Area Structure Plan

# BEACON AI HUB

**Approved June 17, 2025**
**Bylaw C-8638-2025**

Area Structure Plan

# BEACON AI HUB

**It was prepared by:**

Stantec Consulting on behalf of Beacon AI Centers

ROCKY VIEW COUNTY

# BYLAW C-8638-2025

**A bylaw of Rocky View County, in the Province of Alberta, to adopt the Beacon AI Hub Area Structure Plan.**

The Council of Rocky View County enacts as follows:

**Title**

1 This bylaw may be cited as *Bylaw C-8638-2025*.

**Definitions**

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

(1) **"Council"** *means* the duly elected Council of Rocky View County;

(2) **"*Land Use Bylaw"*** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time*;*

(3) **"*Municipal Government Act*"** means the *Municipal Government Act,* RSA 2000, c M-26, as amended or replaced from time to time; and

(4) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

**Effect**

3 THAT the Beacon AI Hub Area Structure Plan be adopted as shown on Schedule 'A' attached to and forming part of this bylaw.

**Effective Date**

4 Bylaw C-8638-2025 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.

ROCKY VIEW COUNTY

READ A FIRST TIME this 17 day of June, 2025

READ A SECOND TIME this 17 day of June, 2025

UNANIMOUS PERMISSION FOR THIRD READING this 17 day of June, 2025

READ A THIRD AND FINAL TIME this 17 day of June, 2025

Reeve

Chief Administrative Officer

June 17, 2025
Date Bylaw Signed

# Contents

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# Glossary

| | |
|---|---|
| Artificial Intelligence | Artificial Intelligence (AI) is the field of computer science focused on creating systems that can perform tasks typically requiring human intelligence, such as learning, reasoning, problem-solving, and understanding language. |
| Area Structure Plan | An Area Structure Plan (ASP) is a statutory document approved by Rocky View County Council and adopted by bylaw. It delineates the future development blueprint for a specific area, encompassing aspects such as land use, transportation, environmental protection, emergency services, general design, and utility service needs. |
| Beekeeping | Beekeeping means the activity of housing bees for the production of honey and/or pollination of agricultural crops, in accordance with the *Bee Act*, as amended or replaced from time to time. |
| Data Centre Campus | A large-scale facility designed to house extensive computer systems and associated components, for supporting artificial intelligence, cloud computing, data security, data storage, management and processing digital media, information and applications. This facility encompasses ancillary structures that support its primary function, including but not limited to administrative offices, educational and training facilities, maintenance facilities, power generation facilities, substations, and security buildings. |
| Solar/Agrivoltaics Facility | Solar/Agrivoltaics Facility refers to a facility that combines solar energy generation with agriculture. It involves the co-location of solar panels with agricultural activities, where solar panels are installed above or alongside crops, grazing land, or other agricultural uses. The goal is to maximize land use by generating renewable energy while still allowing for agricultural productivity. |
| Innovation Area | Innovation Area is a specialized space designed to support the development and growth of artificial intelligence (AI) technologies which include advanced data centres, high-performance computing, and renewable energy systems like solar power. |

# PART I: INTRODUCTION

# 1. PLAN PURPOSE

## What is an Area Structure Plan

An Area Structure Plan (ASP) is a statutory document approved by Rocky View County Council and adopted by bylaw. It delineates the future development blueprint for a specific area, encompassing aspects such as land use, transportation, environmental protection, emergency services, general design, and utility service needs.

An ASP guides Council and Administration with a road map when considering land use changes, subdivision, and development. When making decisions regarding development within an ASP, Council must consider the plan and a wide range of other factors such as the economic goals of the County, County-wide growth, and the ability to provide servicing.

This ASP has been led by the developer, Beacon AI Centers, and prepared in collaboration with Rocky View County. The plan's vision, goals, and policies reflect the County's vision and interests of stakeholders within the Plan Area.

The Alberta Municipal Government Act (MGA) states an ASP must describe:

- the sequence of development proposed for the area,
- the land uses proposed for the area, either generally or with respect to specific parts of the area,
- the density of population proposed for the area either generally or with respect to specific parts of the area,
- the general location of major transportation routes and public utilities and may contain other matters the council considers necessary.

The policies in an ASP are informed by the general planning policies contained in the County Plan and will offer direction on how more detailed planning should be reviewed. ASP policies must align with the County Plan and applicable County policies. The ASP must be based on sound planning principles and respond to the natural and physical development of the Plan Area.

## Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

| | |
|---|---|
| Shall/Must: | a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the Development Authority, and the Subdivision Authority. |
| Should: | a directive term that indicates a preferred course of action by Council, Administration, and/or the developer, but one that is not mandatory. |
| May: | a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and/or application. |

# 2. PLAN ORGANIZATION

The Beacon AI Hub ASP is organized in four parts.

## Part I: Introduction

This part outlines the plan's purpose, boundaries, policy terminology, relationship to other plans, and physical attributes of the Plan Area that informed the plan preparation process. This section also presents a vision of what Beacon AI Hub could be like at full build out and provides nine broad goals that will guide the development of the area.

## Part II: Plan Policies

This part is the core of the plan, containing the policy direction to guide development within the Beacon AI Hub. Part II contains **Sections 7 – 17** that address specific land uses, services, and infrastructure in the subject area. Each section contains an overall purpose statement, a list of objectives, introductory paragraphs, and a series of policies addressing the subject area. Where a purpose statement or introductory paragraph introduces a series of policies, it is provided for information to enhance the understanding of the policies.

## Part III: Implementation and Monitoring

This part presents the implementation process, provides information on development criteria, specifies requirements to ensure the Beacon ASP policies and strategies are adhered to. It provides direction regarding the process for review and amendment of the Plan.

## Part IV: Public Engagement

This section outlines the public engagement process conducted as a part of the planning process of the Beacon AI Hub ASP. Information about the ASP Open House was advertised in the Rocky View Weekly newspaper, and an open house was held on April 15, 2025, to provide more details and gather feedback. Public concerns raised during the engagement process are discussed in this section. Additionally, further information on intergovernmental collaboration is included.

# 3. PLAN AREA

The Beacon AI Hub site, shown in ***Figure 1: Beacon AI Hub Plan Area***, covers 383 hectares (946 acres). It is primarily used for agriculture, and is located approximately 3.2 kilometers (2 miles) east of Calgary and 2.4 kilometres northwest of the Hamlet of Indus. Although the site is adjacent to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), it is outside the IDP boundary. To the west lies an area designated as a City of Calgary Industrial Growth Area under the IDP. The site also borders lands within the Prairie Gateway ASP, which outlines a framework for industrial and warehousing development. ***Figure 2: Aerial Photo*** provides a site photo as of Fall 2024.

The subject lands are currently designated as a Direct Control (DC) District, DC-166 within the County's Land Use Bylaw, which is intended for solar farm development. This ASP supports the development of a Data Centre Campus with a supporting Solar/Agrivoltaics Facility and the potential for other complementary uses.

The project, referred to as the "Plan Area" throughout this ASP, is proposed in the following 6 quarter sections:

- SW-14-023-28W4 (160 acres)
- SE-14-023-28W4 (160 acres)
- NW-11-023-28W4 (160 acres)
- NE-11-23-28-W04M, excluding Lot 1 Block 1 Plan 1712088 and Lot 2 Block 1 Plan 2111490 (145 acres)
- SW-11-023-28W4 (160 acres)
- SE-11-023-28W4 (160 acres)

