

HIGHVALE END LAND USE DIRECT CONTROL DISTRICT AMENDMENTS ENGAGEMENT SNAPSHOT

PURPOSE

Share and Ask for Feedback On:

- Highvale End Land Use Direct Control District Regulations (DC Area 2) including the proposed Bylaw and document amendments
- Gather your feedback
- Answer your questions

8

Attendees

28

Responses to Project Boards

1

Email response

WHAT WE HEARD | KEY THEMES

Ten key themes emerged from analyzing the feedback received from the Project Boards and written statements during the January In-Person Open House

Impacts Agricultural Land around Keephills Power Plant

- Loss of agricultural and grazing lands may impact future agricultural operations

Cumulative Impacts

- Impacts to residential, wildlife, and water resources
- Locate development closer to disturbed land and away from existing residences
- Additional power consumption creates a larger carbon footprint
- Energy requirements should not impact the stability of the power grid

Internet Access

- Take opportunity to connect the residents of Keephills to the fibre network
- Concern about impact to existing internet network

Light Pollution

- Concerns that additional lighting may create impacts to residents in the area

Preferred Location

- Locate near Sundance Power Plant within already disturbed land

Noise

- Concerns with potential noise impacts from this type of development

Thermal Pollution

- Concerns with the potential thermal pollution on water and air resources

Traffic

- Impacts to road access in the area
- Concerns with additional traffic increases
- Potential safety hazards to Range Road 40 due to existing ice and fog issues

Water Consumption

- Concerns with the potential water requirements
- Desire to understand the water use and potential impacts to water quality

General Comments

- Maintain the opportunity for the public to have input on the development process
- Consider changing the uses from permitted to discretionary
- Clarify if this form of development needs a reclamation plan

NEXT STEPS

All participants who expressed a desire to be subscribed to the [YourParkland.ca](https://yourparkland.ca) project page shall be registered and sent a copy of this Engagement Report.

January
2025

Project Launch and Public
Engagement

February
2025

Initiation of Formal Approval
Process

March
2025

Tentative Public Hearing and
Formal Approval