

# What we heard report: Highvale End Land Use Area Structure Plan

April 2016



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**NOTE:** This report reflects public engagement findings for the Highvale End Land Use Area Structure Plan (ASP) public consultation process. The findings are reported in the following order:

- **PHASE 3 FINDINGS** – these include consultation findings from the March 1, 2016 public open house and survey.
- **PHASE 2 FINDINGS** – these include consultation findings from the November 5, 2015 public workshop and the May 28, 2015 public open house and survey.

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# HIGHVALE END USE AREA STRUCTURE PLAN

## PHASE 3 PUBLIC ENGAGEMENT

### WHAT WE HEARD REPORT

March 2016

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## A. PROJECT OVERVIEW

Parkland County has initiated a review and update of the Highvale End Land Use Area Structure Plan (ASP) (1997). The updated plan is intended to reflect current provincial and municipal planning policy, as well as the current and proposed operations, and reclamation plans for the TransAlta Highvale Mine lands. A three-phase public engagement process was initiated in May 2015 to ensure the public had the opportunity to provide input into the development of the ASP.

The plan area is located south of Lake Wabamun; the boundary was revised in July 2015 to include the Hamlet of Keephills. The new ASP boundary is 97% larger than the 1997 ASP boundary. The increased Plan area includes two new Highvale Mine pits (Pit 08 and Pit 09), the Hamlet of Keephills, and lands adjacent to the Mine. The inclusion of these areas ensures a comprehensive review of affected areas.

The ASP will set policy for future land use planning and development including agricultural lands, future residential density targets, transportation links, and recreational opportunities. The ASP will come into effect after being approved by County Council in Spring 2016, however it can only be implemented once pits have been reclaimed and TransAlta has sold it to new landowners. Until such time, the Highvale Mine lands are subject to the requirements of the Alberta Energy Regulator.

A Phase 3 Public Open House was held on March 1, 2016 to gather feedback on the draft ASP prior to its presentation to County Council. Input could be provided via a hard copy or online 'Comment Form' until March 15, 2016. See Appendix A – Comment Form. This report provides details of the input received.

## B. PUBLIC OPEN HOUSE

A Public Open House was held at the Keephills Community Centre on March 1, 2016, to provide the opportunity for members of the public to review the draft ASP and provide comments to fine-tune the document prior to it being presented to County Council in Spring 2016.

Earlier phases of public engagement involved a Public Open House during Phase 1 (May 28, 2015) to introduce the Highvale End Land Use ASP and invite residents to provide input to support the development of a vision and principles for ASP, as well as identification of issues, concerns and opportunities for the plan. During Phase 2, a public workshop was held on November 5, 2015, to gather community feedback to the vision and principles, as well as proposed policy directions for the ASP.

To inform about the Phase 3 Open House, a letter of invitation was sent to all residents in and adjacent to the Project area to encourage attendance. A letter of invitation was also sent to Paul Band First Nation.



The event was advertised on the Parkland County website, in the Parkland Communicator, and in an ad placed in both the Spruce Grove Examiner (distribution approx. 12,500 - City of Spruce Grove and Parkland County) and Stony Plain Reporter (distribution approx. 11,900 - Town of Stony Plain and Parkland County) on multiple dates. Social media (Facebook and Twitter) messages were distributed through the Parkland County accounts. A poster was also posted at the Keephills Community Centre to provide details of the event and a local billboard sign provided the event date and time.

Six comment forms were submitted at the event or online. However not every question was completed by each respondent.

**How information was shared** – During the event, key project information was communicated on display boards with the Project Team available to provide additional detail and answer questions. Information was also shared during a formal presentation and question and answer session.

**How input was received** - Formal input was gathered via a Comment Form (See Appendix A – Comment Form) that respondents could fill out and submit at the event or return by fax or email. The materials were also available online on the project website and could be completed until March 15, 2016.

## C. WHAT WE HEARD

### **Respondents that completed the Comment Form self-identified themselves as:**

A resident of Parkland County – 5

An area business owner/operator – 1 (farming – cow calf operation)

Other – 1 (cottage owner on edge of Highvale Mine)

### **How respondents heard about the March 1, 2016 event.**

Newspaper Ad – 3

Other – 2 (mailed letter of invitation)

Word of Mouth – 1

### **Level of Satisfaction**

Respondents were asked to provide their overall level of satisfaction with the draft ASP.

1 Not at all Satisfied – 0 responses

2 Somewhat Satisfied – **2 responses**

3 Neutral – **2 responses**

4 Satisfied – **2 responses**

5 Very Satisfied – 0 responses

### **Suggested improvements to the draft ASP**

Respondents were asked to provide any suggested improvements to the draft. Verbatim comments are below:

- Move location of access roads to where they had previously been agreed on.
- Change the no confined feeding operations will be permitted within the mine permit area only as it will greatly affect our multi generation farming operation.
- Keep agricultural rules to a minimum. There are many kinds of confined feeding operations and of many different species. Give the County ability to regulate that within the next 50 years.

### **One message for the project team**

Respondents were asked if they had one message to deliver to the Project Team. Verbatim responses are below:

- No feed lots near lake.
- Have land graded so natural water run off will go into lake so the lake level will remain at its present level.
- We do not want to be lumped in with the mine permit area, as it puts a cloud over our farming operation. We have had to have a cloud over us with having the mine for a neighbour and we don't want it to continue in the ASP.
- Good job to date, continue to be flexible for a balanced approach. Agriculture should be differently focused to the better quality lands while residential and environmental to lesser land qualities.
- Answer how to increase population of Hamlet Keephills.

## APPENDIX A – COMMENT FORM



Highvale End Land Use Area Structure Plan

Open House March 1, 2016

### Comment Form

*Note: The information requested on this form is being collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The information collected will be used only for the purposes of the Highvale End Land Use Area Structure Plan. If you have any questions please contact Martin Frigo, Senior Long Range Planner with Parkland County at [mfrigo@parklandcounty.com](mailto:mfrigo@parklandcounty.com)*

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**Your input is important. Please take the time to complete the following brief comment form. Alternatively, you can complete the form online (see details at bottom of second page).**

1. I am: *(Please check all that apply)*

- ☐ A resident of Parkland County who lives within the new boundary of the Highvale Area Structure Plan
- ☐ A resident of Parkland County who lives outside the new boundary of the Highvale Area Structure Plan
- ☐ An area business owner/operator *(specify type of business)* \_\_\_\_\_
- ☐ An area land owner, who lives outside Parkland County
- ☐ Other *(specify)* \_\_\_\_\_

2. How did you hear about this event? *(Please check all that apply)*. Your response will help us plan for future events.

- ☐ Newspaper Ad *(specify the newspaper name)* \_\_\_\_\_
- ☐ Word of mouth
- ☐ Poster
- ☐ Parkland County Website
- ☐ Social Media
- ☐ Other *(specify)* \_\_\_\_\_

3. On a scale of 1 to 5, where 1 means *Not at all Satisfied* and 5 means *Very Satisfied*, how satisfied are you overall with the draft Highvale End Land Use Area Structure Plan?

- ☐ 1. Not at all satisfied
- ☐ 2.
- ☐ 3.
- ☐ 4.
- ☐ 5. Very satisfied

4. Are there improvements you suggest for the draft ASP?

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5. What is the one message you would like to deliver to the Project Team?

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*There are four ways to submit this form:*

**1. Drop off** at the welcome desk

**2. Fax** to 780-465-5211

**3. Scan and email** to [Jacqueline@twenty-20.ca](mailto:Jacqueline@twenty-20.ca)

**4. Complete Online** [highvaleendlanduseasp.ca](http://highvaleendlanduseasp.ca)

*Submissions must be received by **March 15, 2016.***

**Thank you**

## APPENDIX B – LETTERS TO RESIDENTS AND PAUL FIRST NATION

February X, 2016

[name]  
[title]  
[address]

Dear [name]:

### **Re: Highvale End Land Use Area Structure Plan: Final Phase Public Open House**

As a resident of Parkland County whose property is located within or nearby the **Highvale End Land Use Area Structure Plan** (ASP) project boundary, Parkland County invites you to attend the final Public Open House for the development of the updated ASP. The event will be held at Keephills Community Hall on March 1, 2016.

