

Item 1- Bylaw 2025-22 Amendments to Bylaw 2016-12 Highvale End Land Use Area Structure Plan			
ASP- Category	Proposed Change	Alignment to Municipal Development Plan Policy Evaluation Framework Sections - Attachment 8	Sections
General Updates	Proposed text amendments to title, sections and number references.	N/A	<u>Title</u> Executive Summary – 2016 update <u>Section updates</u> 2.1 3.2 3.3 6.0 6.2 (entire section renumbered) 6.5-6.10 (renumbered) 6.10.1 to 6.10.2 6.11.10 (numbering added) 6.12 to 6.13 8.1 (numbering added) 8.2 (numbering added)
General Updates	Proposed additional sections added into the ASP to support the application.	- Shared Responsibility: Manage Growth	2025 Update 2.2 3.4 6.3.7 6.4.4 6.10.1 6.12
General Updates	Proposed text amendments for general grammatical errors.	N/A	Executive Summary 1.0 3.3.3 4.3.6 4.3.12 4.3.13

			4.3.15 4.3.17 6.2.2 6.2.3 6.2.4 6.5.2 6.6.3 6.11.8
General Updates	Proposed text amendments to acknowledge existing power generation in the plan area and introduce language for the data processing use in the ASP plan area and supporting language for data processing in surrounding existing power generation sites	- Shared Responsibility: Manage Growth	Executive Summary 1.0 2.0 4.3 4.3.17 6.2 6.5.5 6.10.4(e) 6.12
General Updates	Proposed text amendments to acknowledge change in governing bodies. The ASP referenced governing bodies which have been dissolved and are no longer applicable. Additionally, updates to language referring jurisdictional authority have been proposed to be amended in the ASP	N/A	Development Staging, Implementation, and Alberta Climate Leadership Plan Summary 2.0 3.0 3.1 3.2 4.3.12 6.11.8 8.2.4
General Updates	Tables and statistics were update to more accurately reflect the proposed application. This included updates to anticipated years for reclamation and land designation for specific uses	N/A	Table 4.2 Table 6.1 Table 7.1 Table 8.1
General Updates	Proposed text amendments to acknowledge engagement completed to		Executive Summary Public Engagement

	date for the ASP. Updates also include an overview update to the ASP to support the application		2.2
General Updates	Proposed text amendments to update references to plans, studies, required studies, governing bodies and dates within the ASP to accurately align to current information	N/A	Executive Summary 2.1 3.2 3.3 3.4 4.3.1 4.3.15 6.8.2 6.10.1 8.1 8.2
Land Use Considerations	Proposed text amendments to support the data processing use and associated infrastructure considerations within the plan area of the ASP.	- Shared Responsibility: Manage Growth	Executive Summary 1.0 2.0 2.2 3.1 4.3.2 4.3.6 4.3.16 4.3.17 6.2.2(a) 6.3.7 6.4.4 6.5.5 6.8.3 6.12
Agricultural and Environmental Impact Mitigation	Proposed text amendments to support continued agricultural practices and mitigate impacts of development on	- - Shared Responsibility: Conserve Agriculture	4.3.6 4.3.8 5.2 6.2.1

	agricultural operations and identified environmentally sensitive areas.		6.2.2(c) 6.5.10 6.8.1 6.8.3
Surrounding Compatible Uses	Proposed text amendments to support compatibility of uses within the plan area	- Shared Responsibility: Conserve Agriculture - Shared Responsibility: Build Safe and Resilient Places - Shared Responsibility: Manage Growth	6.2.3 6.3.7

Item 2- Bylaw 2025-23 Amendment to Land Use Bylaw 2025-12 for the proposed Data Processing and Infrastructure Direct Control District (DC Area 7) and Amendments to Section 5.80 Data Processing Facility