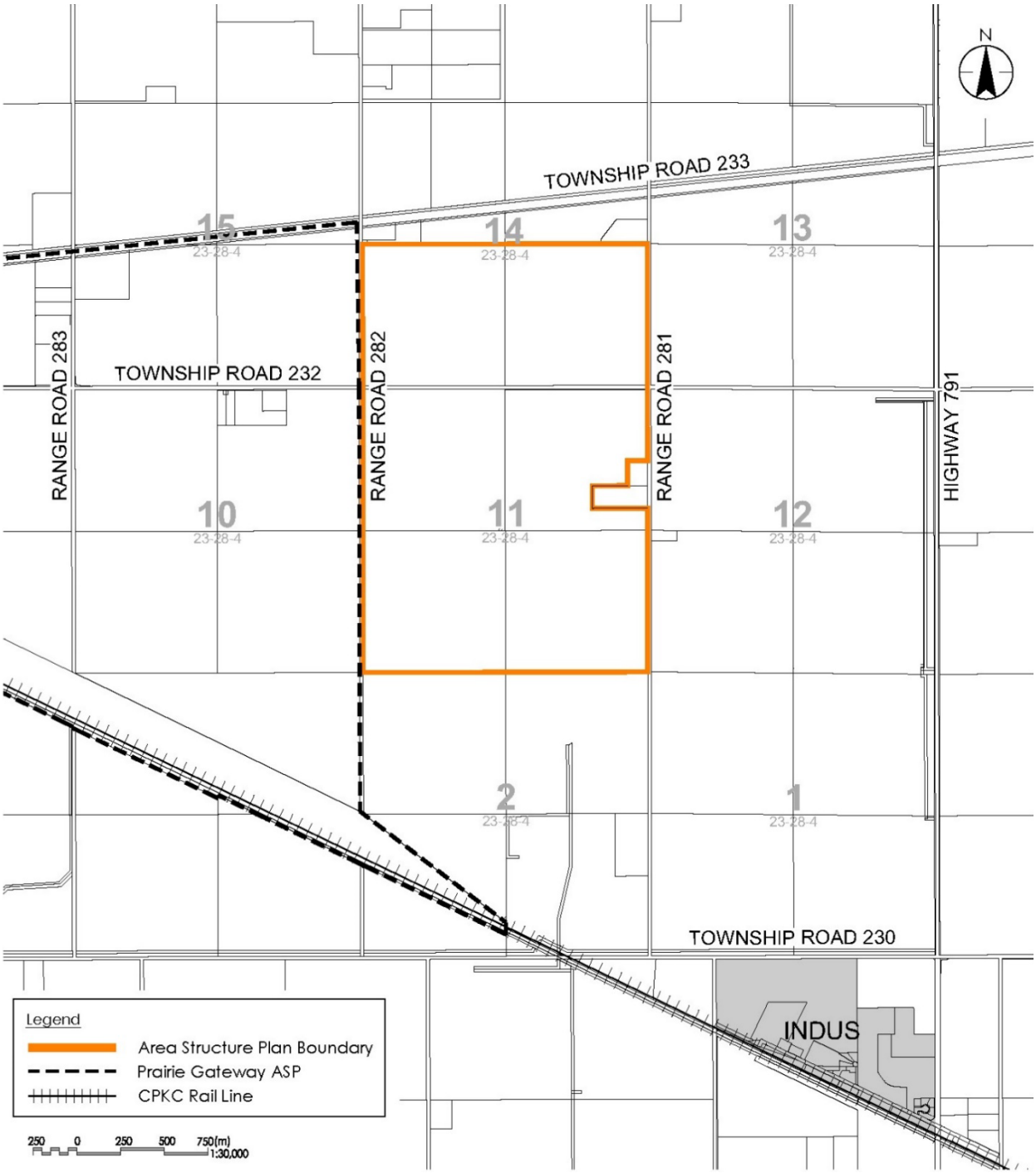


*Figure 1: Beacon AI Hub Plan Area*

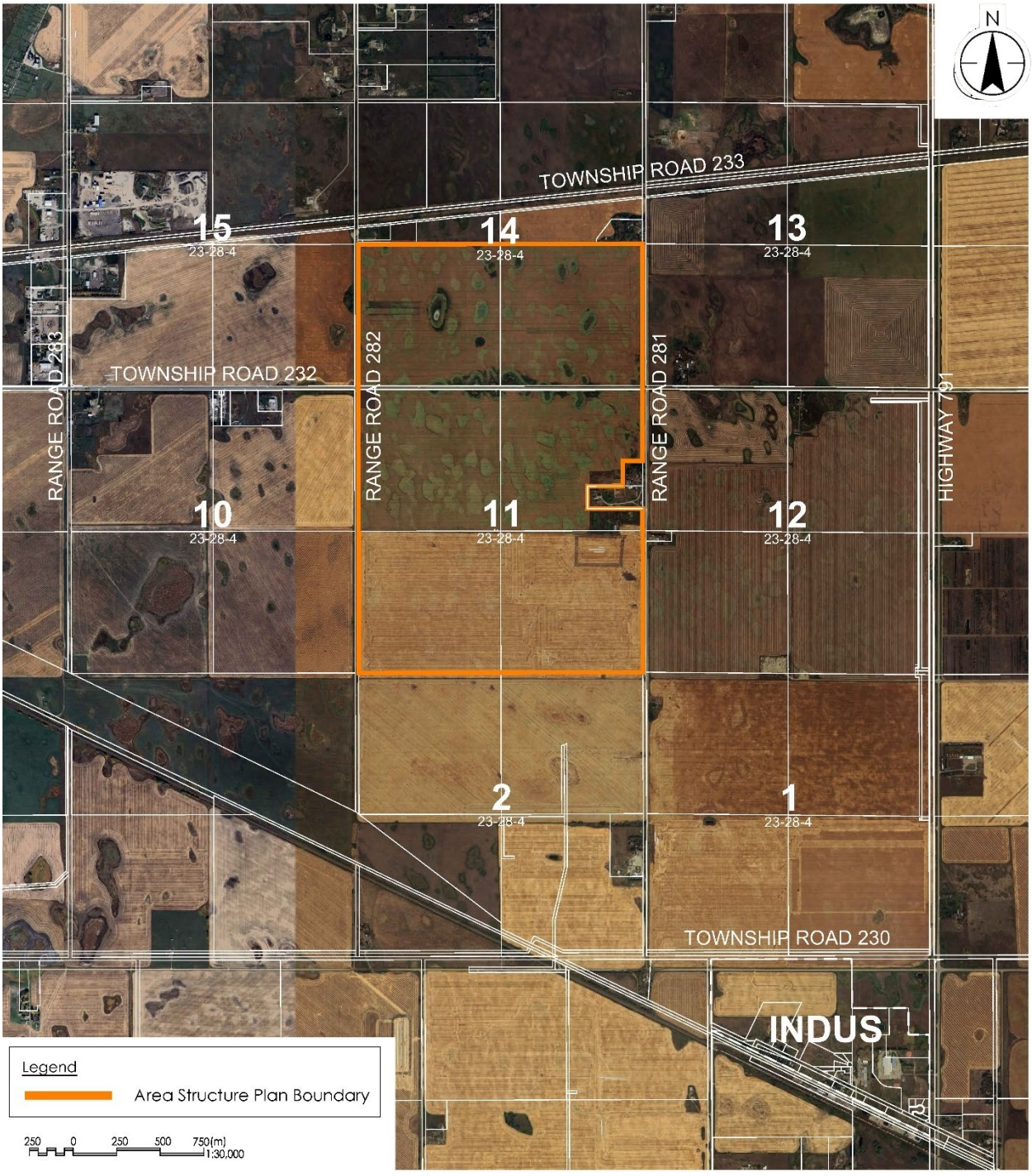


*Figure 2: Aerial Photo*

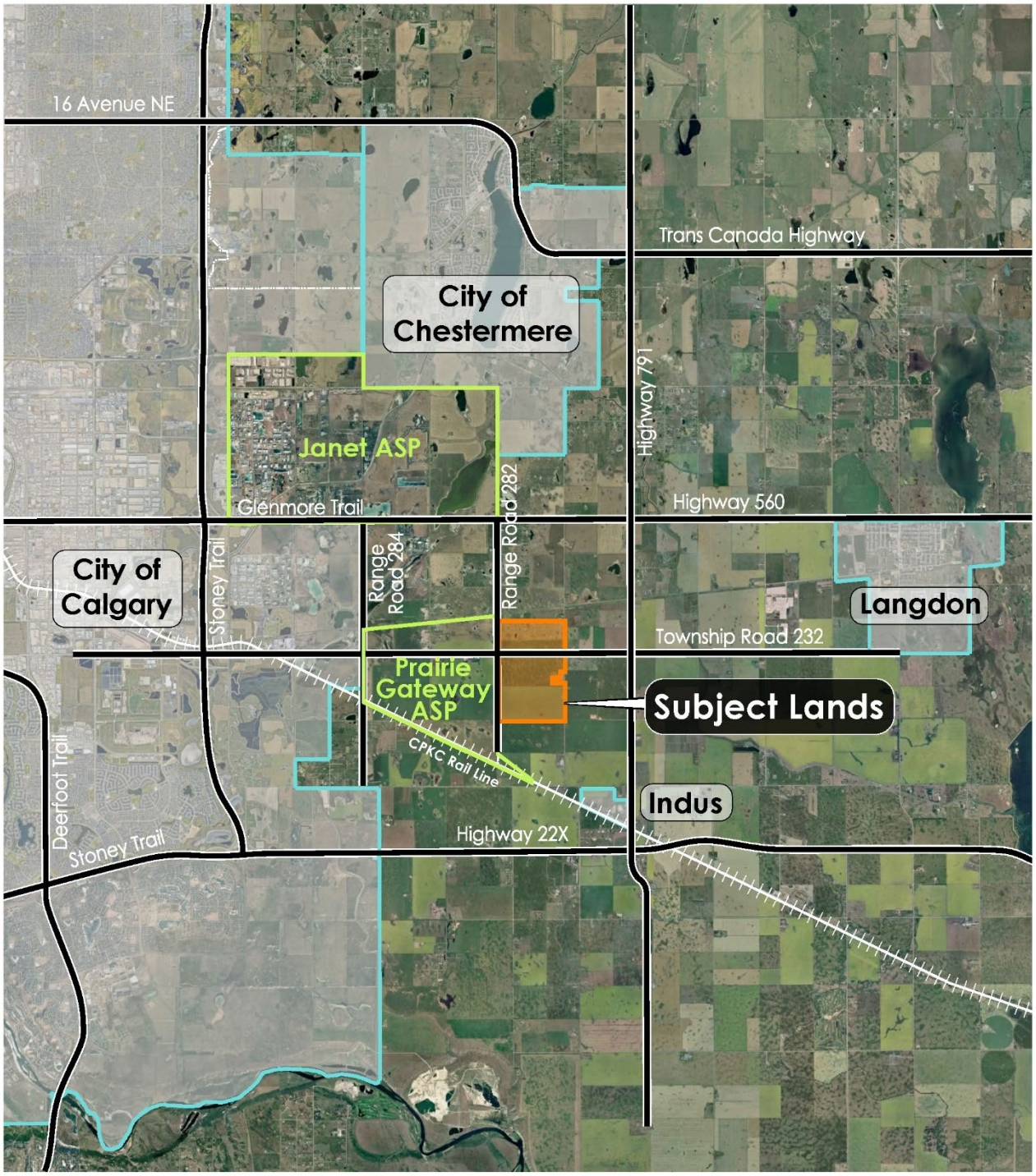


*Figure 3: Regional Context*

# 4. SITE CONTEXT

## History

The Plan Area as shown in ***Figure 2: Aerial Photo*** has seen minimal land use changes over the past 75 years. Initially zoned for agricultural use, the area was re-designated in 2020 to DC-166, with the specific purpose of facilitating the development of solar farms in Rocky View County (the County). Notably, there was a minor development in 1977 at the farmyard residence located on the east side of the site.

## Surrounding Context

The land surrounding the Plan Area to the north, east, and south is primarily agricultural, zoned as Agricultural, General District (A-GEN). The Prairie Gateway ASP, approved in February 2025, is planned for industrial logistics uses and lies immediately to the west of the Beacon ASP.

