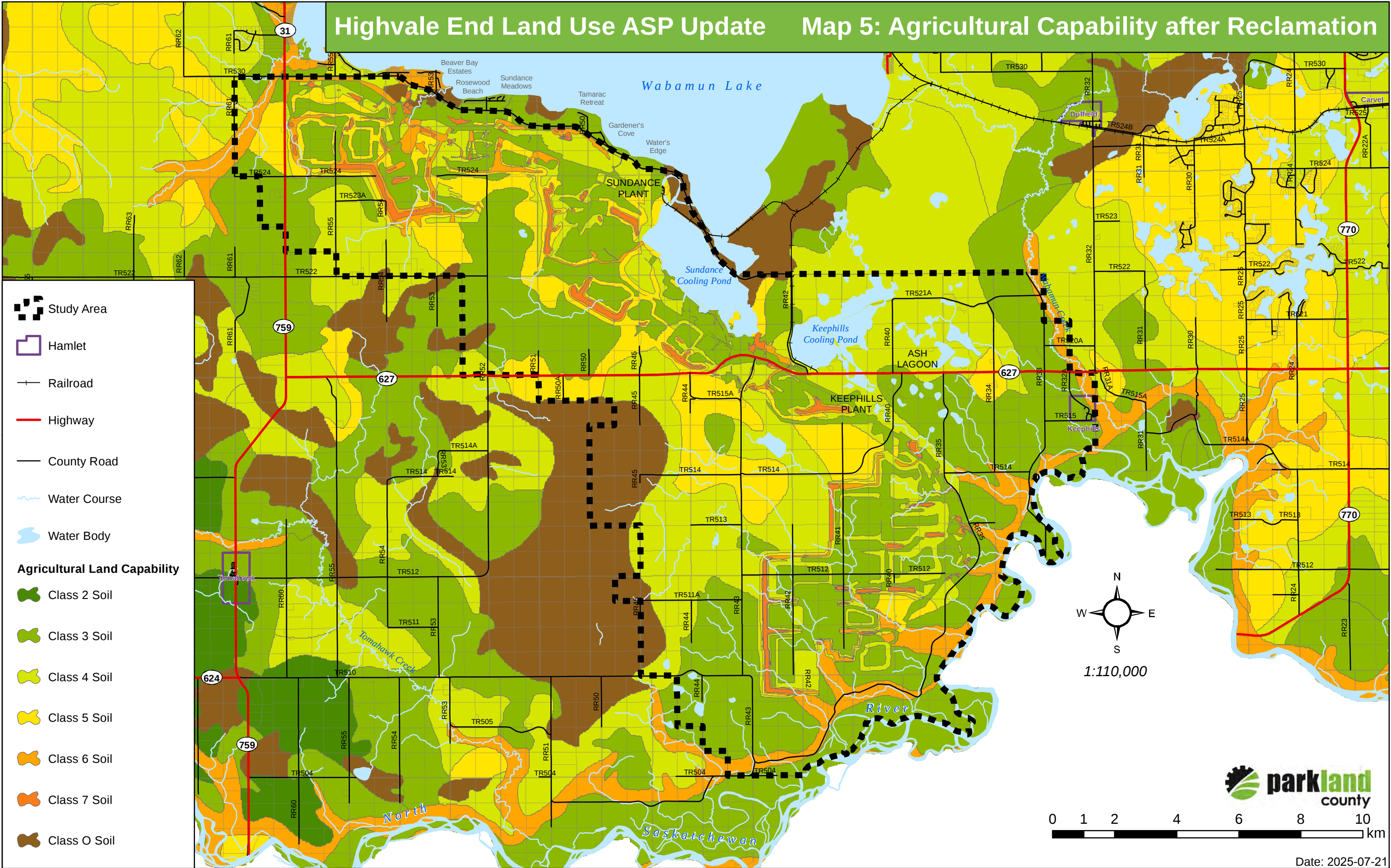


* From 2014 Parkland County Environmental Conservation Master Plan.

