



# Highvale End Land Use Area Structure Plan

Council Presentation – July 12, 2016



[parklandcounty.com](http://parklandcounty.com)

# Purpose

Approval of Bylaw No. 2016-12 Highvale End Land Use Area Structure Plan (ASP)

- Public Hearing
- Second, and third and final reading for Bylaw No. 2016-12

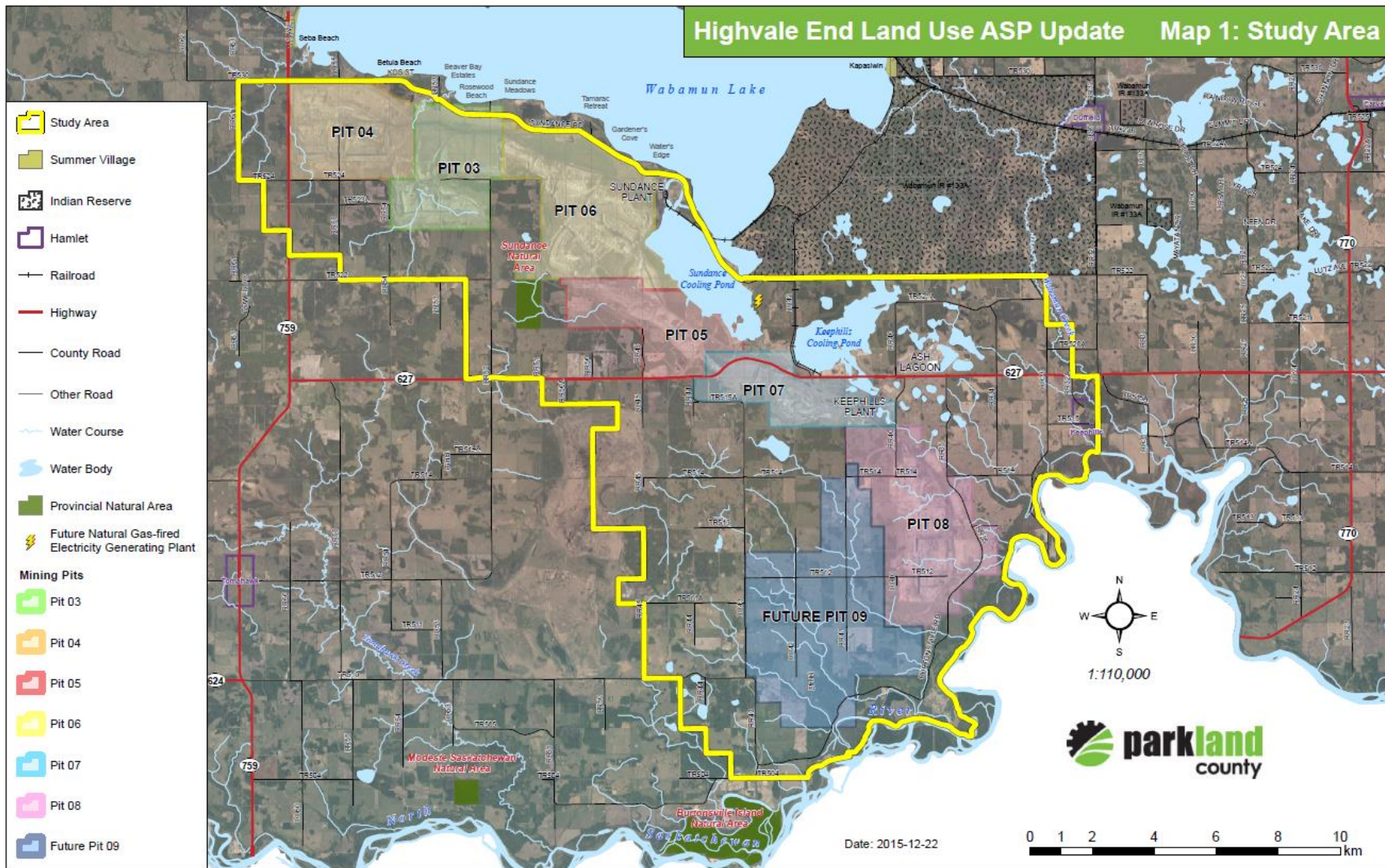


# Rationale for ASP update

- Expanded mine boundary (pits 8 and 9)
- Approved reclamation plan
- Ensure alignment to existing provincial and municipal plans and studies