The Plan Area itself spans approximately 946 acres of land, previously utilized for agricultural purposes. The surrounding area as shown in ***Figure 3: Regional Context*** continues to be mostly farmland, as well as smaller rural residential developments, including the nearby hamlet of Indus.

The site is situated 3.2 kilometres east of Calgary and 2.4 kilometers northwest of Indus, within the County. While the region has been historically dominated by agriculture, in recent years the area has witnessed an increasing shift towards industrial and technological developments, owing to its proximity to Calgary and the expansion of tech-related industries in the region.

## Existing Land Use

The existing land uses within the Plan Area are depicted on ***Figure 4: Existing Land Use***. The current land use within the Plan Area remains agricultural. The site is primarily dedicated to annual cultivation, a pattern consistent with the land to the east, west, and south. To the north, the land is predominantly used for pasture and further agricultural activities.

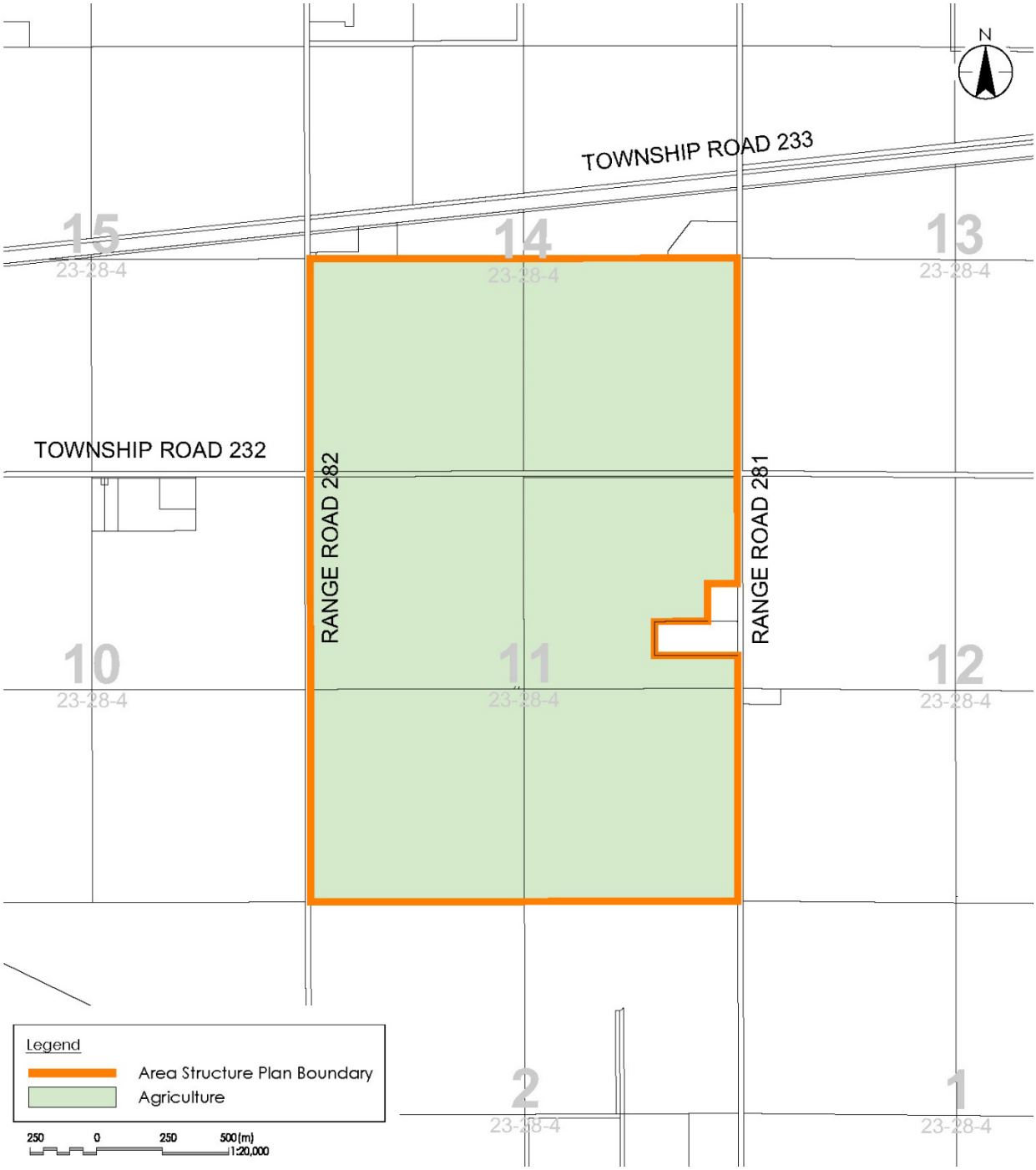


*Figure 4: Existing Land Use*

# 5. PLANNING FOR TOMORROW

An Artificial Intelligence (AI) Hub is a dedicated area or facility designed to foster innovation, research, development, and commercialization in the field of artificial intelligence. It brings together a mix of establishments, research institutions, startups, and experts focused on advancing AI technologies and their applications. An AI Hub integrates data centre as a key component. These data centres provide the necessary infrastructure for storing, processing, and managing the massive amounts of data required for AI training and operations, particularly for machine learning and deep learning algorithms. Together, AI research, development, and data centres create a dynamic environment that drives the growth and application of AI technologies.

The Beacon AI Hub ASP defines the land uses, infrastructure, and services needed to develop it into a major technology district, with potential for growth into research centres, innovation labs, and additional data processing units.

The Beacon AI Hub represents a unique opportunity for the County, the greater Calgary region, and Alberta. The site represents a strategic location which is the nexus of strategic power infrastructure in the region. This location leverages the County's unique geographical positioning in supporting large scale digital infrastructure.

Land immediately surrounding the ASP area may experience a future shift in land use from agriculture to tech and industrial purposes. A portion of the subject lands will integrate a Solar/Agrivoltaics facility, which will align with Alberta's sustainability goals. The region's flat land and sunny climate offer excellent potential for solar power generation, helping to power the AI hub sustainably and reduce the environmental impact of the data centre's energy consumption.

The surrounding areas, including Indus, are likely to see economic shifts due to the influx of new jobs and businesses supporting the AI hub, such as local service providers, retailers, and tech-focused companies.

## POLICY DIRECTION FROM OTHER PLANS

### *South Saskatchewan Regional Plan*

The Beacon ASP is guided by the South Saskatchewan Regional Plan (SSRP), adopted by the Province in September 2014. The ASP aligns with the broader regional goals outlined in the SSRP, ensuring that development in the area supports long-term sustainability and responsible land use. Specific strategic directions from the SSRP have informed the ASP review which is on the efficient use of land. This strategy outlines the following principles to be incorporated into this plan and policies where appropriate to shape land management objectives and guide land-use decision-making:

*Principle 4: Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.*

The ASP supports efficient use of existing infrastructure by locating development near established roads and services, reducing the need for major new infrastructure. A phased approach ensures growth aligns with servicing capacity over time. The inclusion of solar and agrivoltaics uses further supports this principle by combining agriculture with renewable energy generation, promoting sustainable land use and minimizing long-term servicing demands.

*Principle 6: Provide decision-makers, land users and individuals the information they need to make decisions and choices that support efficient land use.*

The ASP provides a foundation for informed decision-making by including technical studies that guided the development of its policies and land use strategies. To support efficient land use, the plan also recommends further technical studies and assessments at the development permit stage, ensuring future decisions are based on detailed, site-specific information and align with County objectives.

### *Rocky View County Municipal Development Plan*

Section 14.0 of the County's Municipal Development Plan (MDP), also known as the County Plan (approved in 2013 and amended in 2025), directs business development in the County. The Beacon ASP site is not shown on Map 1 (Managing Growth) of the County Plan, which outlines areas for residential and business growth. However, Section 14.0 allows for new business areas if their location is justified, and other criteria are met. The location of the ASP, situated on the west side of Range Road 282 and north of Township Road 232, positions it near the existing Highway Business area adjacent to the Hamlet of Indus, making it a logical extension of the established commercial corridor. This proximity also places it directly adjacent to the Prairie Gateway ASP, supporting the continuation and expansion of industrial and business uses in a planned and coordinated manner. The site offers strategic access to Highway 22X, enhancing regional connectivity and visibility for business operations. It also meets unique infrastructure and land requirements such as large parcels and utility capacity needed for the functioning of developments like data centres and agrivoltaics projects. The ASP integrates with regional pathway and open space networks, contributing to broader County objectives for connected growth, economic diversification, and long-term sustainability.The adoption of the proposed ASP does not depend on the MDP update being completed.

# PHYSICAL ATTRIBUTES

An evaluation of the Plan Area's physical attributes as shown in ***Figure 5: Existing Conditions*** was undertaken to guide future development. These are discussed below:

### *Vegetation, Wetlands and Water Bodies*

There are seasonal, semi-permanent and permanent wetlands throughout the Plan Area as shown in ***Figure 6: Vegetation, Wetlands and Water Bodies***. There are no native grasslands or other high-value terrestrial habitats onsite or within the Project Area. Mitigation measures will be required during the design of the Data Centre campus and Solar/Agrivoltaics facility to avoid impacts on these wetlands.

### *Pipelines and Gas Wells*

There is ongoing oil field activity within the site boundary and on the surrounding properties. Those activities range from fully functional wells and appurtenances to well sites and pipelines which have been abandonment and are in various stages of reclamation. The developer is in discussions with the operators of these oil and gas facilities within the plan area regarding the disposition of these assets and how they can be incorporated into the planned development.

The evaluation of the Plan Area's physical attributes has highlighted key environmental considerations such as existing and abandoned pipelines and gas wells that shall be addressed during the planning and development process of the Beacon AI Hub ASP.

