

**PARKLAND COUNTY  
PROVINCE OF ALBERTA**

**BYLAW 2025-08**

**BEING A BYLAW FOR THE PURPOSE OF AMENDING THE LAND USE DISTRICT MAP OF LAND USE  
BYLAW 2017-18**

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**WHEREAS** the *Municipal Government Act*, RSA 2000 c M-26, authorizes council to pass bylaws for municipal purposes respecting planning authorities within Parkland County; and

**WHEREAS** the Council of Parkland County has passed a Bylaw pursuant to Part 17, Section 640 of the *Municipal Government Act*, RSA 2000 c M-26, known as the Parkland County Land Use Bylaw 2017-18 for the purpose of regulating and controlling the use and development of land and buildings within Parkland County; and

**WHEREAS** and pursuant to Part 17, Section 692 of the *Municipal Government Act* the Council of a municipality is authorized to amend a Land Use Bylaw; and

**WHEREAS** Section 692 of the *Municipal Government Act*, RSA 2000 c M-26, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Section 216.4 and Section 606 of the Act, respectively;

**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 Direct Control District Amendment Bylaw".

**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; and
  - (2) "Council" means the council of the County.

**INTERPRETATION**

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

**LAND USE BYLAW 2017-18 AMENDMENTS**

4. That Bylaw 2017-18, being the Parkland County Land Use Bylaw, is amended as follows:
  - (1) Revising the intent of regulations as stated in 9.3.3, as follows:
    - a. The intent of these regulations is to allow Council the flexibility and control necessary to plan and regulate all aspects of the development of the region relative to land reclamation, adaptive reuse and the requirements of the Highvale End Land Use Area Structure Plan, as may be amended from time to time.
  - (2) Remove the regulation 9.3.4 identified as the following:

- a. The purpose of the Highvale End Land Use Area Structure Plan is to provide a set of goals and policies to establish an acceptable pattern of land use, transportation and service infrastructure, natural spaces and restored land quality for the area subsequent to the reclamation of the land base after the completion of the open pit coal mining and completion of power generation at the Highvale and Sundance Plants.

(3) Revise 9.3.6 as follows:

- a. As reclamation is completed and verified, the Land Use Bylaw shall be amended to reflect the underlying land use districts as outlined on Map 7 of the Highvale End Land Use Area Structure Plan.

(4) Revise 9.3.7 as follows:

- a. Decisions on development permit applications shall be made in accordance with the following:
  - i. 'Computer, Electronic, Data Processing Services' use shall be decided upon by Council.
  - ii. All other uses, the Development Authority shall render decisions on development proposals, with consideration for the statutory plans for the area.

(5) Add site specific permitted uses as 9.3.9, as follows:

- a. Notwithstanding 7.6.2 (b) "Computer, Electronic, Data Processing Services" shall be a permitted use for the following lands as described below and on Schedule C – Highvale Mine End Direct Control District Map.
  - i. NW-30-51-3-5
  - ii. NE-13-51-4-5
  - iii. NW-13-51-4-5
  - iv. SE-13-51-4-5
  - v. SW-13-51-4-5
  - vi. NE-23-51-4-5
  - vii. NE-24-51-4-5
  - viii. NW-24-51-4-5
  - ix. SE-24-51-4-5
  - x. SW-24-51-4-5
  - xi. NE-25-51-4-5
  - xii. NW-25-51-4-5
  - xiii. SE-25-51-4-5
  - xiv. SW-25-51-4-5
  - xv. NW-26-52-5-5
  - xvi. SW-26-52-5-5
  - xvii. NE-27-52-5-5
  - xviii. NW-27-52-5-5
  - xix. SE-27-52-5-5
  - xx. SW-27-52-5-5
  - xxi. NE-28-52-5-5
  - xxii. NW-28-52-5-5
  - xxiii. SE-28-52-5-5
  - xxiv. SW-28-52-5-5

- xxv. SE-33-52-5-5
- xxvi. SW-33-52-5-5
- xxvii. A Portion of SW-34-52-5-5 legally described as Plan 1420086, Block 1, Lot 2

- (6) That Land Use Bylaw Map 'Schedule C' is amended to redistrict the following parcels from RE – Resource Extraction District to Highvale End Land Use Direct Control District Regulations (DC Area 2) as shown on Schedule "A" of this Bylaw.
- (7) That Land Use Bylaw Map 'Schedule C' is amended to allow "Computer, Electronic, Data Processing Services" as a site-specific permitted use as shown on Schedule "A" and Schedule "B" of this Bylaw.