The purpose of the event is to give you an opportunity to see how your input was used in the creation of the new plan, and to provide final feedback on the draft before it is presented to County Council in Spring 2016. The plan area includes the existing Highvale Mine Permit Boundaries and surrounding areas within Parkland County.

Your input is important to the future of the area. Please plan to join the discussion:

**Date:** Tuesday, March 1, 2016  
**Time:** 5:30 to 8:30 p.m. – Drop in  
6:00 p.m. – Presentation and Moderated Q/A  
**Location:** Keephills Community Hall  
15A-51515 Rge Rd 32A

If you cannot attend the meeting, please view the presentation information and provide feedback online between March 1 and March 15, 2016 at [highvaleendlanduseasp.ca](http://highvaleendlanduseasp.ca).

Should you have questions, please contact me, Peter P. Vana, General Manager, Development Services, at [pvana@parklandcounty.com](mailto:pvana@parklandcounty.com) or 780 968 8329. You can also contact David Schoor, Project Manager, ISL Engineering and Land Services at [dschoor@islengineering.com](mailto:dschoor@islengineering.com) or 780.438.9000. We look forward to receiving your input on this important project.

Sincerely,

Peter P. Vana, RPP, MCIP  
General Manager, Development Services  
February X, 2016



OFFICE OF THE MAYOR

February 5, 2016

Chief and Council  
Paul First Nation  
P.O. Box 89  
Duffield, AB T0E 0N0

Emailed to:

**Subject: Highvale End Land Use Area Structure Plan: Final Phase Open House**

As an important neighbour that shares a boundary with Parkland County's **Highvale End Land Use Area Structure Plan** (ASP) area, Parkland County invites the participation of Paul First Nation at the final Public Open House for the development of the updated ASP. The event will be held at Keephills Community Hall on March 1, 2016.

The purpose of the Open House is to provide an opportunity to review and seek feedback on the draft ASP before it is presented to County Council in Spring 2016. The plan area includes the existing Highvale Mine Permit Boundaries and surrounding areas within Parkland County.

Input on the draft ASP is important to the future of the area. Please share this information and plan to join the discussion:

**Date:** Tuesday, March 1, 2016  
**Time:** 5:30 to 8:30 p.m. Drop in  
6:00 p.m. Presentation and Moderated Q/A  
**Location:** Keephills Community Hall  
15A-51515 Rge Rd 32A

If you cannot attend the meeting, please review the presentation information at the project website and provide feedback online between March 1 and March 15, 2016. The project website is: [highvaleendlanduseasp.ca](http://highvaleendlanduseasp.ca)

Should you have questions, please contact Peter P. Vana, General Manager, Development Services, at [pvana@parklandcounty.com](mailto:pvana@parklandcounty.com) or 780.968.8329. You can also contact David Schoor, Project Manager, ISL Engineering and Land Services at [dschoor@islengineering.com](mailto:dschoor@islengineering.com) or 780.438.9000. We look forward to receiving your input on this important project.

Yours truly,

Rod Shaigec  
Mayor

Copy: Beth James, CAO  
Carol Bergum, Manager, Planning & Development Services  
Martin Frigo, Supervisor, Long Range Planning  
David Shoor, Project Manager, ISL Engineering and Land Services  
Parkland County 53109A Hwy 779 Parkland County, AB Canada, T7Z 1R1  
Phone 780-968-8888 Toll Free 1-888-880-0858 Fax 780-968-8413

[www.parklandcounty.com](http://www.parklandcounty.com)



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# **HIGHVALE END USE AREA STRUCTURE PLAN**

## **PHASE 2 PUBLIC ENGAGEMENT**

### **WHAT WE HEARD REPORT**

**December 2015**

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Appendix B – Additional Verbatim Comments



## A. PROJECT OVERVIEW

Parkland County has initiated a review and update of the Highvale End Land Use Area Structure Plan (ASP) (1997). The updated plan is intended to reflect current provincial and municipal planning policy, as well as the current and proposed operations and reclamation plans for the TransAlta Highvale Mine lands.

The plan area is located south of Lake Wabamun; the boundary was revised in July 2015 to include the Hamlet of Keephills. The new ASP boundary is 97% larger than the 1997 ASP boundary. The increased Plan area includes two new Highvale Mine pits (Pit 08 and Pit 09), the Hamlet of Keephills, and lands adjacent to the Mine. The inclusion of these areas ensures a comprehensive review of affected areas.



The ASP will set policy for future land use planning and development including agricultural lands, future residential density targets, transportation links, and recreational opportunities. The ASP will come into effect after being approved by County Council, however it can only be implemented once pits have been reclaimed and TransAlta has sold it to new landowners. Until such time, the Highvale Mine lands are subject to the

requirements of the Alberta Energy Regulator.

A public workshop was held on November 5, 2015 to gather feedback to elements of the Background Report including a vision statement and proposed policy directions. An online questionnaire, which contained the same questions as were posed to the participants during the workshop, was open and available for public input until November 27, 2015.

This report provides details of the input received at the workshop and online.

## B. PUBLIC WORKSHOP

During Phase 1 Public Engagement, a Public Open House was held to introduce the Highvale End Land Use ASP and invite residents to provide input to support the development of a vision and principles for ASP, as well as identification of issues, concerns and opportunities for the plan.

During Phase 2 Public Engagement, a public workshop was held from 6:00 to 8:30 p.m. on November 5, 2015 at the Keephills Community Centre to gather community feedback to the vision and principles, as well as proposed policy directions for the Highvale End Land Use ASP.

To inform about the workshop, a letter of invitation was sent to all residents in and adjacent to the Project area to encourage attendance. A letter of invitation was also sent to Paul Band First Nation.

The event was advertised on the Parkland County website, in the Parkland Communicator, and in an ad placed in both the Spruce Grove Examiner (distribution approx. 12,500 - City of Spruce Grove and Parkland County) and Stony Plain Reporter (distribution approx. 11,900 - Town of Stony Plain and Parkland County) on October 9, 16, 23 and 30, 2015. Social media (Facebook and Twitter) messages were distributed through the Parkland County accounts. A poster was also posted at the Keephills Community Centre to provide details of the event.

**Attendance:** The open house had a total attendance of 27.

Twenty-one (21) comment forms were submitted at the event or online. However not every question was completed by each respondent.

**How information was shared** – During the event, key project information was communicated on display boards with the Project Team available to provide additional detail and answer questions. Information was also shared during a formal presentation and question and answer.

**How input was received** - Formal input was gathered via a worksheets and workbook (See Appendix C – Worksheets and Workbook) that respondents could fill out and submit at the event or return by fax or email. The materials were also available online on the project website and could be completed until November 27, 2015.

## C. WHAT WE HEARD

Respondents were asked to complete two handouts at the event related to the future vision for the Project area and principles, as well as workbook specific to proposed policy directions for the ASP. An online opportunity was also provided with a submission deadline of November 27, 2015. Worksheets and workbooks were collected following the workshop.

A summary of input received is below. Not every question was completed by each respondent.

### Plan Area Key Themes

At the Public Open House in May 2015, the public was asked to provide input into how the Highvale End Land Use ASP area should look fifty years from now. This input was shaped into key statements and, in November 2015, the public was asked to confirm if they feel these statements belong in the ASP or not, and to add any statements that were missing.

### How the Plan area should look 50 years from now

When asked how the Plan area should look 50 years from now, the majority of respondents agreed that all statements presented belong in the ASP. The three statements that received the highest support (17 out of 19 respondents or 89 percent) were: *“residential acreages have been repopulated”*, *“agriculture as its economic base”*, and *“a recreation complex, including a fishpond for community use”*. Although more than half agreed that *industrial development around the TransAlta right-of-way* be included in the ASP, it received the lowest support overall with only 10 out of 19 respondents or 53 percent who agree.



Statement	Total Number of Responses		
	Include in ASP	Don't Include in ASP	Don't know
In 50 years, the Plan area has:			
a. biodiversity and its watersheds and ecosystems are healthy. Lands have been reforested and are heavily treed	13	3	3
b. protected environmentally sensitive areas and includes wildlife reserves	14	2	3
c. residential acreages have been repopulated	17	1	1
d. agriculture as its economic base	17	0	2
e. a commercial and industrial employment area	12	3	4
f. industrial development around the TransAlta right-of-way	10	5	4
g. a recreation complex, including a fish pond for community use	17	1	1
h. minimal evidence of the coal mine	16	0	3

### Plan Area Concerns

When asked to confirm resident concerns heard in May 2015, the majority of respondents agreed with the statements listed as concerns, with only one concern receiving less than 70% support (12 out of 19 respondents agree or 63 percent). Other statements received 84 percent support (16 respondents agree) and one statement had 79 percent support (15 respondents agree).