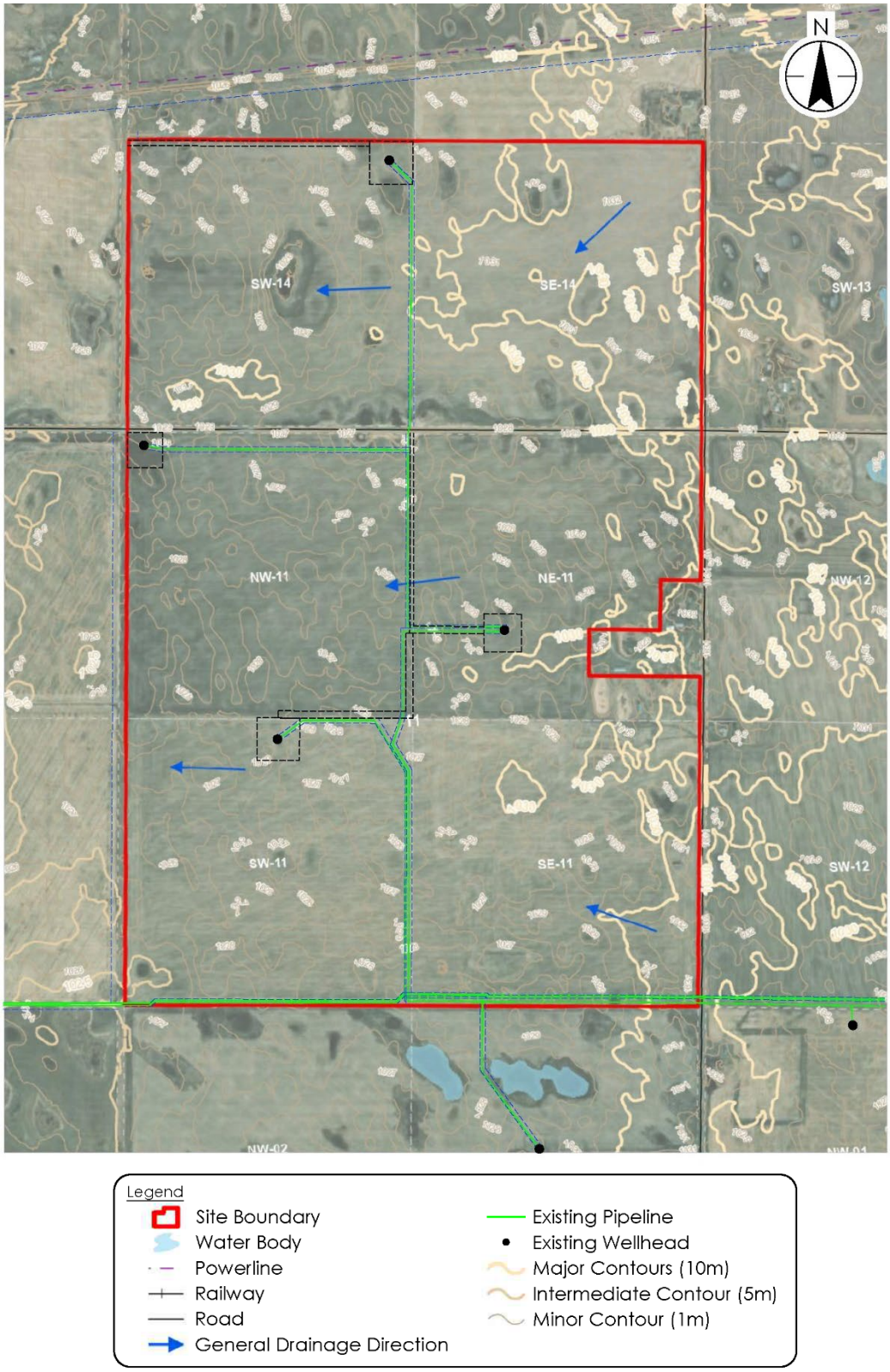


*Figure 5: Existing Conditions*

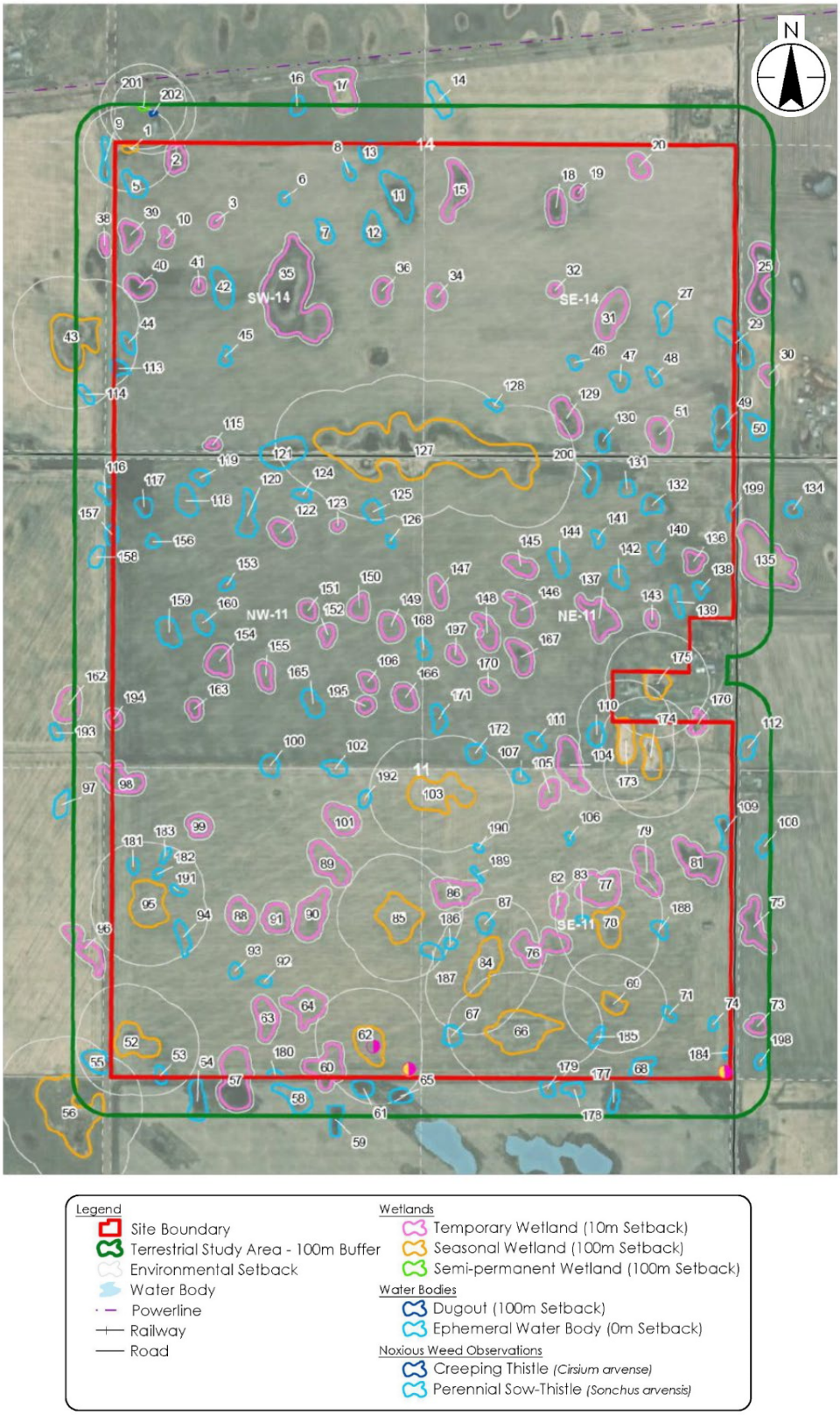


*Figure 6: Vegetation, Wetlands and Water Bodies*

# 6. BEACON AI HUB VISION AND GOALS

## Vision

The ASP envisions the development of a high-tech Data Centre Campus and a Solar/Agrivoltaics Facility, creating a hub for innovation and growth. This development will be guided by a balanced land use framework that supports technological advancement while preserving the surrounding agricultural and natural environments. By integrating smart infrastructure, promoting economic diversification, and prioritizing environmental stewardship, the plan aims to build a resilient development, fostering long-term economic prosperity.

## Goals

Nine goals, intended to realize the plan's vision, guided the formation of this Plan. These goals are based on the Terms of Reference, existing physical characteristics of the Plan Area, input from public engagement, and site opportunities and constraints.

### Land Use

1. Land Use and Resource Management: Develop a land use framework that balances industrial and technological uses with surrounding agricultural uses, while preserving the natural environment.
2. Smart Growth and Resilience: Promote smart, sustainable growth that adapts to changing economic, environmental, and technological trends.

### Community Stewardship and Economic Growth

3. Innovation and Technology Leadership: Facilitate the development of the Plan Area as a hub for advanced technological innovation, AI, and data processing within an integrated ecosystem.
4. Economic Diversification and Job Creation:
    - Foster a diverse, resilient local economy by creating high-tech jobs in AI and data processing.
    - Encourage partnerships between the AI hub, local businesses, educational institutions, and government organizations.
    - Attract complementary industries like tech infrastructure, research and development centres, and innovation hubs to support long-term economic growth.

### Environment

5. Sustainability and Environmental Stewardship: Promote sustainable development and environmental stewardship, ensuring that the area's growth aligns with Alberta's renewable energy and conservation goals.

## Transportation

6. Infrastructure and Connectivity: Ensure the site is well-served by infrastructure and utilities to support future growth and develop transportation network to connect with the broader surroundings.

## Servicing

7. Effectively manage existing stormwater on-site to prevent flooding, reduce erosion, and protect water quality while supporting sustainable development.

### Safety

8. Safety and Well-being: Support the health and well-being of workers and visitors in the area by implementing wellness-focused initiatives like accessible green spaces and recreational areas as well as offering spaces for relaxation, socialization, and physical activity.

### Engagement

9. Foster a transparent and inclusive planning process that involves key stakeholders, including the local community, businesses, and government.

