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APPLICATION  
AMEND HIGHVALE END LAND USE AREA STRUCTURE PLAN BYLAW 2016-12  
AND  
AMEND LAND USE BYLAW 2025-12

PARKLAND COUNTY COUNCIL

PUBLIC HEARING  
SEPTEMBER 4, 2025

# APPLICATION SUBMISSION

## **Administration has received from TransAlta:**

An application to amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan (ASP) and Land Use Bylaw 2025-12.

## **Application Goal:**

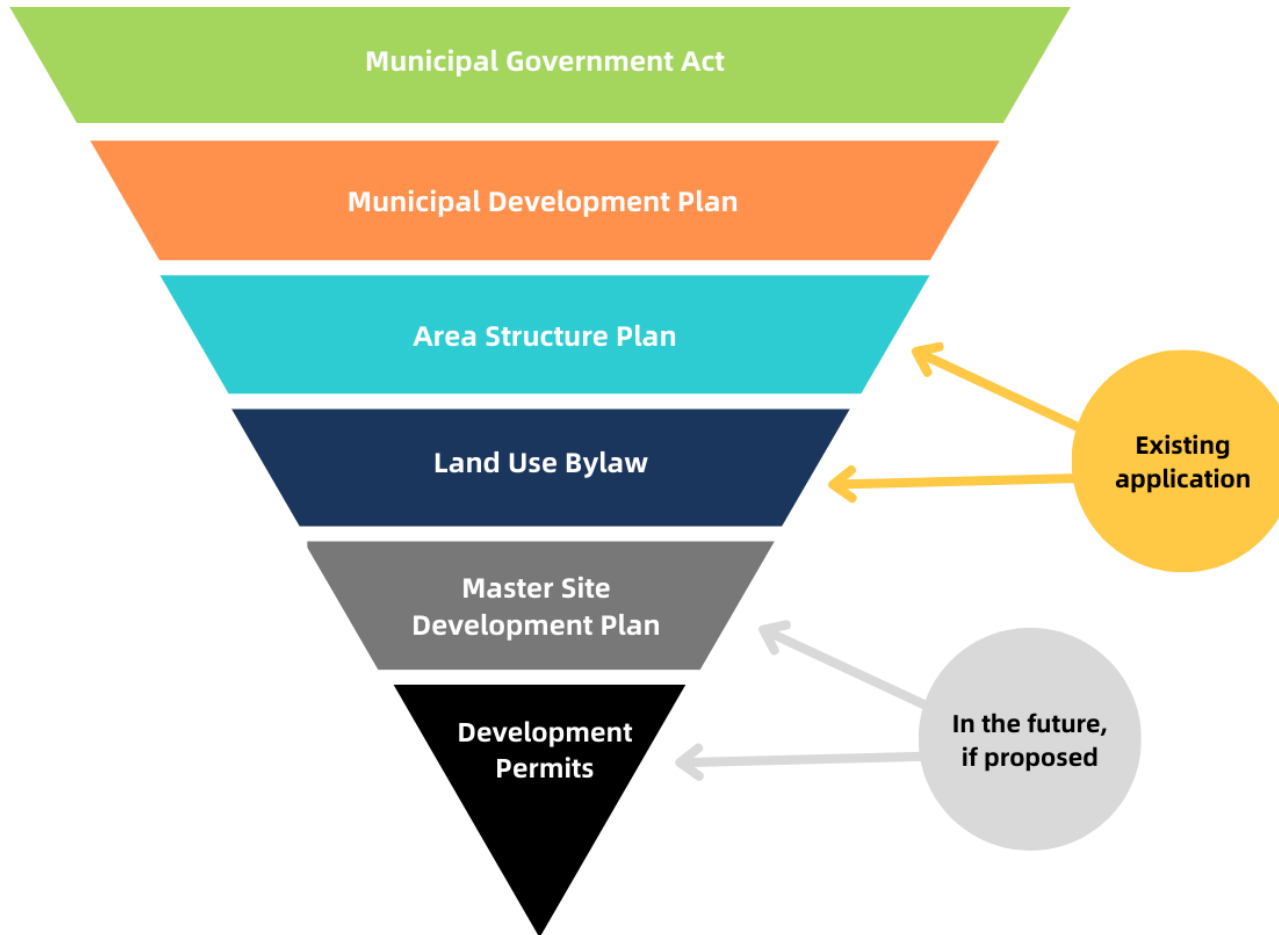
Update land use regulations to allow for data processing and associated uses on lands adjacent to the Keephills and Sundance plant sites, leveraging the existing power plant infrastructure.

