

Topic: Highvale End Land Use Area Structure Plan update to Council

Introduction:

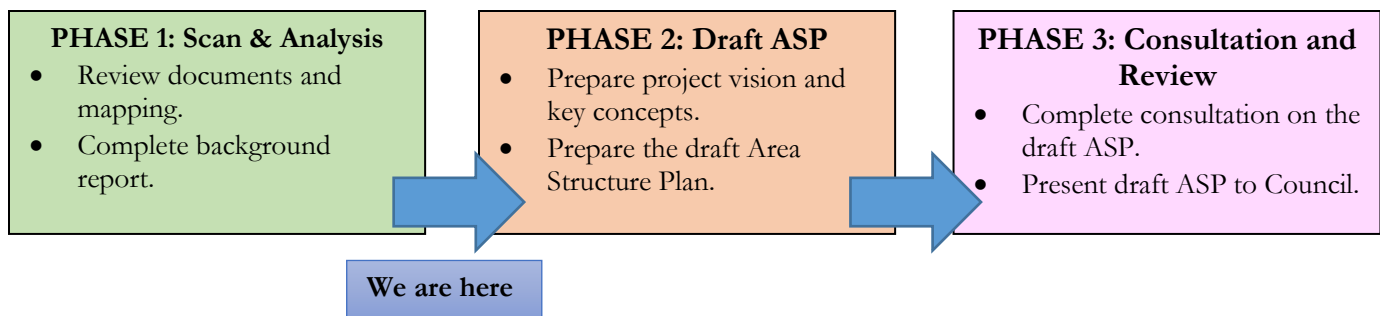
The purpose of this report is to provide Council with an information update on the Highvale End Land Use Area Structure Plan. The plan is being updated by administration.

Facts (Background Information):

In early 2015, TransAlta Generating Partnership contacted Parkland County to discuss the potential to update the Highvale End Land Use Area Structure Plan (ASP) Bylaw No. 28-97.

In May 2015, the County retained ISL Engineering and Land Services to update the Highvale End Land Use Area Structure Plan.

The plan update will be completed in three phases:



Phase 1 of the project is considered complete. The consultant has begun work on phase 2 of the plan update. Additional information on the project phases can be found in attachment 1 to this report.

The General Manager, Development Services is the project manager for the plan update. The Supervisor – Long Range Planning, and the Planner – Current Planning, are providing project assistance on this project.

Analysis:

An update to the Highvale End Land Use Area Structure Plan is needed at this time for the following reasons:

- The current area structure plan is over eighteen years old and does not include mining pits eight and nine which have been added to the mine boundary.
- Reclamation plans for the mine site have been updated by TransAlta in 2015 and approved by the Alberta Energy Regulator (AER). The ASP will need to align with the AER approved reclamation plan.

- Area structure plan information on future land uses, utilities, and transportation networking needs to be updated to reflect the approved AER reclamation plan, and existing county servicing and transportation standards.
- The existing area structure plan needs to be updated to conform to the Capital Region Board Growth Plan, and the existing Municipal Development Plan and Land Use Bylaw.
- Parkland County recently updated the County's Environmental Conservation Master Plan in 2013. The updated ASP will need to align to findings from the Environmental Conservation Master Plan.

Engagement

Engagement will be critical to the project's success. In particular, engagement on the plan update is needed with the following groups:

- engagement with the project steering committee
- engagement with County departments
- engagement with the public

Steering committee engagement

The steering committee for this plan update consists of representatives from the following organizations:

- Parkland County Administration
- TransAlta Generation Partnership
- Committee of Keephills Environment (COKE) representatives

Engagement with the project steering committee is critical since committee members provide project information needed to inform the plan update. This includes:

- updated information on AER approvals, reclamation timelines, and project (mine) mapping; and,
- social and historical information on the community

The committee has met on three occasions. The most recent meeting occurred on December 14, 2015 where the committee confirmed the draft vision for the area structure plan.

Departmental engagement

Planning staff have engaged with several internal departments during the plan update. These include Engineering Services, Parks, Recreation and Culture, Environment Services, Agricultural Services, and Community Economic Development. Engagement with impacted departments is critical to ensure the plan update aligns with current county plans and studies.

Public engagement

Public engagement with residents will be acknowledged and addressed in the plan update. Residents have provided in-depth knowledge of the plan area which will shape future policy direction.

Two public engagements have already been completed. A third public engagement will be scheduled for late February or early March 2015 to present the draft ASP to the public, and to identify any potential changes prior to final presentation to Council.