Statement	Total Number of Responses		
	Is a Concern	Is Not a Concern	Don't Know
<b>Plan Area concerns</b>			
a. watersheds and riparian areas are destroyed	16	1	2
b. the soils are poor quality	15	3	1
c. the area continues to depopulate	16	0	3
d. land use designations (in the new ASP) must be more specific than the previous ASP	16	0	3
e. residential, commercial and industrial development are pervasive	12	3	4
f. the road network is not connected	16	1	2
g. the Plan doesn't consider new opportunities	16	1	2
h. the Mine does not have a reclamation timeline	15	2	2

## Values

Respondents were asked to provide their support for a series of value statements as to whether they should be included in the ASP. All value statements received a significant majority of support ranging from 16 out of 19 respondents (84%) to 18 out of 19 respondents (95%).

Statement	Total Number of Responses		
	Include in ASP	Don't Include in ASP	Don't Know
<b>Values</b>			
a. protection of the environment and watersheds	16	1	2
b. good water quality, lake health and sustainable ecosystems	18	0	1
c. agricultural uses	17	0	2
d. a repopulation of the area	18	0	1
e. transportation network connectivity	18	0	1
f. communication between TransAlta, the County and stakeholders	18	0	1

## Land Use

Respondents were also asked to indicate whether they support or don't support a series of statements related to land use for inclusion in the ASP. The statements that received the most significant support are *"makes agriculture a priority"* with 89 percent support (17 out of 19 respondents) and *"protects watersheds, Wabumun Lake, wildlife habitats and corridors, and*

*environmentally sensitive areas.”* Respondents are divided on the statement “*prohibits livestock operations to protect Wabamun Lake and watershed*” with eight (8) respondents who agreed it should be included in the ASP and eight (8) who did not. Three (3) respondents were undecided.

Statement	Total Number of Responses		
	Include in ASP	Don't Include in ASP	Don't Know
<b>Land Use</b>			
a. protects watersheds, Wabamun Lake, wildlife habitats and corridors, and environmentally sensitive areas	16	0	3
b. designates the lands around Wabamun Lake as a natural area	11	3	4
c. designates the lands along the North Saskatchewan River for recreation	14	2	3
d. prohibits livestock operations to protect Wabamun Lake and watershed	8	8	3
e. makes agriculture a priority	17	0	2
f. designates land for residential acreages and residential growth	15	2	2
g. designates land for a gas bar and convenience store near RR43/30 on 627	11	4	4
h. designates land for commercial development at the Keephills entrance for a business/community use	15	1	3
i. locates gravel extraction developments outside of watersheds	12	5	2
j. does not have industrial sites or RV trailer storage	11	5	3
k. designates heavy industrial development around the existing power plant sites, RR42 north of 627, and along the TransAlta right-of-way	11	3	5

## Plan Area Vision Statement

Respondents were asked to indicate their level of support, as well as comments to explain their response, for a draft vision statement for the Plan area that was created based on public input received during Phase 1 public consultation (May 2015). The draft vision statement is as follows:

*The Highvale area has a history that is celebrated, ecosystems that are healthy and biodiverse, an active community life and recreational amenities that are supported by its residents, and an economic base built on agriculture and strategically located commercial and industrial employment areas.*

Forty (40) percent of respondents (8 out of 20) indicated they support the vision statement as written, while 55 percent (11 respondents) support the statement with conditions and five percent (one respondent) do not support the vision.

*“I agree with this vision provided it is to reestablish the community and the agricultural area again with schools, community, stores, roads, power and water.”*

Comments range from the need for more clarity around the reclamation timelines to the suggestion that agriculture not be restricted to grain farming, the need for development to help repopulate the area, and a concern about impacts and cumulative impacts on surface and ground water not being identified prior to the ASP.

*“Agriculture should not be restricted to grain farming since the soil classes after reclamation are suitable for cattle farming. Because of setting the reclaimed land is not suitable for residential.”*

Verbatim comments can be found in Appendix D – Additional Verbatim Comments.

## Proposed Policy Directions

Respondents were asked to provide input to proposed policy directions in four areas: Land use, Servicing, Environment and Transportation. The proposed policy directions as prepared by the consultant, along with responses received from residents and additional comments are provided below.

**Note:** Response rates for the following questions are significantly low. This may be due to a variety of factors including the in-depth table conversations where input was provided face-to-face, uncertainty of the subject matter and therefore not willing to provide a response, or disinterest in the survey.

### Land Use

#### 1. Agricultural Land Use – Proposed Policy Direction

**Draft Policy Direction for Discussion:** We believe one of the primary goals of the ASP should be the creation of a local food source and making agricultural production a priority. This would meet the intent of the County’s Strategic Plan and address the loss of cropland. Given the soil quality of the lands adjacent to the Mine and the reclaimed Mine lands, the Plan area should primarily be developed for agricultural purposes. Based on those factors we recommend the following for the Mine area:

- a. 67% of the reclaimed Mine area will consist of Class 3 and Class 4 soils. These soils are considered as better for agriculture and should be used for this purpose.
- b. Class 5 soils (22% of the reclaimed Mine area), are considered productive soils with agricultural limitations and should be considered as a transition between agricultural lands and wildlife areas.
- c. Class 6 and Class 7 soils are considered organic or riparian. These lands will likely be along watercourses and serve as habitat areas, and should be considered as ecologically sensitive.

- d. No intensive livestock operations will be permitted within the Plan area as there is limited water supply and water quality within the Mine area.

Of three people who responded to this question, two like the approach and one would recommend another policy direction.

Answer	Responses
I like this approach.	2
I do not like this approach.	0
I recommend another policy direction.	1
<b>Total</b>	<b>3</b>

Comments received from residents:

- Since there is so much agricultural land being used for urban development around Stony and Spruce Grove, I feel that as much as possible reclaimed land should be developed for agriculture.
- There is no such thing as "Class 3, 4, 5, 6 or 7" soils. The number system refers to land use not soil. Soil in the project area will be luvisols, gleysols, regisols and solnites. Consult a soil scientist to get your terminology and concepts correct. The concepts are very different.
- Wetland and riparian areas? Contrary to MDP policy area map for CFO compatible area.
- Existing livestock operations should be permitted to operate.

## 2. Residential Development in the Rural Area – Proposed Policy Direction

**Draft Policy Direction for Discussion:** Residential development should be limited in the rural area to ensure agricultural production is not fragmented. Residential density in the rural area should either be:

- one farmstead/quarter section; or
- one farmstead/section.

Six respondents completed this question with three who like Option a, one who likes Option b, and two who recommend another policy direction.

Answer Choices	Responses
I like Option "a"	3
I like Option "b"	1
I recommend another policy direction.	2
<b>Total</b>	<b>6</b>

Comments received from residents:

- Don't limit
- The farms should be larger than one section to make a living.
- One farm/quarter is normally okay but maybe for example, market gardens, tree farms, etc. there needs to be flexibility built in.
- Or more than 2 sections

### 3. Residential Growth in Keephills – Proposed Policy Direction

**Draft Policy Direction for Discussion:** Population growth in the Plan area should be directed to the Hamlet of Keephills. Residential density should be based on the following...

- a. Full build out of the Hamlet at current residential densities will result in approximately 104 residential lots and a total population of 260 people.
- b. Reducing the minimum lot areas from 4,047 m<sup>2</sup> to 1,860 m<sup>2</sup> in the Hamlet will result in approximately 189 residential lots and a total population of 472 people.

With three responses to this question, two respondents like this approach with one who recommends another policy direction.

Answer Choices	Response
I like this approach.	2
I do not like this approach.	0
I recommend another policy direction.	1
<b>Total</b>	<b>3</b>

Comments received from residents:

- Restricting residential development within the area structure plan is pointless. Residential development within Keephills should be unlimited such that council can permit development to whatever level demand and infrastructure permits.
- Do not see much development here because of closure of the school.

