






Subject: **Request to Amend Land Use Bylaw 1808 – Bylaw 1917 A to LI**
 Meeting Date: Tuesday, April 8, 2025
 Prepared By: Brandy Hay-Morgan, Planning & Development Officer
 Presented By: Brandy Hay-Morgan, Planning & Development Officer

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 Act, Alberta Environmental Protection and Enhancement Act

Municipal Government Act Section 216 Public Hearings, Section 606 Requirements for Advertising

Council Bylaw/Policy (cite)- Bylaw 1772 Advertising Bylaw, Land Use Bylaw 1808, Municipal Development Plan 1905

BACKGROUND/PROPOSAL:

Paget Holdings Inc. is the current landowner of SE 30-34-23 W4, and they have granted Corse Energy Corp. the authority (Agent) to apply to increase the total generating capacity of the power plant from 4.95-megawatt to 9.5-megawatt power generation plant. The additional generated electricity will be directed to the on-site cryptocurrency mining/data center which will be the subject of this municipal application. Corse Energy Corp. has received approval from the AUC for the increase to a 9.5-megawatt facility.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES/OTHER CONSIDERATIONS:

The proposed site is approximately one mile north of the Hamlet of Huxley. It is accessed via Highway 21 and TWP 344. The applicants will place five generators, which will connect to ten data center containers (the containers will be stacked in groups of two). This lease will be within the existing Corse Energy Corp footprint. The entire workspace is within the SE 30-34-23 W4.

Notices are a requirement of Section 606 of the Municipal Government Act (MGA) and must be done by an advertised method in accordance with Kneehill County Bylaw 1772: Advertising Bylaw, which notes the Three Hills Capital and Kneehill County website as our official means for notification.

As part of our process, we continue to mail notices to adjacent landowners and referral agencies within one mile of the site who could be considered potentially affected parties. The internal Kneehill County departments are included in the agency referral. Residents and landowners within a mile radius will receive the referral notice.

A person who claims to be deemed affected must be allowed to be heard by Council. First Reading is also the mechanism for moving an application into the process.

Below are the uses that can be introduced on the lands that have been redesignated into 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:

The operating budget is not affected. If the projects are successful, additional tax revenue will be included in 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 1917

Light Industrial District

Letter of Intent

COUNCIL OPTIONS:

1. That Council move First Reading of proposed Bylaw 1917 for the purpose of amending Land Use Bylaw 1808 by redesignating a portion of the SE 30-34-23 W4 from Agriculture District to Light Industrial District.
2. That Council move to schedule the Public Hearing, as per Sections 216 & 692 of the Municipal Government Act, to be held on May 13, 2025, at 11:00 a.m.
3. That Council move to schedule the Public hearing at an alternate date and time.



RECOMMENDED MOTION:

1. That Council move First Reading of proposed Bylaw 1917 for the purpose of amending Land Use Bylaw 1808 by redesignating a portion of the SE 30-34-23 W4 from Agriculture District to Light Industrial District.
2. That Council move to schedule the Public Hearing, as per Sections 216.4 & 606 of the Municipal Government Act, to be held on May 13, 2025, at 11:00 a.m.

FOLLOW-UP ACTIONS:

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

APPROVAL(S):

Mike Haugen, Chief Administrative Officer

Approved-