# PART II: POLICIES

# A. LAND USE

## 7. BEACON AI HUB LAND USE STRATEGY

### Purpose

Beacon AI Hub Land Use Strategy implements the vision for the ASP by detailing the physical organization of land use in the Plan Area, as identified on ***Figure 7: Land Use Strategy.*** Developed through a collaborative process between Rocky View County and Beacon AI Centers, the strategy identifies the general land use, boundaries of the land use areas, and the policies that guide development within the designated area.

The strategy was shaped through a multi-faceted process that considered key factors such as direction from the County Plan (MDP), public input from the Beacon AI Hub engagement process, and the existing physical characteristics. Background technical studies were conducted to plan infrastructure capacity, including transportation, utilities, and stormwater management. Additionally, a Fiscal Impact Assessment was completed in support ofthe Beacon AI Hub ASP.

### Strategy

Beacon AI Hub is envisioned as an **Innovation Area** which serves as a strategic land use dedicated to fostering a cutting-edge, sustainable facility dedicated to the advancement of AI technologies. Central to its infrastructure will be integrated data centres, high-performance computing, storage, and data management crucial for AI infrastructure. In addition, the AI Hub will incorporate solar and agrivoltaics systems, harnessing renewable energy to power operations while promoting sustainable land use practices. This hub will unite research institutions, start-up, technology companies, and experts, fostering a collaborative ecosystem for AI innovation and commercialization.

The project is designed with scalability in mind and is divided into a series of three distinct phases as outlined in ***Section 18: Development Phasing*** of this section. These phases can be advanced sequentially, or a combination of incremental phases may be consolidated into a single phase, depending on project needs and timelines. Internal and external factors such as regulatory requirements, market conditions, or technological advancements will influence the progression of each phase. As such, individual phases may either be expedited or deferred, based on the evolving requirements of the project and the broader environment.

As illustrated in ***Figure 8: Land Use Concept***, the top two quarter sections in the north will generally be the focus of the associated Solar/Agrivoltaics Facility, while the remainder of the lands will focus on the provision of data centres and associated uses such as administration and campus facilities as well as for advanced technological and scientific opportunities. Stormwater management will be handled in the south-west corner to manage on-site runoff, and a substation will be centrally located to supply power to the Plan Area. Additionally, setbacks will be maintained from existing oil wells and pipelines to ensure safety and compliance.

## General Policies

7.1 Beacon AI Hub shall support uses related to development in general accordance with the Land Use Strategy as shown in ***Figure 7: Land Use Strategy***.

7.2 Current agricultural operations are supported until such time that a transition to uses in accordance with this Plan are proposed.

7.3 Development abutting agricultural lands shall employ design, setbacks, parking, open space buffering or landscaping to mitigate the impact of differing development forms. These mitigations should be included in the development permit applications.

7.4 Development abutting agricultural lands shall include transition and interface policies in accordance with the County's Agricultural Boundary Design Guidelines.

**'Innovation Area'** is a specialized space designed to support the development and growth of artificial intelligence (AI) technologies which include advanced data centres, high-performance computing, and renewable energy systems like solar power.

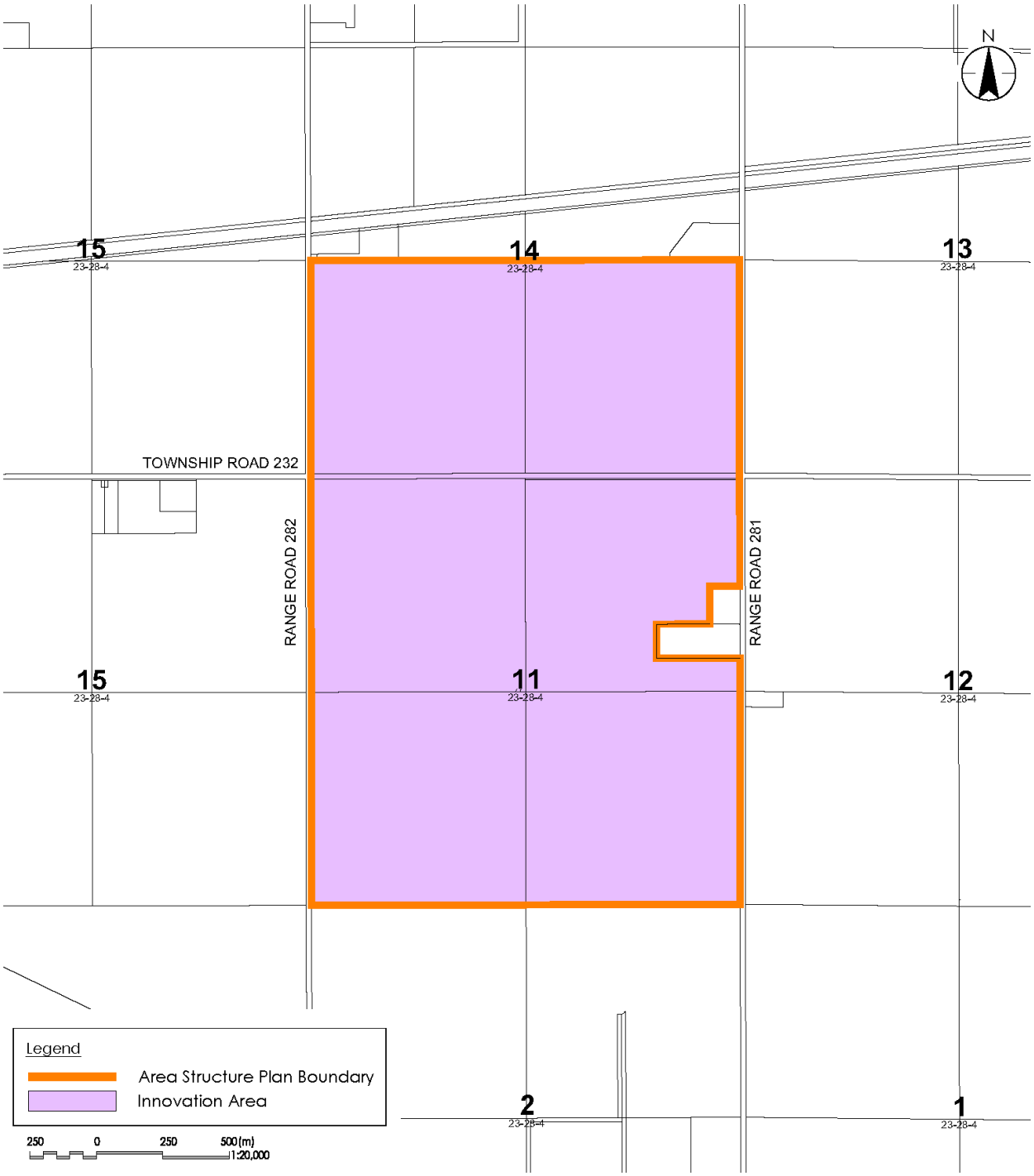


*Figure 7: Land Use Strategy*

# 8. LAND USES

The overall intent of the Plan Area is to include a range of uses, comprising a Data Centre Campus development complementary Solar/Agrivoltaics Facility as well as other compatible uses such as education components and supportive agriculture. ***Figure 8: Development Concept*** offers a conceptual layout of how the Plan Area could be broken down into various development areas.

## Objectives

- To provide a holistic, efficient, and thorough approach to the development of the Beacon AI Hub.
- Support the development of uses associated with the development of a Data Centre Campus and a complementary Solar/Agrivoltaics Facility.
- Minimize development impacts on adjacent land uses.
- Provide for the growth of local and regional employment opportunities.
- Provide for an efficient pattern of development.
- Support industrial development to meet the County's fiscal goals.
- Promote financial sustainability by increasing the County's business tax assessment base.
- To allow for the coexistence of agricultural activities within the solar fields.
- Ensure that the Solar/Agrivoltaics Facility is designed to complement the Data Centre Campus, with consideration given to shared infrastructure and energy needs.
- Encourage sustainable farming practices within the solar fields, supporting both agricultural production and clean energy generation.

## Policies

### *GENERAL*

8.1 Development related to Data Centre Campus development and complementary Solar/Agrivoltaics Facility shall be located in the areas identified on ***Figure 8: Development Concept.***

8.2 Development of the Beacon AI Hub should proceed in an orderly manner and be supported by cost-effective and efficient changes to the County's existing infrastructure and transportation networks.

8.3 Beacon AI Hub development shall be separated, screened, and buffered from adjacent non-industrial, non-business land use, and roads.

8.4 Residential land uses are not considered appropriate uses within the Plan Area.

## *LAND USE*

8.5 In addition to the data centre use, uses which are complementary to the data centre, as defined within the S-DAT land use district, are appropriate within the Plan Area.

8.6 Uses that are compatible with the uses in Policy 8.5:

a) shall have minimal impact on the local and regional infrastructure, and

b) shall not generate large traffic volumes that are not appropriate within the Plan Area.

8.7 Uses that support coexistence of agriculture should be supported, including beekeeping, horticulture, and rotational farming.

8.8 Any significant changes to the Development Concept that, in the opinion of the Development Authority, alter the overall spirit and intent of the original concept shall require an amendment to this ASP.

8.9 The developer shall follow the recommendation of Biophysical Impact Assessment (BIA) in perpetuity and obtain required permits/approvals for the proposed development related to all applicable municipal, provincial, and federal legislation, regulations, and policies.

## *DATA CENTRE CAMPUS*

**"Data Centre Campus"** refers to a large-scale facility designed to house extensive computer systems and associated components, for supporting artificial intelligence, cloud computing, data security, data storage, management and processing digital media, information and applications. This facility encompasses ancillary structures that support its primary function, including but not limited to administrative offices, educational and training facilities, maintenance facilities, power generation facilities, substations, and security buildings.

## Policies

### *Noise*

8.10 Data Centre Campus development shall adhere to Rule 012, which sets out requirements for noise control for facilities under the jurisdiction of the Alberta Utilities Commission (AUC).