## Servicing

### 1. Water Quantity and Quality – Proposed Policy Direction

**Draft Policy Direction for Discussion:** Mining will disrupt the main aquifers in the Mine area and the resulting groundwater may be unsuitable for domestic use. Future development may need to rely on local surface water or other sources (a piped system or cisterns). As a result we recommend that future residential development should be directed to the Hamlet of Keephills or accommodated in the rural area as farmsteads.

Two respondents completed this question with one who likes the approach and one who suggests another policy direction.

Answer Choices	Response
I like this approach.	1
I do not like this approach.	0
I recommend another policy direction.	1
<b>Total</b>	<b>2</b>



Comments received from residents:

- If water does not re-establish in the reclaimed areas, then TransAlta Utilities should be liable to provide a distribution for what the ground water provided prior to mining.
- Development should be subject to the availability of water but should not be restricted because water "might" not be available.
- You are stating the obvious!
- Not a clear policy what does this mean?

## 2. Surface Water – Proposed Policy Direction

**Draft Policy Direction for Discussion:** TransAlta will re-establish surface water conditions and create a series of watercourses and wetlands between Wabamun Lake and the North Saskatchewan River. Given the proximity of the watercourses and wetlands to better agricultural soils there should be no country residential uses or confined feeding operations in this area.

Five respondents answered this question with three who like the approach and two who do not.

Answer Choices	Response
I like this approach.	3
I do not like this approach.	2
I recommend another policy direction.	0
<b>Total</b>	<b>5</b>

Comments received from residents:

- Blanket policies are bad policies. If a particular parcel is suitable for a particular development it should be permitted. The proponent of the development should not be burdened with a policy document which restricts council's ability to approve an appropriate development for a parcel. The developer should only have to show that the parcel is suitable for the development.
- Contrary to MDP.
- Both the reclamation and water courses should better reflect the original state of the land.

## Environment

### 1. Environmentally Sensitive Areas – Proposed Policy Direction

**Draft Policy Direction for Discussion:** In accordance with the conclusions of the County's Environmental Conservation Master Plan (ECMP), the seven (7) Environmentally Sensitive Areas (ESAs) located in the Plan area, should be designated ESAs, and remain in a natural state unless otherwise identified, and include the following policies:

- a. The Sundance Natural Area should be designated for recreation. Setbacks for any subdivision or development should be determined by a qualified biologist.
- b. A minimum 100 m planning buffer should be provided for lands adjacent to Wabamun Lake and within the Plan area to ensure management of riparian areas and habitats.

- c. Land along Wabamum Creek should be protected as a movement corridor for wildlife between the North Saskatchewan River and Wabamun Lake, and remain in a natural state.

Respondents were divided on this proposed direction with one who likes the approach, two who do not and three who recommend another policy direction.

Answer Choices	Response
I like this approach	2
I do not like this approach.	1
I recommend another policy direction.	3
<b>Total</b>	<b>6</b>

Comments received from residents:

- 100m is a significant buffer not conducive to recreational or public use of Wabamum Lake - Recreation around the [?] cooling ponds and end cut lakes
- Not specific enough regarding the type of recreational activity planned. Keep off road vehicles off the list. Only non motorized activities preferred Restore wetlands and historical features around the lake
- This is good to protect
- The area around the lake is already mostly developed and kicking everyone out will not work

## 2. Recreation, Wildlife Habitat and Conservation Areas

**Draft Policy Direction for Discussion:** Lands with lower agricultural capability (Class 5, 6 and 7), typically low areas and end pit lakes, should be designated for recreation, wildlife habitat and conservation areas, including a waterfowl habitat around the Sundance Cooling Pond and the Keephills Cooling Pond.

The six responses received vary with two who like the approach, one who does not and three that recommend another policy direction.

Answer Choices	Response
I like this approach.	2
I do not like this approach.	1
I recommend another policy direction.	3
<b>Total</b>	<b>6</b>

Comments received from residents:

- Mixed use is best, do not stall the land for water fowl Waterfowl, recreation and agriculture can share these areas
- Restore cooling ponds to previous wetland type (marsh vs. peatland)
- The cooling pond should be returned to its original state
- I do not believe that the water quality of these cooling ponds will be safe for water fowl. Too many heavy metals and contaminants in the water. Test the water quality before setting up. If safe then go for it!
- No areas that do not allow foot traffic by public if they are privately owned land

## Transportation

### 1. Road Connections

**Draft Policy Direction for Discussion:** TransAlta will create road connections throughout the Plan area as per existing agreements (the 1997 Highvale End Land Use ASP and the 2003 and 2008 Memorandum of Understanding). The location of any additional arterials, major collectors, or minor collector road rights-of-way will meet the requirements of the County's Transportation Master Plan.

Of six responses, three respondents like this approach, one does not and two would recommend another policy direction.

Answer Choices	Response
I like this approach.	3
I do not like this approach.	1
I recommend another policy direction.	2
<b>Total</b>	<b>6</b>

Comments received from residents:

- Services should be replaced beside roads
- Replacement of all services is important. They existed prior to mining
- The mined out area should have the roads restored to pre-mine conditions
- Need better access and view at Highway 43 and Highway 627
- When roads go in can power and gas go with it? Are new roads 66ft or 100ft right-of-way?

### 2. Open Space and Recreational Trail Network

**Draft Policy Direction for Discussion:** An open space and recreational trail network should be created within the Plan area that includes:

- a. Park areas, including a large park located near Township Road 512 and Range Road 43, and recreation areas adjacent to one or more end pit lakes.
- b. A north/south network that links Wabamun Lake to the North Saskatchewan River.
- c. An east/west network that links the Hamlet of Keepphills to the north/south trail network.
- d. The network should include trails and parks along the North Saskatchewan River.

Two respondents like this approach, while three do not.

Answer Choices	Response
I like this approach.	2
I do not like this approach.	3
I recommend another policy direction.	0
<b>Total</b>	<b>5</b>

Comments received from residents:

- This appears to be a policy for weekend recreational users who will inevitably conflict with the agricultural uses of the land
- How will private land be accessed to build these trails? How will handicapped individuals access these trails
- Do not mix trail system for recreation users with agricultural land. Disaster for land owners, municipality and law enforcement
- There may be a land ownership problem
- This approach is fine as long as the trails are not imposed on private land owners
- Hunter, quads, etc. on farm land. Trespass not good.
- How does this work on private land?

APPENDIX A  
LETTERS TO RESIDENTS AND  
LETTER TO PAUL FIRST NATION



[name]  
[title]  
[address]

Dear [name]:

**Re: Highvale End Land Use Area Structure Plan: Phase 2 Public Workshop**

As a resident of Parkland County whose property is located in or adjacent to the **Highvale End Land Use Area Structure Plan (ASP)** project boundary, you are encouraged to attend a Public Workshop on Thursday, November 5, 2015 to discuss the draft ASP. You will have the opportunity to review the Background Report, to provide feedback to the vision, and to provide input into developing future land use, transportation and servicing policies.

As you may be aware, Parkland County is in the process of a review and update of the existing (ASP) (1997) to reflect current provincial and municipal planning policy, as well as the current operations and reclamation plans for the TransAlta Highvale Mine lands, and for those lands surrounding the mine. The ASP will set policy for future land use planning and development including agricultural lands, future residential density targets, transportation links, and recreational opportunities.

The ASP will come into effect after being approved by County Council, however it can only be fully implemented once pits have been reclaimed and TransAlta has sold these lands to new owners. Until such time, the Highvale Mine lands are subject to the requirements of the Alberta Energy Regulator and Alberta Environment and Sustainable Resource Development.

Your input is important to the future of your community. Please plan to join the discussion:

**Public Workshop**  
**Thursday, November 5**  
**6:00 – 8:30 p.m.**  
**Keephills Community Centre**

Please **RSVP your attendance at this workshop** by October 29, 2015, by contacting Jacqueline Tessier at [jacqueline@twenty-20.ca](mailto:jacqueline@twenty-20.ca) or through telephone at 780 940 8360.

You can also provide input online until November 19, 2015. More information can be found at [highvaleendlanduseasp.ca](http://highvaleendlanduseasp.ca).

Should you have questions, please contact Peter P. Vana, General Manager, Development Services, at [pvana@parklandcounty.com](mailto:pvana@parklandcounty.com) or 780 968 8329. You can also contact David Schoor,



Project Manager, ISL Engineering and Land Services at [dschoor@islengineering.com](mailto:dschoor@islengineering.com) or 780 438 9000. We look forward to your input to this important project.

