

Proposed Armada Gayford Data Center Direct Control Bylaw

1.0 DEFINITIONS

Words in this Schedule have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

1. **“Accessory Building”** means a detached building incidental to the approved principal use, with an individual building footprint not exceeding 200 m². It does not include residential accommodation or a stand-alone commercial use.
2. **“Containerized Data Processing Module”** means a transportable enclosure containing computing, electrical, cooling or related data-processing equipment used only as part of the approved principal use.
3. **“Data Processing Centre”** means a facility housing information-technology infrastructure for computing, data storage, management or processing, including associated operational and support infrastructure.
4. **“Integrated Power Generation and Data Processing Facility”** means the site-specific principal use consisting of natural-gas-fired reciprocating engine generators supplying electricity exclusively to on-site data-processing operations, together with data-processing modules, emission controls, dry cooling, electrical and gas equipment, and related infrastructure.
5. **“Installed Generation Capacity”** means the combined manufacturer-rated electrical output of all generating units installed at the facility, before deduction of auxiliary loads, including units held in standby.
6. **“Master Site Development Plan (MSDP)”** means the Armada Nowlit Gayford Master Site Development Plan accepted by Council, as amended and accepted by Council.

2.0 PURPOSE

- 2.1 The purpose of this Direct Control District is to accommodate a site-specific integrated natural-gas-fired power generation and data-processing facility, while retaining the balance of the agricultural parcel in agricultural use and controlling development scale, off-site impacts, and reclamation.

3.0 GENERAL REGULATIONS

- 3.1 Parts 1, 2, 3, 4, 5 and 8 of the Land Use Bylaw C-8000-2020 as amended, shall apply, unless otherwise specified in this Bylaw.
- 3.2 The Development Authority (County Administration) shall be solely responsible for the consideration and approval of Development Permits for the land subject to this Bylaw.
- 3.3 The Development Authority may refuse any Development Permit (DP) application, or may impose a condition on any Development Permit issued within the Direct Control District that restricts or prevents development from being commenced, unless and until a Master Services Agreement is in place, or unless adequate servicing is in place, at the sole discretion of the Development Authority.
- 3.4 Notwithstanding provisions stated elsewhere in this Bylaw, Development Authority may issue a Development Permit for Stripping and Grading for the subject land, prior to the release of a Development Permit for the development. The application shall include a grading plan, sediment and erosion control plan, and interim stormwater management plan, to satisfaction of the County. The approval shall not contradict the final stormwater management plan and does not include installation of underground services, gravel or paving.

4.0 DISCRETIONARY USES

4.1 The following Discretionary Uses may be considered:

- Integrated Power Generation and Data Processing Facility;
- Accessory Buildings, not exceeding 200 m² each;
- Containerized Data Processing Modules ancillary to an approved principal use;
- Noise Attenuation Structures ancillary to an approved principal use. All other uses are prohibited, including residential accommodation, retail sales, public assembly, stand-alone offices, unrelated industrial activities, unrelated outdoor storage, stand-alone cryptocurrency mining and power-export infrastructure.

4.2 Uses not listed in Section 4.1 are prohibited. Any additional use requires an amendment to this Bylaw. The DC Plan Area shall not be subdivided.

4.3 The total installed generation capacity shall not exceed 18 MW, including all primary and standby generating units.

4.4 Electricity generated on-site shall be used exclusively by the approved development. Connection to or export of electricity onto, the Alberta Interconnected Electric System or any external distribution system is prohibited. Natural gas shall be supplied by pipeline, and routine trucked fuel supply is prohibited.

4.5 The Development Permit shall identify the approved site layout, equipment, generating capacity, module locations, stack configuration, and operating characteristics. Any material change to the approved development may require an amendment to the Development Permit and supporting technical studies.

1.0 DEVELOPMENT STANDARDS

1.1 Maximum Heights

- Principal Buildings and Structures: 10.5 m
- Containerized Data Processing Modules: 3.5 m and shall be installed at grade on an engineered base.
- Security Fencing: 2.8 m
- Emission stacks: as approved through the Development Permit and supported by applicable provincial approvals and accepted technical studies.

1.2 Maximum Site Coverage

- Shall not exceed 70% of the DC Plan Area.
- Site coverage includes the combined footprint of all buildings, generator enclosures, data-processing modules, and fixed above-grade equipment and structures.
- Driveways, parking areas, landscaping, gravel yards, and perimeter fencing are excluded from site coverage calculations.

1.3 Minimum Setbacks

- Principal Buildings and Structures: 15.0 m from the DC Plan Area boundary, unless otherwise approved pursuant to Section 5.7. Where other applicable approval or regulation requires a greater setback, the greater setback shall apply.
- Fences, gates, approved access routes, underground utilities, landscaping, berms, drainage works, and noise attenuation structures may be located within a required setback where approved by the Development Authority.
- Parking, loading, and outdoor storage are prohibited within required setbacks.

