VULCAN COUNTY

Vulcan - Alberta

BYLAW 2026-007

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate Section 14-15-21 W4 and portions of the E½ 15-15-21 W4 containing approximately 350± ha (865± acres) as shown on Schedule 'A', from "Rural General - RG" to "Rural Industrial - RI".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to develop the parcel in accordance with the provisions of the Rural Industrial Land Use District.

THEREFORE under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

1. The Land Use District Map be amended to redesignate Section 14-15-21 W4 and portions of the E½ 15-15-21 W4 as shown on Schedule 'A' from "Rural General - RG" to "Rural Industrial - RI".

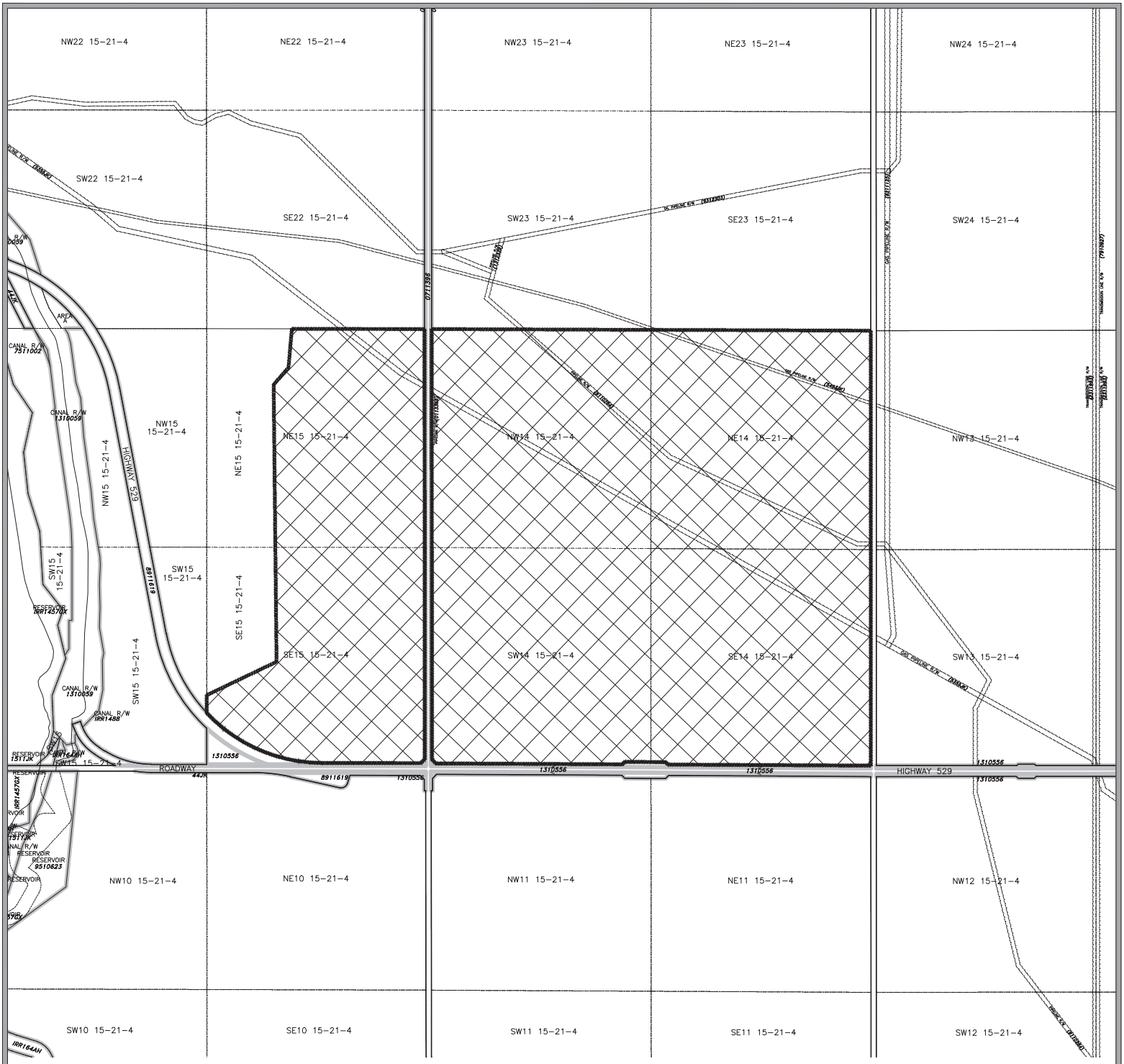
2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this _____ day of _____, 2026.
READ a second time on this _____ day of _____, 2026.
READ a third time and passed on this _____ day of _____, 2026.

_____
Jason Schneider, Reeve

_____
Nels Petersen, CAO



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Rural General RG

TO: Rural Industrial RI

SECTION 14 & PORTIONS OF E 1/2 SEC 15, TWP 15, RGE 21, W 4 M

MUNICIPALITY: VULCAN COUNTY

DATE: MARCH 3, 2026

Bylaw #: 2026-007

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 400 800 1200 1600

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

March 03, 2026 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County Section 14 & Portions of E15-15-21-4.dwg

Aerial Photo Date: 2024

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: Rural General RG

TO: Rural Industrial RI

SECTION 14 & PORTIONS OF E 1/2 SEC 15, TWP 15, RGE 21, W 4 M

MUNICIPALITY: VULCAN COUNTY

DATE: MARCH 3, 2026

Bylaw #: 2026-007

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102 Centre Street, Vulcan Alberta T0L 2B0
www.vulcancounty.ab.ca
Phone (403) 485-2241
Fax (403) 485-2920

FOR OFFICE USE ONLY
Form I
Application No. _____
Fees Submitted: $_____
Site Inspection: _____

APPLICATION FOR A LAND USE BYLAW AMENDMENT

APPLICANT: Palliser Grid **Telephone:** [redacted]

ADDRESS: [redacted] **Fax:** N/A

Email: [redacted] **Bus/Cell:** [redacted]

REGISTERED OWNER: Yetwood Farms **Telephone:** [redacted]

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____

OR: Quarter ALL Section 14 Township 15 Range 21 W 4 M

PROPOSED AMENDMENT:

From: Rural General (RG)

To: Rural Industrial (RI)

APPLICANT'S SUBMISSION: Please state your reasons for applying for this amendment and if applicable, supply details of future plans/development, complete with sketches that illustrate the proposal. Attaching separate sheets will be necessary.

Subject lands: Sec 14-15-21-W4M (entire section) and E 1/2 Sec 15-15-21-W4M (E15-15-21 W4). Rezone RG to RI for AI data centre campus.

AI training & inference hub for hyperscalers. Ultimate 2 GW, ~8,000,000 sq ft, 20–30 buildings (max ~12 m). Phase 1: 400 MW by end of 2027.

BESS 600 MW / 2,400 MWh Li-ion; diesel standby up to 400 MW; substation to 1005L; water via BRID (Travers). RR 212 access, 6 approaches.

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF: I/we agree to the collection and sharing of this information contained in this application, and any other information that may be required to verify and evaluate this application as explained above. I have submitted particulars concerning the completion of the proposed development and agree to comply in all respects with any conditions that may be attached to any development permit that is issued and with any other bylaws that are applicable. I am aware that I may be required to pay for all local improvement costs, which include drainage, sidewalks, road construction, street lighting, water and sewer main extensions, utility connection fees and installation costs at the present established rate.

I have read and understand the terms noted above and hereby apply for that described above and/or on the attached plans and specifications. I further certify that the registered owner(s) of the land described above is aware of this application.

DATE: 09/01/2026 **SIGNED:** [signature]

DATE: _____ **SIGNED:** _____

Applicant (s)

Please note that all information that you provide will be treated as public information in the course of the municipality's consideration of the development application pursuant to the MGA RSA 2000 Chapter M-26 and the Land Use Bylaw. By providing this information, you are deemed to consent to its public release. Information you provide will only be used for purposes related to the evaluation and consideration of the development application. Questions about information can be directed to the FOIPPA Coordinator, Box 180, Vulcan AB T0L 2B0, 403-485-3102.

I, Eric Steeves, hereby consent to the public release and disclosure of all information contained within the application and supporting documentation as part of the subdivision/development process.

Applicants Signature: [signature] Date Signed: 09/01/2026

Applicant Submission: Rezoning from Rural General to General Industrial

Travers AI Data Centre Campus, Vulcan County, Alberta

Draft updated using Travers master plan inputs | Date: 2026-01-21

Proposed designation and use of the property

Palliser Grid is applying to rezone the subject lands from Rural General (RG) to an Industrial designation (General Industrial intent) to enable development of a hyperscale capable AI data centre campus and supporting utility infrastructure. This submission is provided for rezoning review. Detailed site design, layout, and permit specific studies will be completed at the development permit stage and through applicable provincial and utility processes.

Project scale and development concept

- Site: Section 14 Township 15 Range 21 W4M, approximately 850 acres (approx 344 ha).
- Landowner: Yetwood Farms Ltd.
- Ultimate build out: up to 2,000 MW IT load (planning target).
- Built form: approximately 8,000,000 sq ft (approx 743,000 m2) across approximately 20 to 30 buildings.
- Maximum building height: approximately 12 m.
- Primary access: Range Road 212.

Phasing

Development is planned in four phases. Each phase is planned at up to 500 MW IT and includes four data halls plus supporting electrical and cooling infrastructure. Schedule is planning level and will be confirmed based on utility milestones and permitting outcomes.

Phase	Planned IT capacity	Indicative program
Phase 1	Up to 500 MW IT	4 data halls plus supporting electrical and cooling infrastructure
Phase 2	Up to 500 MW IT	4 data halls plus supporting electrical and cooling infrastructure
Phase 3	Up to 500 MW IT	4 data halls plus supporting electrical and cooling infrastructure
Phase 4	Up to 500 MW IT	4 data halls plus supporting electrical and cooling infrastructure
Ultimate	2,000 MW IT	Campus wide utilities and operations support facilities

Planning schedule: construction start targeted for Q2 2027 and initial in service targeted for Q2 2029.

