



ADMINISTRATIVE REPORT

PRESENTED AT JULY 12 PUBLIC HEARING

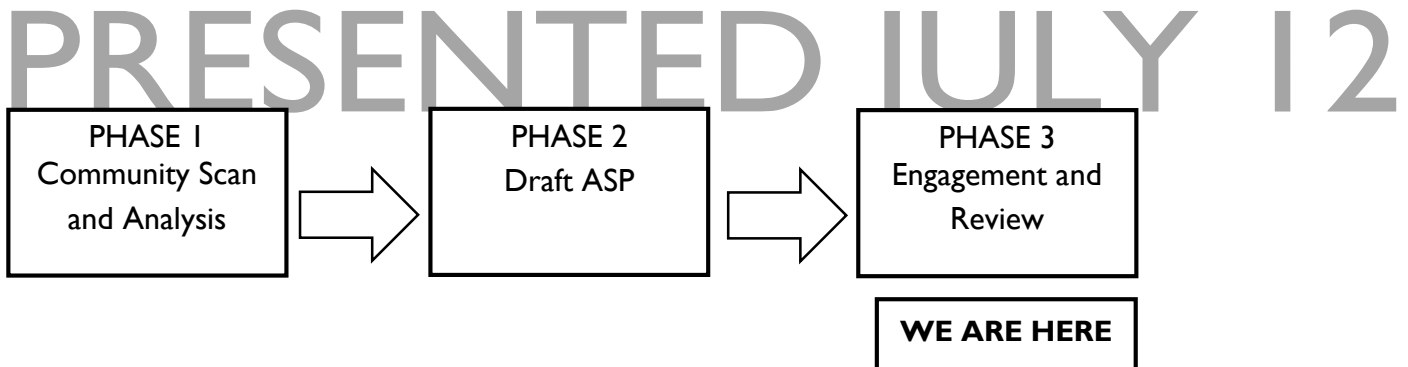
Topic: Approval of Bylaw No. 2016-12 Highvale End Land Use Area Structure Plan (ASP)

Introduction:

This report provides Council with information on Bylaw No. 2016-12 Highvale End Land Use Area Structure Plan (ASP).

Facts (Background Information):

The Highvale End Land Use ASP project update started in May 2015. The updated ASP will replace the current Highvale Mine End Land Use ASP Bylaw No. 28-97. The project consisted of three phases:



All phases of the project are complete and Administration is seeking second and third reading of the Bylaw.

LEGISLATIVE HISTORY

January 12, 2016

- Committee of the Whole accepted the Highvale End Land Use ASP update and background report as information.

May 24, 2016

- Bylaw 2016-12 – Highvale End Land Use ASP received First Reading.

EXECUTIVE SUMMARY

Administration was directed to include an executive summary to the proposed ASP after First Reading of Bylaw 2016-12. This enhances clarity the clarity of the ASP. This ASP amendment is considered minor and

does not alter the intent of the ASP.

PUBLIC ENGAGEMENT

Extensive engagement was undertaken to complete the Highvale End Land Use Area Structure Plan update:

Resident engagement:

Three resident engagements were completed. Engagements occurred on May 28, 2015, November 5, 2015, and March 1, 2016. All engagements occurred in the Hamlet of Keephills. Engagement findings are found in the “What we heard” report attached to the Council agenda package.

Steering Committee and departmental engagement:

The Steering Committee for the plan update consisted of representatives from the following organizations:

- Parkland County Administration
- TransAlta Generation Partnership
- Committee of Keephills Environment (COKE) representatives.

The Committee met on three occasions to review project background information, confirm the overall policy direction for the ASP, and review and finalize draft policies for the ASP.

Staff from County departments were engaged throughout the project to ensure draft ASP policies align with existing County plans.

POLICY HIGHLIGHTS

ASP policy highlights include:

- 1) Land Use Concept
The proposed land uses for the Highvale mine (post reclamation) consist mainly of agricultural, recreational and conservation lands, with potential strategic development of industrial and commercial nodes. Multi-parcel subdivision development will be prohibited in the plan area with the majority of residential development directed to the Hamlet of Keephills.
- 2) Commercial and Industrial Development
Future commercial and industrial development will be strategically located in several key locations. Local commercial development will be supported in the Hamlet of Keephills. The Keephills Generation Plant site will be retained for future industrial uses. Heavy industrial land uses will be prohibited in the plan area post reclamation.

