

PARKLAND COUNTY
PROVINCE OF ALBERTA

BYLAW 2025-23

BEING A BYLAW FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW 2025-12 - DATA PROCESSING AND INFRASTRUCTURE DIRECT CONTROL DISTRICT (DC AREA 7) AND AMENDMENTS TO SECTION 5.80 DATA PROCESSING FACILITY

WHEREAS the *Municipal Government Act*, RSA 2000 c M-26, authorizes council to pass bylaws for municipal purposes respecting planning authorities within Parkland County; and

WHEREAS Council of Parkland County wishes to pass a bylaw for the purpose of regulating the use and development of land and buildings within Parkland County pursuant to Part 17, Section 640 of the *Municipal Government Act*, RSA 2000 c M-26; and

WHEREAS and pursuant to part 17, Section 692 of the *Municipal Government Act*, RSA 2000 c M-26, the Council of a municipality is authorized to amend a Land Use Bylaw; and

WHEREAS Section 692 of the *Municipal Government Act*, RSA 2000 c M-26, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Section 216.4 and Section 606 of the Act, respectively;

NOW THEREFORE the Council of Parkland County, duly assembled and under the authority of the *Municipal Government Act*, RSA 2000 c M-26, as amended, hereby enacts the following:

TITLE

- 1. This bylaw shall be known as the “Data Processing and Infrastructure Direct Control District (DC Area 7) Amendment”.

DEFINITIONS

- 2. The following definitions will apply to the corresponding words in this bylaw:
 - (1) “County” means the municipality of Parkland County in the Province of Alberta;

INTERPRETATION

- 3. The headings in this bylaw are for reference purposes only.

LAND USE BYLAW 2025-12 AMENDMENTS

- 4. That Bylaw 2025-12, being the Parkland County Land Use Bylaw is amended as follows:
 - (1) Creation of Section 3.110 Data Processing and Infrastructure Direct Control District (DC Area 7), as follows:
 - a. 1. Purpose
 - i. 1.1 The purpose of this District is to allow for the development of data processing facilities, and associated infrastructure and uses, and enable flexible regulations to manage and mitigate impacts from emerging technology based industrial uses.
 - b. 2. Application
 - i. 2.1 This District applies to the lands identified in Section 10.20 of this Bylaw.
 - c. 3. Uses
 - i.

Agricultural Uses
Agriculture, Major
Agriculture, Minor
Industrial Uses
Data Processing Facility
Public Service and Infrastructure Uses
Renewable Energy Generation, Minor

Utility, Major, limited to Power Generation Facilities
Utility, Minor, limited to communication towers and local electrical transmission and distribution facilities
Other Uses
Accessory Building

- d. 4. Decision Authority
- i. 4.1 Decisions on Development Permit Applications must be made in accordance with the following:

1. 4.1.1 Data Processing Facility uses shall be decided by Council.

2. 4.1.2 All other uses shall 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.
- e. 5. Site Regulations
- i. 5.1 Site regulations, including minimum site area, depth, width, and density, are at the discretion of the Subdivision Authority.
- f. 6. Development Regulations
- i. 6.1 Development must comply with the following Building regulations:

ii. Building Form

Regulation	Value
Maximum Height	
6.1.1 Principal Building	None
6.1.2 Accessory Building	None
Footprint	
6.1.3 Maximum Lot Coverage	At the discretion of the Development Authority
6.1.4 Maximum Building Area	None

iii. Building Placement

Regulation	Value
Setbacks Abutting Sites	
6.1.5 Minimum Rear Setback	9.0 m (29.5 ft.)
6.1.6 Minimum Side Setback	12.0 m (39.4 ft.,) total with a minimum of 3.0 m (9.8 ft.) on each side.
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

g. 7. Additional Regulations for Specific uses

i. Setback Requirements

ii. 7.1 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.

h. 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 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.

(2) Revise Section 5.80, subsection 1.2 as follows:

- a. 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:

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.
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.

(3) Remove Section 5.80, subsection 2 identified as the following:

- a. 2. Impact Mitigation

(4) Revise Section 5.80, subsection 2.1, as follows:

- a. 1.3 The applicant may be required to provide a noise impact assessment.

(5) Add the following regulations to Section 5.80, as follows:

- 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
 - 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
 - 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.
- 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.

(6) Revise Section 9.10 Use Class Definitions for Utility, Major as follows:

- 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.

(7) Add, in Section 9.20 General Definitions, the following definition:

- 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.

ENACTMENT/TRANSITION

- 5. Should any provision of this bylaw be deemed invalid then such invalid provision will be severed from this bylaw and such severance will not affect the validity of the remaining portions of this bylaw, except to the extent necessary to give effect to such severance.

6. This bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this _____ day of _____, 2025.

READ A SECOND TIME this _____ day of _____, 2025.

READ A THIRD TIME and finally passed this _____ day of _____, 2025.

SIGNED AND PASSED this _____ day of _____, 2025.

Mayor

Chief Administrative Officer

PROPOSED