



Highvale End Land Use Area Structure Plan

Council Presentation – July 12, 2016



PRESENTED JULY 12 PUBLIC HEARING

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

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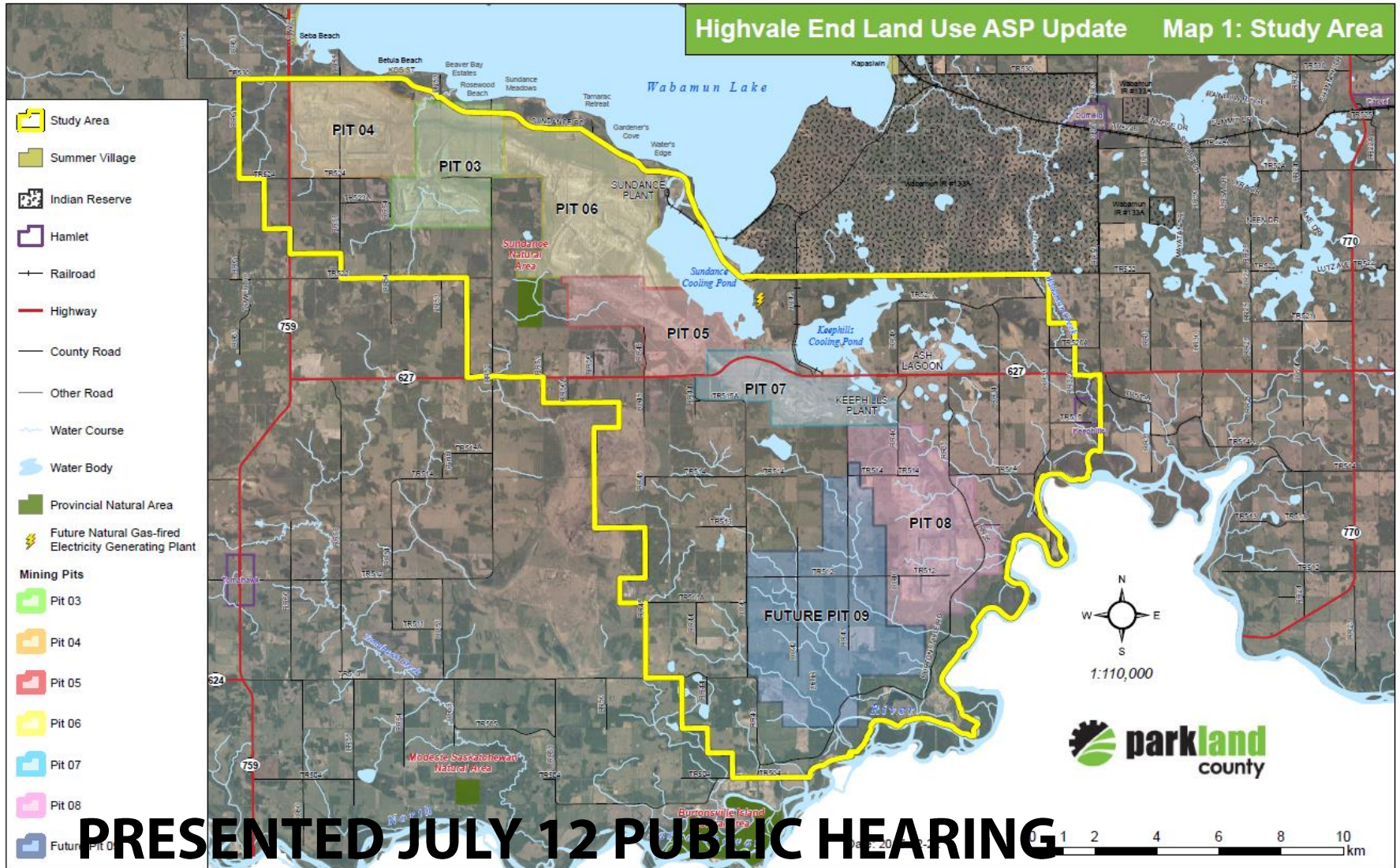


