



City of Chestermere  
PROVINCE OF ALBERTA

Bylaw #014-25

## **Bylaw #014-25**

# **Data Centre Land Use Bylaw Amendment**

**A BYLAW OF THE CITY OF CHESTERMERE, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 020-24, AS AMENDED.**

**WHEREAS** the Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council must pass a Land Use Bylaw;

**AND WHEREAS** Council deems it desirable to amend the Land Use Bylaw 020-24, as amended;

**NOW THEREFORE, THE COUNCIL OF THE CITY OF CHESTERMERE ENACTS AS FOLLOWS:**

1. Amend Section 2.2. Definitions of the Land Use Bylaw to add the following definition:
  - a. **“Data Centre Campus”** A large-scale facility designed to house extensive computer systems and associated components, for supporting cloud computing, data security, data storage, management and processing digital media, information and applications. This facility encompasses ancillary structures that support its primary function, including but not limited to administrative offices, educational and training facilities, maintenance facilities, substations, and security buildings.
  
2. Amend Section 7.18.3. to the following:
  - a. Notwithstanding 7.18.1, the height of a fence in a **Business Park / Light Industrial**, Commercial or Urban Reserve District shall be at the discretion of the Development Officer.
  
3. Amend Section 8.1.1. b) Commercial and Industrial Land Uses to add:

	<b>Minimum Parking Spaces Required</b>
Data Centre Campus	1.5 per permanent employee; excluding barrier-free parking which shall be determined by the Development Authority.

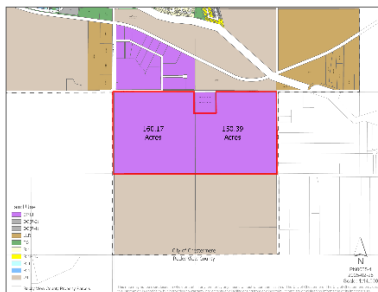
4. Amend Section 10.15.2. Permitted Uses within the Business Park/Light Industrial District (BP LI) to add **Data Center Campus**.
  
5. Amend Section 10.14.4. General Requirements to add the following:

	<b>Site Standard</b>
Building Height (maximum)	<ul style="list-style-type: none"> <li>• 20.0 m for a Data Centre Campus, unless otherwise approved by the Development Authority</li> </ul>
Lot Coverage (maximum)	<ul style="list-style-type: none"> <li>• 60% of the total lot area or as supported by a stormwater management plan prepared by an accredited professional for a Data Centre Campus, including all buildings and</li> </ul>

	impermeable surfaces.
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6. Amend Section 10.15.5 Additional Requirements to add the following:
- o. Site-specific requirements for Pt. N ½ 35-23-28-4 containing approximately 310 Acres more or less as illustrated in Figure 10.15.1. shall include the following:
    - i. Development and Environmental Controls
      1. Comprehensive plans shall be submitted to the satisfaction of the Development Authority as part of a Development Permit Application.
      2. Data Centre Campus must include appropriate environmental controls to manage heat, noise, and emissions.
      3. The Development Authority may require the applicant for a Data Centre Campus to provide proposed mitigation measures for dust, traffic, noise and visual impact of the development.
      4. A noise attenuation study conducted by a qualified professional may be required by the Development Authority. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required.
      5. The Development Authority shall require the applicant to enter into a comprehensive development agreement with the City of Chestermere relating to the provision on municipal services and other such matters deemed necessary by the Development Authority as a condition of the issuance of a Development Permit for the intended use.
    - ii. Others
      1. Data Centre Campus must have security measures in place, including perimeter fencing, surveillance systems, and controlled access points.
      2. Fire Safety Plan to be submitted to the satisfaction of the City's Fire Chief.

**Figure 10.15.1**



7. That Schedule A of the Land Use Bylaw 020-24: Land Use Map is amended by redesignating portions of the N ½ 35-23-28-4 containing approximately 310 Acres more or less from Urban Transition (UT) to Business Park / Light Industrial (BP LI), as shown in Schedule A of this bylaw.

**1. Severability**

If any Section or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such Sections or parts shall be deemed to be severable and all other Sections or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.

**2. General**

This Bylaw shall take effect on the day which it is finally passed.

