



**BYLAW 2025-08
HIGHVALE END LAND USE DIRECT CONTROL DISTRICT AMENDMENT**

PARKLAND COUNTY COUNCIL

**FIRST READING
FEBRUARY 11, 2025**

PURPOSE

Proposed redistricting, map and text amendments to Land Use Bylaw 2017-18 to:

- Align with the province's strategy for catalyzing Data Centre development;
- Ensure our region is positioned to harness the associated economic opportunities of Data Centre development; and
- Allow investment to take advantage of existing power generation and distribution infrastructure

PURPOSE

Amendments to the Highvale End Land Use Direct Control Regulations and Map to:

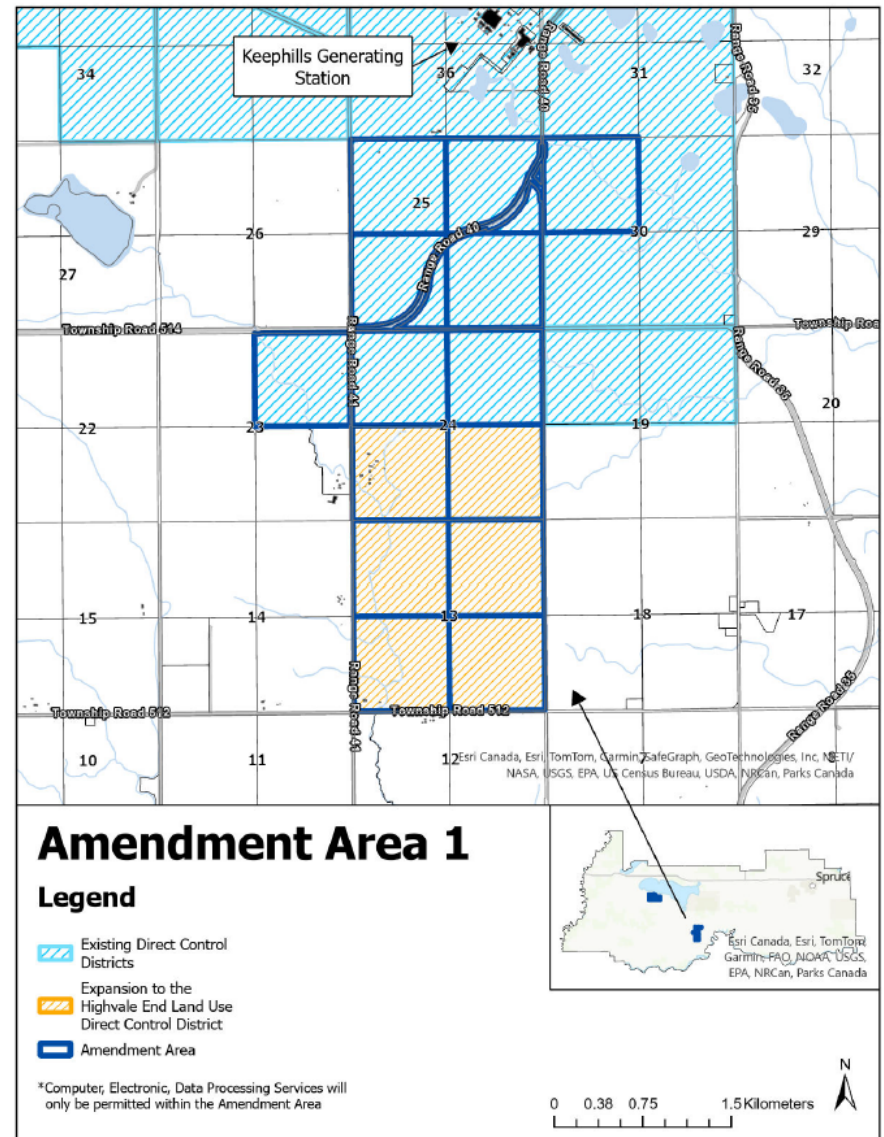
- Enable a significant amount of potential tax revenue which will ensure the public receives high-quality services while keeping residential tax rates low;
- Create both long-term and short-term job opportunities in the construction and technology sectors, increasing the diversity of the job market; and
- Ensure the County is more resilient to inflation and diversify the County's Tax Base by accommodating new investment types

PUBLIC ENGAGEMENT

- One (1) public open house held on January 23, 2025, at Parkland County Centre from 4-7pm.
- Advertised through County social media, the County website, and the yourparkland.ca project webpage.
- Eight (8) members of the public attended the Open House and had the opportunity to review project boards, talk to County subject matter experts, and provide written comments.
- Twenty-eight (28) comments were received. Feedback generally supported Data Centre uses in the Highvale End Land Direct Control District, especially where lands have already been disturbed by mining and power generation uses, but voiced concerns about the impacts to:
 - Existing and future agricultural operations (loss of lands to expand operations onto);
 - Noise, viewscape, lighting, internet speeds, and traffic;
 - Electrical grid reliability and carbon footprint;
 - Water consumption; and
 - Ability for the public to comment at further stages of the development process if Data Centres are allowed to be a Permitted Use