Power, storage, and backup systems

- Electrical servicing is anticipated through AESO processes and a new on site high voltage substation. AltaLink has completed a Pre SASR assessment.
- The campus planning basis includes a 500 kV, 2 GW on site substation. Two independent feeds are intended. Final switching arrangement, interconnect scope, and voltage distribution are to be confirmed.
- Phase 1 includes on site battery energy storage planned at 2,400 MWh using lithium ion LFP technology with a planned 4 hour duty cycle. The BESS power rating and layout will be confirmed at detailed design.
- Diesel standby generation is intended for emergency use only and is planned to support full IT load. A 72 hour runtime is intended, supported by a planning assumption of 5 million litres of on site diesel storage. Generator capacity, emissions controls, noise controls, and fuel storage design will be confirmed at the development permit stage and through applicable approvals.

Suitability of the site for hyperscale data centres

Hyperscale AI data centres require large contiguous land, proximity to high voltage transmission, and reliable water resources. The subject lands are suitable for the proposed campus for the following reasons:

- Vast land base: approximately 850 acres (approx 344 ha) supports campus development, internal roads, setbacks, buffering, stormwater management features, and future expansion.
- Transmission and interconnect potential: the master plan includes an on site 500 kV substation with 2 GW capacity and two independent feeds intended, supporting staged growth and long term scalability.
- Water resources: water supply is planned from Travers Reservoir via BRID, subject to a water licence amendment and agreements. Wastewater is planned to be treated on site, with treated effluent planned for reuse in cooling to reduce raw water demand.
- Rural context: surrounding land use is predominantly agricultural, with the nearest residence approximately 1.5 miles (approx 2.4 km) to the north, supporting practical mitigation through site layout and buffering.
- Constraint screening: the site is described as not within a floodplain and as low wildfire risk and low seismic risk. These items will be confirmed through development permit stage studies.

Compatibility of the proposal with surrounding uses and zoning

- The surrounding area is predominantly rural and agricultural.
- The development concept will manage off site impacts through site layout, setbacks, buffering, lighting controls, and noise mitigation measures appropriate for cooling and electrical equipment.
- A nighttime noise target of 45 dBA at the nearest residence is an initial design objective. A formal noise impact assessment will be completed at the development permit stage to confirm applicable criteria and mitigation requirements.

Availability of facilities and services

- Electrical servicing is anticipated through a new on site substation and interconnection via AESO processes, subject to required utility approvals and agreements.
- Water servicing is anticipated through BRID from the Travers Reservoir, subject to required approvals and agreements including a water licence amendment.
- Wastewater servicing is anticipated through a private on site wastewater treatment plant. Treated effluent is planned for reuse in cooling. Blowdown and residuals management are to be confirmed through detailed design and regulatory coordination.
- Stormwater will be managed on site, including detention and retention features. A surface drainage evaluation will be completed at development permit stage.

Access and parking considerations

- Primary access is proposed from Range Road 212. Detailed approach design and permitting requirements will be confirmed at development permit stage.
- No off site road upgrades are currently anticipated for the rezoning submission. Traffic volumes, deliveries, and any required improvements will be confirmed through a traffic impact assessment at development permit stage.
- Construction workforce and traffic: peak staffing is anticipated to be approximately 1,000 workers, with peak truck movements estimated at up to 200 trucks per day during major civil works. Construction hours intent is 7:00 am to 7:00 pm.

This submission requests rezoning only. Detailed engineering design and site plan approval will be pursued through the development permit process and other applicable provincial and utility approvals.

End of submission

Travers AI Data Centre Campus

AI Data Centre Campus Master Plan

County submission package for rezoning and early agency coordination

Revision: Rev F

Date: January 20, 2026

Jurisdiction: Vulcan County, Alberta, Canada

Registered owner: Yetwood Farms Ltd.

Legal land description: Section 14 Township 15 Range 21 W4M

Rezoning area: Entire campus, 850 acres (approx 344 ha)

Important: This package supports land use approval and early agency coordination. It is not a construction document and does not replace detailed engineered design, stamped drawings, or permit specific studies.

Document Control

Document	Value
Document title	Travers AI Data Centre Campus Master Plan Package
Purpose	Land Use Bylaw Amendment submission support and concept master plan. Not for construction.
Jurisdiction	Vulcan County, Alberta, Canada
Revision	Rev F
Date	2026 01 20
Registered owner	Yetwood Farms Ltd.
Legal land description	Section 14 Township 15 Range 21 W4M
Rezoning boundary	Entire campus (approx 850 acres)
Site area	850 acres (approx 344 ha)

Scope

- Defines the proposed campus scale, phasing, and major infrastructure footprints at concept level.
- Identifies approvals and supporting studies to support the Land Use Bylaw Amendment and to set up downstream development permits.
- Provides county focused summary of key constraints, risks, and open decisions that affect land use, servicing, and community impacts.

Out of Scope

- Stamped civil, architectural, structural, and MEP permit drawings.
- Detailed electrical studies including load flow, short circuit, protection coordination, and arc flash.
- Final environmental studies and permit applications beyond the rezoning stage.

Table of Contents

1 Executive Summary

1.1 Approval request

- Rezoning request to change the land use designation from Rural General (RG) to an industrial district to enable a data processing operation and supporting utility infrastructure.
- Rezoning is requested for the entire campus boundary, approximately 850 acres.
- Ultimate campus build out is stated as 2,000 MW IT delivered in four phases of 500 MW IT each, with four data halls per phase.

1.2 What is proposed

- A phased AI data centre campus with high density compute halls and associated cooling plants, electrical distribution, and utility corridors.
- A 500 kV main substation on the rezoned lands, stated as 2 GW capacity, with two independent transmission feeds intended.
- Backup power intended as diesel generators for emergency use, stated as full IT load backup with 72 hour runtime, plus a Phase 1 BESS of 2,400 MWh.
- Water supply from Travers Reservoir and on site wastewater treatment, with treated effluent reused as cooling make up water.

1.3 Key parameters

Category	Parameter	Value	Source
Jurisdiction	County	Vulcan County, Alberta	Applicant
Approval	Application type	Land Use Bylaw Amendment (rezoning)	Applicant
Approval	Supporting processes	BRID water licence amendment. AltaLink pre SASR assessment. AESO SASR.	Applicant
Site	Current land use district	Rural General (RG)	Applicant and County LUB
Site	Proposed land use district	Industrial district (general industrial intent). Draft assumes Rural Industrial (RI) mapping. Confirm with County.	Applicant and County LUB
Site	Rezoning area	Entire campus (approx 850 acres)	Applicant
Site	Existing use	Agricultural	Applicant
Site	Legal land description	Section 14 Township 15 Range 21 W4M	Applicant
Site	Address or coordinates	TBC	Applicant
Access	Primary access	Range Road 212	Applicant
Campus	Ultimate IT load	2,000 MW IT	Applicant
Campus	Phasing	Phase 1: 500 MW. Phase 2: 500 MW. Phase 3: 500 MW. Phase 4: 500 MW.	Applicant
Campus	Data halls per phase	4	Applicant
Built form	Maximum building height	12 m (screening)	Applicant
Schedule	Construction start	Q2 2027	Applicant
Schedule	Phase 1 in service	Q2 2029	Applicant
Construction	Hours of work intent	7:00 am to 7:00 pm	Applicant
Construction	Peak workforce	1,000 people (screening)	Applicant
Operations	Operations headcount	200 people (screening)	Applicant
Construction	Peak truck movements	200 trucks per day (screening)	Applicant
Noise	Target at nearest residence	45 dBA nighttime	Applicant
Receptors	Nearest residence	1.5 miles north (approx 2.4 km)	Applicant
Hazards	Floodplain	Not in floodplain (screening)	Applicant
Hazards	Wildfire risk	Low (screening)	Applicant
Hazards	Seismic risk	Low (screening)	Applicant
Water	Water source	Travers Reservoir	Applicant
Water	Water strategy	BRID water licence amendment. WWTP with reuse in cooling.	Applicant
Electrical	Transmission strategy	500 kV, 2 GW substation on site. Two independent feeds intended.	Applicant
Electrical	Backup power	Diesel generators, emergency only. Full IT load backup intent. 72 h runtime. Diesel storage 5 million L (requires reconciliation).	Applicant
Energy storage	BESS	2,400 MWh, lithium ion LFP. 4 h duty for Phase 1.	Applicant

Source drawing	IT capacity shown on concept plan	1,220 MW IT	Source site plan
Source drawing	PUE target shown on concept plan	1.05 to 1.10	Source site plan
Source drawing	WUE target shown on concept plan	0.1 to 0.5 L per kWh	Source site plan

1.4 Source plan vs current program reconciliation

The concept site plan included with the original package includes several quantitative targets and capacities. The applicant has since provided updated program values, including an ultimate IT build out of 2,000 MW. The table below flags the main differences that should be reconciled before or during county review to avoid conflicting information.

Parameter	Source concept plan	Applicant program update	Action
Ultimate IT capacity	1220 MW IT	2,000 MW IT	Update site plan metrics and utility yard sizing to match 2,000 MW program.
Backup generation	650 MW (N+1) shown as backup gen block	Full IT load backup stated (2,000 MW IT) with 72 h runtime	Reconcile backup scope. If full IT load is required, generator yard and permitting scope increase materially.
Main substation	500 kV substation, 2 GW capacity. Step down 138 kV and 34.5 kV	500 kV substation on site, 2 GW, two independent feeds	Confirm staged build out and AUC and utility approvals pathway.
Medium voltage distribution	34.5 kV shown for MV blocks	Undecided	Confirm whether 34.5 kV remains the intended MV distribution standard.
PUE target	1.05 to 1.10	TBC for 2,000 MW program	Confirm target PUE boundary and provide climate basis of design.
WUE target	0.1 to 0.5 L per kWh	Reuse in cooling with on site WWTP	Provide water balance by phase and demonstrate how reuse supports WUE target.

1.5 Highest risk items to resolve early

- Backup power scope: full IT load backup for 2,000 MW with 72 hour runtime has major implications for generator count, air emissions, noise, land use, and diesel storage. Current stated diesel storage appears insufficient based on screening.
- Utility interconnect: transmission and 500 kV substation scope and schedule are long lead and can drive overall program critical path.
- Water licence and water balance: cooling water demand and discharge strategy must be quantified by phase, including how wastewater reuse reduces raw water demand and what happens to blowdown.