8.11 Data Centre Campus development shall comply with the County's Bylaw C-8067-2020 - Noise Control Bylaw.

8.12 A detailed noise impact assessment shall be provided at the development permit stage, identifying noise mitigation measures required to meet Rule 012 regulations.

8.13 Any noise generated by power generators supporting the Data Centre Campus should be mitigated by locating equipment in sound-attenuated enclosures with proper exhaust systems.

## *Lighting*

8.14 External lighting shall adhere to Dark Sky Principles as outlined in Section 11 of this Plan to mitigate the impacts of lighting on surrounding properties, minimize light pollution, and ensure that lighting is directed downward and properly shielded to reduce glare.

8.15 Detailed external lighting plans shall be submitted at the development permit stage.

8.16 External Lighting should:

a) consider illuminating pathways, entrances, and critical areas, while avoiding excessive brightness.

b) focus on security and visibility immediately surrounding the data centre halls.

## *Water*

8.17 Recycling and reuse of water is encouraged and should be explored at the development permit stage.

8.18 Cooling design for the Data Centre Campus that involves water usage shall be assessed at the development permit stage.

8.19 A comprehensive assessment to determine the source of the water shall be undertaken at the development permit stage.

## *Power*

8.20 Power for the Data Centre Campus should be sourced in manner that minimizes impact to the grid.

8.21 Power for the Data Centre Campus should use renewable energy sources where possible to manage demand during peak times.

8.22 Provision of power for the Data Centre Campus should align with phasing in accordance with ***Section 18**: **Development Phasing*** of this Plan.

## *Sustainability and Environment*

8.23 Development is encouraged to:

a) use locally produced or manufactured materials; and

b) incorporate recycled or reused materials.

## *SOLAR/AGRIVOLTAICS FACILITY*

To assess soil capability within the Plan Area, an Agrivoltaics Plan (Agricultural Impact Assessment) Version 1 was developed. This identified appropriate types of agricultural production, assessed existing agricultural productivity, and evaluated the potential impacts of the Solar/Agrivoltaics facility on the agricultural value of the land. Policies supporting the development of a Solar/Agrivoltaics Facility are outlined below.

**"Solar/Agrivoltaics Facility"** refers to a facility that combines solar energy generation with agriculture. It involves the co-location of solar panels with agricultural activities, where solar panels are installed above or alongside crops, grazing land, or other agricultural uses. The goal is to maximize land use by generating renewable energy while allowing agricultural productivity.

## Policies

8.24 A Glint and Glare Assessment shall be conducted as part of the development permit application process to evaluate the potential impact of solar panel reflections on nearby properties, roads, aviation routes, and other sensitive areas. The Glint and Glare Assessment should include:

a) site analysis of the area allocated for Solar/Agrivoltaics Facility,

b) solar panel orientation and configuration,

c) glare and reflection Modeling to predict the potential glare and glint from solar panel reflections, and

d) identification and mapping of sensitive areas where glare could pose safety concerns, and

e) recommendations for mitigating any identified glare impacts.

8.25 The Solar/Agrivoltaics Facility should minimize glare through:

a) the use of solar panels with non-reflective coatings and

b) ensure that panels are designed to reduce visual disturbances for surrounding communities.

8.26 The Solar/Agrivoltaics Facility should optimize energy capture while minimizing glare at various times of the day and across different seasons. To achieve this, careful specification of the orientation and tracking mechanisms of the solar panels should be considered at the development permit stage.

## *Sustainability and Environment*

8.27 The development and operation of the Solar/Agrivoltaics Facility should minimize negative environmental impacts. This includes careful consideration of:

a) local wildlife habitats,

b) impact on soil health,

c) impact on water resources, and

d) impact on biodiversity.

8.28 The Solar/Agrivoltaics Facility should maximize agricultural production to the greatest extent feasible, considering local conditions such as climate and weather patterns, variations in soil nutrient profiles, and key decisions regarding agricultural inputs and production methods.

8.29 The development should consider opportunities for the coexistence with agriculture. This may include modern rotational farming techniques, beekeeping, or horticultural opportunities. The developer shall undertake project approvals as part of the municipal requirements as well as the AUC approval at the development permit stage.

8.30 At development permit stage, version 2.0 of the agrivoltaics plan shall be developed based upon the site-specific location of facilities, panels and ancillary infrastructure.

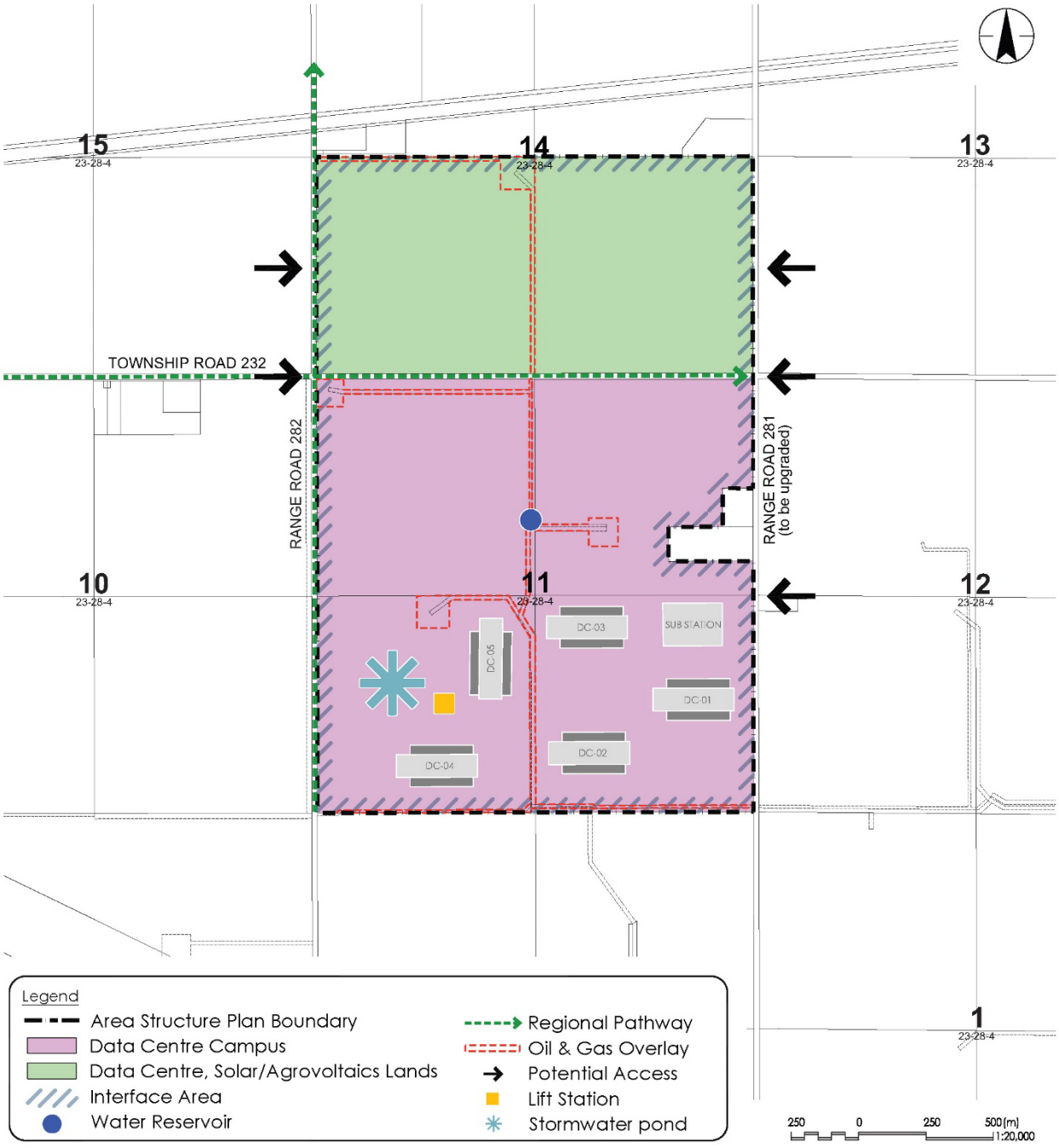


*Figure 8: Development Concept*

# 9. INTERFACE POLICIES

This section outlines design response to the various interfaces identified in ***Figure 9: Key Plan – Interfaces.*** Cross-sections have been provided to illustrate **Interface Condition 1 – 3**. General policies are provided for types of interfaces (e.g. residential and agricultural) below.

To support the continuity of the broader open space and pathway network, the proposed regional pathway is shown as an extension of the Prairie Gateway ASP alignment, located on the west side of Range Road 282 and the north side of Township Road 232. This alignment reflects a commitment to maintaining and enhancing regional connectivity, consistent with the principle that regional pathways should be provided within planned road rights-of-way.

## Objectives

- Ensure that land uses surrounding the Plan are compatible with each other at their interfaces, minimizing conflicts such as noise, traffic congestion, or visual intrusion.
- Ensure a sensitive and functional transition between the Beacon AI Hub lands and as identified by adjacent landowners by identifying appropriate separation strategies. This includes determining the character, scale, and width of setbacks necessary to mitigate potential land use conflicts and support compatible interface design.
- Design transportation network and access points at the interfaces to facilitate safe, efficient, and convenient movement between different land uses, both for vehicles and pedestrians.
- Safeguard the health and safety of residents, workers, and the environment by addressing potential hazards or nuisances at interfaces, especially between industrial zones and residential areas.

## Policies

9.1 Development shall utilize tools outlined in the County's Agricultural Boundary Design Guidelines to minimize potential interface conflicts.

9.2 Development applications for non-agricultural development adjacent to agricultural lands shall adhere to the County's Agricultural Boundary Design Guidelines.

9.3 Detailed landscaping requirements for development shall be addressed as part of a Landscape Plan submitted at the development permit stage.

