



VULCAN COUNTY

Vulcan - Alberta

BYLAW 2026-023

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 Section 639 of the Municipal Government Act requires that a municipality must pass a land use bylaw.

AND WHEREAS the purpose of the proposed amendment is to add Data Processing Operation as a discretionary use - MPC, to the Vulcan Industrial Park Land Use District in the Land Use Bylaw 2020-028.

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. Add the Data Processing Operation use to the Vulcan Industrial Park Land Use District, Discretionary Uses – MPC.
2. That Bylaw No. 2020-028 be consolidated to incorporate the amendments listed along with any necessary formatting, renumbering, and any required non-material grammatical or typographical edits.
3. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.
4. 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



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FOR OFFICE USE ONLY

Form I

Application No. 2026-023

Fees Submitted: \$ 1000.00

Site Inspection: N/A

APPLICATION FOR TEXTUAL AMENDMENT – LAND USE BYLAW

APPLICANT: AmpBase Data Centers Inc.

Telephone: [REDACTED]

ADDRESS: [REDACTED]

Fax: [REDACTED]

Bus/Cell: [REDACTED]

REGISTERED OWNER: Sunil Kumar Sharma

Telephone: [REDACTED]

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan Vulcan county business park Vulcan County Industrial Park
OR: Quarter _____ Section _____ Township _____ Range _____ W _____ M

PROPOSED AMENDMENT: Vulcan County Industrial Park (VIP) Land Use District

To amend the Light Industrial District to include "Data Centre" as a discretionary use, and to add a definition of "Data Centre" to the bylaw. ~~Definition: "Data Centre means a building used primarily to house computer servers and related equipment for data storage and processing, including associated power and cooling infrastructure."~~

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.

Vulcan County Industrial Park (VIP) Land Use District

The applicant is proposing a data centre with approximately 75 MW of capacity on the subject lands. Data Centre is not currently listed as a use in the Light Industrial District, and this application asks the County to add it as a discretionary use. A data centre fits the intent of the district, requiring a large building footprint and significant servicing infrastructure, similar to other uses already permitted there. The applicant will work with the County and utility providers to confirm servicing requirements, with further site details provided at the development permit stage. This amendment would support economic development and capital investment in the region.

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 amendment 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: june 30, 2026

SIGNED: Sunil Sharma

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.

Sunil Kumar Sharma, 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: Sunil Sharma Date Signed: june 30, 2026