Rationale for ASP update

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

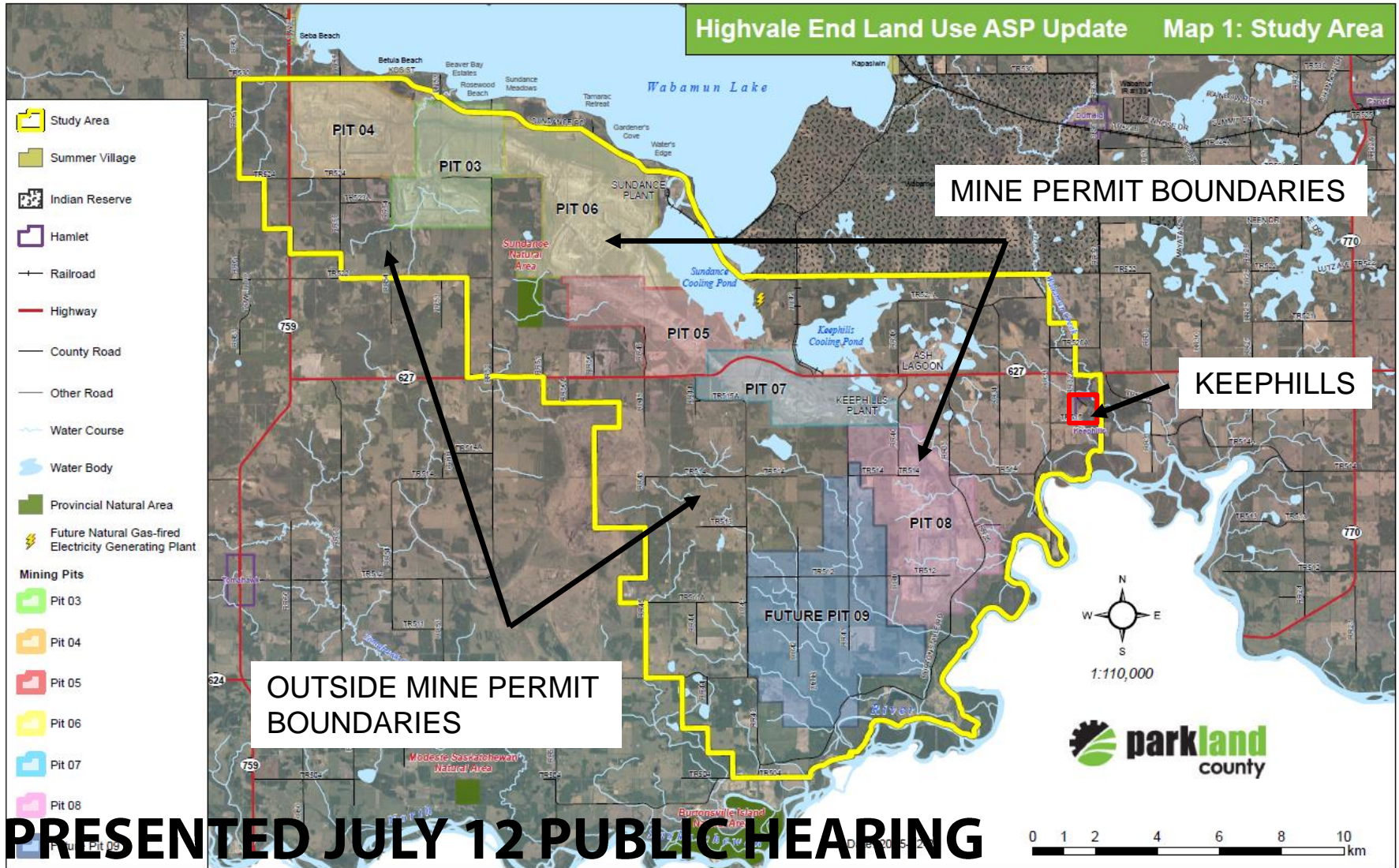
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Highvale End Land Use ASP Update Map 1: Study Area