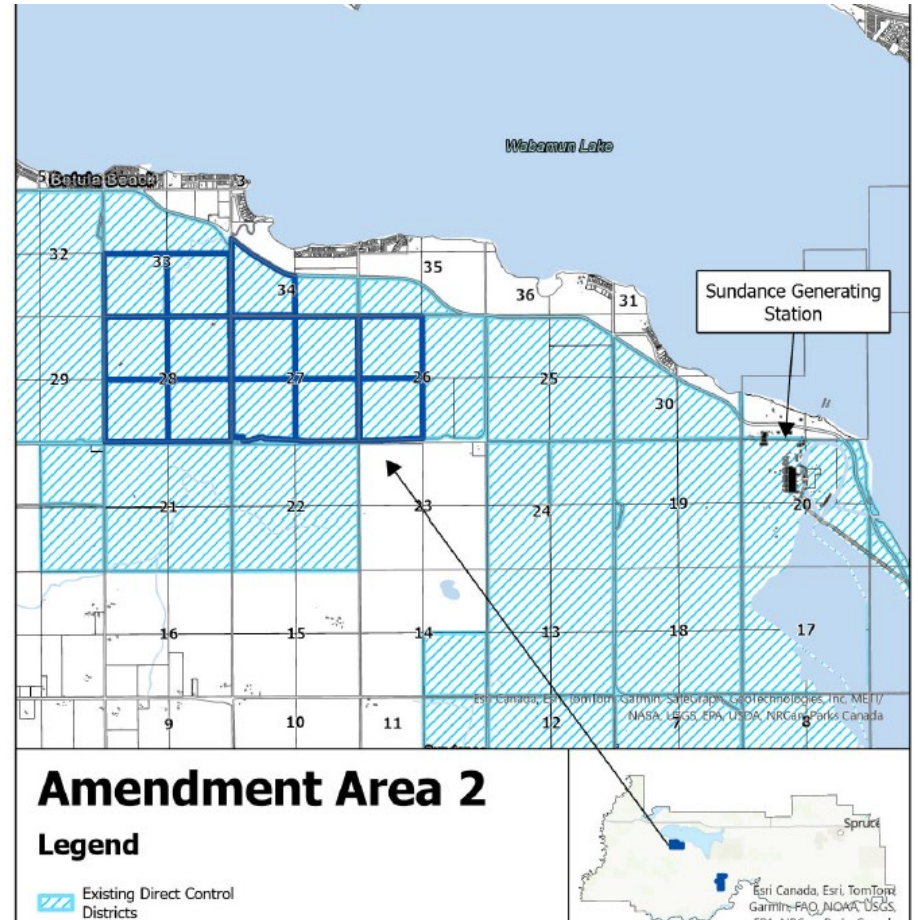
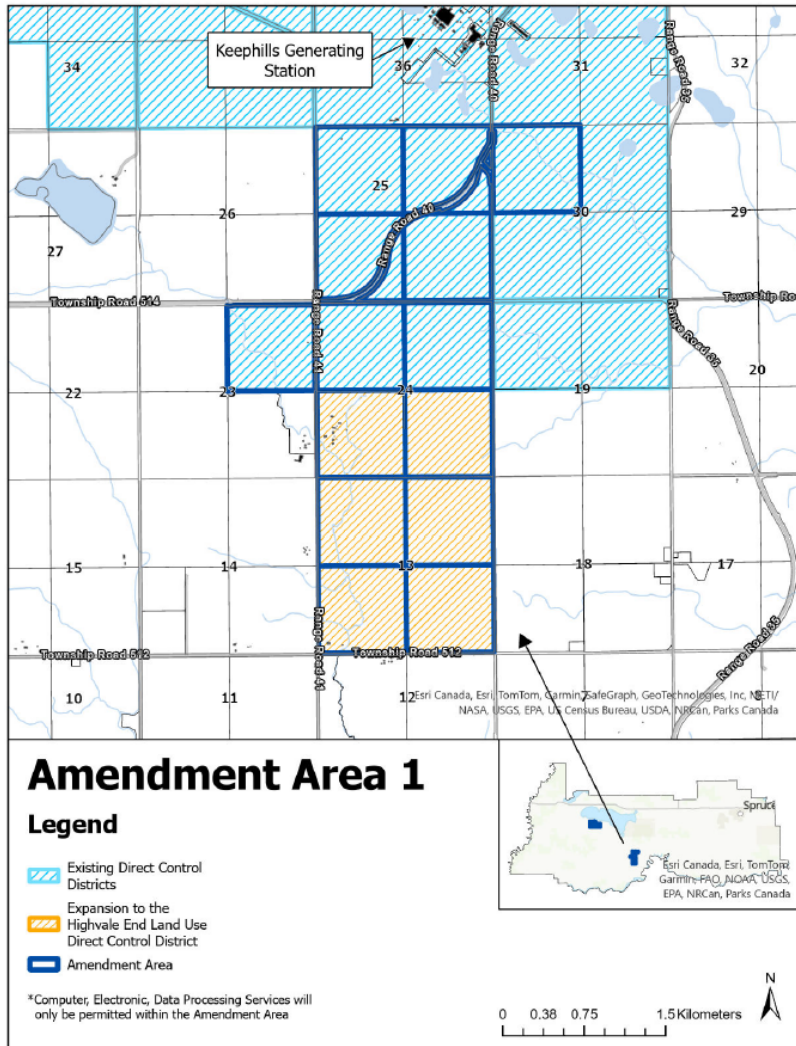
TEXT AMENDMENT

- Allow COMPUTER, ELECTRONIC, DATA PROCESSING SERVICES, as a site-specific permitted use
- Grant Council the decision making authority on all development permits related to this use



Location 1

MAP AMENDMENT



ADMINISTRATION RECOMMENDATIONS

1. That Bylaw 2025-08 receive first reading
2. That a Public Hearing be scheduled for March 11, 2025, at 11:00 am in Council Chambers to hear public comment on Bylaw 2025-08