

BYLAW NO. 2014-25

BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSE OF
AMENDING THE HIGHVALE END LAND USE AREA STRUCTURE PLAN (BYLAW NO. 28-97)

WHEREAS the Council of Parkland County has passed a Bylaw pursuant to Part 17, Section 633 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, known as the Highvale End Land Use Area Structure Plan Bylaw No. 28-97 for the purpose of providing policy direction for the end land uses in the Highvale Area;

WHEREAS and pursuant to Part 17, Section 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, the Council of a municipality is authorized to amend an Area Structure Plan Bylaw;

WHEREAS Section 692 of the Municipal Government Act requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Sections 230 and Section 606 of the Act respectively;

WHEREAS the Council of Parkland County has received an application from the landowner of Linc Numbers 28449692 and 22690770 to consider an amendment to Figure 1, End Land Use Map within Bylaw No. 28-97 to redistrict all of W5-04-52-10-SW and a portion of W5-04-52-10-NW from Agriculture/Nature Conservation District to Direct Control District;

NOW THEREFORE the Council of Parkland County duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

1. Section 1.3.1 Land Use.
(First Sentence, Last Paragraph)

By deleting the following in bold:

Finally, the only other major land use is the need to designate each of the **two** power plant areas as Direct Control **Districts**.

2. Section 1.4.1 Types of Land Use.

By deleting the following in bold:

Direct Control. (DC)

Two Direct Control Districts shall be established one centered on the Sundance Thermal Plant (the Residential complex to be built to house employees for this plant), and the other around the Keephills Thermal Plant. The primary purpose of these Direct Control Districts is to:

- (a) allow for the possible development of new commercial enterprises or other industries within the areas utilizing the existing infrastructure systems available, and
- (b) allow for a more concentrated development (cottage or recreation activities), that will utilize the existing infrastructure systems available. (See Policy dealing with development control).

By adding the following in bold:

Direct Control. (DC)

Direct Control shall be established around each of the Power Plants. To date these include:

- **Sundance Thermal (Coal-fired) Power Plant**
- **Keephills & Keephills 3 Thermal (Coal-fired) Power Plants**

The Sundance 7 Thermal (Natural Gas-fired) Power Plant has been proposed and is pending necessary approvals.

Power Plants may include but are not limited to power generating facilities and infrastructure, attendant housing facilities, attendant workshops, attendant offices, and a tour centre(s).

The primary purpose of these Direct Control Districts is to:

- (a) allow for the possible development of new commercial enterprises or other industries within the areas utilizing the existing infrastructure systems available, and
- (b) allow for a more concentrated development (cottage or recreation activities), that will utilize the existing infrastructure systems available. (See Policy dealing with development control).

3. That Figure 1, End Land Use Map of Bylaw No. 28-97, and amendments thereto, being the Highvale End Land Use Area Structure Plan, is removed from Bylaw No. 28-97 and replaced with Schedule “A” attached to and forming part of this Bylaw to reflect updated geographical information and the following amendment:
- (a) redesignating approximately 120 ha (297 ac) of land within W5-04-52-10-NW & SW from the Agriculture/Nature Conservation District to the Direct Control District;

AND THAT this Bylaw shall come into force and have effect from and after the date of third reading and signing thereof.

READ A FIRST TIME this ____ day of _____, **2014**.

PUBLIC HEARING held this ____ day of _____, **2014**.

READ A SECOND TIME this ____ day of _____, **2014**.

READ A THIRD TIME AND FINAL TIME this ____ day of _____, **2014**.

MAYOR

MANAGER,
LEGISLATIVE & ADMINISTRATIVE SERVICES