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Highvale End Land Use ASP Update

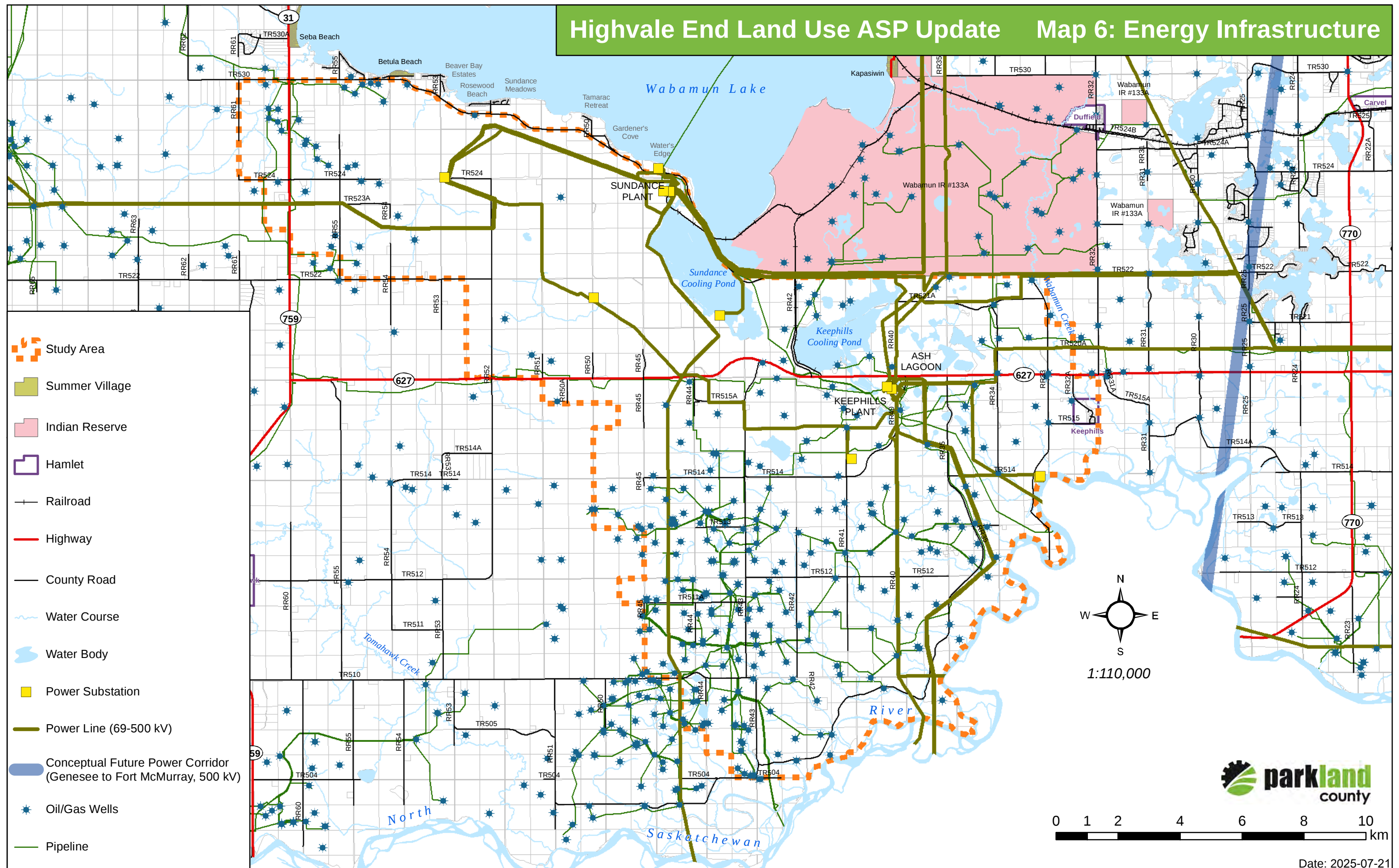
Map 5: Agricultural Capability after Reclamation



This map is conceptual in nature and features within the Highvale Mine permit boundary are subject to change as mine reclamation progresses. Development patterns, 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.