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Structure

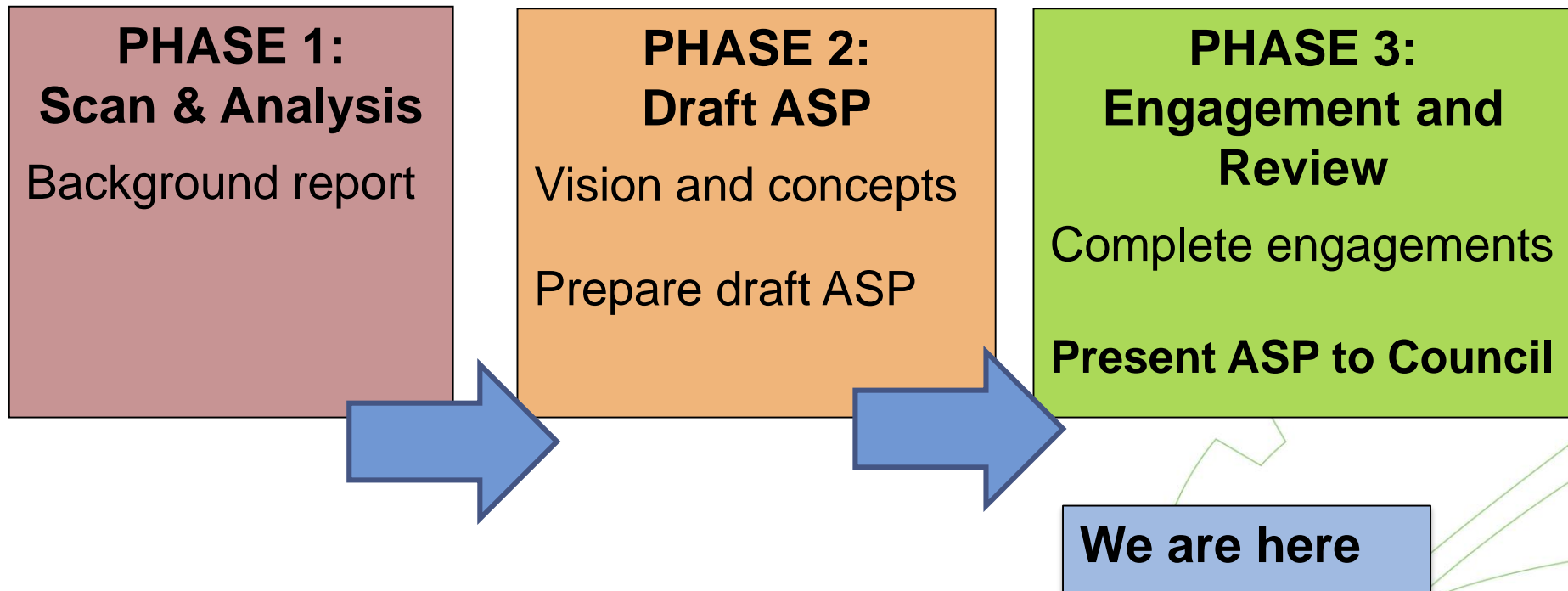
Different conditions:

