

Subject: **Request to Amend Land Use Bylaw 1808**  
 Meeting Date: Tuesday, January 9, 2024  
 Prepared By: Deanna Keiver, Planning & Development Officer  
 Presented By: Deanna Keiver, Planning & Development Officer

### RECOMMENDED MOTION:

1. That Council move first reading of proposed Bylaw 1894 for the purpose of amending Land Use Bylaw 1808 by redesignating a portion of SE 24-28-24 W4 and NE 13-28-24 W4 from Agriculture District to Light Industrial District.
2. That Council move to schedule the Public Hearing, as per Sections 216.4 & 692 of the Municipal Government Act, to be held on February 13, 2024 at 10:00 a.m.

### STRATEGIC PLAN ALIGNMENT: (Check all that apply)

	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
High Quality Infrastructure		Economic Resilience		Quality of Life		Effective Leadership		Level of Service	

### RELEVANT LEGISLATION:

**Provincial (cite)-** Municipal Government Act, Alberta Utilities Commission, Alberta Environment & Protected Areas

**Council Bylaw/Policy (cite)-** Land Use Bylaw 1808 and Municipal Development Plan 1829

### BACKGROUND/PROPOSAL:

Bristestone Hutterian Brethren Church are the current landowners of a Ptn. SE 24-28-24 W4 and NE 13-28-24 W4 and they have granted SABR Energy Consulting Inc. the authority (Agent) to apply on behalf of Athill Tech Solution Ltd. to construct and operate a 9.97-megawatt natural gas-fired power plant for bitcoin mining/data center operation.

### DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:

The proposed site is located approximately 6 miles southwest of the Village of Carbon. The site is accessed via Highway 21. The applicants will be placing 7 natural gas generators which will connect to 20 data centre containers. An office trailer will also be placed on site. This lease will be directly west of the existing Ember lease. The Ptn. of NE 13-28-24 W4 is for access only. The entire workspace is within the SE 24-28-24 W4.

Ember Resources has approved the connection of the data centre to their natural gas facility.

Below are the uses which can be introduced on the lands that have been redesignated to the Light Industrial District.



Permitted Uses	
(a) Accessory Building	(h) Industrial Manufacturing/Processing
(b) Automotive and Recreational Vehicle Sales and Rentals	(i) Industrial Storage & Warehousing
(c) Cannabis, Micro-Cultivation	(j) Motor Vehicle Servicing, Repair & Storage – Service Station
(d) Cannabis, Micro-Processing	(k) Office
(e) Cannabis, Nursery License	(l) Public Utility Building
(f) Cannabis, Sale License (Medical)	(m) Security Suite
(g) Farm and Industrial Equipment and Machinery Sales and Service	(n) Solar, Private – Ground Mounted
	(o) Veterinary Clinic
Discretionary Uses	
(a) Abattoir	(s) Hazardous/Noxious Uses
(b) Accessory Use(s)	(t) Housing, Employee
(c) Agricultural Processing	(u) Meat Market/Butcher
(d) Agricultural Support Services	(v) Outdoor Storage Facility
(e) Auction Mart	(w) Portable Storage Container
(f) Auction Mart, Livestock	(x) Public or Quasi-public Use
(g) Bulk Fuel Depot	(y) Restaurant
(h) Cannabis, Sale License (Non-Medical)	(z) Recycling Collection Point
(i) Cannabis, Standard Cultivation	(aa) Recycling Depot
(j) Cannabis, Standard Processing	(bb) Sign
(k) Car/Truck Wash	(cc) Truck Stop
(l) Commercial Storage	(dd) Veterinary Hospital
(m) Data Centre	(ee) Warehousing
(n) Drive-through Business	(ff) Wind Energy Conservation System, Private
(o) Eating and Drinking Establishment	(gg) Wrecking Yard
(p) Equipment Rentals	
(q) Gas Bar	
(r) Gas & Oilfield Services Business, Minor	

### FINANCIAL & STAFFING IMPLICATIONS:

There are no financial implications to the operating budget. If successful in their development, additional tax revenue will become part of our overall assessment.

There are no staffing implications to the recommended motion.

### RECOMMENDED ENGAGEMENT:

Consultative Decision (Consulting the Public- Two Way Communication)

Tools:	Public Hearing	Other:	
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### ATTACHMENTS:

Bylaw 1894

Light Industrial District

Letter of Intent

### COUNCIL OPTIONS:

1. That Council move first reading of proposed Bylaw 1894 for the purpose of amending Land Use Bylaw 1808 by redesignating a portion of SE 24-28-24 W4 and NE 13-28-24 W4 from Agriculture District to Light Industrial District.
2. That Council move to schedule the Public Hearing, as per Sections 230 & 692 of the Municipal Government Act, to be held on February 13, 2024 at 10:00 a.m.
3. That Council move to schedule the Public hearing at an alternate date and time.
4. Council request more information prior to proceeding with first reading.

### FOLLOW-UP ACTIONS:

Administration will ensure that the required notifications and advertising are done prior to the public hearing as per Section 606 of the Municipal Government Act.



**APPROVAL(S):**

Mike Haugen, Chief Administrative Officer

Approved-

Kevin Gannon, Director of Community Services

Approved-

