

# SCHEDULE 'A', FORMING PART OF BYLAW C-XXXX-2025

## S-DAT-B (Kineticor Area Structure Plan)

The purpose of this land use overlay is to provide site-specific regulations and design requirements for the Kineticor Area Structure Plan (ASP) lands. The site-specific regulations and the introduction of design requirements are as follows:

### Uses

- (A.1) Additional Discretionary Uses within the site shall include:
- a. *Agriculture (Intensive)*
  - b. *Agriculture (Processing)*

### Phasing

- (A.2) The Rocky View Technology Park project shall be divided into 6 development phases, in accordance with the Kineticor ASP. Land use for the site is illustrated in **Figure 1: Kineticor ASP Land Use Districts**.
- (A.3) Notwithstanding Section 476 within the S-DAT district, Council is the Development Authority for any development permit applications for discretionary uses within S-DAT-B.

### Minimum Parcel Size

- (A.4) The minimum parcel size is the area of that parcel at the time of adoption of Bylaw C-XXXX-2025 unless otherwise approved through a subdivision application.

### Maximum Parcel Coverage

- (A.5) The maximum parcel coverage, including buildings but excluding parking or other impermeable surfaces, shall be a maximum of 60% of the total parcel area, or as supported by a stormwater management plan prepared by an accredited professional.

### Maximum Building Height

- (A.6) The maximum building height shall be 19.0 metres (62.34 feet), or as varied in accordance with Section 481 of the S-DAT district.



## Parking


- (A.7) Parking shall be provided at a rate of 1.5 parking stalls or units per permanent employee, as determined at peak employment hours of operation. This excludes handicapped parking, which shall be provided in accordance with County standards.

## Architectural and Landscape Design Controls

- (A.8) The implementation of architectural and landscape design standards shall support the creation and maintenance of a high quality, aesthetically pleasing, and harmonious development.
- (A.9) The detailed landscape plan shall comply with Sections 485 (Landscaping) and 486 (Minimum Landscape Buffer) of the S-DAT district.
- (A.10) A 30m landscape buffer, as measured from the site boundary, shall be provided around the entire perimeter of S-DAT-B lands. Landscape buffers should be designed in general accordance with the cross-sections provided in **Figure 2: Landscape Buffer Cross-Sections (Conceptual)**.
- (A.11) A detailed site grading plan shall be provided with the initial development permit application and applied throughout the development of the Kinetikor ASP lands.
- (A.12) Dark sky design requirements shall be aligned with the Land Use Bylaw lighting regulations and applicable best practices. Buildings within the S-DAT-B lands should be designed to be as inconspicuous as possible at night while still providing enough lighting to maintain visibility for safety and wayfinding.

## Fencing and Security

- (A.13) Site fencing and security features shall be addressed in each development permit application.
- (A.14) Perimeter fencing is intended to provide moderate security to the site and shall be designed to a maximum height of 2.44 metres (8.00 feet). Location of perimeter fencing shall be addressed within development permit applications.
- (A.15) Secondary fencing is intended to provide high security for individual building compounds and manned points of entry and shall be designed to a maximum height of 3.05 metres (10.00



feet). Location of secondary security fencing shall be addressed within development permit applications.

(A.16) Any proposed variances to the maximum fencing height will be considered by the Development Authority based on the impact on the surrounding area.

(A.17) Required site security features, such as manned points of entry, lighting, and fencing, shall be incorporated into detailed design and submitted with the Development Permit for each site.