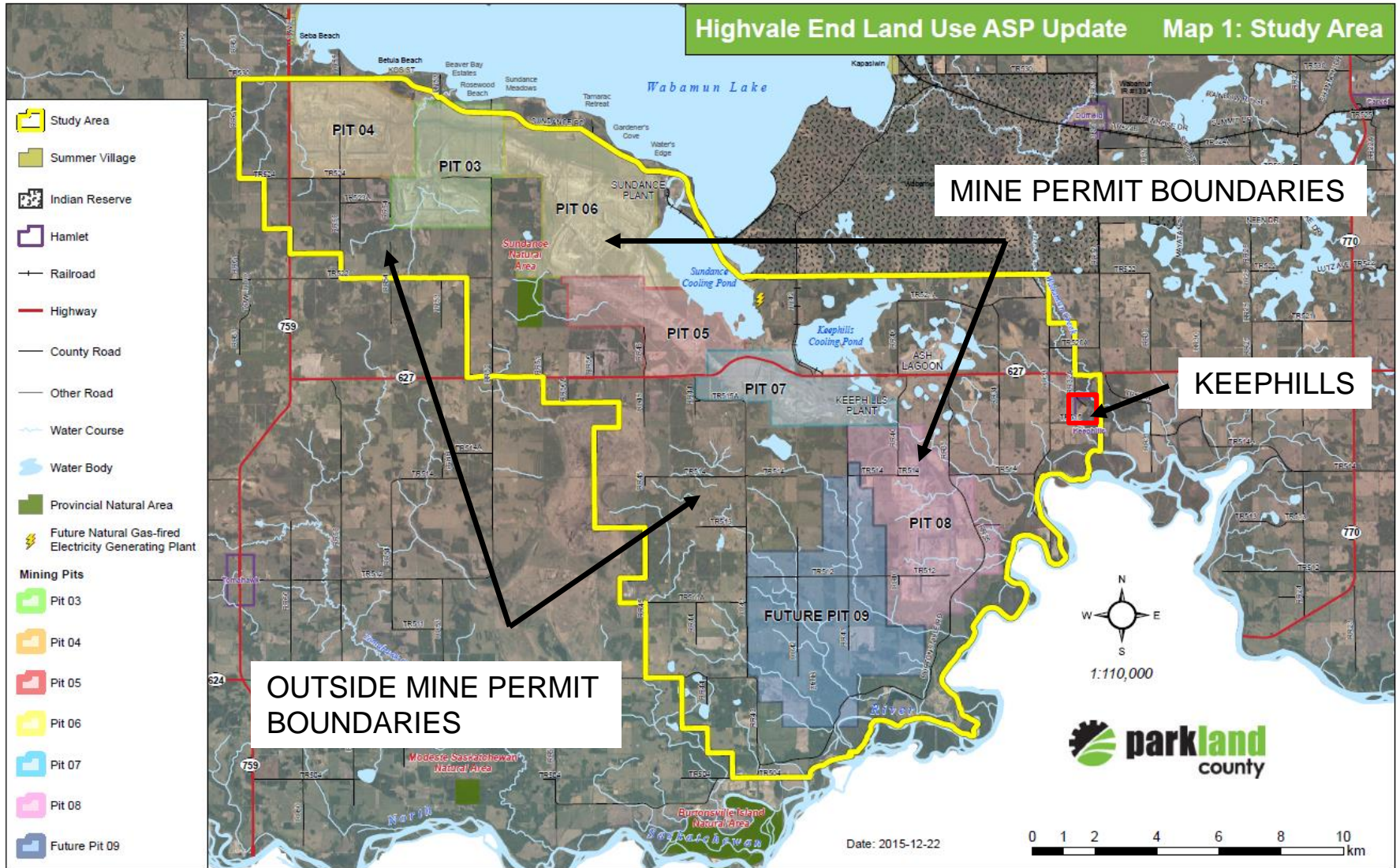


## Highvale End Land Use ASP Update Map 1: Study Area





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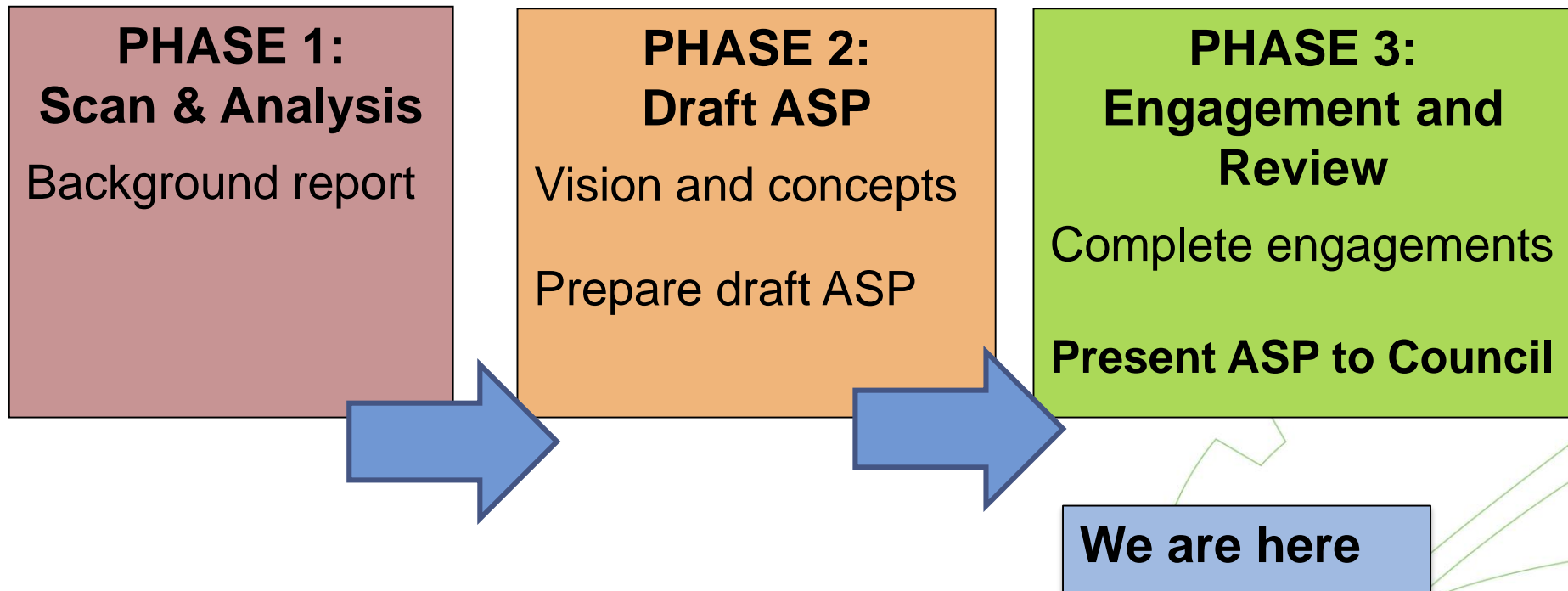
# Structure

Different conditions:

- Lands **in Mine Permit Boundary** – *geotechnical, groundwater, infrastructure conditions post-reclamation*
- **Outside Mine Permit Boundary** – *less development constraints*
- **Keephills** – *supportive of development*