# ADMINISTRATIONS RESPONSIBILITY

## Legislative Requirements:

Administration must accept, review, and prepare the application submitted by a proponent for Council's consideration

# PROCESS – WHERE WE ARE AT



# TIMELINES

## Process Timeline

- 1) Pre-application Engagement: June 2025
- 2) Application Receipt: July 2025
- 3) Mailed Notices: July 17, 2025
- 4) Further Engagement: July 2025
- 5) Internal/External Circulation: July 24 – Aug 14 2025
- 6) Public Hearing Notice: August 15

# ENGAGEMENT

## YourParkland












Application materials are provided on YourParkland

## Council Agenda Package

Applicant and Public Submissions are provided as part of the Council Agenda Package in advance of the Public Hearing

### Project Documents

-  DRAFT Administrative Report.pdf (3.82 MB) (pdf)
-  A1-DRAFT Highvale ASP Redline.pdf (44.8 MB) (pdf)
-  A2-DRAFT DC Area 7 and 5.80 Redline.pdf (769 KB) (pdf)
-  A3-Bylaw 2025-24-proposed.pdf (1.39 MB) (pdf)
-  A4-Bylaw 2025-25-proposed.pdf (1.45 MB) (pdf)
-  A5-DRAFT DC Area 4 Redline.pdf (698 KB) (pdf)
-  A6-Bylaw 2025-26-proposed.pdf (1.57 MB) (pdf)
-  A7-DRAFT MDP Policy Evaluation Framework.pdf (2.39 MB) (pdf)
-  A8-DRAFT Administrative Report Analysis Chart.pdf (2.09 MB) (pdf)
-  A9-Applicant What We Heard Report.pdf (773 KB) (pdf)
-  A10-FAQ.pdf (1.96 MB) (pdf)
-  Bylaw 2025-22-proposed.pdf (22.3 MB) (pdf)

# GENERAL CONTEXT – PROPOSED BYLAWS

## Application to:

- Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan (ASP)
- Amend Land Use Bylaw 2025-12
- Update existing Direct Control District (DC) Regulations for DC Area 4
- Update existing map for DC Area 2
- New Data Processing and Infrastructure Direct Control District (DC Area 7)