## **Building and Parking Locations**

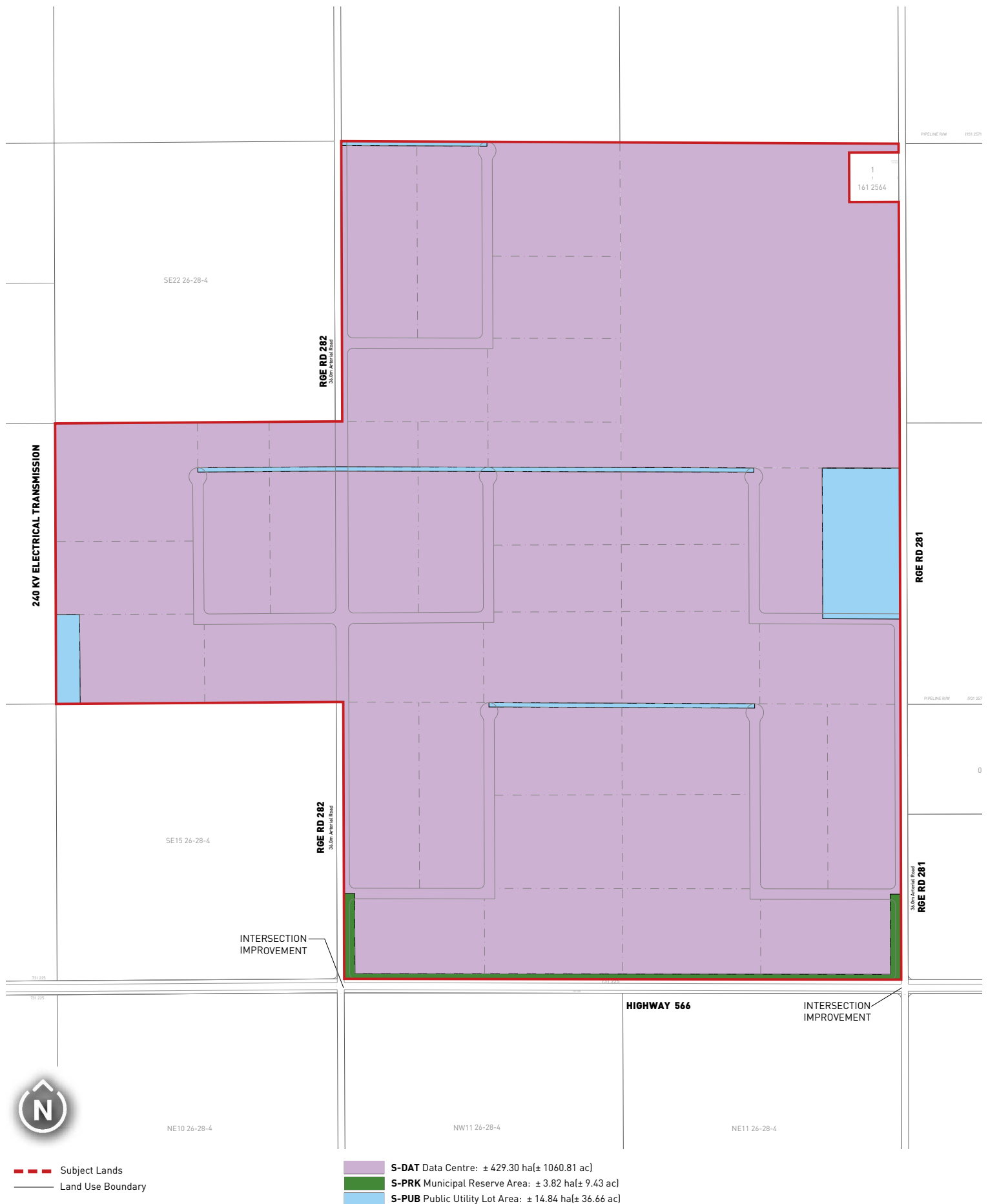
(A.18) Buildings and building components should be located to limit the massing and visual impact of the overall development when viewed from public areas and adjacent residences, where practicable.

## **Noise**

(A.19) A noise assessment shall be conducted by a qualified acoustic professional and included in development permit applications for new or expanded Data Centre Campus or Natural Gas Plant uses. The assessment shall provide, at minimum, the following information:

