

FLAGSTAFF COUNTY

NOTICE OF PUBLIC HEARING

Bylaw 06/25 Amending Bylaw 01/23

Pursuant to the Municipal Government Act, R.S.A. 2000, Sections 230, 606 and 692, Chapter M-26, the Council of Flagstaff County hereby gives notice that it has given first reading, and of its intention to adopt Bylaw 06/25.

The purpose of this Bylaw is to amend Land Use Bylaw 01/23 to add the definition of “Data Processing Facilities” under Section 1.3 Interpretation and to add Data Processing Facilities under Section 9.3.2 Agricultural (A) District as a Discretionary Use. The following Special Provisions will also be added as Section 8.7A of Land Use Bylaw 01/23:

8.7A.1 Time period for a development permit for the operation of a Data Processing Facility shall be at the discretion of the Development Authority based on the scope of the project. A development permit may be issued for a maximum of 5 years after which time a development permit reapplication will be required.

8.7A.2 Quality of the exterior treatment and design of all the buildings shall be to the satisfaction of the Development Authority and shall be compatible with other buildings in the vicinity.

8.7A.3 Development Authority may require additional landscaping in addition to the regulations described in Section 7.16 of this Bylaw.

8.7A.4 A noise impact assessment may be required by the Development Authority. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required.

8.7A.5 A Data Processing Facility that includes a power plant shall have a minimum setback of 1,000m from a wall of an existing dwelling unit.

8.7A.6 Notwithstanding the above, the setback distance may be reduced with no variance required if a noise impact assessment and noise mitigation plan is deemed sufficient to the satisfaction of the Development Authority.

8.7A.7 Any development shall be designed to mitigate all off-site nuisance factors including excessive noise, odour, traffic, dust, and other impacts to the satisfaction of the Development Authority. A mitigation plan shall be provided at the time of development permit application to demonstrate that these nuisance factors have been mitigated.

8.7A.8 The Development Authority may require the applicant to provide evidence of compliance with any applicable provincial legislation, regulations, or approvals, including but not limited to those administered by Alberta Environment and Protected Areas, the Alberta Utilities Commission, and Alberta Energy. This may include approvals under the Environmental Protection and Enhancement Act, the Water Act, the Hydro and Electric Energy Act, or any other relevant provincial legislation or regulatory body. Documentation shall be submitted prior to the issuance of a development permit or as a condition of approval, as determined by the Development Authority.

THEREFORE, TAKE NOTICE THAT pursuant to Sections 606 and 692 of the *Municipal Government Act* a Public Hearing to consider the proposed Bylaw will be held:

Date: August 13, 2025

Time: 9:00 am

**Place: Flagstaff County Council Chambers
12435 Township Road 442, Sedgewick, Alberta**

AND FURTHER TAKE NOTICE THAT anyone wishing to make a verbal or written representation may do so at the hearing. Wherever possible, persons interested in speaking at the Public Hearing should register with and forward a written submission to the County’s Chief Administrative Officer before 4:00 p.m. on Tuesday, August 12, 2025.

Alternatively, anyone wishing to attend the public hearing by electronic means may do so by video conference. For additional information regarding the public hearing process, making submissions and for attending the public hearing by electronic means, please visit our website at www.flagstaff.ab.ca.

Written submissions and those persons who have advised of their wish to speak will be heard first. Other submissions will be heard as time permits.

AND FURTHER TAKE NOTICE THAT a copy of the proposed Bylaw may be inspected at the Flagstaff County office, in Sedgewick, Alberta, during regular business hours (8:00 a.m. to 4:00 p.m.) or on our website at www.flagstaff.ab.ca.

SHELLY ARMSTRONG
Chief Administrative Officer
Flagstaff County, Box 358, Sedgewick, Alberta, T0B 4C0