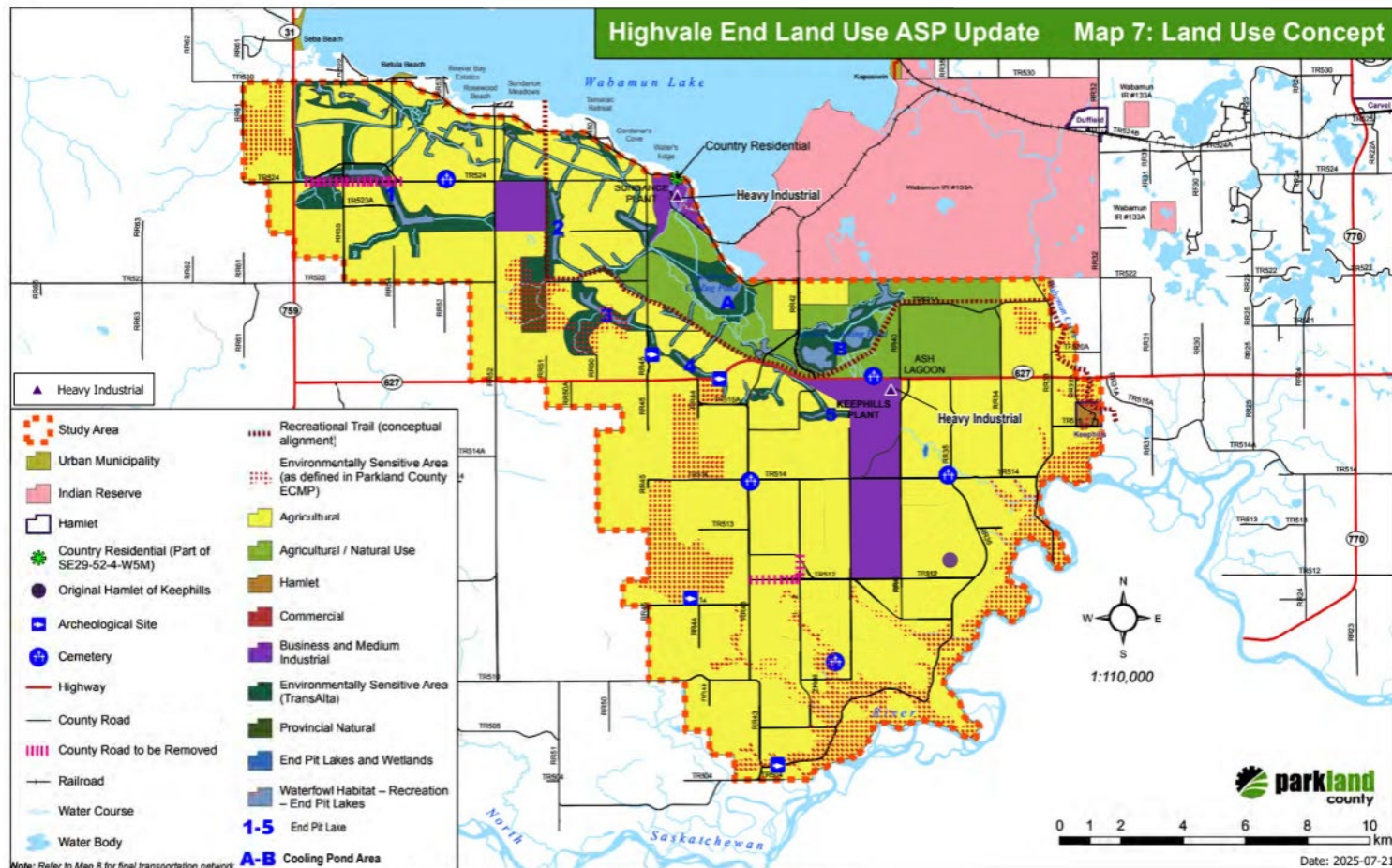


Five Bylaws

# ITEM 1: ASP AMENDMENT

Bylaw 2025-22

Proposed updates to support data processing and their associated uses on lands adjacent to the existing Keepphills and Sundance plant sites



Proposed Bylaws



## ITEM 2: LUB AMENDMENT Bylaw 2025-23

Proposed new Direct Control District (DC Area 7) for data processing and identified associated uses.

Amendments to existing Section 5.80 to support application's intent.