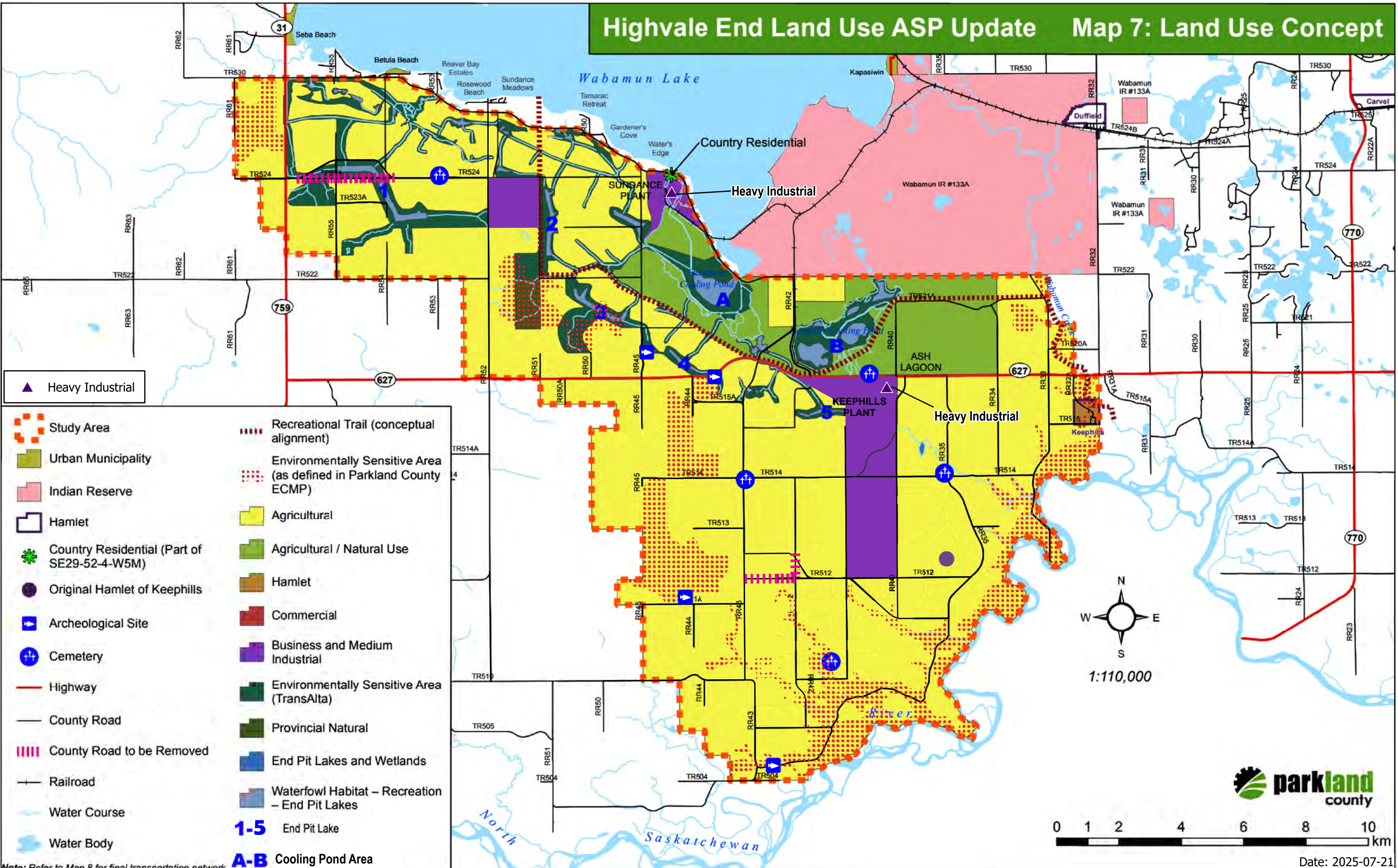
Highvale End Land Use ASP Update

Map 6: Energy Infrastructure



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Highvale End Land Use ASP Update Map 7: Land Use Concept