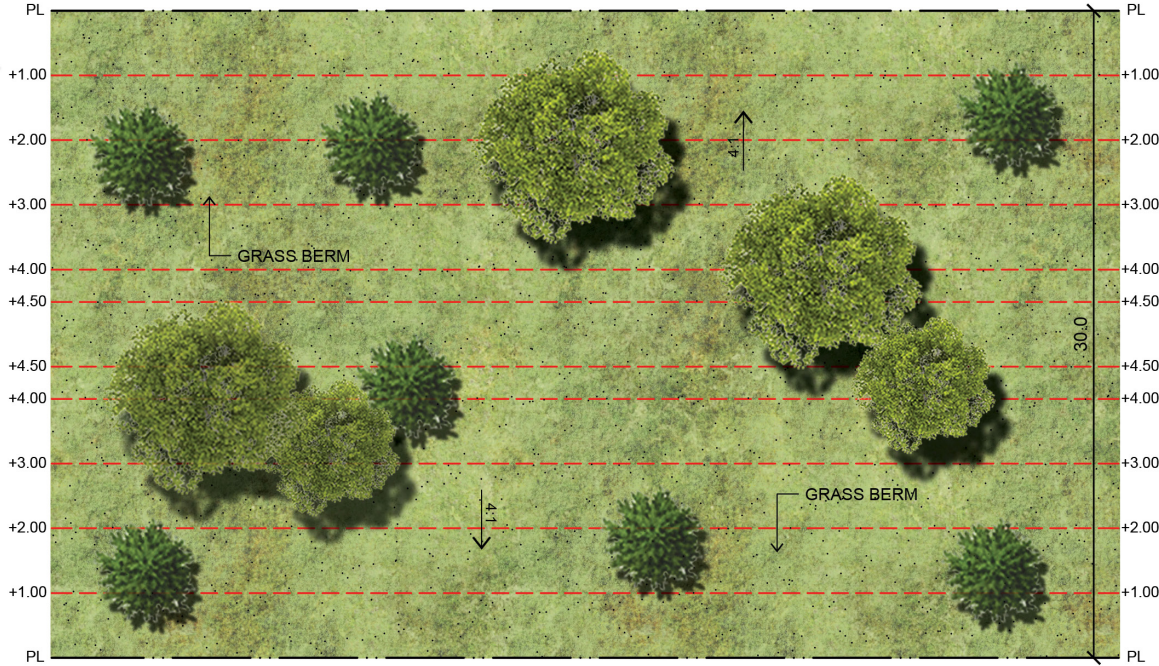
- a. Predicted sound levels at the boundaries of the subject site;
- b. A noise mitigation plan to reduce noise levels to the lowest practicable levels; and
- c. Where deemed necessary, based on the findings and recommendations of the noise assessment, a noise monitoring system.

(A.20) Noise mitigation may include the placement of higher noise emitting equipment towards the centre of the site and/or the strategic placement of buildings to limit the escape of excessive noise from the site.