# Process



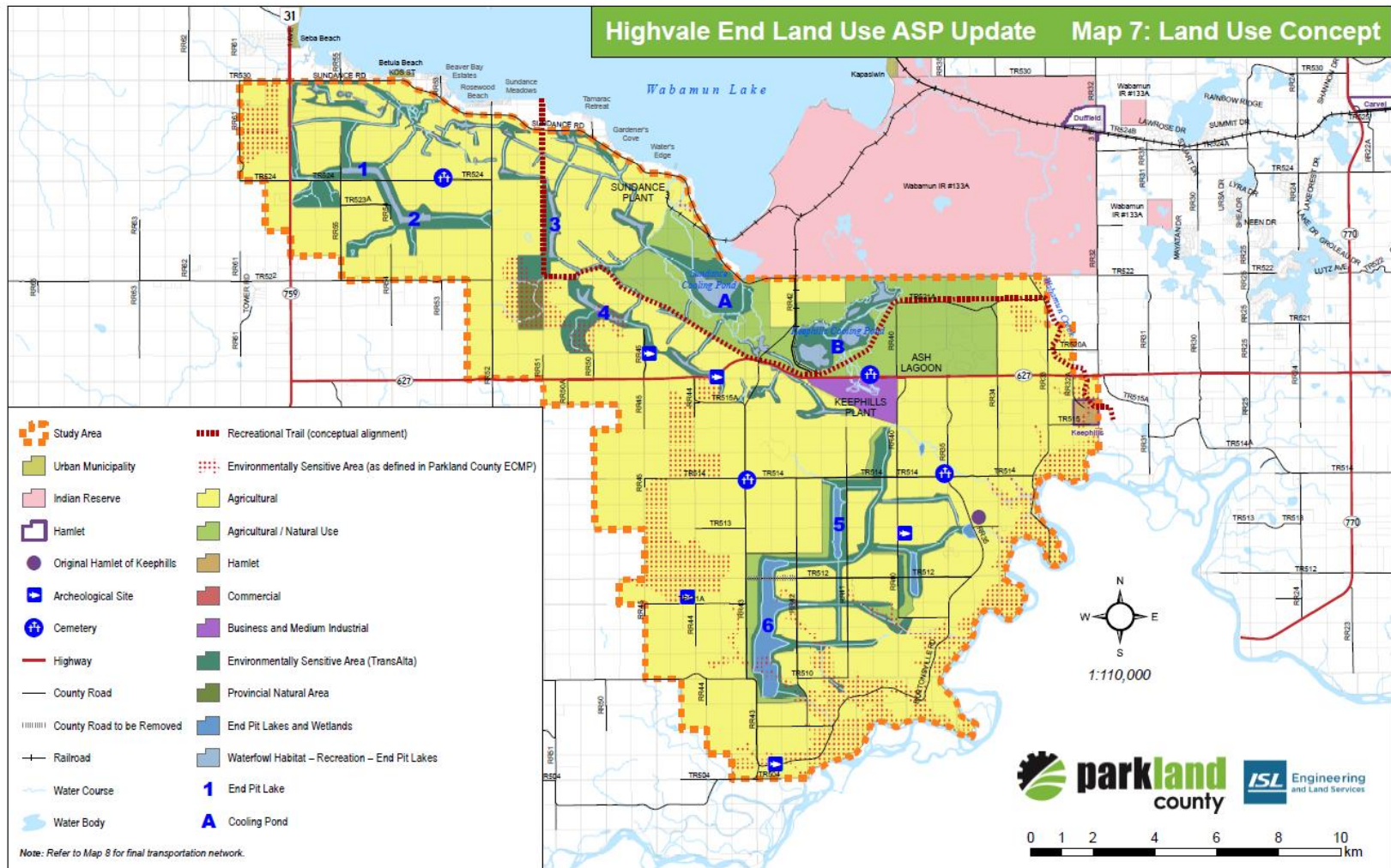
# ASP highlights

- Land use concept
- Agriculture
- Residential and hamlet development
- Commercial and industrial
- Parks and open space
- Environment
- Transportation network and servicing





# Land Use Concept



# Agriculture

- agricultural lands after remediation
- Confined Feeding Operations (CFO's)
- supports best management practices



# Residential and hamlet

- residential development supported in the ASP
- groundwater constraints to development
- limiting fragmentation

## Hamlet development:

- supports future hamlet development
- Keephills community facility
- potential for future Area Structure Plan (“as needed”)

# Commercial and industrial

- strategic commercial development
- Keephills Generation Plant
- prohibit heavy industrial uses in plan area
- future resource extraction





# Parks and open space

- conceptual trail from North Saskatchewan River to Lake Wabamun
- development contingent on resources and demand
- park area south of Wabamun Lake
- *Parks, Recreation and Culture Master Plan*



# Environment

- protect existing environmentally significant areas (ESAs)
- future end pit lakes, wildlife and waterfowl habitat
- flood plains and slopes
- setbacks from waterbodies and watercourses