Sincerely,

Paul Hanlan, RPP, MCIP  
Manager, Planning & Development Services  
Parkland County



OFFICE OF THE MAYOR

October 9, 2015

Chief Casey Bird  
Paul First Nation  
P.O. Box 89  
Duffield, AB T0E 0N0

Dear Chief Bird:

**Re: Highvale End Land Use Area Structure Plan: Public Workshop**

As an important neighbour that shares a boundary with Parkland County's **Highvale End Land Use Area Structure Plan (ASP)** area, we encourage the participation of Paul First Nation at a Public Workshop to be held on Thursday, November 5, 2015. The event will provide the opportunity to review work to date and provide input to influence the draft ASP.

The workshop will allow for the review of the Background Report, to provide feedback to the vision, and to provide input into developing future land use, transportation and servicing policies.

The ASP will set policy for future land use planning and development including agricultural lands, future residential density targets, transportation links, and recreational opportunities. The ASP will come into effect after being approved by County Council, however it can only be fully implemented once pits have been reclaimed and TransAlta has sold lands to new owners. Until such time, the Highvale Mine lands are subject to the requirements of the Alberta Energy Regulator and Alberta Environment and Sustainable Resource Development.

Your input is important to the future of the area. Please plan to join the discussion:

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**Keephills Community Centre**

Parkland County 53109A Hwy 779 Parkland County, AB Canada, T7Z 1R1  
Phone 780-968-8888 Toll Free 1-888-880-0858 Fax 780-968-8413  
[www.parklandcounty.com](http://www.parklandcounty.com)





Input can also be provided online until November 19, 2015. More information can be found at [highvaleendlanduseasp.ca](http://highvaleendlanduseasp.ca).

Please **RSVP your attendance at this workshop** by October 29, 2015, by contacting Jacqueline Tessier at [jacqueline@twenty-20.ca](mailto:jacqueline@twenty-20.ca) or through telephone at 780 940 8360.

Should you have any questions, please contact Peter P. Vana, General Manager, Development Services, at [pvana@parklandcounty.com](mailto:pvana@parklandcounty.com) or 780 968 8329. You can also contact David Schoor, Project Manager at [dschoor@islengineering.com](mailto:dschoor@islengineering.com) or 780 438 9000.

Yours truly,

A handwritten signature in black ink, appearing to read "Rod Shaigec", with a long horizontal flourish extending to the right.

Rodney Shaigec  
Mayor

pc: B. James  
P. Vana  
M. Frigo  
M. Wieben  
J. Melanson  
D. Shoor  
J. Tessier

## APPENDIX B – ADDITIONAL VERBATIM COMMENTS

## **Vision Statement Comments Verbatim**

Comments below are 'verbatim' as they appear on the comment forms.

### **Positive comments on the Vision Statement**

- I agree with this vision provided it is to re-establish the community and the agricultural area again with schools, community, stores, roads, power and water.
- If is sufficiently broad and non specific that it can be used to support almost anything

### **Conditions to be considered when developing the Vision Statement**

- But am concerned about the land that is being farmed at the north side, close to Wabamum Lake. The TR524 and RR52, will a road be built to connect it to the Sundance Road and the sale of the land adjoining that Sundance Road. Who will own the land or does the County of Parkland own it already?
- I need more information as to commercial [?] type and other developments. Recreation, ponds for fishing??
- We need development that will bring residents back into the area
- As this area has been identified as having a high (AVI)? Vulnerability Index, that was not taken into account during the 40 years of industrial development, how will any area structure plan mitigate a development of this magnitude? No pre conditions re: surface and ground water impacts were done pre-development, impacts and cumulative impact require identification before ASP could be incorporated.
- Reclamation timelines unclear
- Will it be sooner than 50 years? Are they considering subdividing land at Rosewood Beach Area in the near future?
- Unfortunately the companies land ownership practices and reclamation means the history will end. It will have to be restarted
- Agriculture should not be restricted to grain farming since the soil classes after reclamation are suitable for cattle farming. Because of setting the reclaimed land is not suitable for residential.
- County should immediately reopen Keephills School as it is now a block in preventing repopulation of young family from the populating the local area. I would like to see a water sporting area developed for canoeing use. No gravel pit mining to be allowed.

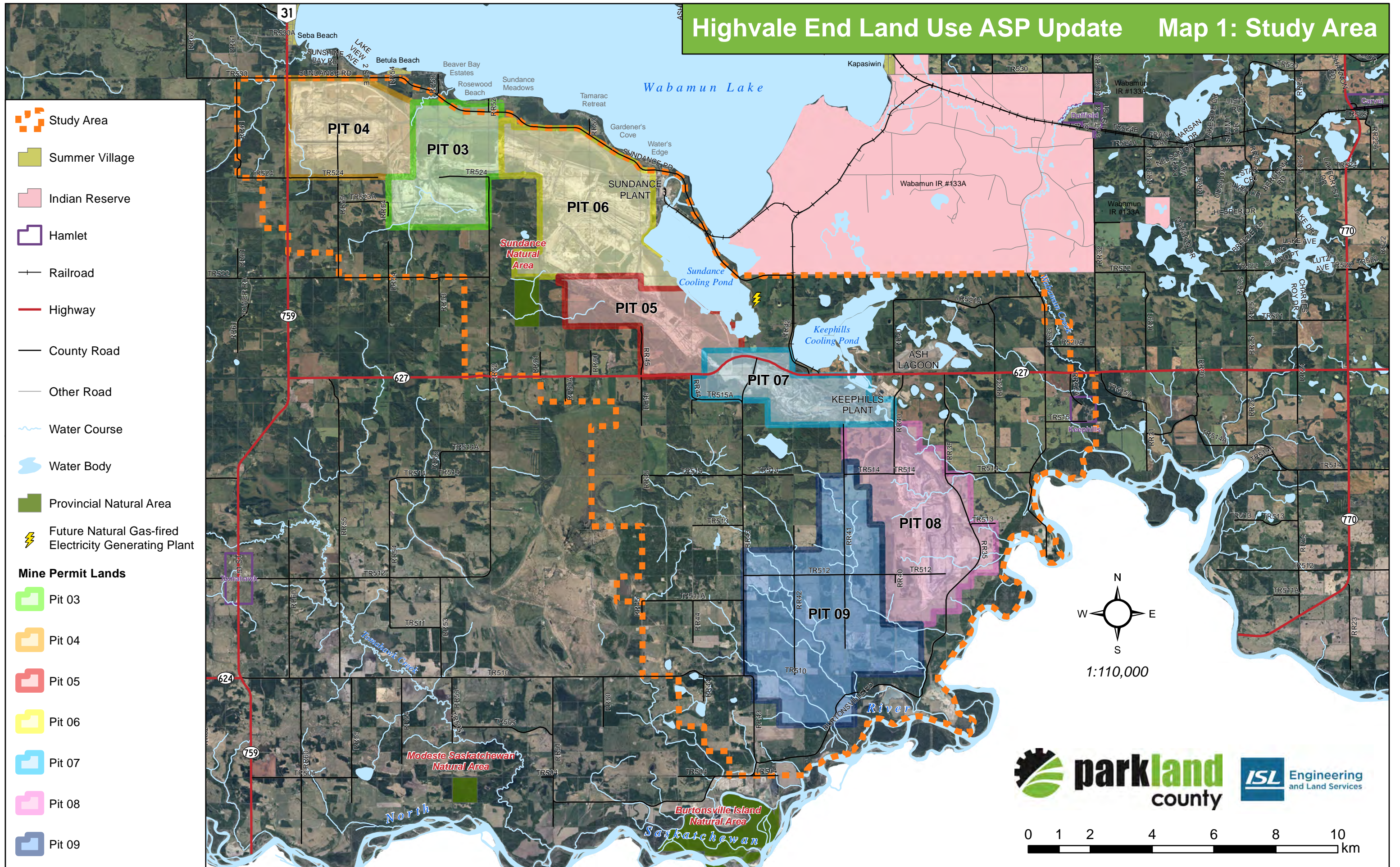
### **Additional comments/questions**

Comments below are 'verbatim' as they appear on the comment form, as well as maps at the public workshop.