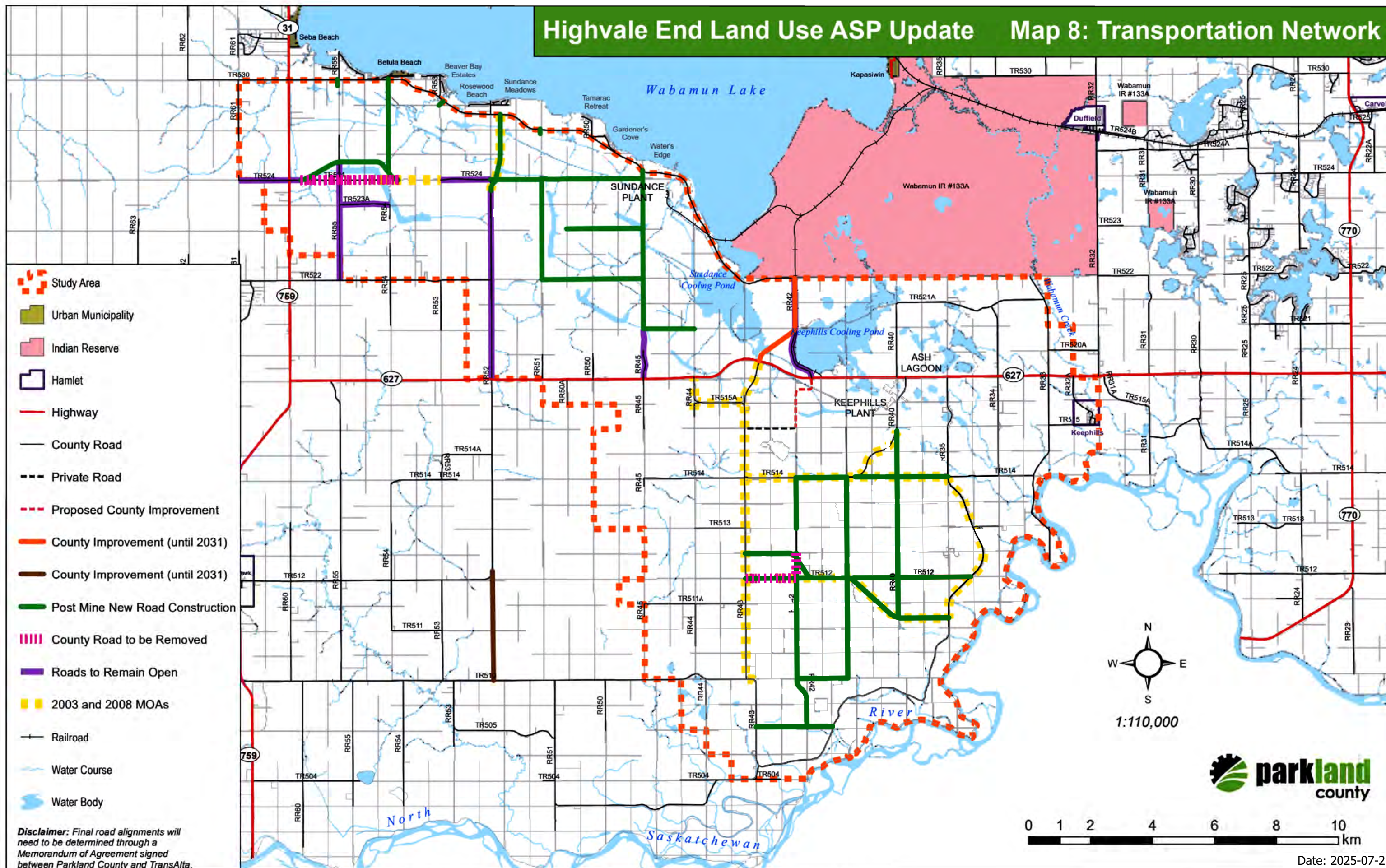


Note: Refer to Map 8 for final transportation network.

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Date: 2025-07-21

Highvale End Land Use ASP Update Map 8: Transportation Network



Date: 2025-07-21

This map is conceptual in nature and features within the Highvale Mine permit boundary are subject to change as mine reclamation progresses. Development patterns, 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.