



# Highvale End Land Use Area Structure Plan

Council Presentation – September 27, 2016



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

# Purpose

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

- Public Hearing
- Second, third and final reading for Bylaw No. 2016-12

# Public Hearing

## Bylaw No. 2016-12

- Recessed Public Hearing on July 12, 2016
- Review the ASP and address concerns with Steering Committee
- “Red line” version of revisions made



# Issues Review

- multi-parcel (country residential) opportunities
- agricultural policies
- regulatory policies
- expanding transportation network
- map amendments

Concerns of ASP Steering Committee, Council, and residents



# Issues Review

- two meetings with ASP Steering Committee
- “section by section” review of draft ASP

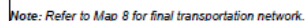
Committee **supports the changes** in the revised ASP



# Land Use Concept (revised)

- location of proposed industrial sites
- location of existing country residential parcel
- final road network





# Multi parcel subdivision

- retain existing CR parcel (part of SE-29-52-4 W5M)
- consider multi parcel county residential opportunities
- technical suitability, legal, statutory, regulatory and permitting requirements
- adjacent to Hamlet of Keephills



# Agricultural policies

- removal of draft agricultural policies 6.2 (7), 6.2 (10), 6.2 (11), 6.2 (12)
- County cannot regulate agricultural land practices of farmers



# Regulatory policies

- removal of regulatory policies addressed in the County's Land Use Bylaw and other County policies
  - Section 6.1 - Agricultural Development
  - Section 6.7 – Environment

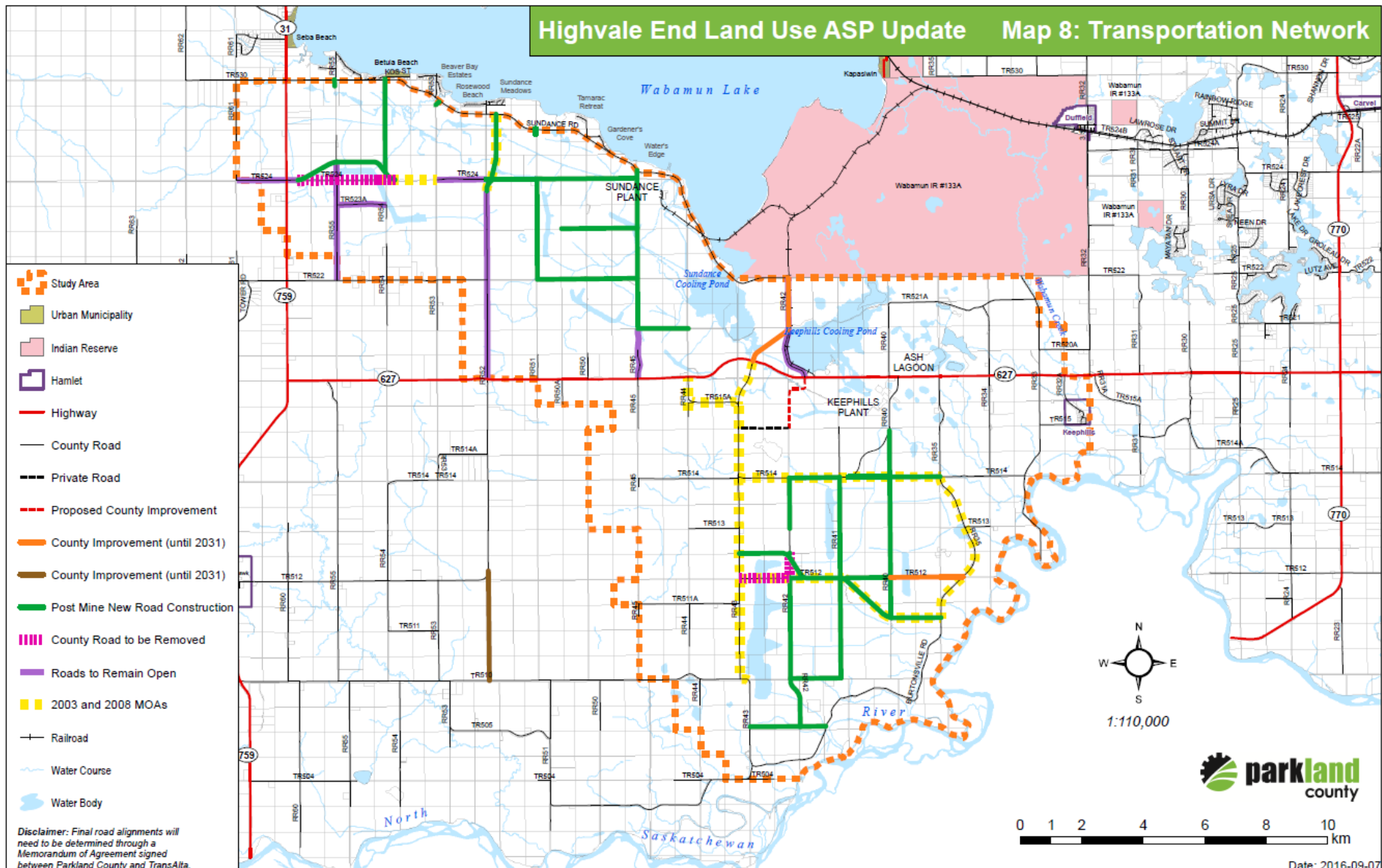


# Transportation network

- lack of road connections in NW corner of plan area
- improved road connectivity
- supported by Steering Committee and reviewed by Engineering Services



# Transportation network



# Commercial and industrial

- Sundance Generation Plant industrial site
- potential to repurpose existing industrial sites and infrastructure where possible (prior agreements)
- Changes to Map 7 – Future Land Use Concept



# Hamlet development

- “Complete Community”
- higher density development to require community water and sanitary servicing
- country residential development adjacent to Keephills
- supported by the ASP Steering Committee


# Mapping changes

- Map 1 – Study Area
- Map 2 – Topography after Reclamation
- Map 7 – Future Land Use Concept
- Map 8 – Transportation network

Addition of disclaimer under each map



# Other changes

- Recreation, Parks, and Open Space – trail development on public lands
  - Heritage – review and reference findings from “South Sundance Thermal Power Project EIA”
  - Memorandum of Agreement between TransAlta and Parkland County
  - Sales Agreements
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# Summary

Support Bylaw No. 2016-12 Highvale End Land Use Area Structure Plan, as amended.

ASP changes **are supported by** Steering Committee.

Second, and third and final reading of Bylaw No. 2016-12, as amended.



# Questions