- Drinking water has been destroyed due to the use of explosives. Only good for laundry.
- Where and when can you put houses?
- Are the proposed end pit lakes interconnected to the aquifers and recharging Lake Wabamun or are they holding ponds?
- Confined feeding operation must be specified as some residents have cattle in the area.
- Concerns about water quality in ponds because of stagnants.
- Concerns about ponds being sealed and not connected to upper aquifer, which means it won't recharge them. If they are connected then it will contaminate the upper aquifers.
- Concerns about draw down of aquifer and how it will affect surrounding lands—drawdown cone of influence.
- No trails through private land or farmland.
- Trail conflict with agriculture uses—don't want it.
- Used to be road at RR44 at 627; need road for access.
- Bad sight lines to the west at RR40 at 627; could close it.
- Emergency access/response

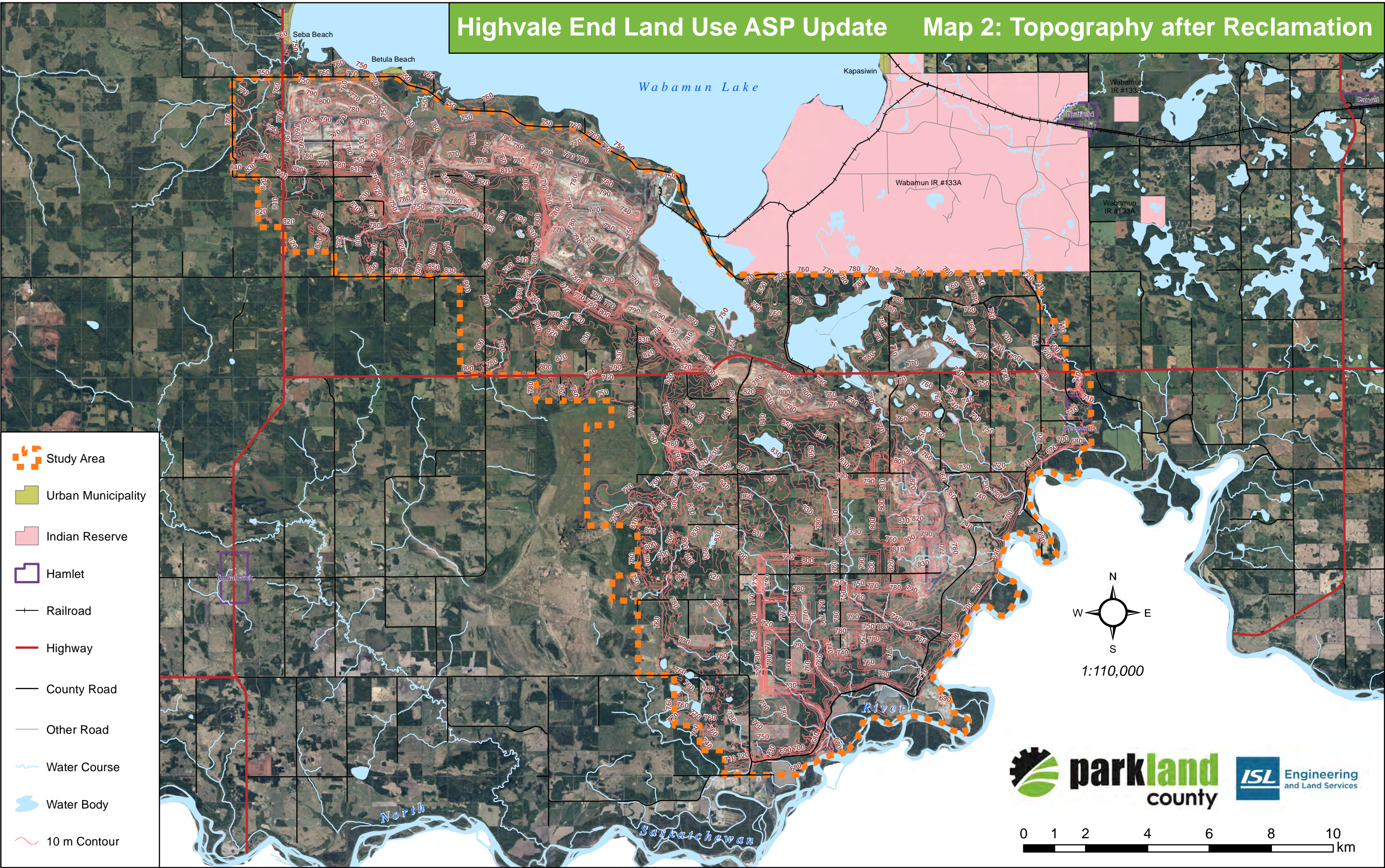


