



Parkland County

53109A Highway 779
Parkland County, Alberta
T7Z 1R1
Parklandcounty.com

Meeting Minutes

Council

Mayor Allan Gamble
Deputy Mayor Sally Kucher-Johnson
Council Member Natalie Birnie
Council Member Kristina Kowalski
Council Member Phyllis Kobasiuk
Council Member Rob Wiedeman

Wednesday, September 3, 2025

9:00 AM

Council Chambers

Special Council Meeting

CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Mayor Gamble called the meeting to order at 9:00 a.m.

On behalf of Council, Mayor Gamble offered the following Treaty 6 lands acknowledgement:

We acknowledge the homeland of the many diverse First Nations and Metis people whose ancestors have walked this land since time immemorial. We are grateful to work, live, and learn on the traditional territory of Treaty 6.

Council Member Kucher-Johnson attended the meeting virtually.

Present: 4 - Council Member Sally Kucher Johnson, Council Member Phyllis Kobasiuk, Council Member Natalie Birnie and Council Member Rob Wiedeman

Administration:

Laura Swain, Chief Administrative Officer

Jeff Dyck, Chief Operating Officer

Rob McGowan, General Manager, Operations Services

Natasha De Sandi, Senior Planner, Planning Coordination

Derek MacDonald, Planner II, Planning Coordination

Jared Candlish, Planner II, Planning Coordination

Justin Young, Director, Planning & Development Services Department

Roya Karimi-Boushehri, Planner I, Planning Coordination

Odessa Bartel, Manager, Legislative & Legal Services

Rachel Coupal, Legislative Officer, Legislative & Legal Services (Recording Secretary)

ADOPTION OF AGENDA

A motion was made by Council Member Kowalski that the September 3, 2025 Council meeting agenda be adopted, as presented.

The motion carried unanimously.

NEW BUSINESS

Legislative Matters

[RFD 25-174](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

Proposed Motions

1. That Bylaw 2025-22 receive first reading.
2. That Bylaw 2025-22 receive second reading.
3. That Bylaw 2025-22 be presented at this meeting for third reading.
4. That Bylaw 2025-22 receive third and final reading.

5. That Bylaw 2025-23 receive first reading.
6. That Bylaw 2025-23 receive second reading.
7. That Bylaw 2025-23 be presented at this meeting for third reading.
8. That Bylaw 2025-23 receive third and final reading.

9. That Bylaw 2025-24 receive first reading.
10. That Bylaw 2025-24 receive second reading.
11. That Bylaw 2025-24 be presented at this meeting for third reading.
12. That Bylaw 2025-24 receive third and final reading.

13. That Bylaw 2025-25 receive first reading.
14. That Bylaw 2025-25 receive second reading.
15. That Bylaw 2025-25 be presented at this meeting for third reading.
16. That Bylaw 2025-25 receive third and final reading.

17. That Bylaw 2025-26 receive first reading.
18. That Bylaw 2025-26 receive second reading.
19. That Bylaw 2025-26 be presented at this meeting for third reading.
20. That Bylaw 2025-26 receive third and final reading.

Mayor Gamble called the Public Hearing to order at 9:02 a.m., in accordance with the provisions of the Municipal Government Act, to provide an opportunity for public input and comment regarding proposed Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses, and explained the process of the Public Hearing.

Mayor Gamble acknowledges the written submissions that formed part of the agenda package on September 3, 2025.

Administration presented an overview and summary of the application for proposed Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses.

The applicant, TransAlta presented on their application for proposed Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses. Duncan Webster, Manager, External Affairs, TransAlta, Michael Edwards, Project Developer, TransAlta, Rick Wallace, Manager, Technical Services, TransAlta, Patrick Lo, WSP presented.

RECESS

Mayor Gamble recessed the meeting at 10:04 a.m., and reconvened the meeting at 10:20 a.m.

[RFD 25-174](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

Proposed Motions

1. That Bylaw 2025-22 receive first reading.
2. That Bylaw 2025-22 receive second reading.
3. That Bylaw 2025-22 be presented at this meeting for third reading.
4. That Bylaw 2025-22 receive third and final reading.

5. That Bylaw 2025-23 receive first reading.
6. That Bylaw 2025-23 receive second reading.
7. That Bylaw 2025-23 be presented at this meeting for third reading.
8. That Bylaw 2025-23 receive third and final reading.

9. That Bylaw 2025-24 receive first reading.
10. That Bylaw 2025-24 receive second reading.
11. That Bylaw 2025-24 be presented at this meeting for third reading.
12. That Bylaw 2025-24 receive third and final reading.

13. That Bylaw 2025-25 receive first reading.
14. That Bylaw 2025-25 receive second reading.
15. That Bylaw 2025-25 be presented at this meeting for third reading.
16. That Bylaw 2025-25 receive third and final reading.

17. That Bylaw 2025-26 receive first reading.
18. That Bylaw 2025-26 receive second reading.
19. That Bylaw 2025-26 be presented at this meeting for third reading.
20. That Bylaw 2025-26 receive third and final reading.

Registered Speakers

1. Tammi Lee, Parkland County Resident

A motion was made by Council Member Birnie that Council receives the written submissions.

RECESS

Mayor Gamble recessed the meeting at 10:38 a.m., and reconvened the meeting at 10:47 a.m.

