

# BYLAW C-8462-2023

**A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*.**

The Council of Rocky View County enacts as follows:

## Title

1 This bylaw may be cited as *Bylaw C-8462-2023*.

## Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) “**Council**” means the duly elected Council of Rocky View County;
- (2) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

## Effect

- 3 THAT Schedule B, Land Use Maps, of Bylaw C-8000-2020 be amended by redesignating a portion within SE-16-23-27-W04M from Agricultural, General District (A-GEN) to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- 4 THAT a portion within SE-16-23-27-W4M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' and 'B' forming part of this Bylaw.

## Effective Date

- 5 *Bylaw C-8462-2023* is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this

26 day of March, 2024

READ A SECOND TIME this

26 day of march, 2024

UNANIMOUS PERMISSION FOR THIRD READING this

26 day of march, 2024

READ A THIRD AND FINAL TIME this

26 day of march, 2024

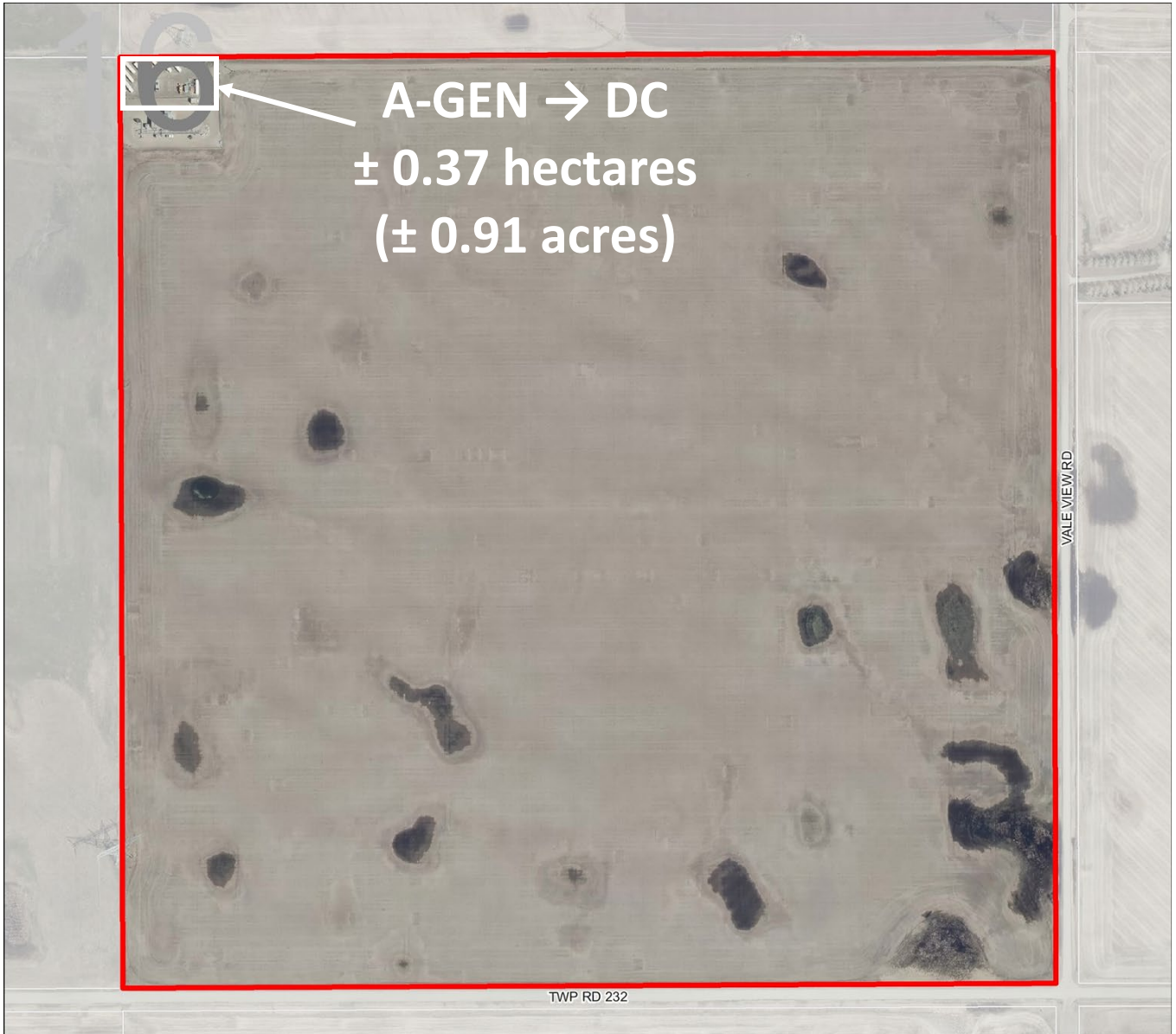
Reeve

Chief Administrative Officer

march 26, 2024  
Date Bylaw Signed

**SCHEDULE 'A'**  
**ATTACHED TO, AND FORMING PART OF BYLAW C-8462-2023**

A Direct Control District affecting the northwestern portion of SE-16-23-27-W4M, consisting of a total of ± 0.37 hectares (± 0.91 acres) of land.



**SCHEDULE 'B'**  
**ATTACHED TO, AND FORMING PART OF BYLAW C-8462-2023**

**1.0 Definitions:**

Words in this Schedule have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

“Data Processing Center” – means a building, dedicated space within a building, or a group of buildings used to house computer systems and associated infrastructure and components for the digital transactions required for processing data. This includes, but is not limited to cryptocurrency, digital currency processing, non-fungible tokens, and blockchain transactions.

**2.0 PURPOSE:**

The purpose of this Direct Control District is to facilitate the ongoing operation of a Data Processing Center in proximity to its associated AUC regulated power plant.

**3.0 GENERAL REGULATIONS:**

- 3.1 The rules regulating the Industrial, Light District, I-LHT, shall apply unless otherwise specified in this Bylaw.
- 3.2 Parts 1, 2, 3, 4, 5, 6 and 8 of the Land Use Bylaw C-8000-2020 shall apply unless otherwise specified in this Bylaw.
- 3.3 The location, size, and shape of the Direct Control site is approximate and will be determined by a detailed site plan, to be submitted to the County as part of a Development Permit application
- 3.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the uses subject to this Bylaw.
- 3.5 The Development Authority may vary the Direct Control designation regulations of this Bylaw for the approval of a development permit if, in the opinion of the Development Authority, the granting of a variance would not unduly interfere with the spirit and intent of this Direct Control District pursuant to this Bylaw and the portions of Land Use Bylaw C-8000-2020 identified in 3.2 of this Bylaw.

**4.0 USES:**

- 4.1 The permitted and discretionary uses of the Industrial, Light District, I-LHT, as listed in Land Use Bylaw C-8000-2020 are the permitted and discretionary uses in this Direct Control District.
- 4.2 Notwithstanding the Discretionary Uses identified in Section 439 of the Land Use Bylaw C-8000 2020, “Data Processing Center”, as defined within this bylaw will also be a Discretionary Use in this Direct Control District.

**5.0 MINIMUM SETBACKS:**

- 5.1 From the boundaries of the Direct Control site within SE-16-23-27-W4M:
  - a. For buildings, parking, and storage, shall be 2 meters
  - b. For noise attenuating barriers is 0 meters



**6.0 ADDITIONAL REQUIREMENTS:**

- 6.1 No minimum landscaped area is required
- 6.2 Storage location will be designated in a detailed Site Plan to be submitted to the County as part of a Development Permit application