2 Approvals and Submission Path

2.1 Vulcan County land use bylaw amendment process

Vulcan County describes the Land Use Bylaw Amendment process as a bylaw process with first reading, a public hearing, and second and third reading. The County notes that the process usually takes about 6 to 8 weeks, depending on complexity and scheduling.

2.2 Approvals and permits matrix

Approval or permit	Authority	Scope and trigger	Status	Submission artefacts included or required
Land Use Bylaw Amendment (rezoning)	Vulcan County Council	Change land use district from Rural General (RG) to Rural Industrial (RI) or equivalent industrial district	Planned	This master plan package, concept site plan, rationale statement
Public hearing process	Vulcan County	Statutory public hearing as part of bylaw amendment process	Planned	Neighbour notification, presentation materials
Development Permit	Vulcan County Development Authority	Site specific development following rezoning	Future	Detailed site plan, elevations, servicing report, studies
Subdivision (if required)	Vulcan County	If parcel subdivision or road dedication required	TBC	Survey and subdivision application
Water licence amendment	BRID and Alberta Environment	Amendment to support industrial water supply from Travers Reservoir	Planned	Demand estimates, intake, treatment, return flows
AESO System Access Service Request (SASR)	AESO	Transmission system access for 500 kV interconnect, staged for 2,000 MW IT	In progress (pre SASR assessment)	SASR application, technical data, staging plan
Transmission facilities and interconnect approvals	AUC and utilities	Transmission line and substation approvals where applicable	TBC	Need identification, facility application, land agreements
Wastewater treatment approvals	Alberta Environment (EPEA and other applicable acts)	On site WWTP and effluent reuse in cooling	TBC	Design basis, effluent quality, reuse loop, residuals management
Air emissions approvals	Alberta Environment and other agencies	Diesel generator plant and fuel storage	TBC	Emissions inventory, dispersion modelling, operating profile
Fire marshal review	Local fire authority	Fire protection plan, hazardous materials, access, water supply	TBC	Fire protection plan, response access, water supply sizing

2.3 County requirements specific to data processing operations

Vulcan County Land Use Bylaw includes specific requirements for data processing operations, including a noise impact assessment, a fire protection plan, and written verification from the electrical service provider that projected consumption can be accommodated.

Requirement (Vulcan County Land Use Bylaw Section 43 Data Processing Operation)	Provided in this package	Notes

Total MW at full build out and key structures shown on concept site plan	Yes	Ultimate build out stated as 2,000 MW IT. Concept site plan includes substation, generator yard, BESS, cooling, ponds.
Noise impacts and noise compliance approach	Partial	Noise target stated at nearest residence. Detailed modelling and receptor category determination is TBC.
Grid verification letter from service provider confirming capacity	Planned	AltaLink pre SASR assessment referenced. AESO SASR path described. Written verification letter is a required attachment.
Fire protection plan	TBC	Fire protection plan outline included. Detailed stamped plan required for development permit and building permit stages.
Floor plans, elevations, and renderings of buildings and structures	TBC	Entitlement level massing only. Architectural set required for development permit.

3 Site and Context

3.1 Site identifiers

- Legal land description: Section 14 Township 15 Range 21 W4M.
- Registered owner: Yetwood Farms Ltd.
- Site area: 850 acres (approx 344 ha).
- Rezoning boundary: entire campus.
- Civic address and coordinates: TBC.

3.2 Existing land use and rezoning intent

The site is currently zoned Rural General (RG) and used for agricultural purposes. The rezoning request is intended to enable general industrial use for a data processing operation and associated utility infrastructure. This master plan assumes the Rural Industrial (RI) district is the closest fit under the current Vulcan County Land Use Bylaw; confirm the exact target industrial district with Vulcan County planning staff prior to submission.

3.3 Surrounding receptors

The nearest known residence is approximately 1.5 miles (approx 2.4 km) north of the site. The nearest school is approximately 8 miles (approx 12.9 km). The nearest hospital is approximately 25 miles (approx 40.2 km).

3.4 Hazards and constraints screening

- Floodplain: applicant indicates site is not in a floodplain.
- Wildfire: low risk (applicant).
- Seismic: low risk (applicant).
- Other known constraints: none stated (applicant).

4 Program and Phasing

4.1 Capacity roadmap

Phase	IT capacity	Data halls	Cooling plant	Electrical scope	Target milestone
Phase 1	500 MW IT	4 halls	1 cooling plant	Initial 500 kV substation build out, MV distribution, gensets for Phase 1, BESS 2400 MWh	In service Q2 2029
Phase 2	500 MW IT	4 halls	1 cooling plant	Substation expansion, MV distribution, gensets for Phase 2	TBC
Phase 3	500 MW IT	4 halls	1 cooling plant	Substation expansion, MV distribution, gensets for Phase 3	TBC
Phase 4	500 MW IT	4 halls	1 cooling plant	Substation expansion, MV distribution, gensets for Phase 4	TBC

4.2 Schedule and construction assumptions

- Target construction start: Q2 2027.
- Target Phase 1 in service: Q2 2029.
- Peak construction workforce: 1,000 people (screening).
- Operations headcount: 200 people (screening).
- Peak truck movements: 200 trucks per day (screening).
- Construction hours intent: 7:00 am to 7:00 pm.
- Maximum building height intent: 12 m (screening).

5 Civil, Access, and Servicing Concept

5.1 Access and circulation

- Primary access is planned from Range Road 212.
- Fire authority may require secondary emergency access routes within the campus. External secondary access requirements are TBC.
- A construction traffic management plan is required prior to major works and should include haul routes, signage, and safety controls.

5.2 Stormwater and grading

The concept site plan identifies stormwater pond areas. Detailed grading, drainage, and stormwater quality controls are required at development permit stage. A concept drainage report should demonstrate that post development runoff rates and quality controls meet County standards and do not impact adjacent lands.

5.3 Water supply, wastewater, and reuse

- Water supply is planned from Travers Reservoir, supported by a BRID water licence amendment.
- Wastewater is planned to be treated on site via a wastewater treatment plant (WWTP).
- Treated effluent is planned to be reused in the cooling system as make up water to reduce raw water demand.
- Blowdown, residuals management, and off spec discharge contingencies are TBC and must be confirmed with regulators.

6 Electrical System Concept

6.1 Utility strategy

- Transmission interconnect: 500 kV main substation located on the rezoned lands.
- Capacity: applicant states 2 GW. Source plan shows 2 GW and a step down to 138 kV and 34.5 kV.
- Two independent transmission feeds are intended (applicant).
- Grid process: AESO SASR supported by AltaLink pre SASR assessment.
- Medium voltage distribution: applicant indicates undecided. Source plan shows 34.5 kV. Confirm the standard and staging plan.

6.2 Redundancy and availability objective

The applicant has stated an availability target of 99.99999 percent uptime. This master plan treats this as a program objective and not a guaranteed outcome. Achieving this availability requires clear definition of the measurement boundary, failure model, maintenance strategy, and design redundancy at each layer of the electrical and mechanical systems.

6.3 Backup power and diesel storage screening

Backup power is stated as diesel generators intended to support full IT load, emergency only operation, with a minimum 72 hour runtime. The site includes 5 million litres of diesel storage. The table below is a screening check of runtime and required storage volume based on typical large generator fuel consumption ranges. Actual values must be confirmed with generator OEM data and the final backed up load definition.

Assumed diesel consumption	Runtime at 2,000 MW IT using 5,000,000 L	Required volume for 72 h at 2,000 MW IT	Comment
0.24 L per kWh (screening)	10.4 h	34.6 million L	Compare to applicant stated 5.0 million L
0.25 L per kWh (screening)	10.0 h	36.0 million L	Compare to applicant stated 5.0 million L
0.28 L per kWh (screening)	8.9 h	40.3 million L	Compare to applicant stated 5.0 million L
0.30 L per kWh (screening)	8.3 h	43.2 million L	Compare to applicant stated 5.0 million L

If full IT load backup and 72 hour runtime remain requirements, a substantially larger fuel storage and refuelling plan will be required. This has major implications for land area, hazardous materials management, spill containment, truck traffic, and air permitting.

6.4 Battery energy storage system

A BESS is planned in Phase 1. The applicant has provided energy capacity, chemistry, and a Phase 1 four hour duty statement. Power rating, siting, and safety details are to be confirmed.

Parameter	Value	Notes
Technology	Lithium ion, LFP	Applicant provided
Energy capacity	2,400 MWh	Applicant provided
Intended duty	4 h duration for Phase 1	Applicant provided

Implied discharge power (derived)	600 MW	Derived from energy and duration. Confirm inverter rating, usable capacity, and operating constraints.
Siting and safety	TBC	Require separation distances, fire suppression, emergency response plan, and code compliance review.

7 Mechanical, Cooling, and Water Concept

7.1 Cooling architecture

- Cooling strategy is hybrid with direct to chip liquid cooling at the IT level.
- Heat rejection is planned using hybrid coolers.
- Facility level cooling water loop architecture, containment approach, and controls strategy are TBC and must align to the rack density envelope and operational stability requirements.

7.2 PUE and WUE targets

The source concept plan indicates a PUE target of 1.05 to 1.10 and a WUE target of 0.1 to 0.5 L per kWh. The applicant program has since evolved to 2,000 MW IT with wastewater reuse in cooling. At development permit stage, confirm the measurement boundary for PUE and WUE, provide a climate basis of design, and issue a water balance by phase that demonstrates how reuse supports WUE performance.

7.3 Water reuse integration

Wastewater reuse in cooling can reduce raw water demand but requires clear effluent quality targets, monitoring, and contingencies. Include a conceptual block diagram of the reuse loop at the next submission stage, including treatment, storage, distribution, and blowdown management.

8 Network and Security Concept

8.1 Network

- Carrier strategy and fibre entry points are TBC.
- Plan for two diverse fibre routes and physically separate entry corridors to reduce common mode failure.
- Define meet me room location, pathway diversity, and security zones in the development permit package.