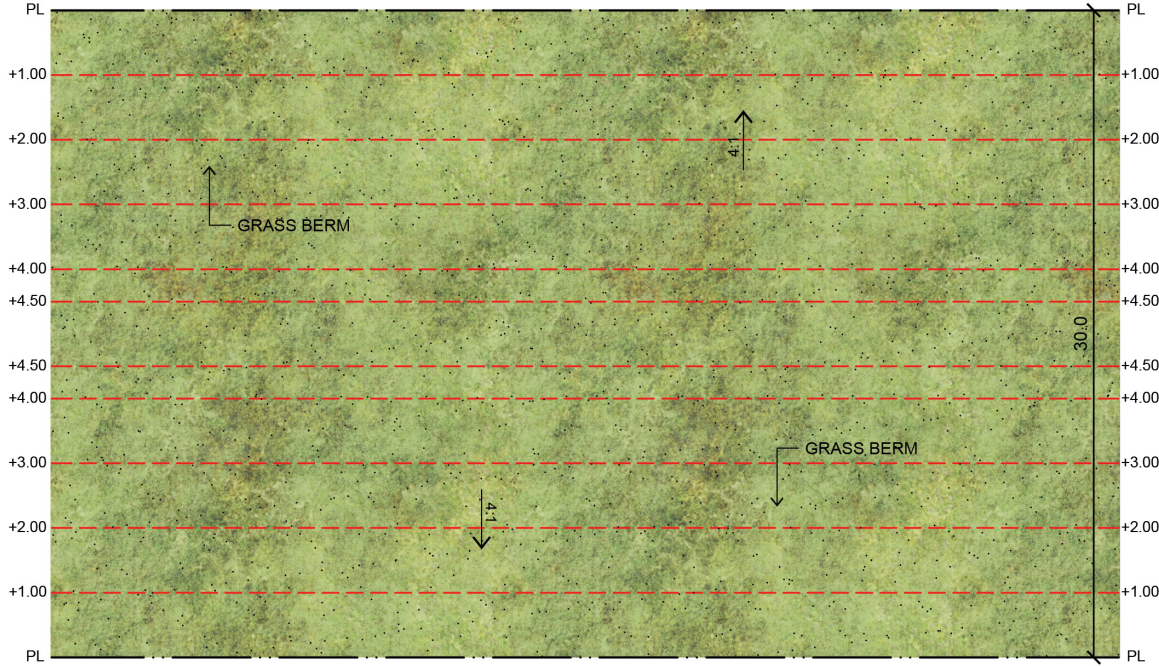


**Figure 1: Kinetikor ASP Land Use Districts**

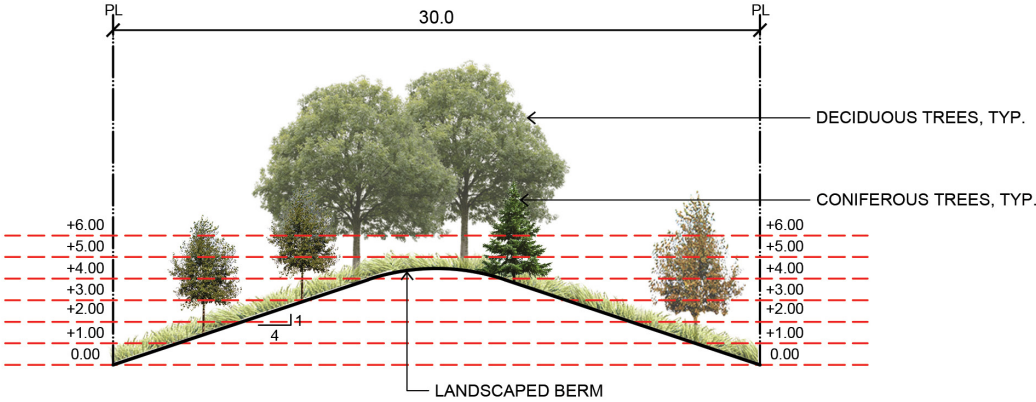




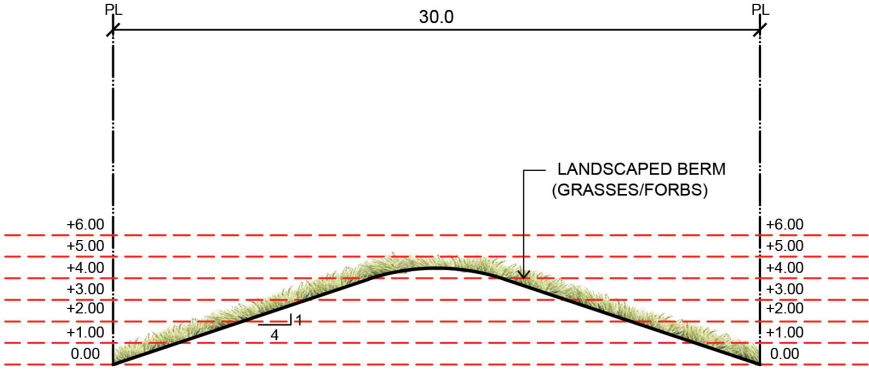
RESIDENTIAL INTERFACE - 30m LANDSCAPE BUFFER OPTION 1