## Highvale End Land Use ASP Update      Map 1: Study Area



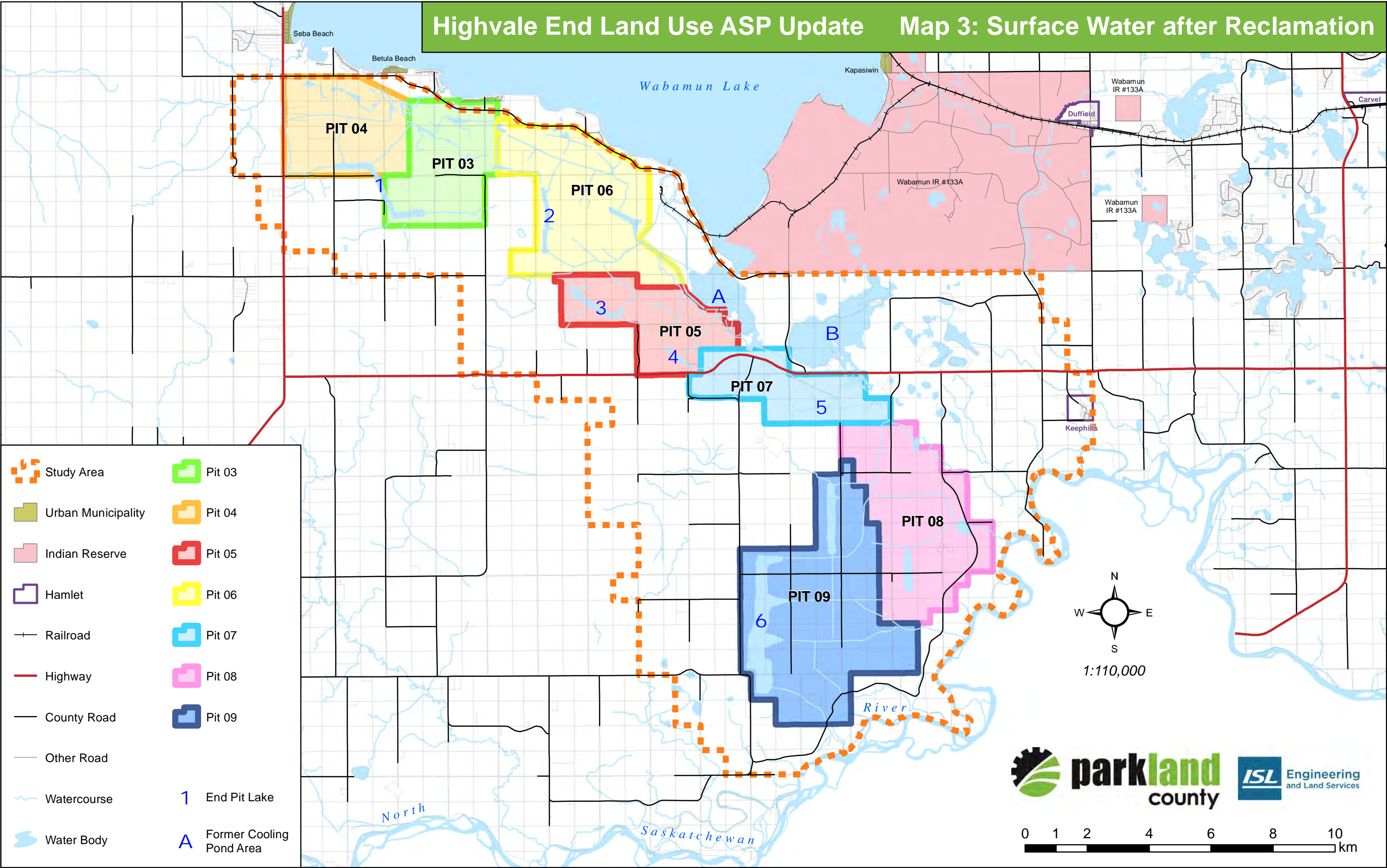


# Highvale End Land Use ASP Update    Map 2: Topography after Reclamation





# Highvale End Land Use ASP Update    Map 3: Surface Water after Reclamation

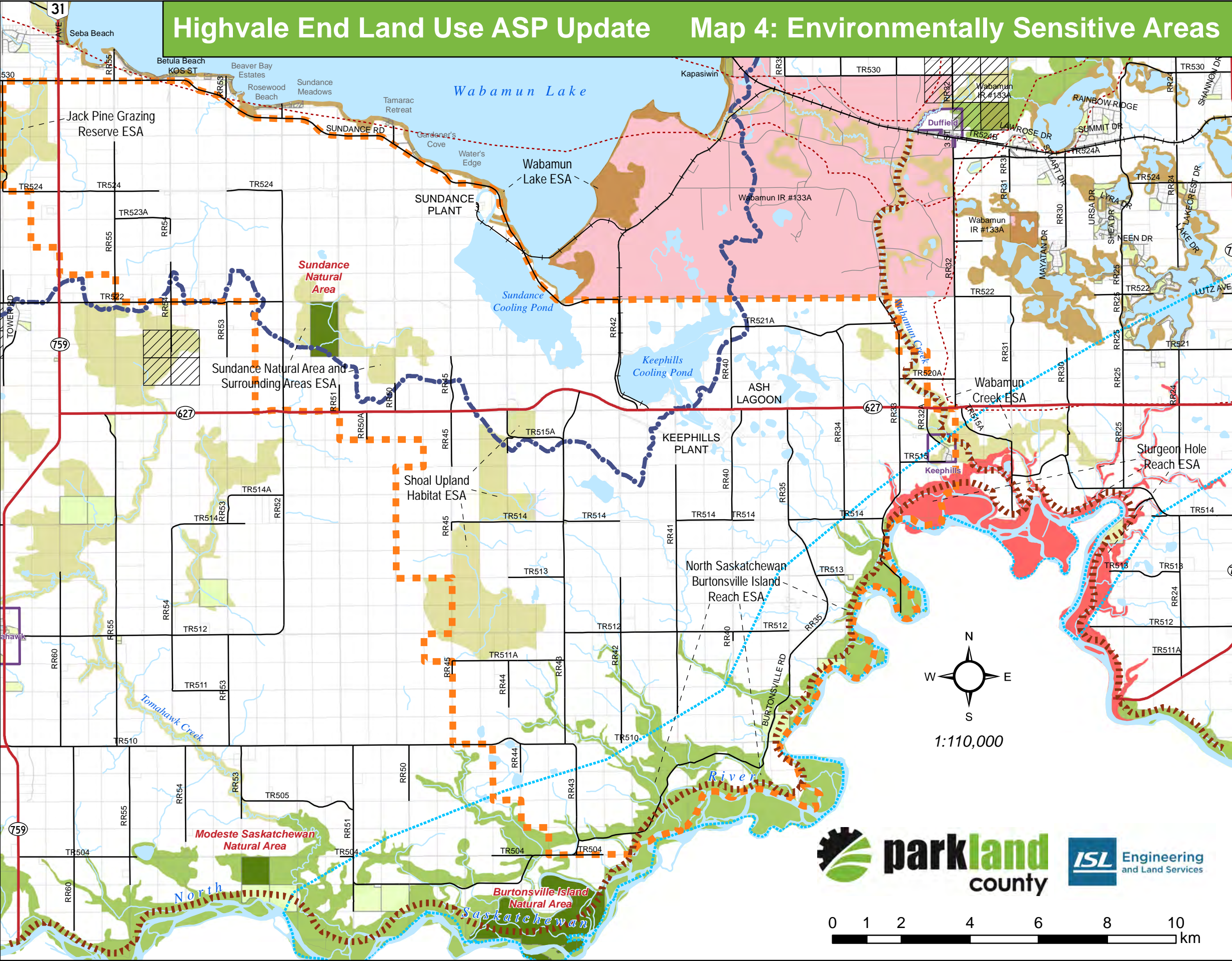




# Highvale End Land Use ASP Update

## Map 4: Environmentally Sensitive Areas

- Study Area
- Summer Village
- Indian Reserve
- Hamlet
- Railroad
- Highway
- County Road
- Other Road
- Water Course
- Water Body
- Major Wildlife Corridor
- Groundwater Exploration Restricted Area
- Goundwater Buried Valley Aquifer
- Wabamun Subwatershed
- Minor Local Significance Priority Landform
- Protected Area (Municipal Conservation)
- Provincial Natural Area
- Provincial Park
- Other Crown Lands
- Environmentally Sensitive Area (ESA)\***
  - National Significance
  - Provincial Significance
  - Regional Significance
  - Local Significance

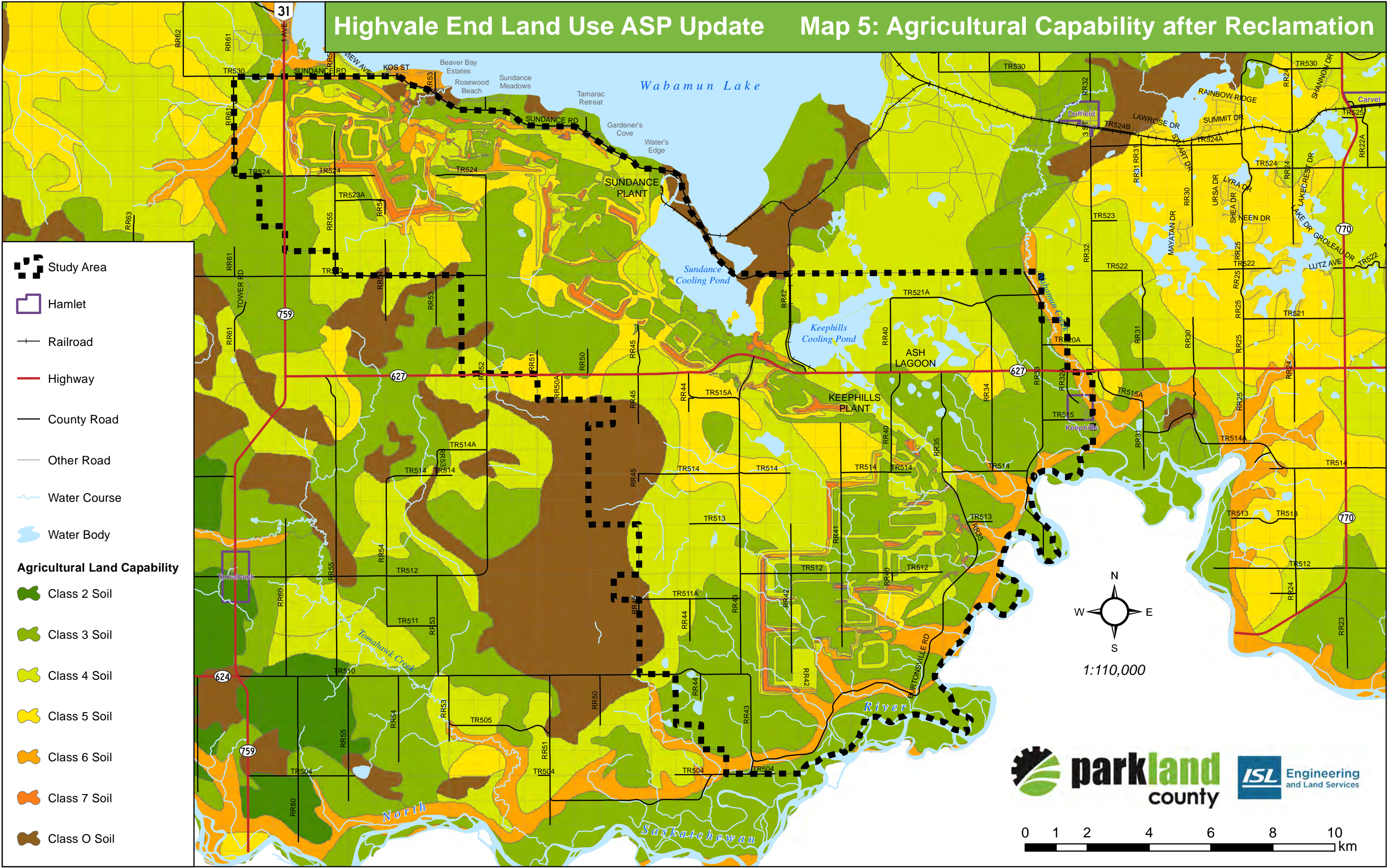


\* From 2014 Parkland County Environmental Conservation Master Plan.



