

Subject: **Bylaw 1917 Redesignation – Agriculture District to Light Industrial District**

Meeting Date: Tuesday, May 13, 2025

Prepared By: Brandy Morgan, Planning & Development Officer

Presented By: Brandy Morgan

Link to Strat Plan: Pursuing Focused Growth

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| Background/<br>Proposal                                | <p>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 power plant's total generating capacity from 4.95 megawatts to 9.5 megawatts. The additional generated electricity will be directed to the on-site cryptocurrency mining/data center, which will be the subject of this municipal application. Core Energy Corp. has received approval from the AUC to increase to a 9.5-megawatt facility.</p>  |
| Discussion/<br>Options/<br>Benefits/<br>Disadvantages: | <p>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.</p> <p>Corse Energy has amended its site plan. The area proposed for the redesignation is smaller than originally applied for. The amended site plan is attached to Bylaw 1917.</p> <p>Cryptocurrency mining requires sophisticated computers with significant power needs. While some digital currency processing facilities are directly connected to the electrical grid to fulfill their energy needs, others are not connected and instead use other means. This site will use natural gas from the Corse Energy site to operate the 9.5-megawatt facility.</p> <p>As of April 25, 2022, the exemption for own-use power plants greater than 1 MW and less than 10 MW that meet specific criteria has been eliminated by the Alberta Utilities Commission (AUC). So now all power plants require AUC approval. This is a multi-jurisdictional approval. The AUC is the approving authority for the gas-powered generators, and the municipality is the approving authority for the bitcoin containers. The power plant was approved on March 13, 2025. A condition of their AUC approval is that construction will be completed by August 31, 2026.</p> |

See Attachments