

Highvale End Land Use Area Structure Plan



September 2016



- d. Trail sections shall be built as resources and demand warrants, and will be for passive use only (i.e. no motorized vehicles such as quads or skidoos).
 - e. Trail connections may be made in the future to the Sundance Natural Area, the Modeste Saskatchewan Natural Area and the Burtonsville Island Natural Area.
2. **Parks** – A large park located south of Wabamun Lake shall be developed by the County. The location and programming of the park shall be determined in the County's *Park, Recreation, and Culture Master Plan*:
- a. Lands around end pit lakes may be designated for parks, day use areas, or privately operated campgrounds and/or trails, and shall not conflict with agricultural land uses in terms of trespass, noise, traffic generation. The County's *Parks, Recreation, and Culture Master Plan* shall provide more specific guidance on these facilities;
 - b. Public access to shoreline areas shall be facilitated through the dedication of Municipal Reserve and/or Environmental Reserve; and
 - c. The County shall partner with Alberta Environment and Parks and Alberta Fish and Game Association to assist in the development of the park and in land acquisition.
3. **Open Space** – As a condition of subdivision approval, the County shall require the protection and conservation of environmentally sensitive areas, specifically those lands around the Sundance and Keephills Ponds, adjacent to end pit lakes, and along Wabamun Lake and the North Saskatchewan River, by dedication of Municipal Reserve and Environmental Reserve, the provision of Environmental Reserve Easements or Conservation Easement agreements, or by other statutory means as such identified in the *Municipal Government Act*, or the *Alberta Land Stewardship Act*.

6.7 Heritage

1. **Keeping History Alive** – The archeological, paleontological, and historical sites and cemeteries within the Plan area, as shown on Map 7, signify the history of the people and events within this portion of County. These sites and cemeteries shall be:
 - a. Protected and programmed as interpretative parks and maintained; and
 - b. Connected to the transportation and/or open space/trail network.

Any proposed development or expansion to an existing development may require the completion of a Historic Resources Impact Assessment, as per the requirements of the Historic Resources Management Branch.

2. **Environmental Impact Assessment Report** – where required by the Subdivision and Development Authority, developers may be required to reference findings from the “South Sundance Thermal Power Project Environmental Impact Assessment Overview Report” (1976). Findings from the report should be used to inform future subdivision and development applications as it pertains to archaeological, heritage, and community issues in the Plan area.
3. **Hamlet of Keephills** – The original Hamlet of Keephills, identified in the location shown on Map 7, shall be recognized as an important historic site through the placement of interpretive signage.

6.8 Environment

1. **Waterfowl Habitat** – Lands around the decommissioned Sundance Cooling Pond and the Keephills Cooling Pond, as shown on Map 7, shall be identified as waterfowl habitat and designated as Environmental Reserve through the subdivision and development process, or protected through Environmental Reserve Easements, Conservation Easement agreements, and/or County acquisition through the Alternative Land Use Services (ALUS) program.
 - a. These lands may be developed for recreational purposes in accordance with a local Statutory Plan or Outline Plan.
2. **End Pit Lakes and Wetlands** – Lands around end pit lakes, wetlands, and lands with Class 6 and Class 7 agricultural capability, as shown on Map 7, are considered riparian and unsuitable for agricultural production. These lands:
 - a. Shall be classified as ESAs;
 - b. Shall be designated as Environmental Reserve through the subdivision and development process, or protected through Environmental Reserve Easements or Conservation Easement agreements and/or the ALUS program; and
 - c. May be developed for recreational purposes in accordance with a Statutory Plan or Outline Plan.
3. **Environmentally Sensitive Areas** – The ESAs described in the County's ECMP and by TransAlta, as shown on Map 7, shall be designated as ESAs. The ESAs should remain in a natural state unless otherwise identified:
 - a. The North Saskatchewan River ESA shall be designated as a habitat and movement corridor for wildlife, recreation corridor, and include designated public access areas;
 - b. The Wabamun Creek ESA shall be protected as a movement corridor for wildlife between the North Saskatchewan River valley and Wabamun Lake along Wabamun Creek;
 - c. The County encourages landowners to follow best practices for the management of natural areas, as identified in the County's *Environmental Conservation Master Plan*; and
 - d. The County shall protect ESAs through the subdivision and development process by designating these lands as Environmental Reserve, or entering into Environmental Reserve Easement or Conservation Easement agreements, and/or through the ALUS program.
4. **Wetland Inventory** – Upon reclamation of the Highvale Mine, the County shall create a wetland inventory in order to accurately account for any future wetland losses. Funds from wetland losses derived from development activities may be integrated into local stewardship and restoration efforts.
5. **Geotechnical Reports**
 - a. Development adjacent to the Highvale Mine lands should maintain a minimum separation distance from the Mine disturbed areas, as established by a geotechnical report prepared by a qualified professional.
 - b. Prior to development on reclaimed lands within the Mine disturbed areas, the applicant shall provide the County with a geotechnical report prepared by a qualified professional.
6. **Flood Plains, Slopes and Watercourses** – Future development will be directed away from flood plains, slopes and watercourses as regulated by the County's Land Use Bylaw.