Future resource extraction operations can be considered in the plan area when operations comply with all provincial and municipal regulations and permit approvals, follow best management practices, and do not conflict with agricultural operations.
- 3) Hamlet of Keephills
Residential, commercial, business industrial, and institutional uses will be directed to the Hamlet of Keephills. ASP policies also acknowledge the importance of the Keephills library and school site as a community asset that should be reused for community purposes.

4) Environment

ASP policies protect existing Environmentally Sensitive Areas (ESAs) and future end pit lakes and wetlands for their environmental and recreational value. The ASP also acknowledges existing (and future) wildlife and wetland habitats, the potential for reforestation, and maintaining watercourse setbacks. The ASP also acknowledges the need to control invasive species, sedimentation, and the seepage of materials into groundwater systems.

5) Transportation Network

The ASP outlines roadways which will remain open during mining operations, as well as roadways to be constructed after land reclamation. The ASP transportation network aligns with the County's Draft Transportation Master Plan.

6) Recreation and Open Space

The ASP proposes a conceptual recreational trail alignment that links Wabamun Lake to the North Saskatchewan River through the Hamlet of Keephills. The recreational trail would be for non-mechanized uses, and will be developed as demand warrants and resources permit.

The ASP also proposes a large park to be located south of Lake Wabamun. The location, size and programming of the park will be determined in the County's *Parks, Recreation, and Culture Master Plan*.

7) Servicing and Utilities

All future development in the plan area will require private on site servicing. The ASP outlines several constraints to servicing and advises on how developments can overcome these constraints.

8) Implementation

In order to implement the ASP, various amendments to the Municipal Development Plan (MDP) and Land Use Bylaw (LUB) will be required. Further, agreements with TransAlta will need to be established for land acquisitions, and an implementation strategy will be developed for the ASP. The ASP is scheduled for review on a five year basis.

DEVELOPMENT STAGING

Staging of the development of reclaimed mine lands will follow the generalized timelines below:

- Pits 3 to 8 will receive reclamation certificates by early to mid-2030.
- Pit 9 will receive reclamation certificates by 2070.
- All TransAlta mined lands south of Lake Wabamun will receive reclamation certificates by 2070.

Government of Alberta Coal Reduction Strategy

Land reclamation and the staging of future development may be expedited by the Government of Alberta's Coal Reduction Strategy. The ASP may be updated once more information is provided by the Government of Alberta on the strategy.

Analysis:

An update to the Highvale End Land Use ASP is required at this time due to:

- The plan area has undergone substantial changes including the approval of the Sundance 7 gas fired power plant and the expansion of the mine boundary to include pits 8 and 9.
- Reclamation plans for the mine were updated by TransAlta in 2015 and approved by the Alberta Energy Regulator (AER). ASP policies need to reflect the approved reclamation plan.
- ASP policies need to be updated to conform to existing County statutory plans and master plans.

PUBLIC HEARING AND FEEDACK

Administration undertook an extensive notification process for the Bylaw 2016-12 Highvale End Land Use Area Structure Plan public hearing. This included:

- notification in local newspapers
- mailed letters to landowners in and adjacent to the ASP study area
- letter to Paul First Nation
- e-mail letters to Alberta Transportation, Environment and Parks, Alberta Energy Regulator, CN, TransAlta Utilities, Committee of Keephills Environment, relevant summer villages, and relevant school boards
- posting of the draft ASP on the County's website for review

Written comments have been received by Alberta Transportation, the Committee on Keephills Environment, TransAlta, the Wabamun Watershed Management Council, Alberta Environment and Parks, Alberta Indigenous Relations, and two adjacent landowners.

The notification process for the Bylaw 2016-12 public hearing has met all advertising requirements outlined under Section 606 of the *Municipal Government Act*.

Alternative

- I. Council may table the public hearing and request Administration provide additional information or research as needed.

Conclusion/Summary:

Parkland County Administration supports the proposed Highvale End Land Use Area Structure Plan Bylaw 2016-12 as amended, and recommends that second, and third and final reading be given.

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