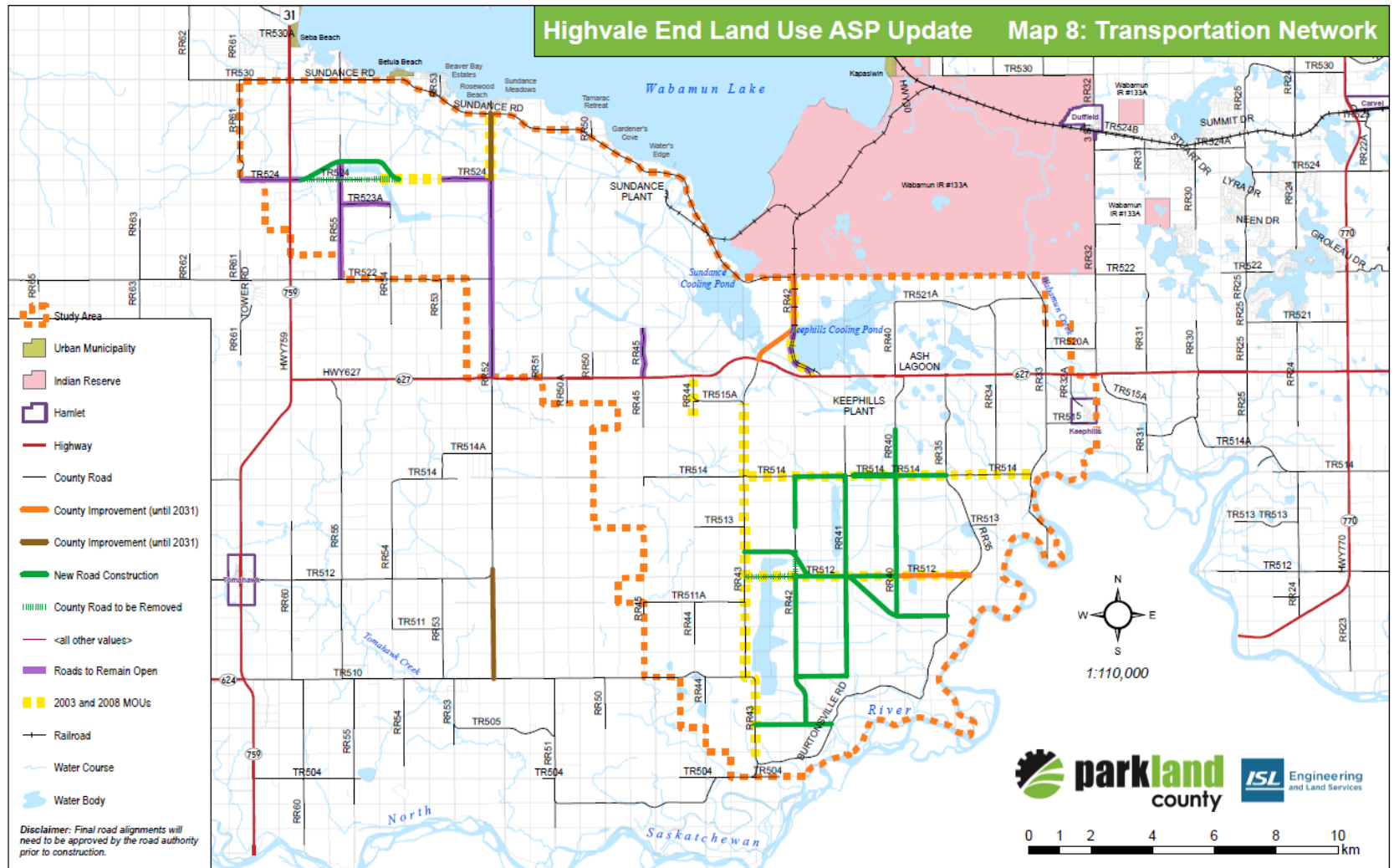


# Transportation network and servicing

- roadways to remain open during operation and roadways constructed after land reclamation
- alignment to County's Draft Transportation Master Plan mapping



# Transportation





# Servicing

- on-site servicing
- compliance with provincial and municipal standards
- groundwater supply
- green technology and alternative energy
- wildfire protection



# Staging and implementation

- Final certification by 2070
- Alberta Coal Reduction Strategy

## Implementation:

- MDP and LUB amendments
- First right of refusal
- Memorandum of Understanding



# ASP amendments

- Inclusion of executive summary



# Summary

Support Bylaw No. 2016-12 Highvale End Land Use Area Structure Plan, as amended.

Second, and third and final reading of Bylaw No. 2016-12, as amended.





# Questions