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

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Process



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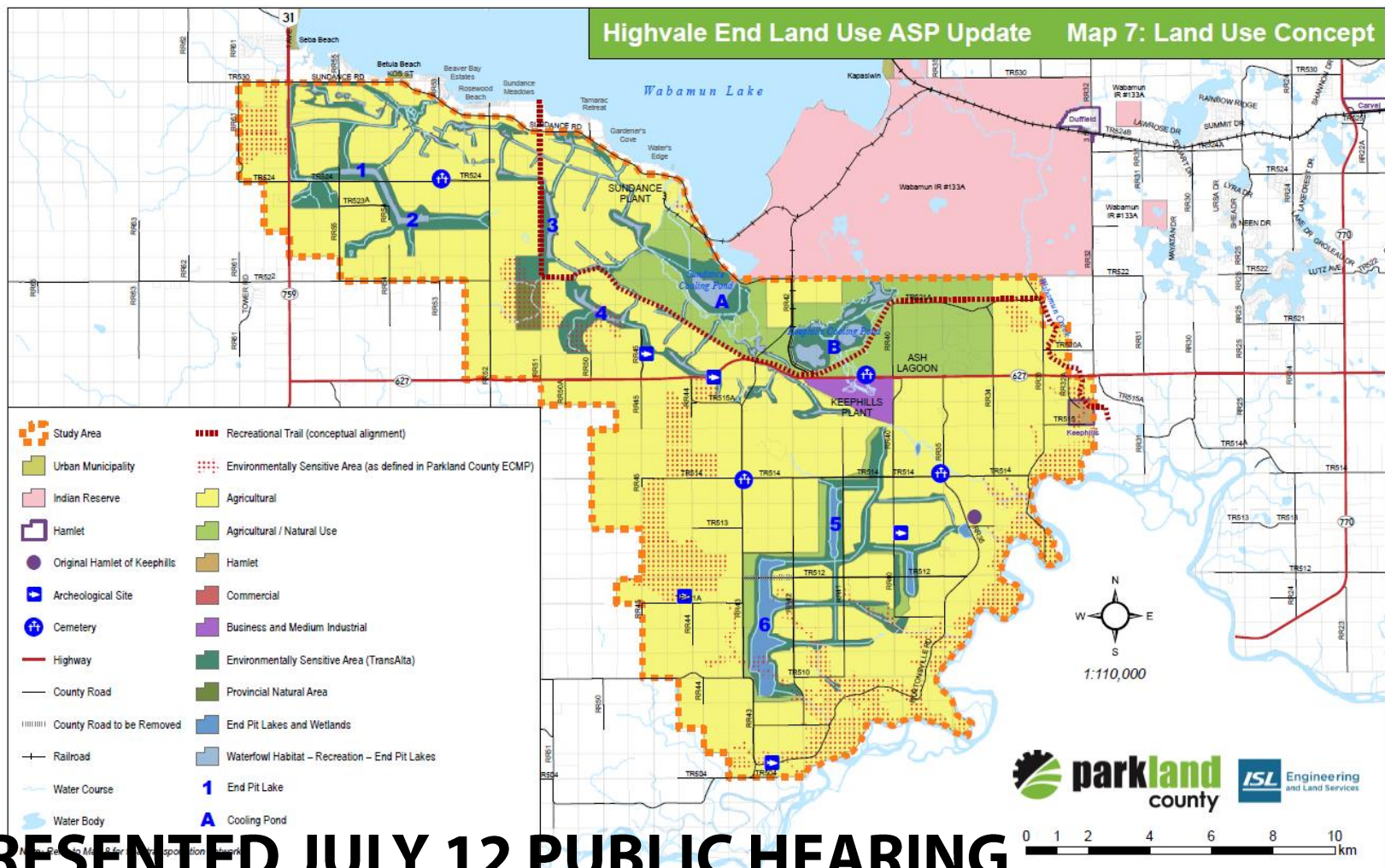
ASP highlights

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

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Land Use Concept



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Agriculture

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

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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")

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Commercial and industrial

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

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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*