Highvale End Land Use ASP Update

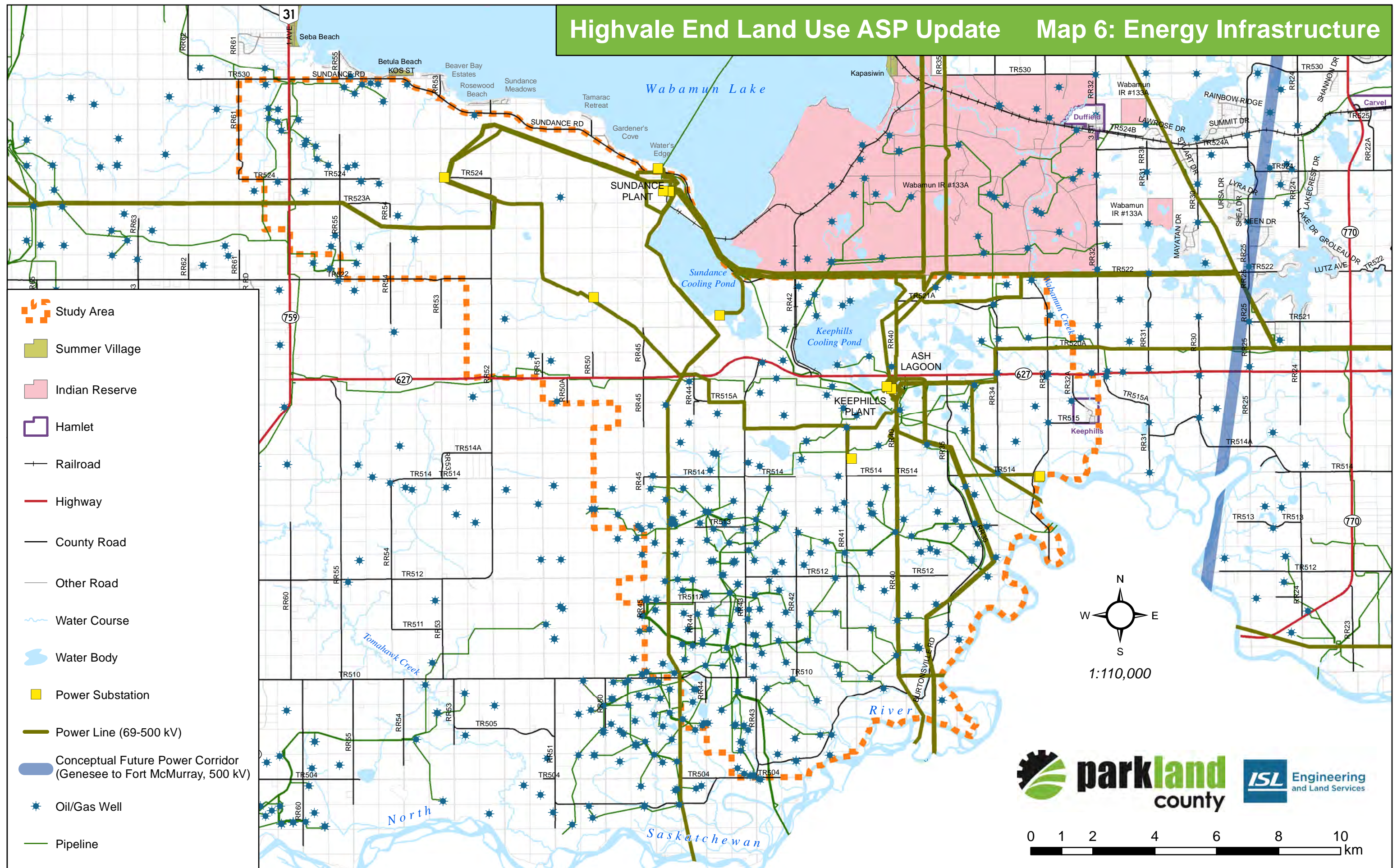
Map 5: Agricultural Capability after Reclamation





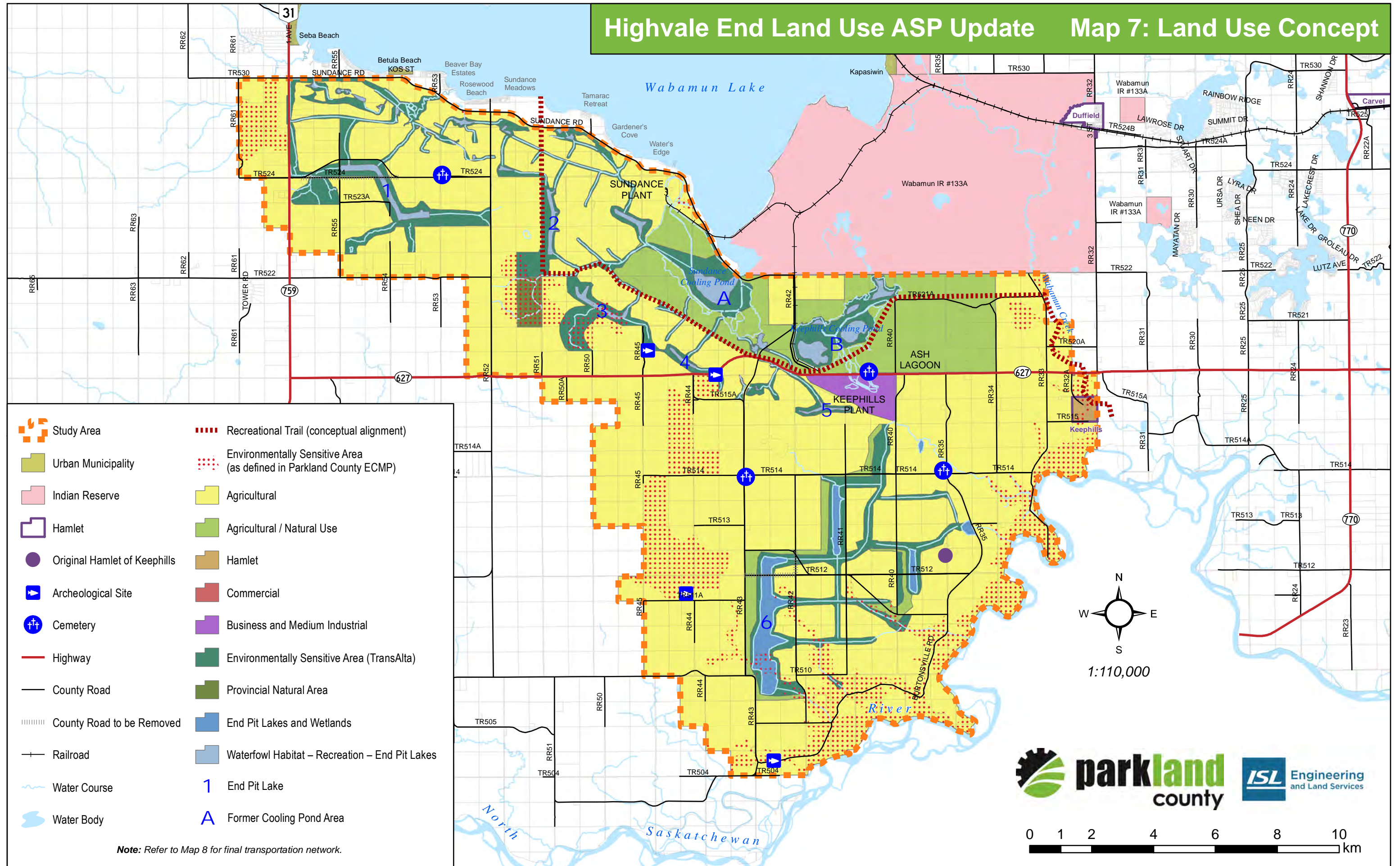
# Highvale End Land Use ASP Update

## Map 6: Energy Infrastructure





## Highvale End Land Use ASP Update      Map 7: Land Use Concept





# Highvale End Land Use ASP Update

## Map 8: Transportation Network