RESIDENTIAL INTERFACE - 30m LANDSCAPE BUFFER OPTION 2



SECTION - 30m BUFFER



SECTION - 30m BUFFER

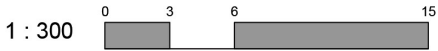
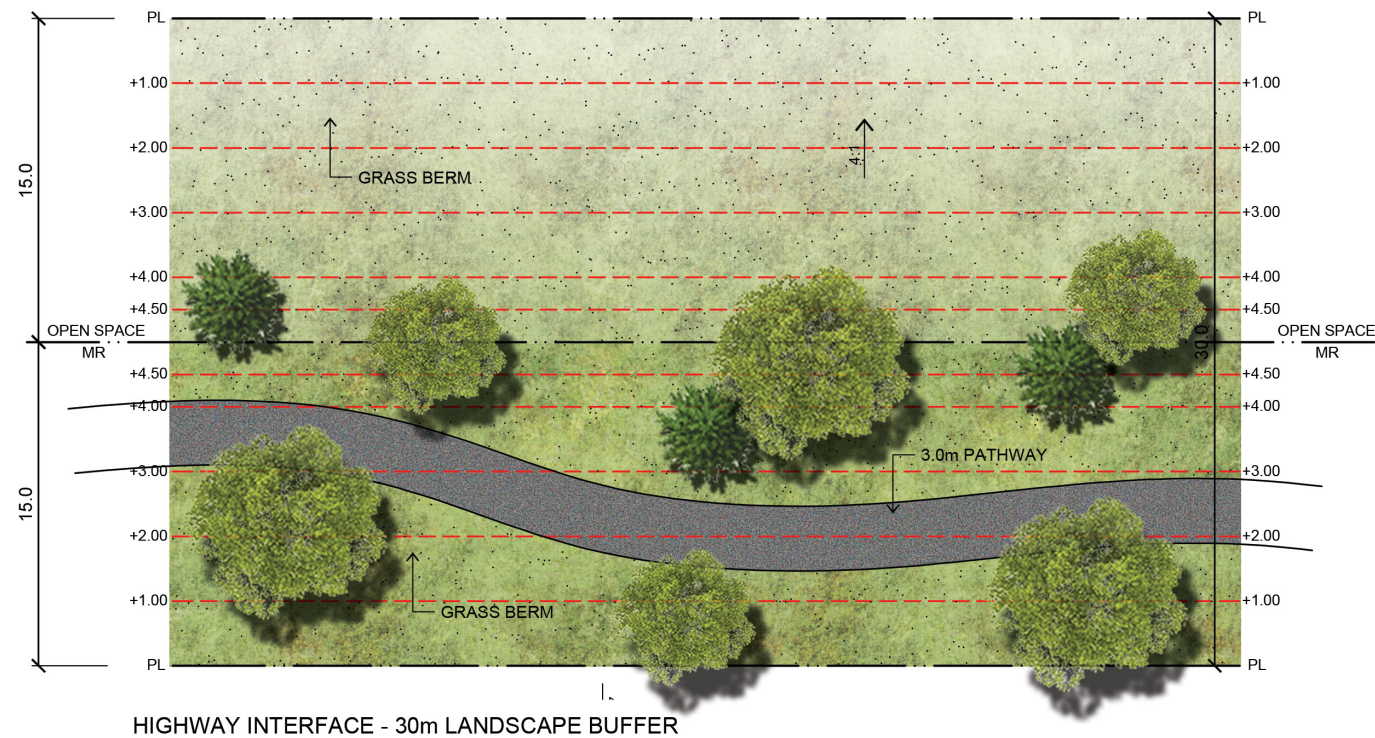
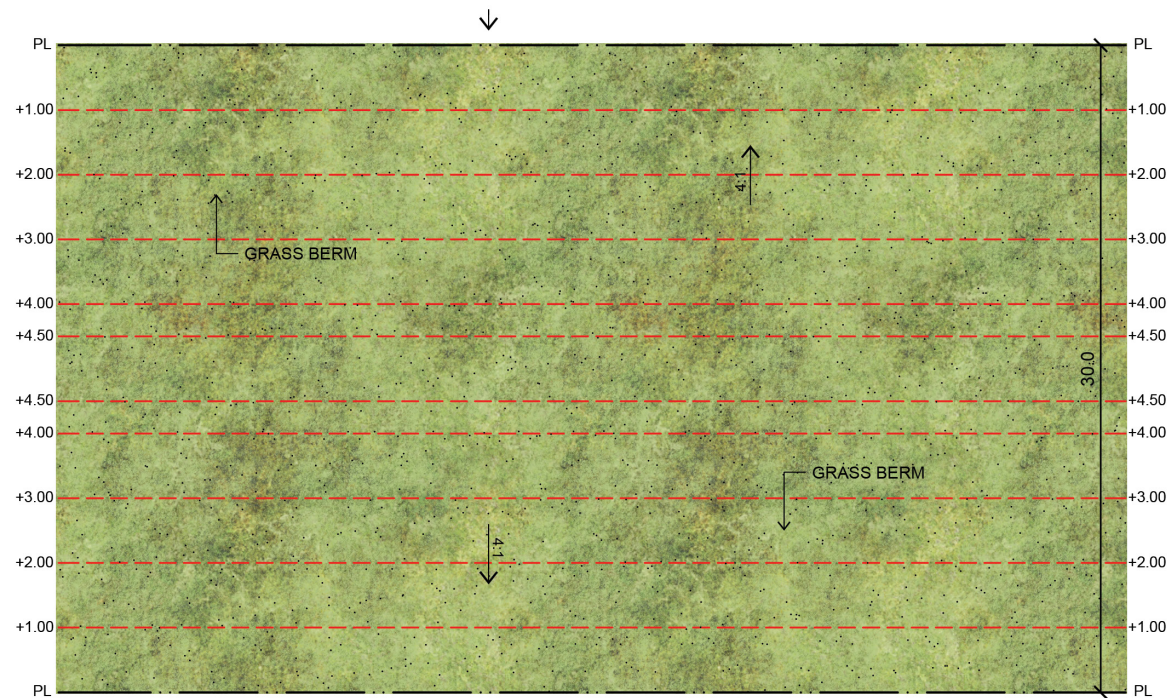