1.4 Required Clearances

- The development shall maintain all applicable road, pipeline, well-site, utility, environmental, building code, and fire protection clearances.

1.5 Variances

- The Development Authority may vary the maximum height or minimum setback requirements by up to 10%, where supported by technical information and where the variance would not adversely affect adjacent land uses, agricultural operations, public safety, access, or utility rights-of-way.

6.0 ACCESS, PARKING AND SERVICING

- 6.1 Access shall be provided via the existing County approach from Range Road 252 and the shared private access road. The Applicant shall secure and maintain legal access rights, including emergency access, for the life of the development. No additional County approach shall be permitted.
- 6.2 Internal roads, parking areas, loading areas, and emergency access routes shall be designed, constructed, and maintained in accordance with County Servicing Standards, Fire Services requirements, and the Land Use Bylaw. All parking, loading, and turnaround areas shall be located within the DC Plan area and shall not encroach into required setbacks or emergency access routes.
- 6.3 Construction traffic, hauling activities, and utility crossings shall comply with all applicable permits, agreements, approved haul routes, and County requirements.
- 6.4 The facility shall utilize closed-loop dry cooling. Cooling towers, process-water withdrawals, and routine process-wastewater discharges are prohibited. Water, wastewater, and sanitary servicing shall be designed and operated in accordance with an approved servicing plan and County Servicing Standards.
- 6.5 Grading, stormwater management, erosion control, foundations, equipment pads, access roads, and underground services shall be designed and constructed in accordance with approved engineering and geotechnical reports. Post-development drainage shall not adversely affect adjacent lands or infrastructure, and post-development runoff rates shall not exceed pre-development conditions.

7.0 LANDSCAPING, LIGHTING AND SITE MANAGEMENT

- 7.1 A minimum of 10% of the development area shall be landscaped. Landscaping and screening shall be provided around the entire perimeter of the development area, with enhanced screening along boundaries facing residential properties.
- 7.2 A landscaping plan shall identify plant species, quantities, sizes, spacing, and maintenance requirements.
- 7.3 Landscaping and screening shall be maintained by the Applicant for the life of the development. Dead or diseased vegetation shall be replaced during the next suitable planting season. Stockpiles shall not obstruct drainage, utilities, emergency access, or sightlines.
- 7.4 Exterior lighting shall comply with the Land Use Bylaw. Fixtures shall be shielded and directed downward and inward to minimize glare and light spill. Lighting shall be limited to operational, maintenance, security, and emergency purposes, with controls used to reduce unnecessary illumination.
- 7.5 The development area shall be secured with fencing and gates acceptable to the Development Authority. Galvanized chain-link fencing shall not be used unless supplemented with landscaping or approved screening treatments. Buildings, equipment enclosures, and noise barriers shall be maintained in good repair.
- 7.6 Required identification, hazard, and emergency contact signage shall be installed and maintained. Advertising unrelated to the development is prohibited. Operational activities, equipment, materials, and waste shall remain within the secured development area, except for approved access and utility works. Dust, debris, and weeds shall be controlled.