Section	Proposed Change	Intent				
NEW- Creation of Section 3.110 Data Processing and Infrastructure Direct Control District (DC Area 7	New section can be viewed in Attachment 2.	Create a Land Use District that can be used on a site-specific basis to facilitate future development proposals for a Data Centre				
REVISION- 5.80, subsection 1.2	1.2 Data Processing Facilities must be setback from a residential district or a property that contains a Residential Use according to the minimum requirements: <table><tr><th>Regulation</th><th>Value</th></tr><tr><td>1.2.1 Power Generation Facilities</td><td>At the Discretion of the Development Authority in consultation with the Alberta Utilities Commission, unless specified as a specific regulation of the district.</td></tr></table>	Regulation	Value	1.2.1 Power Generation Facilities	At the Discretion of the Development Authority in consultation with the Alberta Utilities Commission, unless specified as a specific regulation of the district.	Separates the three major components of a data centre development: power generation, data processing facility warehouse buildings, mechanical equipment areas. Assigns different setback regulations for each component.
Regulation	Value					
1.2.1 Power Generation Facilities	At the Discretion of the Development Authority in consultation with the Alberta Utilities Commission, unless specified as a specific regulation of the district.					

	<table><tr><td>1.2.2 Data Processing Facility Buildings</td><td>Setbacks must align with the regulations of the district.</td></tr><tr><td>1.2.3 ground mounted Mechanical Equipment</td><td>Setbacks must align with the regulations of the district.</td></tr></table>	1.2.2 Data Processing Facility Buildings	Setbacks must align with the regulations of the district.	1.2.3 ground mounted Mechanical Equipment	Setbacks must align with the regulations of the district.	
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5.80 subsection 2.0	Proposed removal of subsection 2. Impact Mitigation	Additional regulations are being proposed that clarify how a development will address potential impacts, see below.				
5.80 subsection 2.1	Proposed revision - 1.3 The applicant may be required to provide a noise impact assessment.	Provides the ability for a noise impact assessment to be provided during the development stage				
ADDITION- Section 5.80	a. 1.4 Provision and compliance with a noise impact assessment, including installation of a noise monitoring system, may be imposed as a condition of approval. b. 1.5 Appropriate Acoustic Barriers must be included if deemed necessary by a noise impact assessment. c. Building Façade d. 1.6 When adjacent to a public road right-of-way, a residential district, or a property that contains a Residential use, Building facades may be required to incorporate the following to add visual interest: i. 1.5.1 Façade articulation; ii. 1.5.2 Colour; iii. 1.5.3 Material; or	These regulations address potential impacts and requirements for mitigation measures, just as aesthetic standards for buildings, noise monitoring and acoustic barriers to prevent noise pollution.				

	iv. 1.5.4 Texture. e. 1.7 Building entrances may be required to be clearly visible using architectural detailing or differentiating colours. f. Screening of Mechanical Equipment g. 1.8 Mechanical Equipment screening may incorporate perforated surfaces to allow for ventilation at the discretion of the Development Authority. h. 1.9 Ground mounted Mechanical Equipment must: i. 1.9.1 Not be located in any Front Yard, unless screened; ii. Be separated from a public road right-of-way, Residential District, or a property that contains a Residential use, by a principal building or screening. i. Loading and Storage j. 1.10 Loading, storage, and waste collection areas must: i. 1.10.1 Be designed to not impede the efficient flow of traffic and pedestrian movement: ii. 1.10.2 Minimize impacts on Adjacent Uses; iii. 1.10.3 Be located to the rear or side of the Principal Building; and	
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	iv. 1.10.4 Be screened from view from Adjacent streets and Residential Sites. k. Generator Testing and Use l. 1.11 When adjacent to a property that contains a Residential use, generator testing may only occur during day-time hours as defined in the Community Standards Bylaw, unless a noise exemption is granted in accordance with the Community Standards Bylaw. m. 1.12 Generator use must be limited to backup and emergency purposes only, except for testing or commissioning activities. n. Lighting o. 1.13 Exterior lighting must follow County standards and be Dark Sky compliant. p. Landscaping q. 1.14 Applicants must provide a landscaping plan in accordance with Section 4.40. r. 1.15 Landscaping must be completed in accordance with the approved landscaping plan. s. Traffic and Parking t. 1.16 Parking must be provided in accordance with the requirements for Industrial Districts and Uses in Section 4.50. u. 1.17 A Traffic Impact Assessment may be requested at the time of a Development Permit application.	
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	v. Additional Requirements w. 1.18 A Development Permit application for a Data Processing Facility Use may require the following information to be provided: i. 1.18.1 Estimated water demand and anticipated source; ii. 1.18.2 Wastewater and effluent treatment and disposal; iii. 1.18.3 Traffic impact assessment; and iv. 1.18.4 Requirements for off-site improvements. x. 1.19 Before submitting a Development Permit application for a Data Processing Facility, the Development Authority may ask the Applicant to undertake public engagement in accordance with County Policy.	
REVISION 9.10 Use Class Definitions for Utility Major	a. Means a Development that provides private or public utility infrastructure that has major off-site impacts and Nuisances such as noise, light, emissions, dust, traffic, or other effects. Typical Uses include waste management facilities, compost facilities, incinerators, landfills, waste transfer stations, power generation facilities, sewage treatment facilities, and waste recycling plants.	The proposed definitions changes the language of 'power generation stations' to 'power generation facilities' to better align with the general definitions in the Land Use Bylaw