7. **Reforestation** – Reforestation within the Highvale Mine lands shall be supported and protected through Environmental Reserve, Environmental Reserve Easement, or Conservation Easement taken at the time of subdivision.
8. **Wildlife Connectivity** – To provide sufficient wildlife movement corridors, a setback of 150 m from the shoreline of a waterbody or watercourse for any development is recommended. The specific setback for any development will be determined based upon the provision of recommendations prepared by a qualified biologist through a biophysical impact assessment, or as determined through the County's Riparian Setback Matrix Model.
9. **Sediment Control** – Parkland County, in conjunction with provincial approval agencies, will require the necessary studies to address pre and post development erosion and sedimentation control flowing towards Wabamun Lake and the North Saskatchewan River.

6.9 Crown Land

1. **Land Use** – The County shall support the use of Crown Lands for resource development, limited grazing, conservation, and recreational use.
2. **Notification** – The County will notify relevant government agencies of any proposed use of Crown Lands, and/or of lands containing wetlands prior to development.

6.10 Transportation Network

1. **Road Connections** – TransAlta will, as per the 2003 Memorandum of Agreement (MOA) and 2008 MOA with the County, provide rights-of-way to create roadways throughout the Plan area, as shown on Map 8, as part of the mine reclamation.
 - a. The location of any additional arterials, major collectors, or minor collector road rights-of-way shall:
 - i. Meet the requirements of the County's Transportation Master Plan;
 - ii. Minimize start-stop-movements in future road alignments; and
 - iii. Consider continuous road alignments rather than multiple corners and intersections and connections to existing transportation networks outside of the Plan boundary area.
 - b. The County will make improvements to Sundance Road to ensure it meets County design guidelines, such as widening and horizontal and vertical curves.
2. **Existing Roads Connections** – The following rights-of-way, as identified on Map 8, shall remain open during mine operations and after reclamation.
 - a. Township Road 524 from Highway 759 to the edge of the future realignment;
 - b. Range Road 55 from the south mine boundary to Township Road 524;
 - c. Township Road 523A from Range Road 55 to Range Road 54 (portions may be closed for mining purposes, subject to approval from Parkland County and the Province);
 - d. Range Road 52 from the north mine boundary to Township Road 524;
 - e. Township Road 524 from Range Road 53 to Range Road 52;
 - f. Range Road 45 from Highway 627 to where the road ends to the north (portions may be gated for mining purposes, subject to approval from Parkland County and the Province);
 - g. Range Road 42 from Highway 627 to Sundance Road; and
 - h. Sundance Road from Highway 759 to Range Road 42.