Text and Map Amendments – Proposed New DC Area 7

Text and Map Amendments – Existing Section 5.80

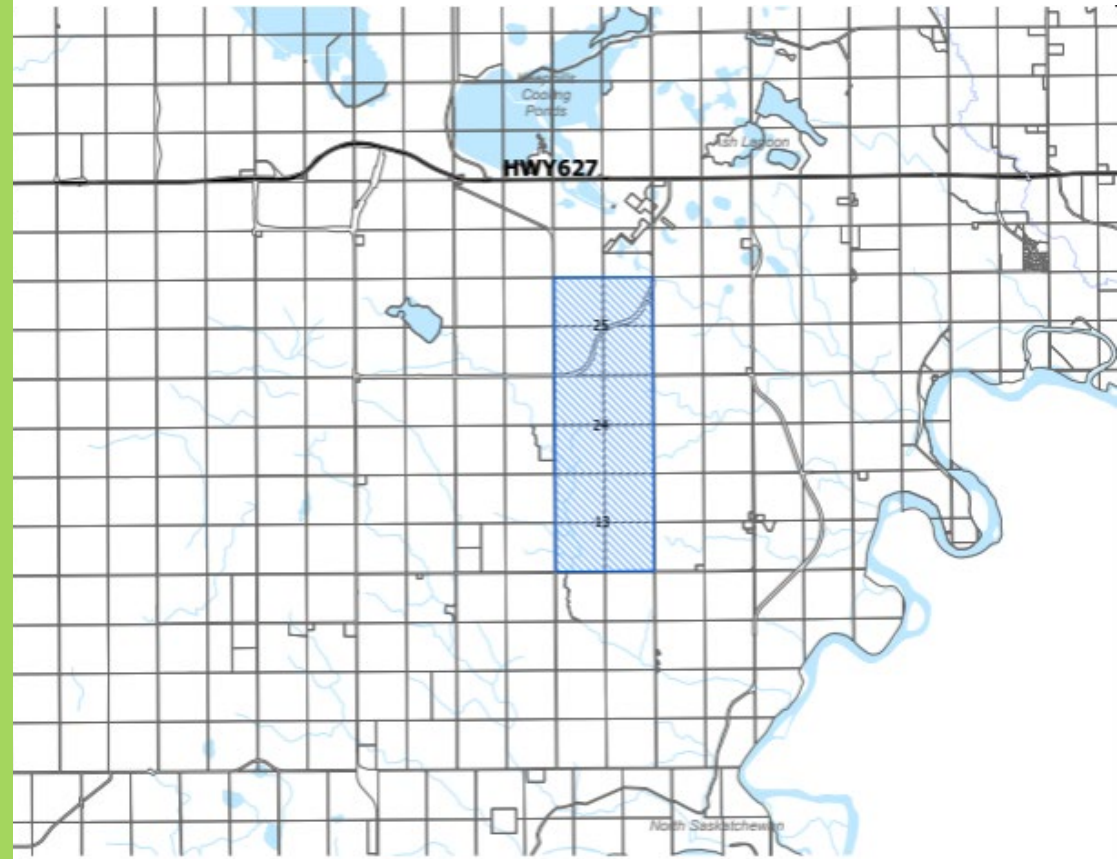
# ITEM 3: LUB AMENDMENT

Bylaw 2025-24

Amendment to include identified  
quarter sections into newly proposed  
DC Area 7

## Overall Proposal

Redistrict 12 quarter  
sections to DC Area 7



### Legend

 DC - Direct Control District

Schedule "P"  
Data Processing and  
Infrastructure Direct  
Control District  
- Keephills Area