8.2 Physical security

- Perimeter fencing, vehicle barriers, gatehouse, access control, and CCTV design are TBC.
- Define security zoning and visitor control at the next submission stage.

9 Fire, Life Safety, and Hazardous Materials

9.1 Fire marshal coordination checklist

[ ] Confirm fire authority and required fire flow criteria.

[ ] Confirm fire access roads, turning radii, and emergency staging areas.

[ ] Confirm hydrant spacing and water supply source. Public system vs on site storage tank and fire pumps.

[ ] Confirm diesel storage tank design, secondary containment, and spill response plan.

[ ] Confirm BESS safety strategy, separation distances, and emergency response procedures.

[ ] Confirm hazardous materials list including water treatment chemicals and battery related hazards.

9.2 Noise target and county noise compliance limits

The applicant target is 45 dBA nighttime at the nearest residence. Vulcan County Land Use Bylaw provides noise compliance limits for data processing operations based on dwelling density per quarter section and proximity to transportation corridors. The table below summarizes the County limits. Determine the applicable category and dwelling density for the nearest receptor area, then complete a qualified noise impact assessment and propose mitigation as required.

Noise compliance limits (dB) for data processing operations	1 to 8 dwellings	9 to 160 dwellings	> 160 dwellings
Category 1 day	50	53	56
Category 1 night	40	43	46
Category 2 day	55	58	61
Category 2 night	45	48	51
Category 3 day	60	63	66
Category 3 night	50	53	56

Category definitions in the bylaw depend on distance to heavily travelled roads or rail lines and whether frequent aircraft flyovers are present. These category inputs are TBC for this project and must be confirmed during the noise study.

10 Construction Management Summary

10.1 Construction traffic and logistics

- Peak workforce of 1,000 and peak 200 truck movements per day are screening values and must be refined by phase.
- Prepare a construction traffic management plan including haul route confirmation, temporary signage, dust control, and road maintenance commitments.
- Define laydown areas, worker parking, and delivery staging inside the site boundary to reduce off site impacts.

10.2 Construction hours and noise control

Construction hours intent is 7:00 am to 7:00 pm. Confirm any County restrictions and add commitments for noise, dust, and lighting control at the development permit stage.

11 Standards and Compliance Alignment

11.1 Compliance approach

- This package does not claim certification. It recommends alignment targets to support safe and operable design.
- Thermal guidance alignment: ASHRAE data centre thermal guidelines for air cooled equipment, plus vendor guidance for direct to chip liquid cooling.
- Security alignment: NIST style controls and ISO 27001 style information security management as applicable to the operator.
- Availability planning: define redundancy intent using clear failure scenarios rather than only labels such as N plus 1.

12 Risks, Decisions, and Next Actions

12.1 Risk register

ID	Risk	Likelihood	Impact	Mitigation and next action	Status
R1	Backup power scope (full IT load) drives very large generator capacity, emissions, and fuel storage. Current fuel volume appears insufficient for 72 h at 2,000 MW IT (screening).	High	High	Confirm backed up load definition and per phase strategy. Update generator sizing, fuel storage, and delivery plan. Begin air and noise permitting screening early.	Open
R2	Utility interconnect schedule and scope for 500 kV, two independent feeds. Long lead for transmission and substation works.	High	High	Maintain AESO SASR program with staged milestones per phase. Obtain written capacity verification as required by county bylaw.	In progress
R3	Water licence amendment timing and yield for Travers Reservoir supply. Cooling architecture water demand not yet quantified.	Medium	High	Create water balance by phase including make up, reuse, and blowdown. Engage BRID and regulators early. Define drought mitigation strategy.	Open
R4	Wastewater treatment and reuse in cooling requires clear effluent quality targets and residuals management. Regulatory approvals are not yet defined.	Medium	Medium	Define WWTP process, reuse loop, and blowdown route. Confirm Alberta approvals pathway and monitoring requirements.	Open
R5	Noise compliance at nearest residence target 45 dBA nighttime requires modelling and mitigation design (fans, coolers, gensets).	Medium	Medium	Complete baseline noise survey and predictive modelling for construction and operations. Include noise mitigation features in early design.	Open
R6	BESS safety, fire response, and hazardous materials planning for 2,400 MWh LFP system.	Medium	High	Define container layout, separation distances, fire suppression, and emergency response plan. Coordinate with fire authority.	Open

12.2 Decision log

ID	Decision required	Current position	Due	Status
D1	Confirm the exact target industrial land use district code under Vulcan County Land Use Bylaw (RI vs VIP vs DC) for this rezoning.	Applicant intent: General Industrial. Draft assumes Rural Industrial (RI) mapping. Confirm with County planning staff.	Before application submittal	Open
D2	Confirm MV distribution voltage and topology (radial, ring, etc).	Undecided	Concept design	Open
D3	Confirm backup power architecture: generator capacity per phase, electrical distribution, and testing philosophy.	Full IT load stated. Generator MW and configuration TBC.	Concept design	Open
D4	Confirm cooling make up and blowdown management approach with wastewater reuse loop.	Reuse in cooling stated. Blowdown route and treatment TBC.	Concept design	Open
D5	Confirm BESS scope beyond Phase 1 and confirm inverter power rating and protection scheme.	BESS 2,400 MWh for Phase 1, 4 h duty. Future phases TBC.	Concept design	Open

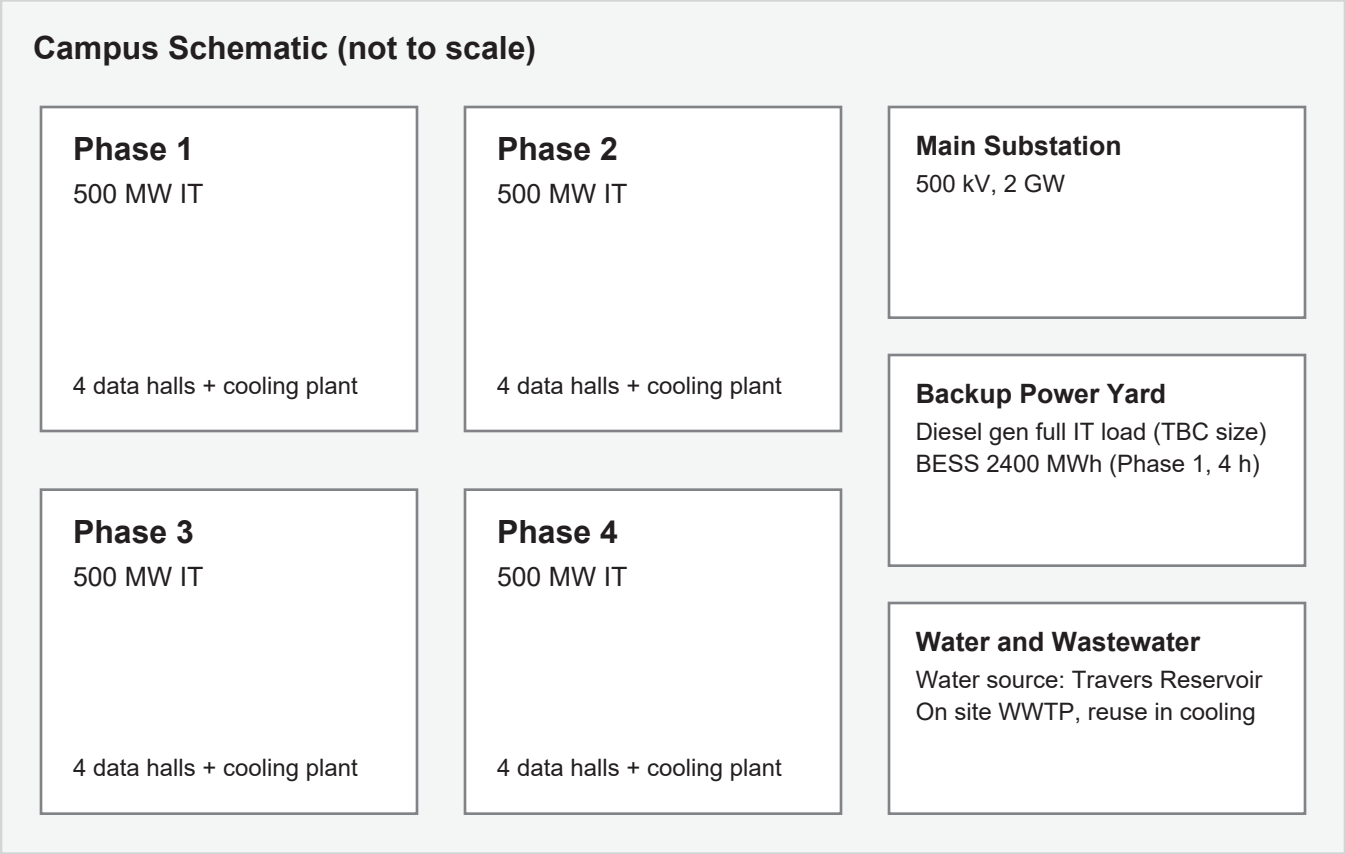
12.3 Next actions for a complete submission package

- Confirm the target industrial land use district mapping in the Vulcan County Land Use Bylaw (Rural Industrial or other district) for this rezoning.
- Provide a concept site plan update that reflects the 2,000 MW ultimate program and reconciles the source plan values such as 1,220 MW, 650 MW backup gen block, and the PUE and WUE targets.
- Obtain written electrical capacity verification and include as an attachment, consistent with County requirements for data processing operations.
- Develop a water balance and wastewater reuse diagram by phase including make up, reuse, blowdown, and contingency discharge route.
- Complete screening air emissions and noise modelling for full build out and Phase 1 to support public hearing questions and mitigation commitments.