[RFD 25-174](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

Proposed Motions

1. That Bylaw 2025-22 receive first reading.
2. That Bylaw 2025-22 receive second reading.
3. That Bylaw 2025-22 be presented at this meeting for third reading.
4. That Bylaw 2025-22 receive third and final reading.

5. That Bylaw 2025-23 receive first reading.
6. That Bylaw 2025-23 receive second reading.
7. That Bylaw 2025-23 be presented at this meeting for third reading.
8. That Bylaw 2025-23 receive third and final reading.

9. That Bylaw 2025-24 receive first reading.
10. That Bylaw 2025-24 receive second reading.
11. That Bylaw 2025-24 be presented at this meeting for third reading.
12. That Bylaw 2025-24 receive third and final reading.

13. That Bylaw 2025-25 receive first reading.
14. That Bylaw 2025-25 receive second reading.
15. That Bylaw 2025-25 be presented at this meeting for third reading.
16. That Bylaw 2025-25 receive third and final reading.

17. That Bylaw 2025-26 receive first reading.
18. That Bylaw 2025-26 receive second reading.
19. That Bylaw 2025-26 be presented at this meeting for third reading.
20. That Bylaw 2025-26 receive third and final reading.

Odessa Bartel, Manager of Legislative and Legal Services stated that it has been brought to Parkland County's attention that the Notice of Public Hearing that was published on Parkland County's website and published in the local newspapers did include a hearing procedure that states:

"The written submissions or presentations may be submitted in advance to Legislative Services by 12:00 p.m. on August 27, 2025 or submitted at the commencement of the Public Hearing on September 3, 2025 with continuation if necessary on September 4, 2025 and September 5, 2025."

It is in the best interest of the Public Hearing process that we do accept written submissions from members of the public in attendance today.

Council Member Birnie withdrew her motion.

Registered Speakers

2. Kasara Cooper and Jeremy Cooper, Parkland County Residents
3. Wabamun Watershed Management Council (Speakers: Sue Styles, Board Chair, Honourable Denis R.G. Thomas KC, Director, Dr. Neil Fleming, Director, Erica Sivell, Executive Director - Attended Virtually)
4. Pat Bichel, Parkland County Resident
5. Paulette Jensen, Parkland County Resident

Non-Registered Speakers

1. Bonnie Tessier, Parkland County Resident

RECESS

Mayor Gamble recessed the meeting at 11:57 a.m., and reconvened the meeting at 1:00 p.m.

[RFD 25-174](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

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5. That Bylaw 2025-23 receive first reading.
6. That Bylaw 2025-23 receive second reading.
7. That Bylaw 2025-23 be presented at this meeting for third reading.
8. That Bylaw 2025-23 receive third and final reading.

9. That Bylaw 2025-24 receive first reading.
10. That Bylaw 2025-24 receive second reading.
11. That Bylaw 2025-24 be presented at this meeting for third reading.
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13. That Bylaw 2025-25 receive first reading.
14. That Bylaw 2025-25 receive second reading.
15. That Bylaw 2025-25 be presented at this meeting for third reading.
16. That Bylaw 2025-25 receive third and final reading.

17. That Bylaw 2025-26 receive first reading.
18. That Bylaw 2025-26 receive second reading.
19. That Bylaw 2025-26 be presented at this meeting for third reading.
20. That Bylaw 2025-26 receive third and final reading.

Non-Registered Speakers**2. John McNab, Parkland County Resident**

Council Member Kucher-Johnson left the meeting at 1:08 p.m.

Present: 3 - Council Member Phyllis Kobasiuk, Council Member Natalie Birnie and Council Member Rob Wiedeman

Absent: 1 - Council Member Sally Kucher Johnson

[RFD 25-174](#)

9:00 a.m. Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses

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Non-Registered Speakers

- 3. Davina Daly, Parkland County Resident**
- 4. Mark Gunderson, Parkland County Resident**
- 5. Michelle Hiatt, Parkland County Resident**
- 6. Lise Maisonneuve, Parkland County Resident**
- 7. Krysten Corbel, Parkland County Resident**
- 8. Floyd Young, Parkland County Resident**
- 9. Karyn Smith, Parkland County Resident**
- 10. Brenda Nordlund, Parkland County Resident**
- 11. Tina Bichel, Parkland County Resident**

Written Submissions from September 3, 2025 Public Hearing

1. Mark Gunderson, Parkland County Resident
2. Paulette Jensen, Parkland County Resident
3. Tammi Lee, Parkland County Resident
4. Wabamun Watershed Management Council
5. Committee on Keephills Environment
6. Michelle Hiatt, Parkland County Resident
7. TransAlta Presentation

This concludes the registered speakers and the non-registered speakers.

A motion was made by Mayor Gamble that the Public Hearing for Bylaws 2025-22, 2025-23, 2025-24, 2025-25 and 2025-26 To Amend Bylaw 2016-12 Highvale End Land Use Area Structure Plan and Bylaw 2025-12 Land Use Bylaw to Support Data Centre Uses be adjourned until 9:00 a.m. on September 4, 2025 at Parkland County Council Chambers.

The motion carried unanimously.

CLOSE OF MEETING

Mayor Gamble closed the meeting at 2:13 p.m.

Mayor

Manager, Legislative Services