Parkland County

Land Use Bylaw 2025

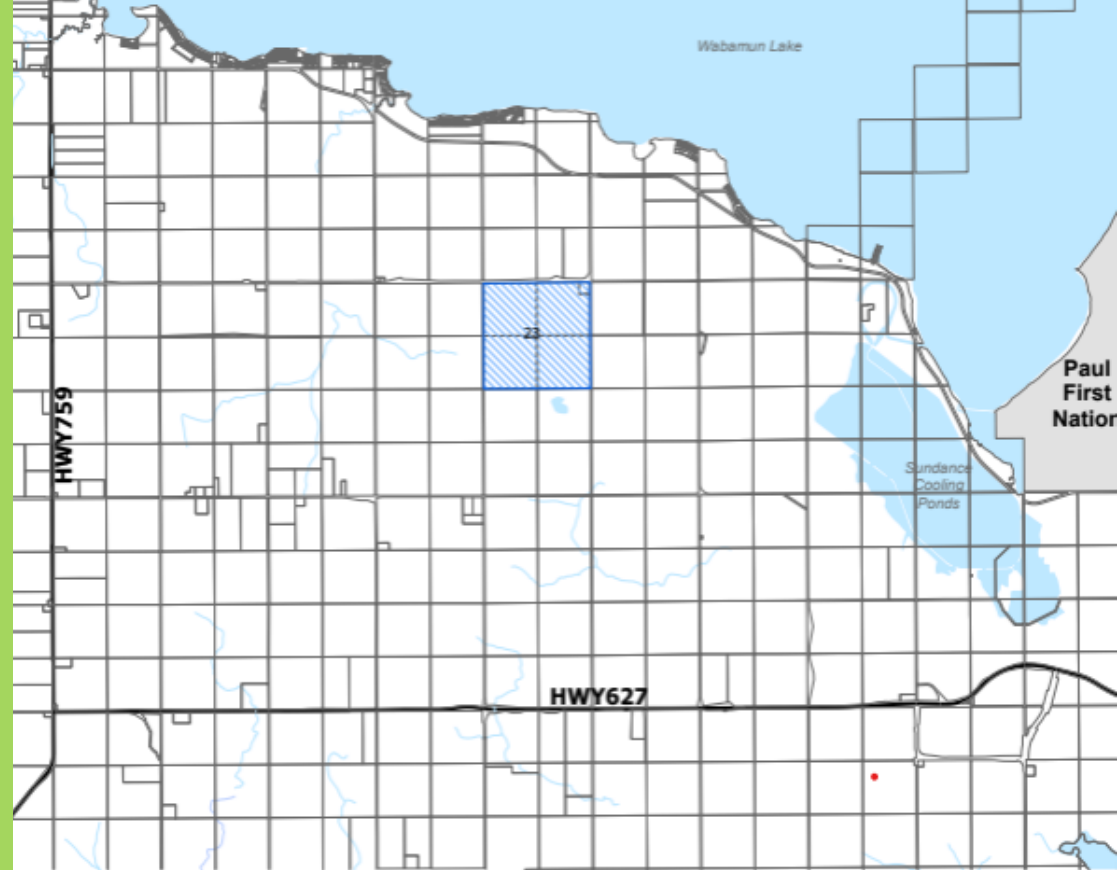
# ITEM 4: LUB AMENDMENT

Bylaw 2025-25

Proposal to include lands west of Sundance Power Plant into the new DC Area 7

## Overall Proposal

Redistrict 4 quarter sections to DC Area 7



### Legend

 DC - Direct Control District

Schedule "Q"  
Data Processing and  
Infrastructure Direct  
Control District  
- Sundance Area

Parkland County

Land Use Bylaw 2025

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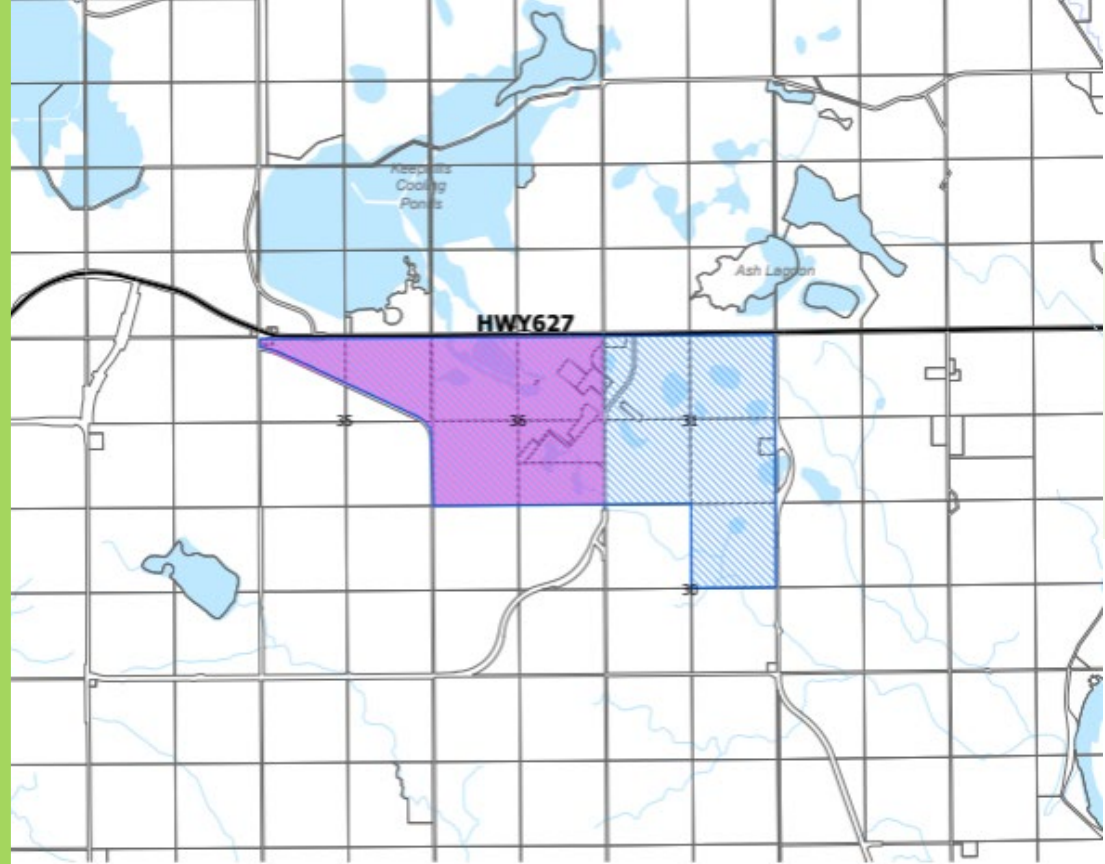
# ITEM 5: LUB AMENDMENT

Bylaw 2025-26

Inclusion of a portion of the existing Keephills Power Generation Site to within the Keephills Direct Control District (DC Area 4)

## Overall Proposal

- Identify areas where Data Processing Facilities and associated uses are limited
- Redistrict land west of Keephills Power Plan to DC Area 4



### Legend

- DC- Direct Control District
- Data Processing Facilities and associated Accessory Buildings

Schedule "C"

Keephills  
Direct Control District

Parkland County

Land Use Bylaw 2025

12

# QUESTIONS?