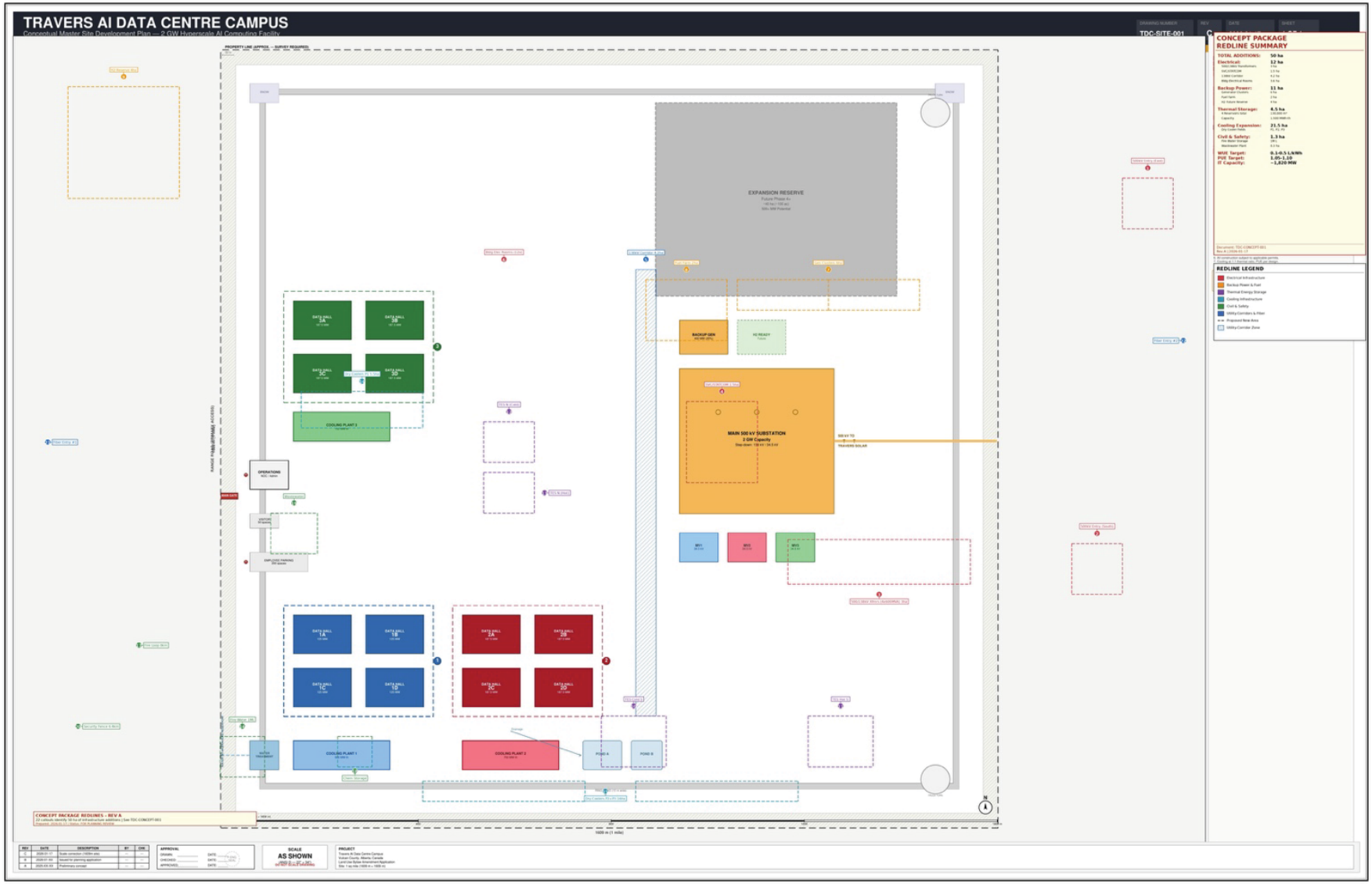
13 Figures and Appendices

13.1 Campus schematic

The schematic below is a simplified representation to communicate phasing and major utility blocks. It is not to scale and does not replace engineered site planning.

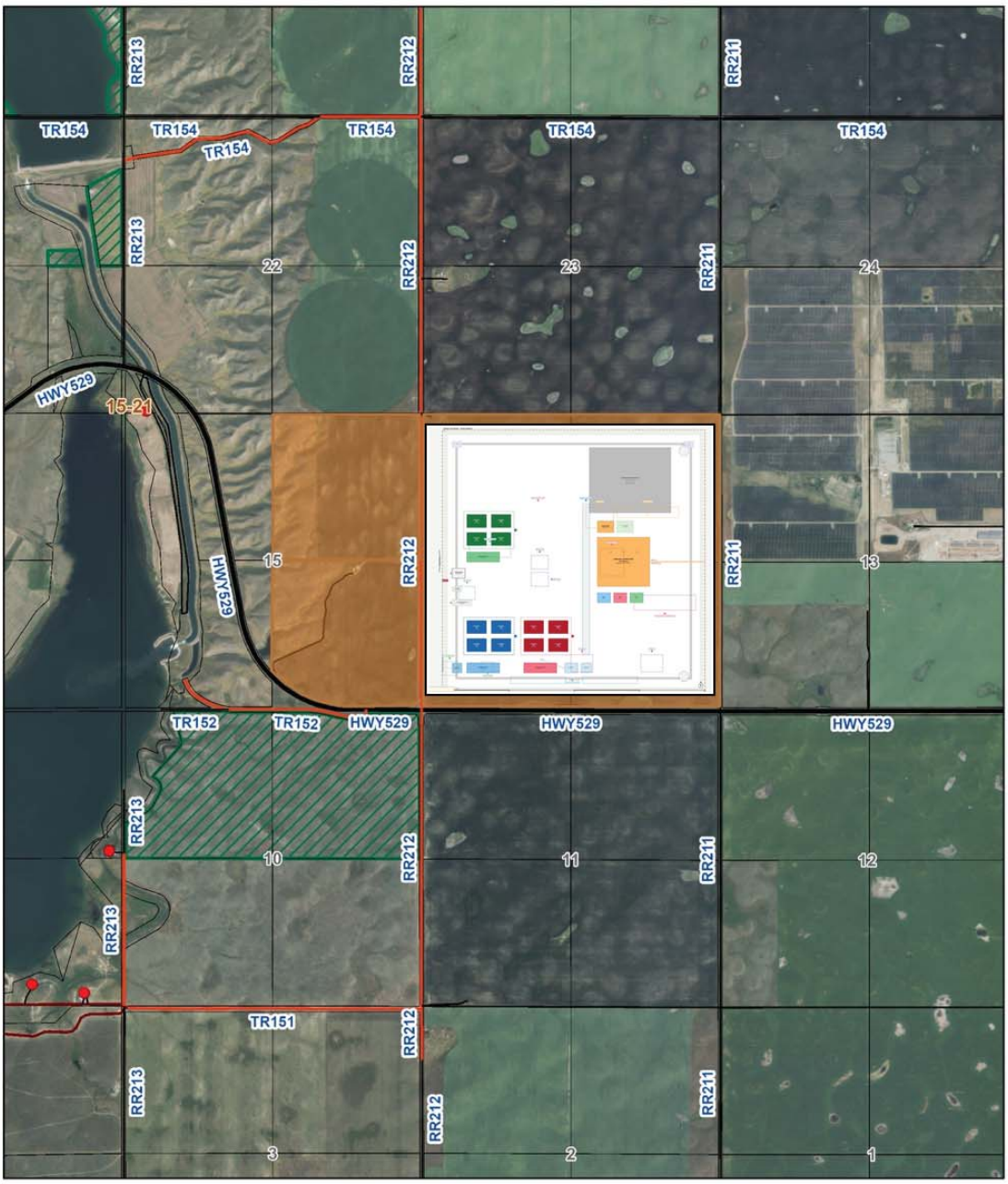


Appendix A Source Site Plan (provided)



Appendix A Proposed Rezone Map with Source Site Plan Fit (Section 14)

Proposed Rezone



Appendix B County Application Attachment Checklist

This checklist is structured to support a completeness review for a Land Use Bylaw Amendment and subsequent development permit. Items marked TBC are not available from the current inputs.

[ ] Vulcan County application form for Land Use Bylaw Amendment completed and signed.

[ ] Application fee payment confirmation.

[ ] Legal land description and land title or parcel identification documents.

[ ] Owner authorization letter if applicant differs from registered owner.

[ ] Concept site plan showing property boundaries, access, building footprints, utilities, phasing, and all energy generation structures.

[ ] Statement of rationale and planning justification for rezoning to industrial use.

[ ] Written verification from the electrical service provider that projected consumption can be accommodated (required for data processing operations).

[ ] Noise impact assessment completed by a qualified professional and a noise mitigation summary.

[ ] Fire protection plan outline, including fire access, water supply, and hazardous materials summary.

[ ] Servicing and stormwater concept report.

Appendix C References

• Vulcan County Land Use Bylaw No. 2020-028, consolidated to Bylaw 2025-027 (July 2025).

• Vulcan County. Land Use Bylaw Amendment process information page (accessed January 2026).

• AESO. System Access Service Request (SASR) Guide (November 2025) and related connection process materials.

• Applicant provided concept site plan and program inputs (January 2026).

Palliser Grid Community Benefit Agreement (Draft)

1. Purpose

This Community Benefit Agreement (CBA) establishes the **Palliser Grid Community Fund** (the "Fund") to ensure long-term, predictable, and transparent community benefits tied directly to the construction and operation of energy generation, energy storage, and AI data centre infrastructure developed by Palliser Grid Ltd.

The Fund is designed to scale with physical infrastructure, not profitability, and to provide durable financial support to the surrounding communities for infrastructure, services, and quality-of-life improvements.

---

2. Annual Contribution Structure

Palliser Grid shall make annual contributions to the Fund based on installed and operational capacity, calculated as follows:

2.1 Power Generation Assets

- **$750 per megawatt (MW)** of installed power generation capacity
- Payable annually for the operational life of the asset

2.2 AI Data Centre Capacity

- **$1,000 per megawatt (MW)** of installed AI data centre capacity
- Payable annually for **15 years** from the date of commercial operation

2.3 Energy Storage Assets

- **$150 per megawatt-hour (MWh)** of installed energy storage capacity
- Payable annually for the operational life of the asset

---

3. CPI Escalator

All contribution rates set out in Section 2 shall be subject to a **Consumer Price Index (CPI) escalator of 2%**, applied as follows:

- The escalator shall take effect **once every five (5) years**, cumulative
- The first escalation shall occur on the **fifth anniversary** of the initial commercial operation date of the first qualifying asset

- Each subsequent escalation shall apply every five (5) years thereafter

Escalated rates shall apply prospectively and shall not be applied retroactively.