Timelines

The current update of the Highvale End Land Use Area Structure Plan is needed for the following reasons:

- Administration is completing the following projects: the Wabamun Sub-Watershed Land Use Plan, the Future of Agriculture Study, and preliminary work on future land use planning for the Whitewood mine site. Administration will also be undertaking work on the Parks, Recreation and Culture Master Plan in 2016. Updating the area structure plan at this time will allow administration the ability to ensure policy and land use planning alignment between all documents.
- Administration will be undertaking an update of Municipal Development Plan in 2016. Completion of the area structure plan in early 2016 will inform future policy updates to the Municipal Development Plan in 2016.
- The County has recently completed several key projects and studies. These include the Environmental Conservation Master Plan and the Community Scan & Analysis document. Updating the Highvale plan at this time allows for “current information” from these studies to be implemented effectively into the draft area structure plan.

Administration intends to have phase 2 (draft ASP) completed by late February 2016. All project deliverables will be completed by mid-late March 2016.

Conclusion/Summary:

Administration, in partnership with TransAlta Generation Partnership is updating the Highvale End Land Use Area Structure Plan. The current plan (Bylaw No. 28-97) is over eighteen years old.

The purpose of the plan update is to ensure that the plan reflects the current mine boundaries and the AER approved reclamation plans for the Highvale mine. The purpose of the update is also to ensure the updated ASP aligns with existing provincial and county plans, studies and reports. These include but are not limited to, the Capital Region Growth Plan, Municipal Development Plan, and Land Use Bylaw. The timeline for the plan update also aligns with the completion of current county projects underway. These include the Wabamun Sub-Watershed Land Use Plan, the future of Agriculture Study, and preliminary planning activities on the Whitewood mine site.

Attachments:

1. Project scope of work

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Department: Planning & Development Services

ATTACHMENT 1: PROJECT SCOPE OF WORK FOR HIGHVALE MINE ASP UPDATE

The update to the ASP is broken down into three project phases.

1. **Phase 1 - Community Scan and Analysis (Background Report)**

Phase 1 involves the review of relevant documents. The Document Scan (Background Report) provides the “current state of conditions” for Parkland County, and informs the completion of Phase 2. The Document Scan (Background Report) will inventory, scan and report information on the following:

- a. Provincial Legislation - review and provide analysis on provincial legislation and documents that will influence the updates to the Area Structure Plan.
- b. Regional Context - review and provide analysis on Capital Region legislation and documents that will influence the updates to the Area Structure Plan.
- c. County Documents and By-laws - review and provide analysis on County policies, documents, plans and by-laws that will influence the updates to the Area Structure Plan.
- d. TransAlta Documents and Plans - review and provide analysis on any TransAlta documentation and plans that will influence the update to the Area Structure Plan. As part of this project TransAlta will provide mapping information on the mining operation and ongoing changes to the mine and reclamation plans, and any additional data, plans or studies needed to assist Phase 1 work.
- e. Initial Public Input and Consultation - upon review of the information gathered from the Document Scan, the Consultant will hold meetings with the Steering Committee (comprised of representatives from the County, TransAlta, and the COKE group). Following this initial meeting the Consultant will conduct an information / open house to provide the public with information resulting from the Document Scan, and to obtain feedback from the public for the plan area.

2. **Phase 2 – Preparation of a Draft Updated Area Structure Plan**

Using information and feedback from Phase 1, the Consultant will prepare an updated draft of the Highvale End Land Use Area Structure Plan. The Area Structure Plan will:

- a. Maintain the spirit and policy intent contained in the original plan mission statement in the current Area Structure Plan;
- b. Provide consistent policy direction as related to current provincial, regional and County policies;
- c. Update the mining operation and reclamation plans for TransAlta;
- d. Provide updates regarding servicing and transportation networks for the plan area;
- e. Provide statements and policies for economic; environmental; and social / cultural impacts and considerations;
- f. Provide consideration for the public input and feedback obtain during the public open house; and
- g. Utilize information and mapping from TransAlta relative to the current state, and future mining operations and reclamation plans.

3. **Phase 3 – Public Consultation and Final Review**

During Phase 3, the Consultant will:

- a. Review the draft Area Structure Plan with the Steering Committee to obtain feedback and suggested changes;
- b. Make any necessary changes to the draft Area Structure Plan before going out for a second public open house;
- c. Prepare and conduct an open house to review the Area Structure Plan with the public;
- d. Review the input and feedback obtained from the public open house and prepare a final version of the Area Structure Plan;
- e. Review the final version of the Area Structure Plan with the Steering Committee; and
- f. Present the Area Structure Plan at the public hearing.