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Environment

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

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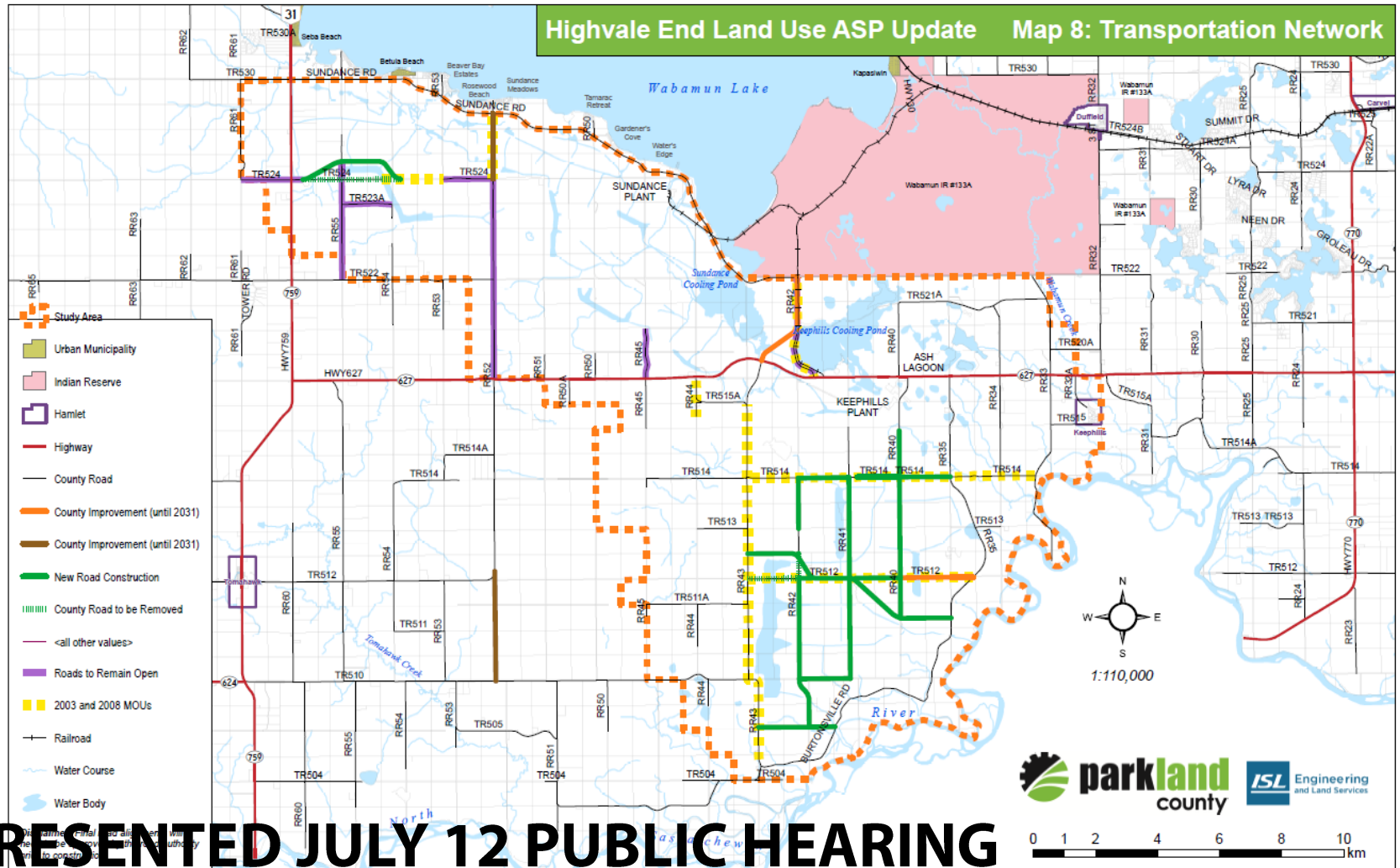
Transportation network and servicing

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

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Transportation



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Servicing

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

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Staging and implementation

- Final certification by 2070
- Alberta Coal Reduction Strategy

Implementation:

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

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ASP amendments

- Inclusion of executive summary

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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.

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Questions

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