---

4. Example Capacity Scenario (Illustrative)

Assuming: - 1,000 MW of AI data centre capacity - 2,000 MW of power generation capacity - 5,000 MWh (5 GWh) of energy storage capacity

Annual Contributions (Years 1–15)

- Power generation: $1,500,000
- AI data centre: $1,000,000
- Energy storage: $750,000

Total annual contribution: $3,250,000

Annual Contributions (Year 16 onward)

- Power generation: $1,500,000
- Energy storage: $750,000

Total annual contribution: $2,250,000

All amounts subject to CPI escalation as described in Section 3.

---

5. Community Committee Governance

5.1 Committee Formation

A **Community Fund Committee** shall be established to oversee allocation and use of Fund proceeds.

The Committee shall consist of **five (5) voting members**, appointed as follows:

- **Two (2) members** representing the Lomond area community
- **One (1) member** representing the SABC
- **One (1) member** representing Little Bow Resort
- **One (1) member** appointed by Palliser Grid Ltd.

5.2 Committee Responsibilities

The Committee shall: - Establish annual funding priorities - Review and approve eligible projects - Ensure funds are used for community benefit purposes - Maintain transparency and accountability through annual reporting

5.3 Decision-Making

- Decisions shall be made by majority vote
- Quorum shall require at least four (4) members present

---

6. Eligible Uses of the Fund

Eligible uses may include, but are not limited to: - Municipal and rural road improvements - Fire protection and emergency services - Water infrastructure and storage - Community facilities and recreation - Housing-related infrastructure - Environmental stewardship and land management - Education, training, and workforce development

---

7. Transparency and Reporting

Palliser Grid shall provide: - Annual calculation of contributions - Confirmation of CPI adjustments when applicable - Public summary of funded projects

An annual report shall be made available to participating communities.

---

8. Term and Amendments

This Agreement shall remain in effect for the operational life of the qualifying assets.

Amendments may only be made by written agreement between Palliser Grid and the Community Fund Committee, provided that no amendment shall reduce existing contribution obligations without unanimous committee consent.

---

9. Non-Substitution Clause

Contributions to the Fund are intended to be **incremental community benefits** and shall not replace or offset municipal taxes, levies, or other statutory obligations.

Draft for discussion purposes only. Final terms subject to legal review.

Land Use Map 2026

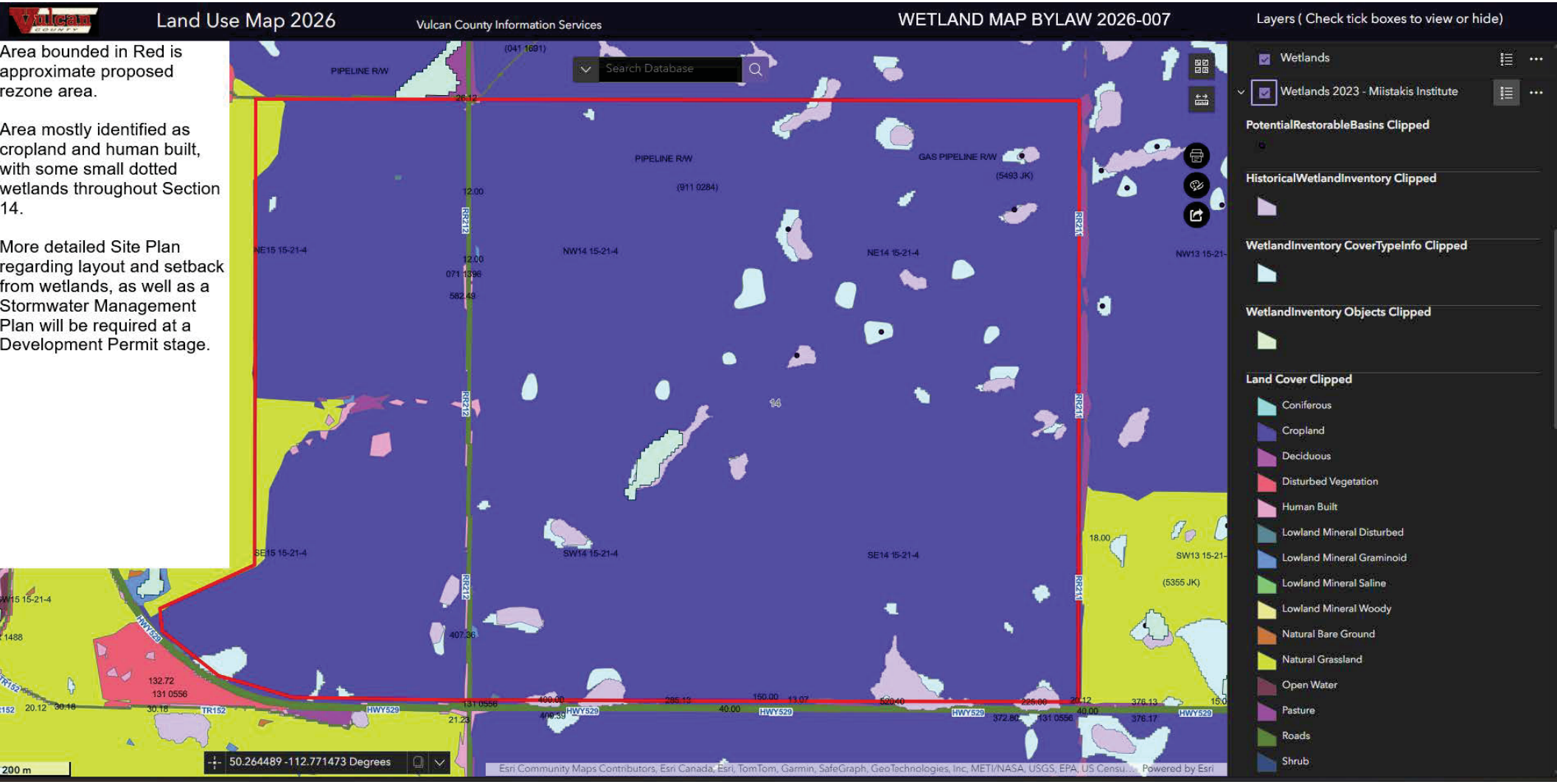
Vulcan County Information Services

WETLAND MAP BYLAW 2026-007

Area bounded in Red is approximate proposed rezone area.

Area mostly identified as cropland and human built, with some small dotted wetlands throughout Section 14.

More detailed Site Plan regarding layout and setback from wetlands, as well as a Stormwater Management Plan will be required at a Development Permit stage.



Layers (Check tick boxes to view or hide)

- Wetlands
- Wetlands 2023 - Miistakis Institute

PotentialRestorableBasins Clipped

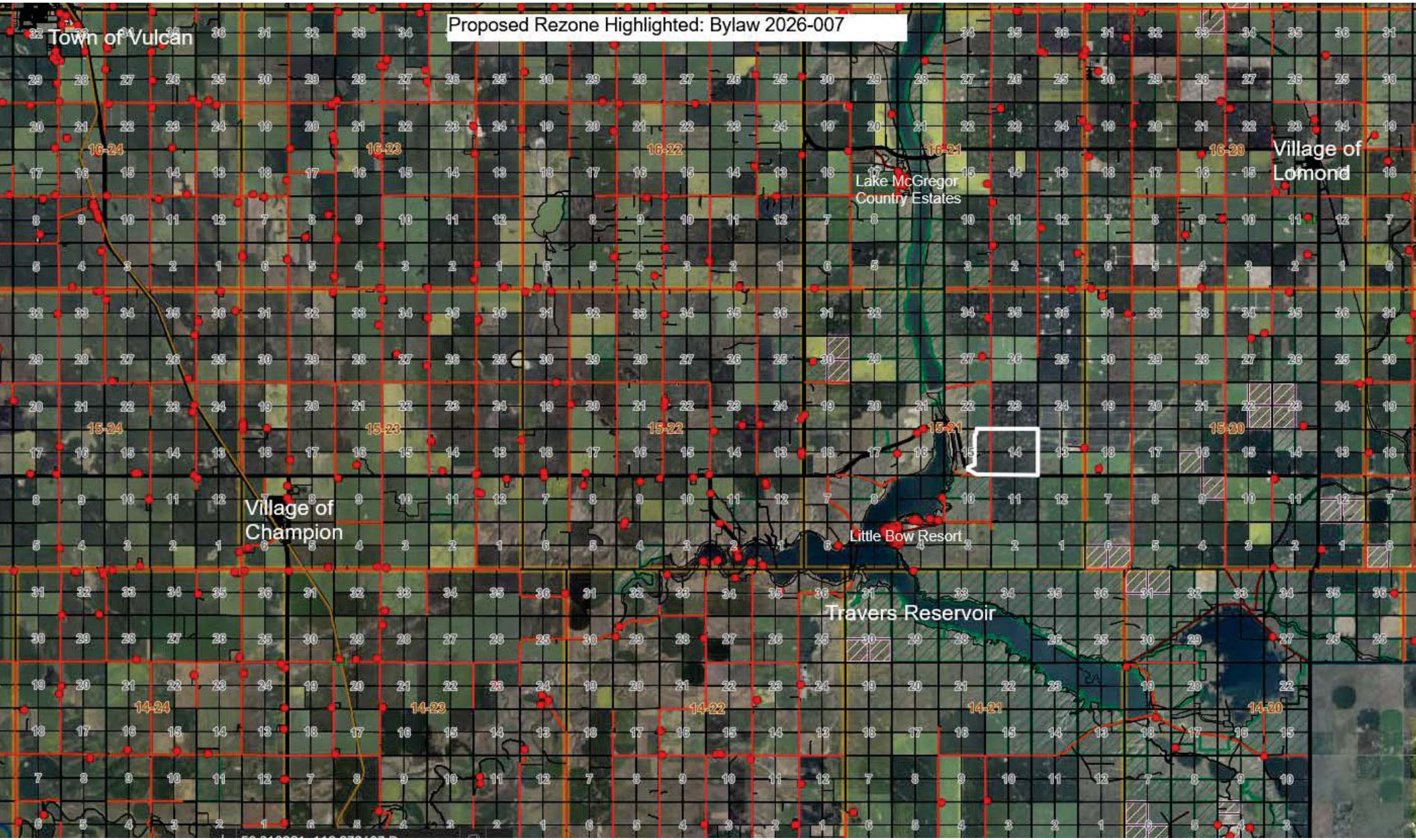
HistoricalWetlandInventory Clipped

WetlandInventory CoverTypeInfo Clipped

WetlandInventory Objects Clipped

Land Cover Clipped

- Coniferous
- Cropland
- Deciduous
- Disturbed Vegetation
- Human Built
- Lowland Mineral Disturbed
- Lowland Mineral Graminoid
- Lowland Mineral Saline
- Lowland Mineral Woody
- Natural Bare Ground
- Natural Grassland
- Open Water
- Pasture
- Roads
- Shrub