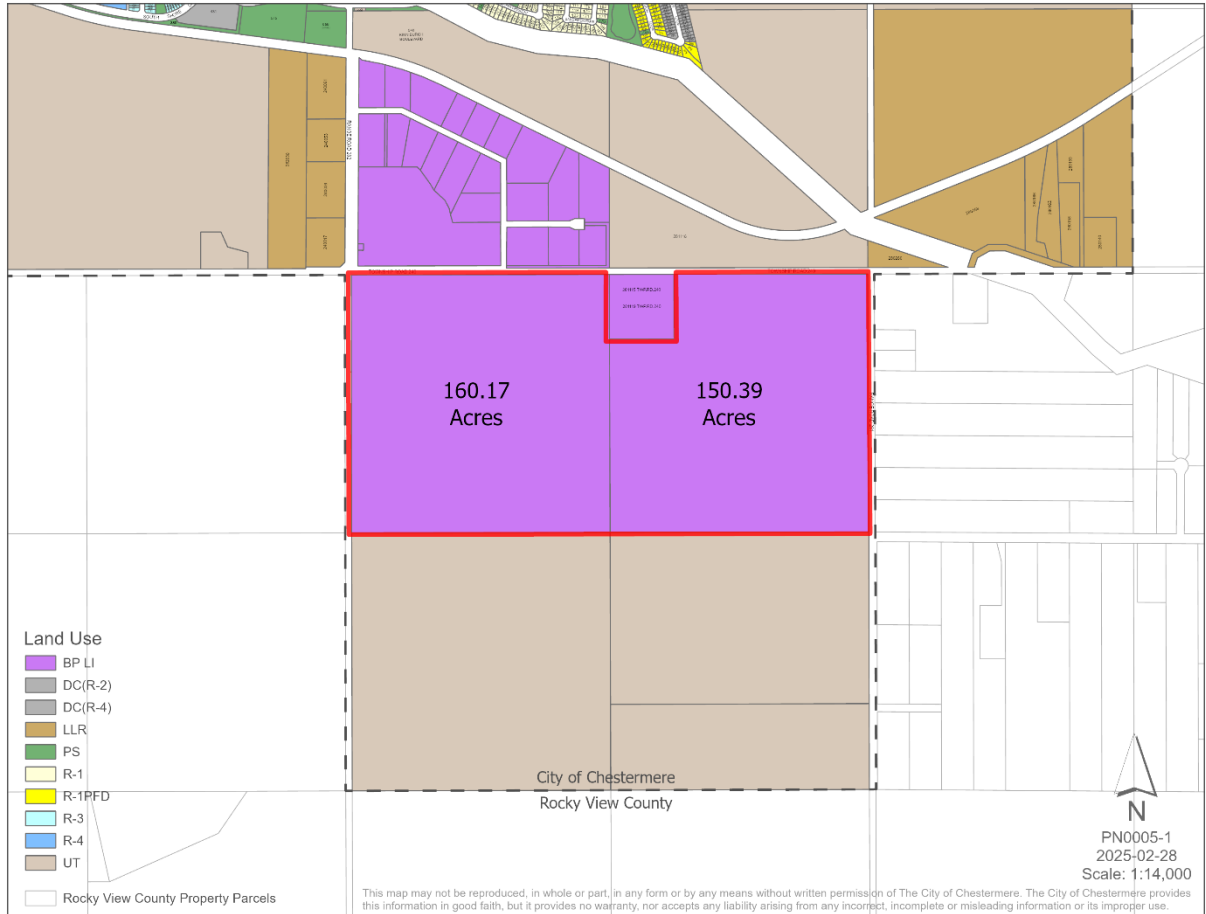
**READ A FIRST TIME** \_\_\_\_\_  
**READ A SECOND TIME** \_\_\_\_\_  
**READ A THIRD TIME** \_\_\_\_\_

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Mayor, Shannon Dean

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Chief Administrative Officer, Kent Edney

### Schedule A

### Amendment Redesignating Portions of the N ½ 35-23-28-4



<b>Proposed Land Use Redesignation</b>	
Land Use	
Urban Transition (UT) District <b>(current)</b>	+/- 310 acres
Business Park / Light Industrial (BPLI) District <b>(proposed)</b>	+/- 310 acres