8.0 NOISE, EMISSIONS AND EMERGENCY RESPONSE

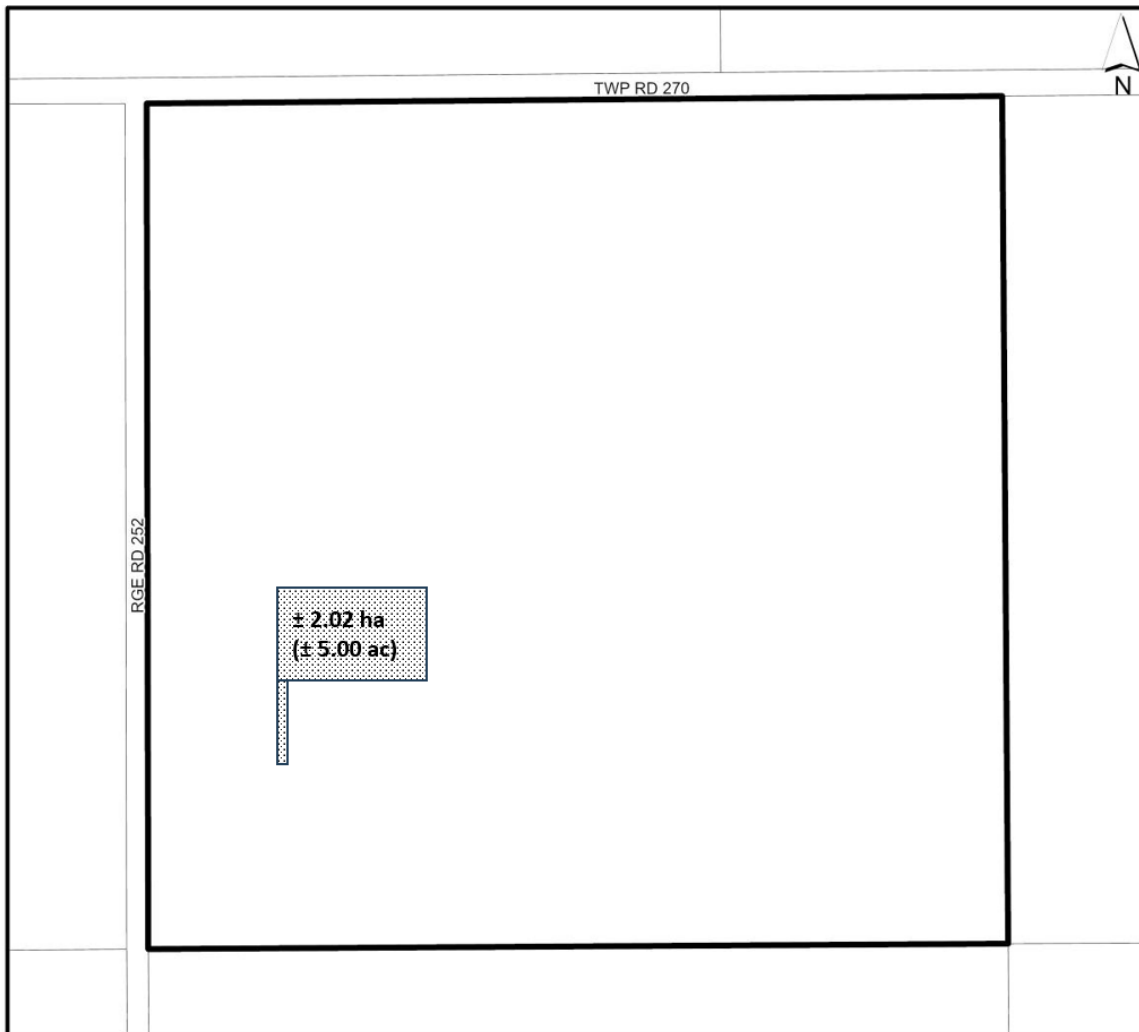
- 8.1 The development shall comply with all applicable provincial approvals, permits, regulations, and standards relating to noise, air emissions, environmental protection, monitoring, and reporting. Noise controls identified in the accepted assessment shall be installed and maintained.
- 8.2 The development shall implement and maintain all mitigation, monitoring, spill prevention, containment, waste management, and emergency response measures required by applicable provincial approvals and accepted technical studies.
- 8.3 Prior to operation, the Applicant shall coordinate emergency response procedures with County Fire Services and maintain compliance with all applicable fire protection, safety, and building code requirements.
- 8.4 The Applicant shall maintain records demonstrating compliance with this Schedule and applicable approvals and shall provide such records to the Development Authority upon request.

9.0 RECLAMATION

- 9.1 If operations cease for more than 24 consecutive months, the Applicant shall provide a status report to the Development Authority and, where permanent closure is proposed, implement an approved decommissioning and reclamation plan.
- 9.2 Upon permanent closure or abandonment, the Applicant shall decommission and reclaim the site to the satisfaction of the applicable authorities, including the removal of facilities and infrastructure, remediation of contaminated areas, and restoration of the site.
- 9.3 The Development Authority may require a decommissioning and reclamation cost estimate and financial security, in accordance with the Land Use Bylaw and County policy, to ensure completion of decommissioning and reclamation obligations. Any required security shall be maintained until the Development Authority is satisfied that all obligations have been fulfilled.

10.0 DEVELOPMENT PERMIT SUBMISSION

- 10.1 With submission of a development permit on the subject land, the following technical documents shall be submitted at the discretion of the Development Authority, which include but are not limited to:
 - Biophysical Impact Assessment
 - Landscape Plan
 - Glare Study / Mitigation Report
 - Noise Impact Assessment
 - Emergency Response Plan
 - Erosion and Sediment Control Plan
 - Stormwater Management Plan
 - Construction Management Plan
 - Decommissioning Plan
- 10.2 The Development Authority may request additional technical studies and supporting information, including but not limited to the Development Impact Statement and Analysis, completed by a qualified professional, to evaluate the impact of the proposal on adjacent sites from:
 - noise;
 - odour;
 - dust impacts;
 - lighting;
 - impacts and mitigation of the anticipated vapour/steam by-products; and
 - Any additional studies to identify safety, health and/or nuisance impacts.



Schedule 'A'

Bylaw C-8791-2026

Amendment

FROM

Agricultural, General District
(A-GEN)

TO

Direct Control District
(DC)



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