9.4 A Landscape Design and Implementation Plan shall be prepared and submitted to the County at the development permit stage. This Plan shall include:

a) detailed landscape design drawings for all landscaped areas with specification for plant species to be incorporated within the Plan Area;

b) selected species should have low or no maintenance requirements, and be drought tolerant;

c) identification of the methods of irrigation and maintenance for landscaped areas;

d) detailed design for areas of mass plantings;

e) include details of hardscape landscaping items, including non-plant elements, such as pathways, patios, retaining walls, entry features, and other structures. This section should describe the materials, dimensions, and placement of these features.

f) a maintenance strategy that identifies requirements for the ongoing care and maintenance of the landscape, including pruning, fertilization, pest management, and irrigation schedules (where relevant)

g) an estimated budget for the landscape project, including costs for plants, materials, labour, and any additional expenses.

9.5 All landscaping and maintenance within the Beacon AI Hub shall be the responsibility of the owner/developer.

9.6 All landscaping areas requiring higher intensity landscaping shall be as the as per the applicable Land Use District.

9.7 Where applicable, deciduous trees shall be a minimum 63 mm caliper measured 450 mm from ground level and coniferous trees shall be 2.5 metres in height, as per the County's Land Use Bylaw.

9.8 At the time of the development permit application, a lighting plan shall be submitted for any development adjacent to Interface Condition 1. This plan should demonstrate measures to limit lighting along the shared boundary, minimizing impacts on adjacent agricultural land.

9.9 Uses that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods, shall be discouraged where they share a boundary with agricultural land. Additional details and studies may be requested by the County at the development permit stage to ensure development does not create a nuisance on adjacent agricultural land.

9.10 A minimum setback of 30 metres (100 feet) shall be required from the property line of adjacent land uses. This setback will serve as a buffer zone and should be designed with a combination of fencing and/or visual landscaping to ensure effective separation and buffering.

9.11 Buffer zones which serve as green buffers should be designed to visually screen the Beacon AI hub from the adjacent land uses. These areas may include native plantings, tree canopies, and low-impact water management solutions, such as bioswales and rain gardens.

9.12 The proposed Regional Pathway along Township Road 232 and Range Road 282 shall be constructed after the development of parcels for non-agricultural uses on either side of Township Road 232 and Range Road 282.

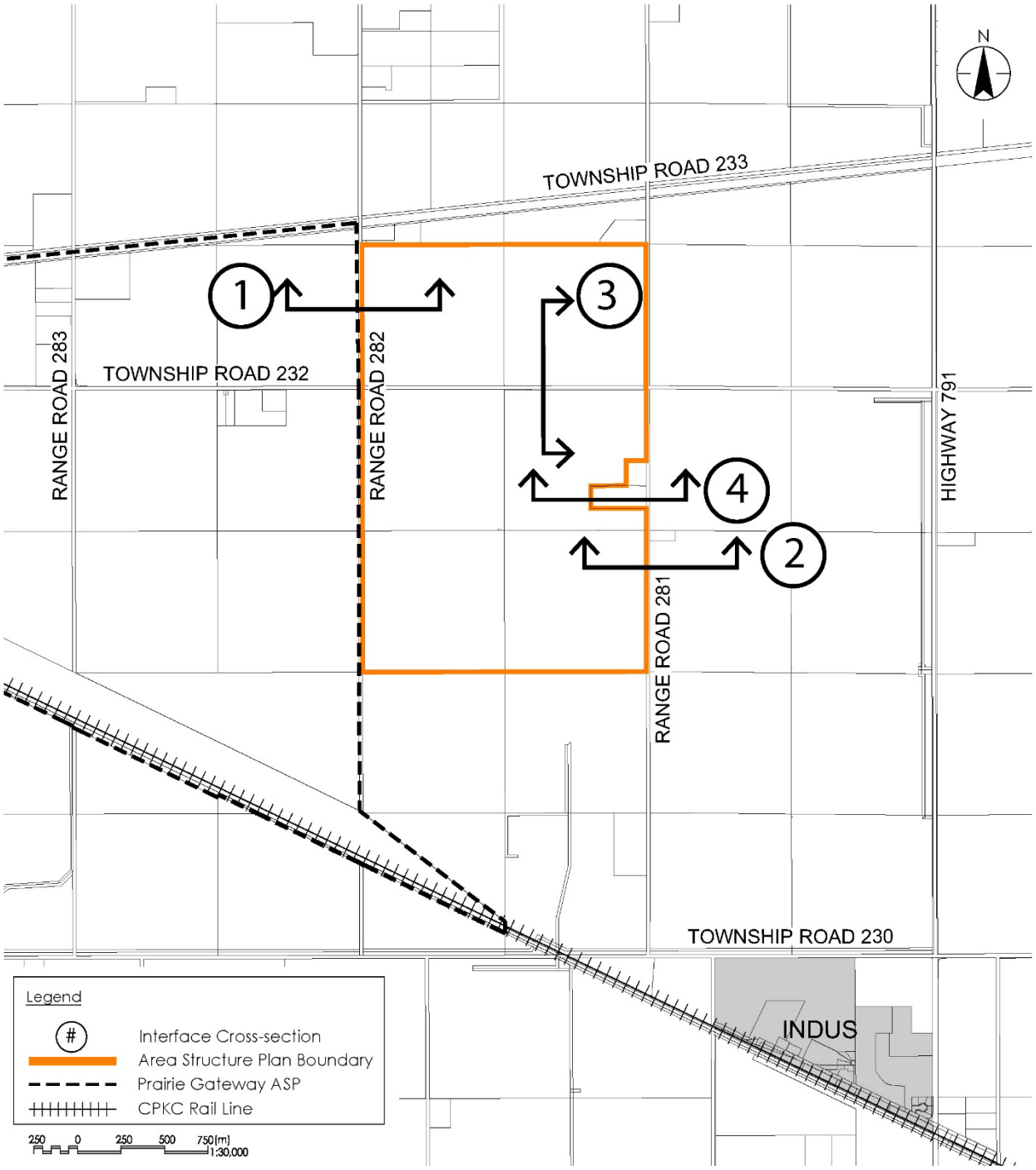


*Figure 9: Key Plan – Interfaces*

## INTERFACE CONDITION 1: BEACON AI HUB – INDUSTRIAL

The objective of this interface as shown in ***Figure 10: Cross-section Interface Condition 1, Beacon AI Hub Solar/Agrivoltaics – Industrial*** is to create an industrial area that integrates seamlessly into the broader context of the plan area, while ensuring the smooth functionality of the development. Given the compatibility of uses along the western boundary (Range Road 282), no significant or intensive interface treatment is required. The design should reflect the existing character of the area and provide a cohesive transition between the Beacon AI Hub and the adjacent industrial uses within the Prairie Gateway ASP area.

## Policies

9.13 The interface cross-section shall have:

a) a 19.0 metre road right-of-way to accommodate traffic, utilities, and landscaping and

b) trees provided along the site boundary to create a visual landscape buffer.

9.14 At the development permit stage, detailed design drawings for the stormwater facilities shall include a detailed landscape plan, including areas for group plantings, to the satisfaction of the County.

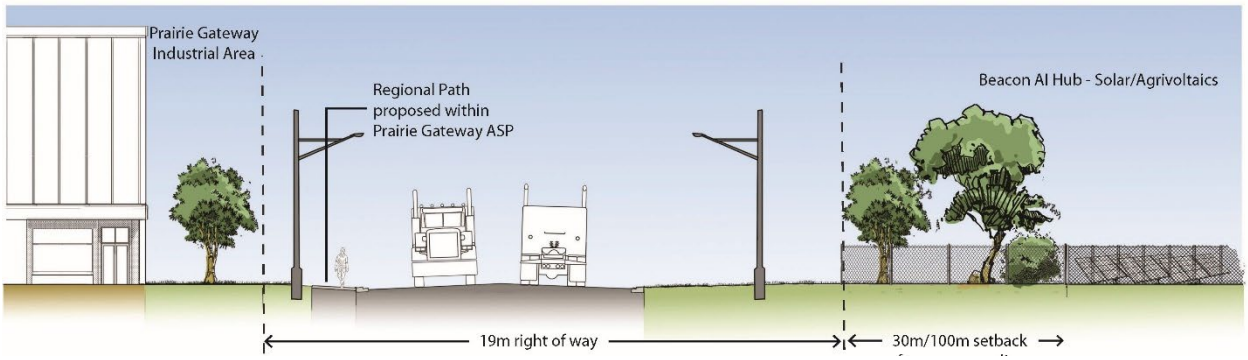


*Figure 10: Cross-section Interface Condition 1, Beacon AI Hub Solar/Agrivoltaics – Industrial*

## INTERFACE CONDITION 2: BEACON AI HUB – OTHER LAND USES

This interface as shown in ***Figure 11: Cross-section Interface Condition 2, Beacon AI Hub – Other Land Uses*** is along the majority of the eastern, northern and southern boundary of the Plan Area. Given the existence of agricultural and residential uses along this roadway, design and interface requirements are necessary.

## Policies

9.15 The interface cross-section shall have:

a) a 19.0 metre cross-section to accommodate traffic, utilities, and landscaping and

b) trees provided along the site boundary to create a visual landscape buffer.

*9.16* Outdoor storage as a primary use should not be permitted. Outside storage incidental to the primary use of the site shall be screened and located to the side or rear of the primary building. This screening must be installed in the form of structures, fencing, additional landscaping, or a combination of these.

