

PARKLAND COUNTY
PROVINCE OF ALBERTA

BYLAW 2025-26

BEING A BYLAW FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW 2025-12 - Keephills
Direct Control District (DC Area 4) Data Processing Facility Amendments

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-36, as amended, hereby enacts the following:

TITLE

- 1. This bylaw shall be known as the “Keephills Direct Control District (DC Area 4) Data Processing Facility 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) Remove Section 3.80, Subsection 3 ‘Development Regulations’ and subsequent Subsection 3.1 and 3.2, and replace with the following:
 - (2)
 - a. 3. Uses
 - i.

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
Other Uses

Accessory Building

(3) 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. 4.1.3 All other Use applications must be decided by the Development Authority.
 - ii. 4.2 Council must consider the following subjects at the development stage as it relates to:
 - 4.2.1 Noise Pollution;
 - 4.2.2 Light Pollution;
 - 4.2.3 Visual Screening;
 - 4.2.4 Traffic Impacts;
 - 4.2.5 Agricultural Impacts; and
 - 4.2.6 Environmental Impacts.
 - iii. 4.3 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
 - 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

- 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. 7.2.1 Data Processing Facility Buildings must be setback a minimum of 100.0 m (328.0 ft.); and
2. 7.2.2 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 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.

(4) Replace Schedule "C" Keephills Direct Control District of Land Use Bylaw 2025-12 with Schedule 'A' attached to this Bylaw.

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. Schedule "A" forms part of this bylaw.
7. This bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this 4th day of September, 2025.

READ A SECOND TIME this 4th day of September, 2025.

READ A THIRD TIME and finally passed this 4th day of September, 2025.

SIGNED AND PASSED this 4th day of September, 2025.



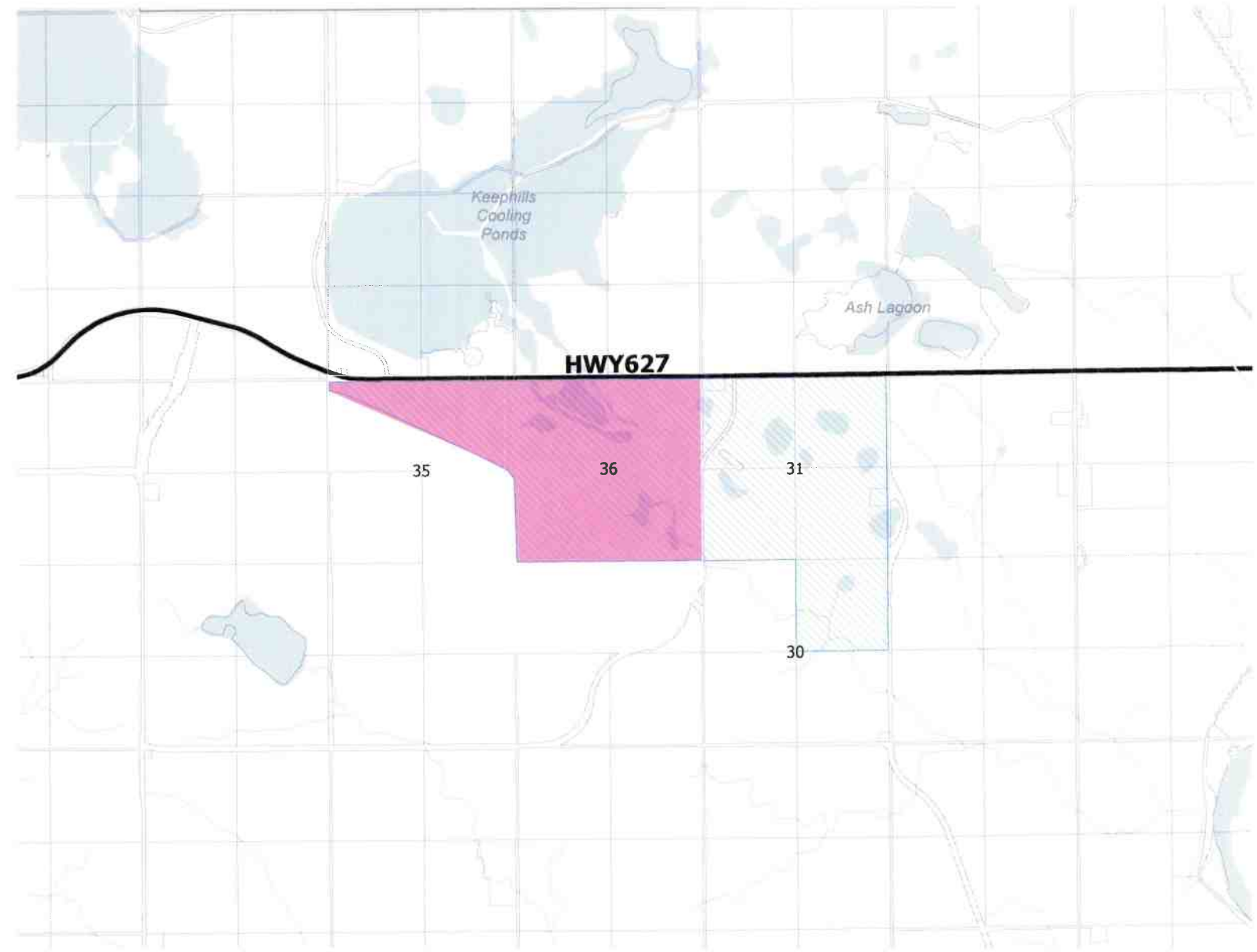
Mayor



Chief Administrative Officer

SCHEDULE "A"
Bylaw No. 2025-26

THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK



Schedule "C"

Legend

- DC- Direct Control District
- Data Processing Facilities and associated Accessory Buildings

Keepphills Direct Control District

Parkland County

Land Use Bylaw 2025