ADDITION – Section 9.20 General Definitions	a. Acoustic Barrier: Means an exterior solid or louvered wall containing sound proofing materials designed to absorb noise and protect neighbouring properties from noise pollution. b. Mechanical Equipment: Means any equipment or device used for heating, cooling, ventilation, or power generation that produces noise or vibration.	The definitions of Acoustic Barrier and Mechanical Equipment have been proposed to further clarify their intent and scope and assist with interpreting the application of the regulations.
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Item 3- Bylaw 2025-24 Amendment to include lands within the Keephills Area into the –Data Processing and Infrastructure Direct Control District (DC Area 7)

Section	Proposed Change	Intent
REVISION: Section 3.110 subsection 2.1	a. 2.1 This District applies to the lands identified in Section 10.20 of this Bylaw on Schedule P, also described as the following:	This regulation is proposed to be added to redistrict 6 quarter sections of land from Direct Control Area 2 to Direct Control Area 7, and six quarter sections of land from RI – Resource Industry District to Direct Control Area 7 in accordance with the attached Schedule P Map
ADDITION: 3.110 subsection 2.1	a. 2.1.1 Keephills Area: NE, NW, SE, SW quarter sections of 13-51-4-W5, 24-51-4-W5, and 25-51-4-W5	This regulation specifies the quarter sections where Direct Control Area 7 is applicable.

Item 4- Bylaw 2025-25 Amendment to include lands within the Sundance Area into Data Processing and Infrastructure Direct Control District (DC Area 7)

Section	Proposed Change	Intent
REVISION: Section 3.110 subsection 2.1	a. 2.1 This District applies to the lands identified in Section 10.20 of this	This regulation is proposed to be added to redistrict 4 quarter sections of land from AG – Agriculture General District to Direct Control Area 7, in accordance with the attached Schedule Q Map

	Bylaw on Schedule P and Schedule Q, also described as the following:	
ADDITION: 3.110 subsection 2.1	a. 2.1.2 Sundance Area: NE, NW, SE, SW quarter sections of 23-52-5-W5	This regulation specifies the quarter sections where Direct Control Area 7 is applicable.

Item 5- Bylaw 2025-26 Amendment to Land Use Bylaw 2025-12 to the Keephills Direct Control District (DC Area 4) to allow for Data Processing Facilities on site specific areas

