**BY-LAW NO. C-2-2026**

**A BY-LAW TO AMEND BY-LAW NO. C-2-2024, BEING THE RURAL PLAN BY-LAW FOR THE RURAL COMMUNITY OF FUNDY SHORES**

The Council of the Rural Community of Fundy Shores, under the authority of the Community Planning Act, makes the following amendments to its rural plan by-law:

1. ***By-law No. C-2-2024, the Rural Plan By-law for the Rural Community of Fundy Shores, is amended by adding the following section immediately after section 1.6.1:***

   1.6.2 Proposals

   (1) It is proposed that a data centre not be a permitted use in any zone other than the Integrated Development (ID) Zone, and that a data centre be permitted only where Council both places the land in the ID Zone by amendment to the Zoning Map and adopts a specific proposal for that development under sections 58 and 59 of the Community Planning Act, so that each proposal is considered by Council on its own merits, following the public notice and objection procedures required by that Act, and is authorised by a development agreement or resolution of Council imposing terms and conditions specific to that proposal.

   (2) It is proposed that, in addition to all of the considerations set out in section 1.1.1(4) of this Rural Plan By-law, including but not limited to impacts on sensitive environments, well water supplies, dark skies at night, and noise, Council shall, when considering any application to re-zone land to permit a data centre, also have regard to the following:

      (a) the adequacy of the electrical supply to serve the proposal, and the effect of the proposal on the electrical supply available to residents and to existing businesses;

      (b) any on-site electricity generation proposed, its effect on greenhouse gas emissions, and the measures proposed to mitigate those effects;

      (c) the adequacy of the proposed separation distance of the site from any existing dwellings, schools, places of worship, parks and beaches, and from any Settlement Area mapped in this By-law; and

      (d) the adequacy of the proposed arrangements for decommissioning and restoring the site, and of the financial security proposed to secure those arrangements.

2. ***Section 2.0 is amended by adding the following definition in alphabetical order:***

   DATA CENTRE means the use of land, buildings or structures to house computer servers, data storage equipment or data processing equipment, together with the associated electrical supply, backup power, cooling and network equipment, and includes a facility used for the training or operation of artificial intelligence models, a facility that provides computing capacity to persons other than the owner or operator, and a facility used for the mining or validation of cryptocurrency or of other distributed ledger transactions, but does not include equipment that is

accessory to a main use on the same lot where that equipment occupies a gross floor area of 200 square metres or less and the electrical service to that equipment is rated at 500 kilowatts or less.

Read the first time this _____ day of _____, 20____

Read the second time this _____ day of _____, 20____

Read the third time and enacted this _____ day of _____, 20____

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Denny (George) Cogswell, Mayor

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Linda Sullivan Brown, Clerk