Proposed Rezone Highlighted: Bylaw 2026-007
Town of Vulcan
Village of Lomond
Lake McGregor Country Estates
Village of Champion
Little Bow Resort
Travers Reservoir
16-24
16-23
16-22
16-21
16-20
15-24
15-23
15-22
15-21
15-20
14-24
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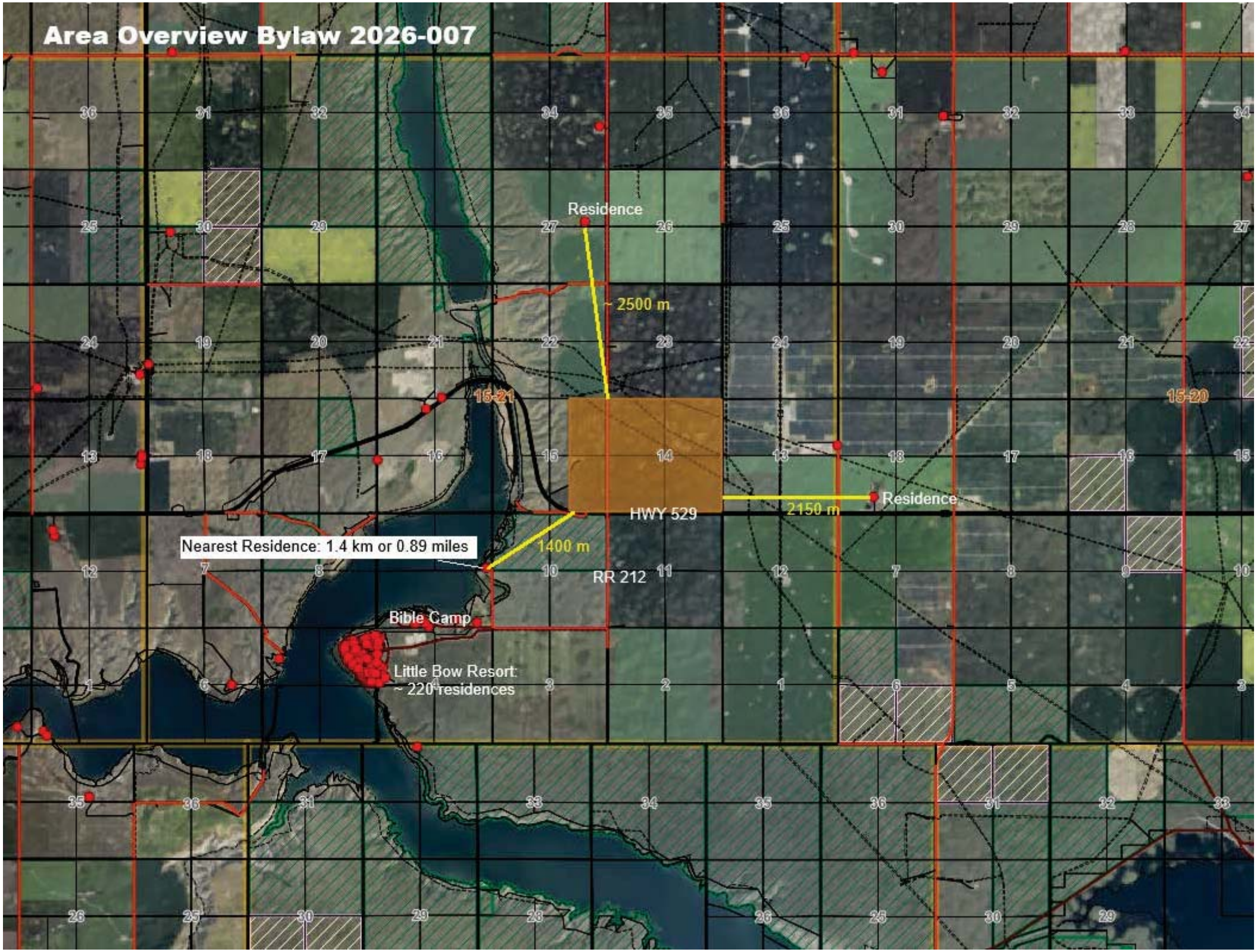
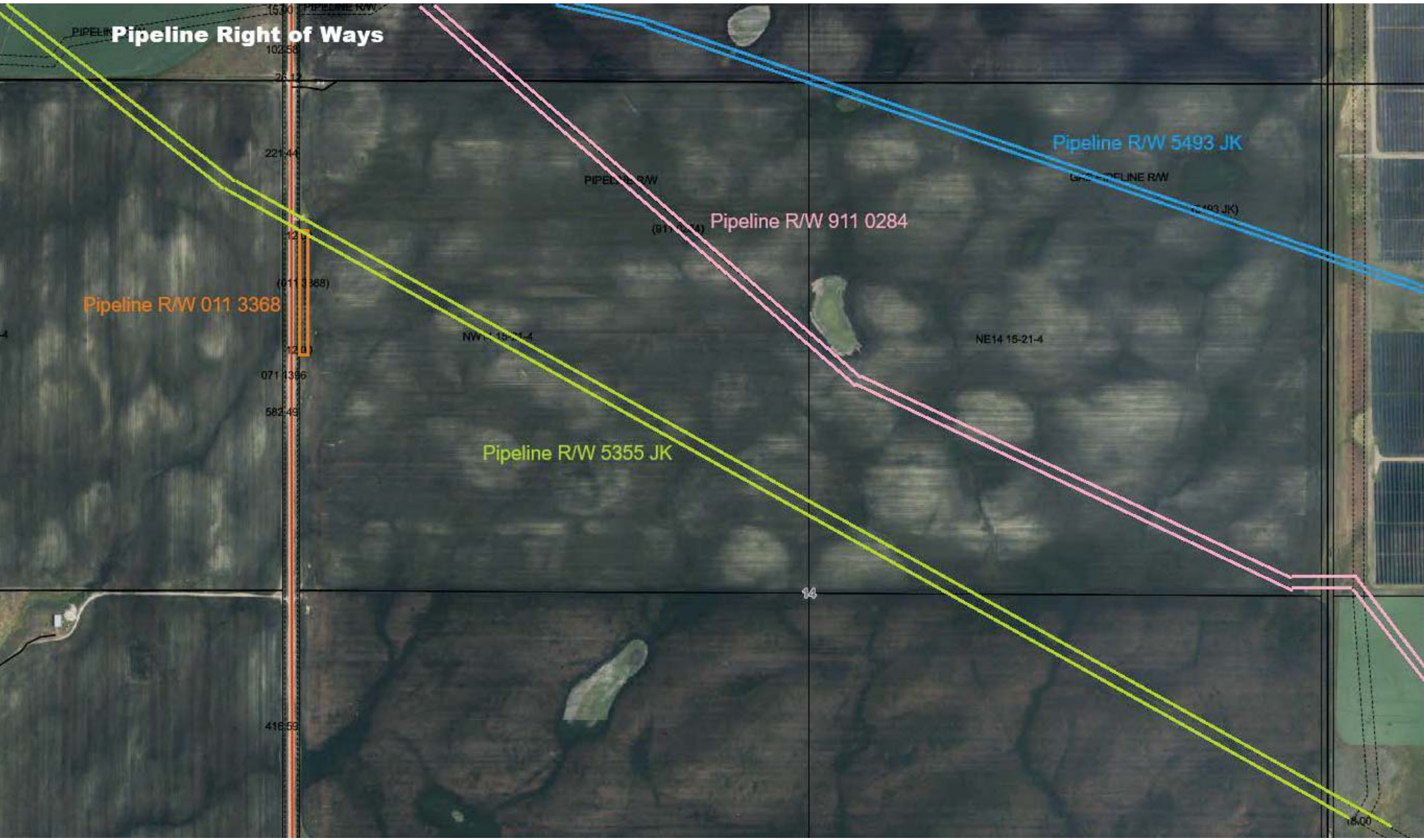
14-22
14-21
14-20


Area Overview Bylaw 2026-007
Residence
~ 2500 m
15-21
15-20
Residence
2150 m
HWY 529
Nearest Residence: 1.4 km or 0.89 miles
1400 m
RR 212
Bible Camp
Little Bow Resort:
~ 220 residences


E 15-15-21 W4 (210 ac of the total 311 ac) & Sec. 14-15-21 W4 (640 ac.) :
Proposed rezone ~ 850 acres
PIPELINE R/W
GAS PIPELINE R/W
(5493 JK)
(911-0284)
E15 15-21-4
NW14 15-21-4
NE14 15-21-4
SW15 15-21-4
SW14 15-21-4
SE14 15-21-4
RR212
HWY529
TR152
15
14
582.49
407.38
132.72
131.0556
30.18


Pipeline Right of Ways
Pipeline R/W 5493 JK
Pipeline R/W 911 0284
Pipeline R/W 011 3368
Pipeline R/W 5355 JK
NE14 15-21-4
14

RURAL INDUSTRIAL – RI

PURPOSE: *To allow industrial uses to be located in rural areas provided they do not pose a threat to the environment or create a potential nuisance for residents.*

SECTION 1 USES

1.1 **Permitted Uses**

Accessory building, structure or use
Additions to existing buildings
Contractor, limited
Industrial, light
Office
Shipping container *(e)*
Sign, Category 1 *(e)*
Soft shelled building *(e)*
Utilities *(e)*
Warehousing and storage, general