Figure 2: Landscape Buffer Cross- Sections  
Conceptual Plan

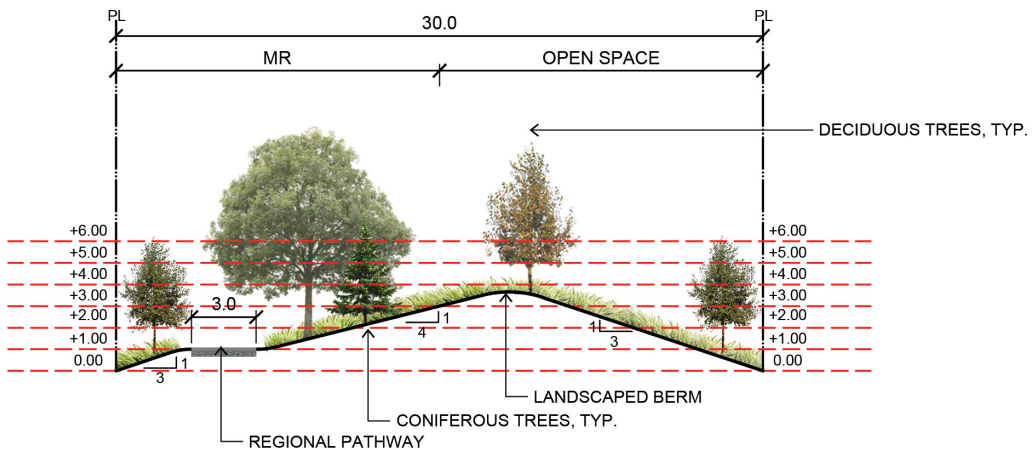




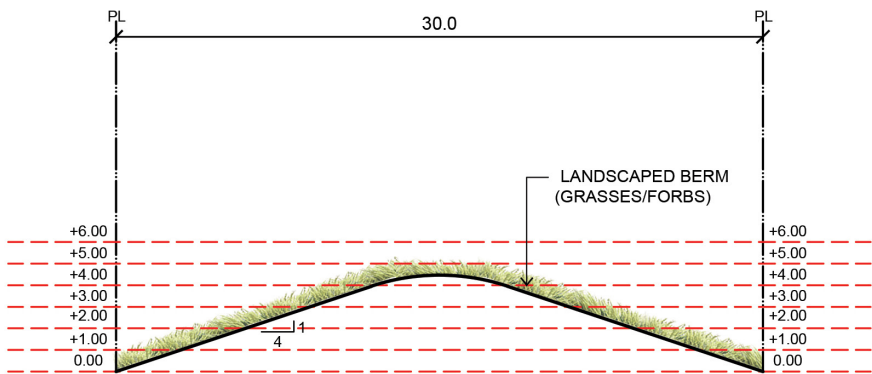
HIGHWAY INTERFACE - 30m LANDSCAPE BUFFER



AGRICULTURE INTERFACE - 30m LANDSCAPE BUFFER



SECTION - 30m BUFFER



SECTION - 30m BUFFER

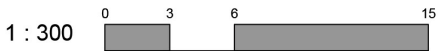


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