BYLAW # 2680-26-046

Land Use Bylaw Amendment

A bylaw of the County of Grande Prairie No. 1 in the Province of Alberta for the purpose of amending the Land Use Bylaw.

WHEREAS: the Council of the County of Grande Prairie No. 1 has adopted the County of Grande Prairie No. 1 Land Use Bylaw #2680; and

WHEREAS: pursuant to the Municipal Government Act, RSA 2000, c. M-26 and amendments thereto, a Council may amend the Land use Bylaw; and

WHEREAS: the County of Grande Prairie No. 1 wishes to amend the Land Use Bylaw.

NOW THEREFORE, under the authority of the Municipal Government Act, the Council of the County of Grande Prairie No. 1, in the Province of Alberta, hereby enacts as follows:

1. That Section 27A: Data Centre Campus (DAT) District be added, attached as Schedule A.

2. That Data Processing Establishment be removed as a Permitted Use from the Country Industrial (CM) District, the Rural Light Industrial (RM-1) District, the Rural Medium Industrial (RM-2) District, and the Rural Heavy Industrial (RM-3) District by deleting the following Sections in their entirety:

   2.1. 20.2., Permitted Uses, (e); and

   2.2. 23.2., Permitted Uses, (g).

3. That Data Processing Establishment be removed as a Discretionary Use from the Highway Industrial (RM-4) District and the Comprehensive Commercial (CC) District by deleting the following Sections in their entirety:

   3.1. 26.2., Discretionary Uses, (g); and

   3.2. 29.2., Discretionary Uses, (k).

4. That Section 1.7.(115) “DATA PROCESSING ESTABLISHMENT” be deleted in its entirety and replaced with the following:

   “DATA PROCESSING ESTABLISHMENT” means a use, building, or part of a building, used for the input, processing, and printing of computerized data. This includes centres for processing services related to artificial intelligence or digital currencies."

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5. That Section 1.7.(295) “PRINTING, REPRODUCTION AND DATA PROCESSING INDUSTRY” be deleted in its entirety and replaced with the following:

   “PRINTING AND REPRODUCTION INDUSTRY” means a use, building, or part of a building, used by printing industries (including sign printing), reproduction industries such as tape, film and records, and binding and related industries with similar impacts."

6. That “PRINTING, REPRODUCTION AND DATA PROCESSING INDUSTRY” be replaced throughout the document with “PRINTING AND REPRODUCTION INDUSTRY”.

INTERPRETATION

7. This Bylaw shall be cited as the “Land Use Bylaw Amendment Bylaw #2680-26-046”
8. Headings in this Bylaw are for reference purposes only.
9. Words in the masculine gender will include the feminine gender whenever the context so requires and vice versa.
10. Words in the singular shall include the plural or vice versa whenever the context so requires.

SEVERABILITY

11. Every provision of this bylaw is independent of all other provisions and if any provision is declared invalid by a Court, then the invalid provisions shall be severed and the remainder provisions shall remain valid and enforceable.

EFFECTIVE DATE

12. This Bylaw shall come into force and effect on the third and final reading thereof.

PUBLIC HEARING held this _____ day of _____, 2026.

Read a FIRST time this _____ day of _____, 2026.

Read a SECOND time this _____ day of _____, 2026.

Read a THIRD time and finally passed this _____ day of _____, 2026.

_____

Amanda McDonald
Reeve

_____

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Joulia Whittleton
County Manager

ATTACHMENTS

Schedule A – Section 27A: Data Centre Campus (DAT) District

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SECTION 27A: DATA CENTRE CAMPUS (DAT) DISTRICT

1. PURPOSE

This district provides for the development of Data Processing Establishments and related activities.

2. USES

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

(a) N/A

Discretionary Uses

(a) Accessory Buildings, Structures, and Uses
(b) Data Processing Establishment - MPC
(c) Electricity Production - MPC
(d) Office or Office Building
(e) Public Uses
(f) Research Facility – MPC
(g) Storage, Outdoor
(h) Utilities

3. DISTRICT REQUIREMENTS

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	Serviced	Un-serviced
Minimum Lot Area:	4,000 m²	10,000 m²
Minimum Lot Width:	40 metres	65 metres
Minimum Front Yard:	10 metres	15 metres
Minimum Rear Yard:	8 metres	8 metres
Minimum Side Yard:	8 metres	15 metres
Maximum Height:	At the discretion of the Development Authority.	
Maximum Lot Coverage:	60%	45%

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Minimum Landscaped Area:	5%	5%

4. SPECIAL REQUIREMENT: LANDSCAPING

Further to the landscape requirements contained in Section 3 – General Regulations, landscaping shall be determined as follows:

(a) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards.

(b) Additional landscaping may be required to provide buffering, including screening and noise attenuation for development within this district. This may include, but is not limited to berms, fencing and vegetation.

(c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

5. SPECIAL REQUIREMENT: OUTDOOR STORAGE REQUIREMENTS

(a) All outdoor storage areas shall be appropriately fenced and should be concealed from view from the street by the fence or other suitable screening to the satisfaction of the Development Authority.

(b) All outdoor storage shall be located only to the rear of the main building and shall not be located in the front or exterior side yard.

(c) All outdoor storage shall be accessory to the main use of the land or main building on the site.

6. SPECIAL REQUIREMENT: CAMPUS DEVELOPMENT

(a) Notwithstanding Section 3.5, at the Development Authority's discretion, this district may allow for campus style development including multiple buildings.

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