#### ENACTMENT/TRANSITION

- 5. 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.
- 6. Schedule "A" and Schedule "B" form part of this Bylaw.
- 7. 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.

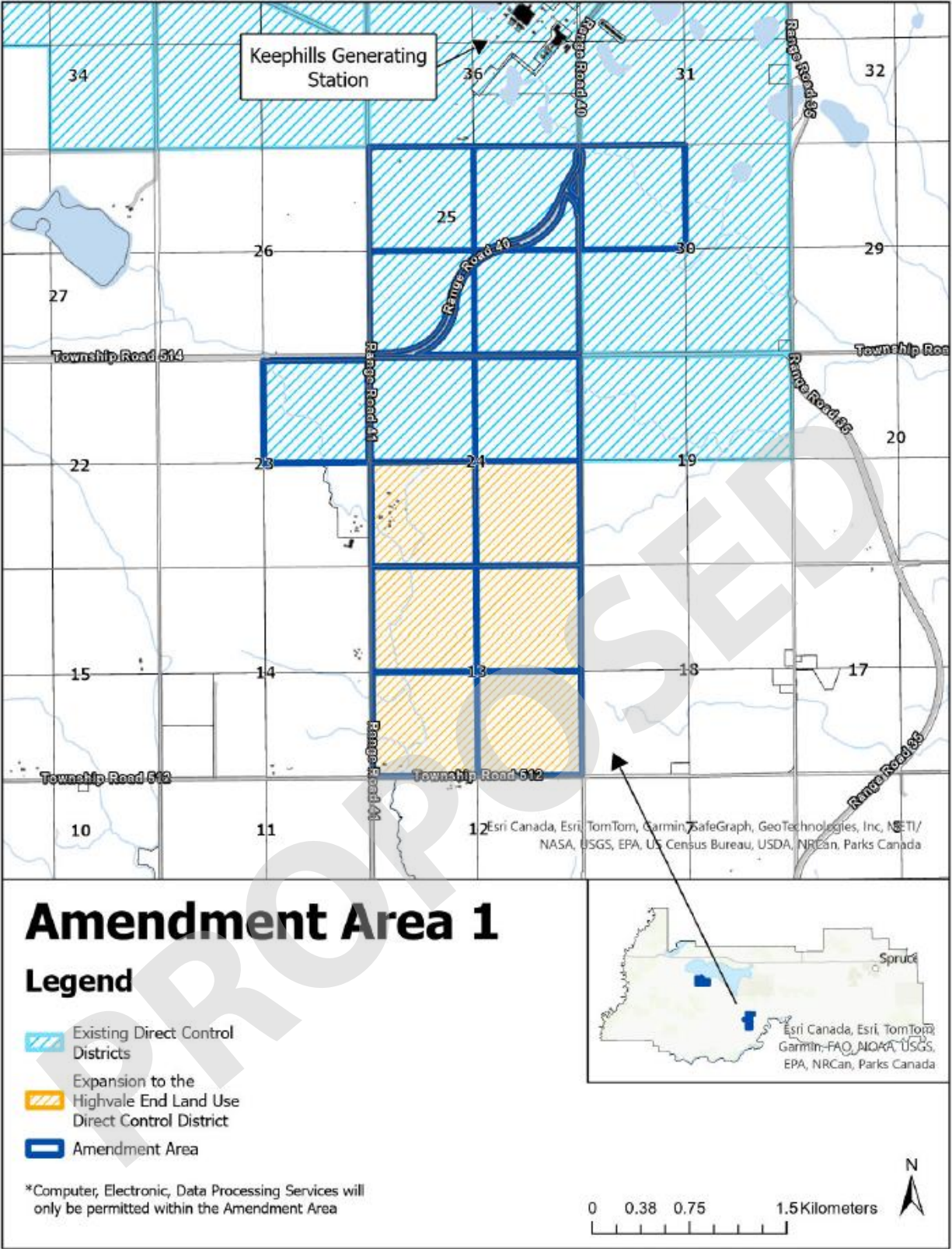
READ A THIRD TIME and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

SIGNED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

SCHEDULE "A"  
Bylaw No. 2025-08



SCHEDULE "B"  
Bylaw No. 2025-08