1.2 **Discretionary Uses – MPC**

Abattoir
Agricultural processing
Agricultural repair shop
Airport
Airstrip
Anhydrous ammonia storage/facility
Animal care service, large
Auction market
Auto recycling and salvage yard
Auto repair and paint shop
Auto sales and service
Bulk fertilizer storage and sales
Bulk fuel storage and sales
Business support service
Cannabis production facility
Cardlock fuel dispensing facility
Commercial truck wash
Compost facility type 1 and type 2
Contractor, general
Crop spraying operation and facility
Data Processing Operation
Farm/industrial machinery sales, rental and service
Feed mills/Grain terminals
Fleet and transportation services 1 and 2
Freight terminal
Hangar
Industrial, heavy

Discretionary Uses – DO

Sign, Category 2 and 3

Discretionary Uses – MPC (continued)
Livestock truck and trailer wash
Lumber yard/building supply store
Manufactured dwelling sales and service
Manufacturing and fabrication operation
Mini-storage facility
Moved-in building
Natural resource extraction and processing
Oilfield contractor services
Oilfield/pipe equipment and storage
Outdoor storage
Pre-fabricated building manufacturer
Recycling facility
Renewable energy, commercial/industrial
Renewable energy, individual
Residential use in conjunction with an approved industrial use
Retail
Sandblasting facility
Seed cleaning plant
Security suite
Truck transportation dispatch/depot
Warehousing and storage, industrial
Waste management site
Welding shop
Work camp, long term
Work camp, short term
Work/lay down camp

(e) means "Exempt" and development will not require a development permit if it meets all the provisions of this Bylaw and is in accordance with any applicable requirements in Schedule 3.

SECTION 2 MINIMUM LOT SIZE

2.1

Use	Width		Length		Area	
	m	ft.	m	ft.	m^2	ft^2
All uses	61.0	200	66.4	218	4,046.9	43,560

SECTION 3 MINIMUM SETBACK FROM PROPERTY LINES

3.1 All structures and buildings shall be setback 7.6 m (25 ft) from all property lines not fronting on or adjacent to a municipal roadway.

SECTION 4 MINIMUM SETBACKS FROM ROADS

4.1 No part of a building or structure shall be located within 38.1 m (125 ft) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development and Protection Regulation*.

4.2 Any road designated as a provincial highway under the *Highways Development and Protection Regulation* is subject to setbacks as required by Alberta Transportation and any applications for development adjacent to a highway should be referred to Alberta Transportation for a Roadside Development Permit.

4.3 No part of any dugout, regardless of size, shall be located within 76.2 m (250 ft) of the right-of-way of a highway or public road.

4.4 Dugouts may be allowed closer to the centre line of a highway or public road if a barricade is installed along 100 percent of the length of that part of the dugout fronting the highway or public road and 25 percent of the length of the sides of the dugout.

SECTION 5 MINIMUM SETBACKS FROM IRRIGATION INFRASTRUCTURE

5.1 No part of a building or structure shall be located:

(a) within 10.0 m (33 ft) of the centreline of a Bow River Irrigation District (BRID) irrigation pipeline or 3.0 m (10 ft) of a registered right-of-way or easement for any irrigation pipeline or irrigation canal, whichever is greater;

(b) within 60.1 m (200 ft) from any BRID or Alberta Environment water reservoir measured from the water's edge at full supply level (FSL) or 30.5 m (100 ft) from the registered reservoir right-of-way, whichever is greater.

SECTION 6 ACCESSORY BUILDINGS

6.1 An accessory building shall not be used as a dwelling unit.

6.2 An accessory building shall be setback a minimum 3.0 m (10 ft) from the principal building and from all other structures on the same lot.

6.3 An accessory building shall not be located in a front yard or on an easement.

6.4 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

6.5 An accessory building shall only be constructed after the principal building has been constructed or the principal use established; except where the accessory building is used for agricultural purposes as outlined in Section 1.4(a) of Schedule 3.

SECTION 7 ACCESS

7.1 The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction or upgrade of any approach(es) necessary to serve the development area in accordance with County Design Guidelines.

7.2 To ensure proper emergency access, all developments shall have direct legal and physical access to a public roadway in accordance with County Design Guidelines. If the development is within 300 m (984.3 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.

7.3 The requirement for a service road or subdivision street to provide access may be imposed as a condition of subdivision approval for any new development. Survey and construction costs shall be the responsibility of the applicant.

SECTION 8 SITE COVERAGE

8.1 The maximum site coverage for all the permitted and discretionary uses listed above:

(a) principal and accessory buildings – 50 percent.

SECTION 9 LOADING AREA REQUIREMENTS

9.1 For all industrial uses, there shall be a minimum of one off-street loading area, or more as required by the Development Officer.

9.2 Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow or parking.

SECTION 10 LANDSCAPING, SCREENING AND LOCATION OF STORAGE

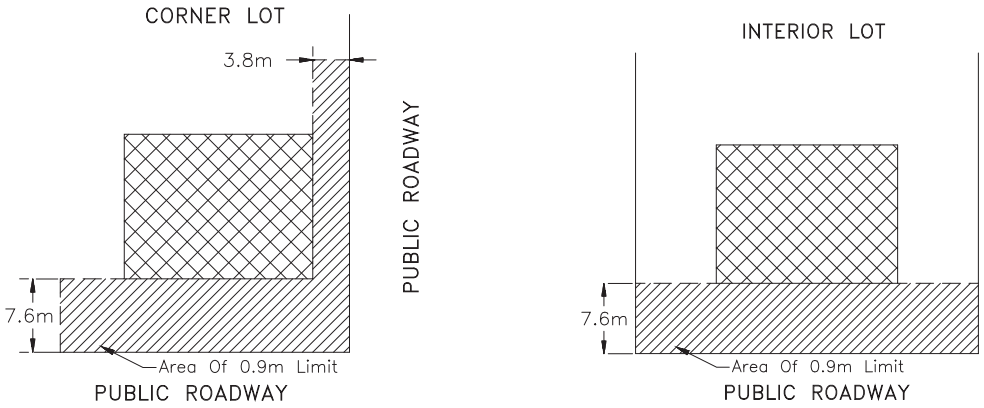
10.1 The outdoor display of goods, materials or equipment solely for advertisement purposes may be allowed, at the discretion of the Development Authority, and the following shall apply:

(a) shall not be stored in a front yard;

(b) refuse or garbage shall be kept in a suitably-sized container or enclosure, effectively screened and refuse and refuse containers shall be located in a rear yard.

SECTION 11 FENCES

11.1 No fence, wall, hedge or any combination thereof, lying within 7.6 m (25 ft) of the right-of-way of a public roadway (excluding lanes) shall extend more than 0.9 m (3 ft) above the ground (except in the case of corner lots where one yard is considered as the side yard) unless permitted by the Development Authority (see Figure below).



11.2 Fences enclosing rear and side yards shall not exceed 2.4 m (8 ft) in height.

SECTION 12 INDUSTRIAL USE DEVELOPMENT STANDARDS

12.1 No use shall be approved which may generate traffic problems within the district.

12.2 On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. shall be effectively screened from view by buildings, solid fences, landscape features, or combinations thereof and be maintained in good repair.

12.3 Where any parcel or part of a parcel has frontage on a controlled provincial highway, special standards for setbacks, access, and service roadways may be required by the Development Authority in accordance with the recommendations and requirements of Alberta Transportation and the *Highways Development and Protection Regulation*.

12.4 Wrecked or damaged motor vehicles which might be located or stockpiled on the property must be screened from all adjacent parcels and roadways in the vicinity.

12.5 Where it appears that additional side yard setbacks may be necessary, the Development Authority may impose such a requirement as a condition of a development permit.

SECTION 13 INDUSTRIAL SITING STANDARDS

13.1 A proposed grouped industrial development or an isolated industrial development considered by the Development Authority to be potentially hazardous, unsightly or offensive should not be approved within 1.6 km (1 mile) of:

(a) an incorporated urban municipality;

(b) a hamlet;

(c) a provincial, regional, municipal park or recreation area;

(d) an environmentally significant area;

(e) an existing or approved rural residence.

13.2 The above restrictions also apply:

(a) within 152.4 m (500 ft) of either side of a provincial highway or a designated scenic, tourist or recreational access road as established in a Vulcan County bylaw;

(b) within such distance of other roads as established by any Vulcan County bylaw;

(c) adjacent to a water body.

13.3 Applications for development expansion or for separate parcels in an area designated for industrial may be approved or recommended for approval provided that:

(a) the area of any proposed parcel is a minimum of 0.4 ha (1 acre);

(b) the proposed development or parcel will be serviced to the satisfaction of the Development Authority;

(c) the proposed use or operation will be developed in such a manner that no run-off water can directly enter any water body, groundwater, irrigation system or public roadway ditch;

(d) there will be adequate provision for water treatment, temporary waste storage facilities and arrangements for waste disposal in accordance with standards set by the appropriate provincial departments and other approving authorities.

SECTION 14 SERVICES, TRANSPORTATION AND UTILITY FACILITIES

14.1 No application to locate or expand a land use shall be approved unless, in the opinion of the Development Authority, the proposed use will not have a detrimental effect on any:

(a) transportation or communication system, including primary highways, secondary highways, railway, airport site or communication facility; or

(b) regionally significant services or utilities facilities, including irrigation works, pipelines and power transmission lines.

14.2 Any application for development located in the vicinity of a sour gas pipeline shall be circulated to the Alberta Energy Regulator (AER) for comments.

SECTION 15 USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS FOR SECURITY SUITES

15.1 Dwelling units or sleeping units may be approved as a security suite to a permitted or discretionary use provided that:

(a) the dwelling or sleeping units are wholly contained within the principal commercial industrial building and are located in the second or upper storey or rear of the building and the main floor frontage is utilized for the principal use; or

(b) the dwelling or sleeping units are contained in a separate structure no greater than 74.3 m^2 (800 ft^2).

SECTION 16 LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.

SECTION 17 STANDARDS OF DEVELOPMENT – See Schedule 5.