Section	Proposed Change	Intent														
REMOVE 3.80 subsection 3 and subsection 3.1	REPLACE with the following: a. 3. Uses i. <table><tr><td>Agricultural Uses</td></tr><tr><td>Agriculture, Major</td></tr><tr><td>Agriculture, Minor</td></tr><tr><td>Industrial Uses</td></tr><tr><td>Data Processing Facility</td></tr><tr><td>Industrial, Major</td></tr><tr><td>Industrial, Minor</td></tr><tr><td>Storage, Indoor</td></tr><tr><td>Storage, outdoor</td></tr><tr><td>Public Service and Infrastructure Uses</td></tr><tr><td>Renewable Energy Generation, Minor</td></tr><tr><td>Renewable Energy Generation, Major</td></tr><tr><td>Utility, Major, limited to Power Generation Facilities</td></tr><tr><td>Utility, Minor, limited to communication towers and local electrical transmission and distribution facilities</td></tr></table>	Agricultural Uses	Agriculture, Major	Agriculture, Minor	Industrial Uses	Data Processing Facility	Industrial, Major	Industrial, Minor	Storage, Indoor	Storage, outdoor	Public Service and Infrastructure Uses	Renewable Energy Generation, Minor	Renewable Energy Generation, Major	Utility, Major, limited to Power Generation Facilities	Utility, Minor, limited to communication towers and local electrical transmission and distribution facilities	This table proposes a number of use classes that will be acceptable within the Direct Control District area. Amendments to the following sections clarify the role of Council and the Development Authority when making decision on applications. Proposed regulations for building form and placement clarify details regarding setbacks. Proposed regulations identify specific areas of land within the Direct Control District where Data Processing Facilities and associated Accessory Buildings are limited, references to specific quarter sections of land are provided and described on the amended Schedule C Map.
Agricultural Uses																
Agriculture, Major																
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Utility, Minor, limited to communication towers and local electrical transmission and distribution facilities																

	<table><tr><td>Other Uses</td></tr><tr><td>Accessory Building</td></tr></table>	Other Uses	Accessory Building	
Other Uses				
Accessory Building				
	(2) Add the following Subsections and regulations, as follows: a. 4. Decision Authority i. 4.1 Development Permit Applications must be decided as follows: 1. 4.1.1 Data Processing Facility applications must be decided by Council; 2. 4.1.2 Power Generation Facility applications must be decided by Council; and 3. 4.1.2 All other Use applications must be decided by the Development Authority. ii. 4.2 Council may require any technical studies or information as outlined in section 7.40 that it deems necessary to decide on an application. b. 5. Site Regulations i. 5.1 Site regulations, including minimum site area, depth, width, and density, are at the discretion of the Subdivision Authority. c. 6. Development Regulations			

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		Setback Abutting Residential Uses		
		6.1.7 Minimum Setback from a Residential Use	50.0 m (164.0 ft.)	
		Setbacks Abutting Roadways		
		6.1.8 Minimum Front and Flanking Setback	8.0 m (26.2 ft.) from an internal subdivision road 23.0 m (75.4 ft.) from a Municipal Road	
		6.1.9 Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors	
d. 7. Additional Regulations for Specific uses				
i. Data Processing Facilities				
ii. 7.1 Data Processing Facilities and associated Accessory Buildings are limited to the				

	following areas as shown on Schedule C, including the following legal descriptions: 1. 7.1.1 Section 36-51-4 W5M; and 2. 7.1.2 Section 35-51-4 W5M between Highway 627 and the Mine Haul Road. iii. Setback Requirements iv. 7.2 The following setbacks apply for specific uses when Adjacent to a Residential District, or a property that contains a Residential Use: 1. 7.1.1 Data Processing Facility Buildings must be setback a minimum of 100.0 m (328.0 ft.); and 2. 7.1.2 Any ground mounted Mechanical Equipment must be setback a minimum of 150.0 m (492.1 ft.), unless separated by a Principal Building. e. 8. General Regulations i. 8.1 Data Processing Facility Uses must meet the requirements of Section 5.80. ii. 8.2 In addition to any other application requirements in this Bylaw, Data Processing Facility applications may be	
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	required to provide a decommissioning and reclamation plan that outlines how the lands will be returned to their pre-development state including plans for demolition and waste removal.	
REPLACE: Schedule "C" Keephills Direct Control District of Land Use Bylaw 2025-12	Replace with Schedule 'A' attached to Bylaw 2025-26	This regulation is proposed to be added to a small portion of land from Direct Control Area 2 to Direct Control Area 4 and clarify the location of land where Data Processing Facilities and associated Accessory Buildings can be contemplated. Visual representation is provided on the amended Schedule C Map