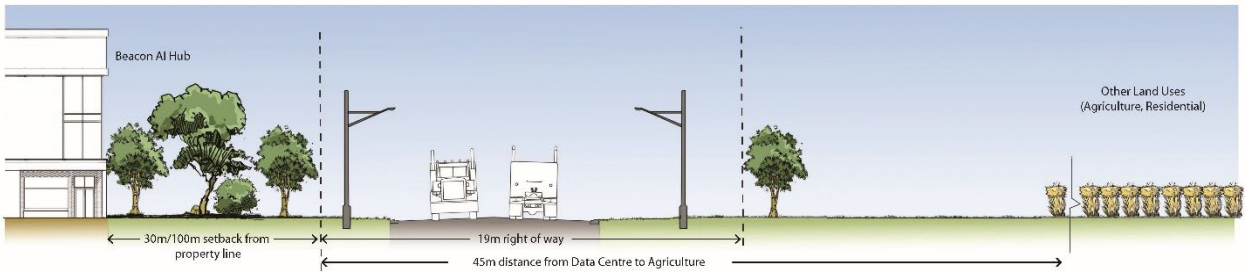


*Figure 11: Cross-section Interface Condition 2, Beacon AI Hub – Other Land Uses*

## INTERFACE CONDITION 3: BEACON AI HUB – TOWNSHIP ROAD 232

This interface as shown in ***Figure 12: Cross-section Interface Condition 3, Beacon AI Hub – Township Road 232*** addresses interface conditions along Township Road 232. The objective is to enhance visual appeal and provide a cohesive transition between the road right-of-way and the Beacon AI Hub. Landscaping will play a significant role in mitigating the visual impact of the development while providing an effective buffer between different land uses. Additionally, this interface aims to create a smooth transition to the Regional Pathway network extending from the Prairie Gateway ASP area.

## Policies

9.17 Trees should be provided within the regional path of the road right-of-way, with the adjacent Beacon AI Hub providing sufficient room.

9.18 At the development permit stage, landscape drawings for the area within this interface shall include a detailed landscape plan, including areas for group plantings.

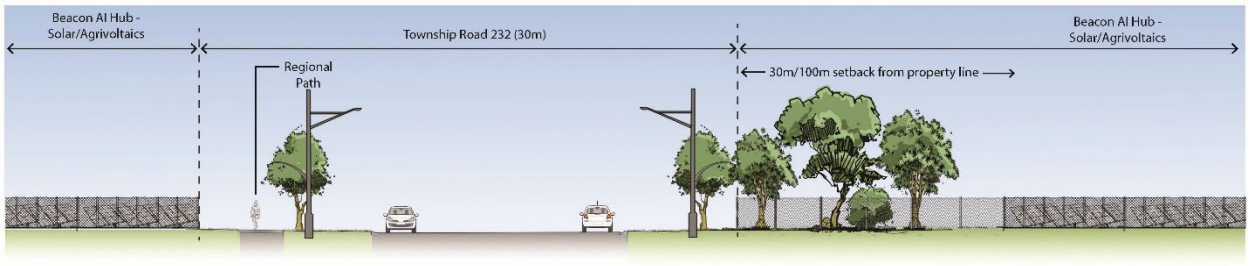


*Figure 12: Cross-section Interface Condition 3, Beacon AI Hub – Township Road 232*

# INTERFACE CONDITION 4: BEACON AI HUB – RURAL RESIDENTIAL

This interface as shown in ***Figure 13: Cross-section Interface Condition 4, Beacon AI Hub – Rural Residential*** is predominantly along the eastern boundary of the Plan Area adjacent to a residential parcel. Spatial separation between Beacon AI Hub uses and residential use is achieved by providing 30 metre setback.

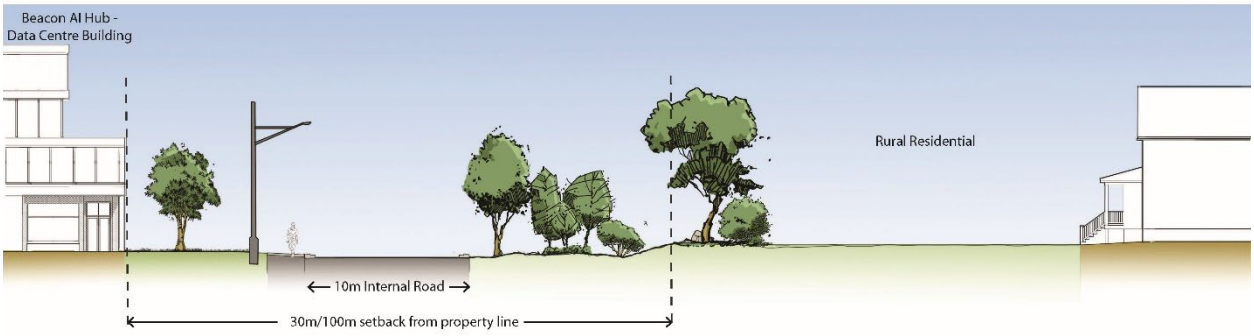


*Figure 13: Cross-section Interface Condition 4, Beacon AI Hub – Rural Residential*

# 10. DARK SKY POLICY

All lighting within the Plan Area should create a unified visual character and should promote dark sky principles. In adhering to these principles, the development will be designed to be as visually unobtrusive as possible while still providing enough lighting to maintain visibility for safety and wayfinding. The scale of lighting should be considered along pathways to respect the pedestrian scale, for example, by installing low mounted lighting.

## Objectives

- Minimize the impact of artificial lighting on the night sky by implementing lighting practices that reduce glare, sky glow, and light trespass into natural areas and residential zones.

## Policies

10.1 Low impact lighting should be incorporated to mitigate light pollution.

10.2 Flood lights, spotlights, or any other large-area, high intensity lighting shall be prohibited.

10.3 Internal roads shall have street lighting that adheres to County design standards.

10.4 At the development permit stage, an outdoor lighting plan should be completed to the satisfaction of the County and should demonstrate lighting techniques to maintain visibility for safety.

# B. SERVICES

## 11. OPEN SPACES AND PATHWAYS

Open spaces and pathways are integral to the vision for the Beacon AI Hub's development. They will provide a harmonious balance between the high-tech infrastructure of the Data Centre Campus and the surrounding natural green space. The open spaces will offer areas for relaxation, recreation, and environmental conservation, enhancing the overall quality of the Plan Area. Meanwhile, the pathway system will ensure accessibility and connectivity for site users, linking key areas within the site and with open spaces.

Since no further subdivision of the subject lands is intended, this ASP does not propose the provision of any Municipal Reserve (MR) or Environmental Reserve (ER) lands within the Plan Area.

### Objectives

- Create a harmonious, sustainable, and accessible environment for site users.
- Integrate green spaces, pedestrian and vehicular circulation, and the natural landscape to enhance the overall functionality, aesthetic appeal, and environmental sustainability of the area.

### Policies

11.1 Pathways should be planned within the Plan Area to connect the Data Centre Campus and Solar/Agrivoltaics Facility, providing easy access to potential green spaces and communal areas.

11.2 Open spaces should be designated for employee wellness and recreation, such as walking trails, small parks, or rest areas, to improve employee health and productivity. These spaces should include benches, shade, and areas for relaxation.

11.3 Green buffers throughout the Plan Area should include native plantings, tree canopies, and low-impact water management solutions, such as bioswales and rain gardens.

11.4 Pathways and open spaces shall be designed to be safely separated from high-security zones, such as the Data Centre itself and solar fields, using physical barriers (e.g.: fencing, hedges) to ensure safety while maintaining aesthetic integration.

11.5 Pathways and open spaces design should be submitted at the development permit stage.

11.6 Use native plant species for landscaping in open spaces and along pathways to reduce maintenance, conserve water, and support local biodiversity.

11.7 Where applicable, solar-powered lighting should be used along pathways and in open spaces to reduce energy consumption and support the solar facility's sustainability goals.

11.8 Pathways and open spaces should incorporate low-impact development (LID) techniques, such as permeable pavement, bioswales, and rain gardens, to manage stormwater and reduce runoff into nearby water systems.

11.9 Construction of pathways and any infrastructure installed in open spaces should prioritize the use of sustainable, low-impact and non-toxic materials such as recycled aggregates.

11.10 Construction of pathways and any infrastructure installed in open spaces should avoid materials that may negatively impact local ecosystems.

11.11 Pathways and open spaces should be designed to mitigate the urban heat island effect by using reflective materials or shade-providing trees and structures to reduce surface temperatures in outdoor areas, especially in areas around the data centre and solar facilities.

11.12 Landscaping should be designed to be climate-resilient, using drought-tolerant plants and maintaining soil health to minimize water requirements.

11.13 Water-efficient irrigation systems should be used where possible.

11.14 Open spaces areas should be designed to allow for flexible use and repurposing, enabling adaptation to evolving needs over time.

# 12. TRANSPORTATION

As part of the ASP process, Stantec completed a Traffic Impact Assessment (TIA) to identify the most suitable access points to the Plan Area and assess the potential impact of the proposed development on the existing road network. Plan Area will provide vehicular access as shown in ***Figure 14: Transportation Links***.

## Objectives

- Provide for an internal road network that contributes to a high-quality built environment, and efficiently and safely aligns to the regional road network.
- Implement an efficient internal road network that ensures smooth internal circulation for vehicles, maintenance, and emergency services.
- Design the internal road network and pathways to meet safety and functional requirements for both pedestrian and vehicular traffic, including clear signage, proper lighting, and adequate width for all users.
- Ensure ongoing dialogue with the City of Calgary and the Province on transportation requirements to allow for efficient transportation connections with the nearby provincial highway network.

## Policies

12.1 A detailed TIA shall be required at the development permit stage to ensure:

a) detailed development plans are consistent with transportation assumptions and recommendations identified in the TIA and adhere to the County Servicing Standards; or

b) any changes to transportation assumptions as a result of detailed development plans are reflected in transportation recommendations and Conditions of the development permit.

12.2 Transportation infrastructure upgrades to support development within the Plan Area shall be confirmed at the development permit stage, to the satisfaction of the County.

12.3 The developer shall address any required road improvements through a development agreement process at the development permit stage, to the satisfaction of the County.

12.4 The developer shall be responsible for the necessary upgrades and improvements required on all impacted road networks, in addition to payment of all applicable County transportation levies.

12.5 The County shall collaborate with the City of Calgary and Alberta Transportation and Economic Corridors on appropriate transportation connections and any potential impacts on the regional transportation network.

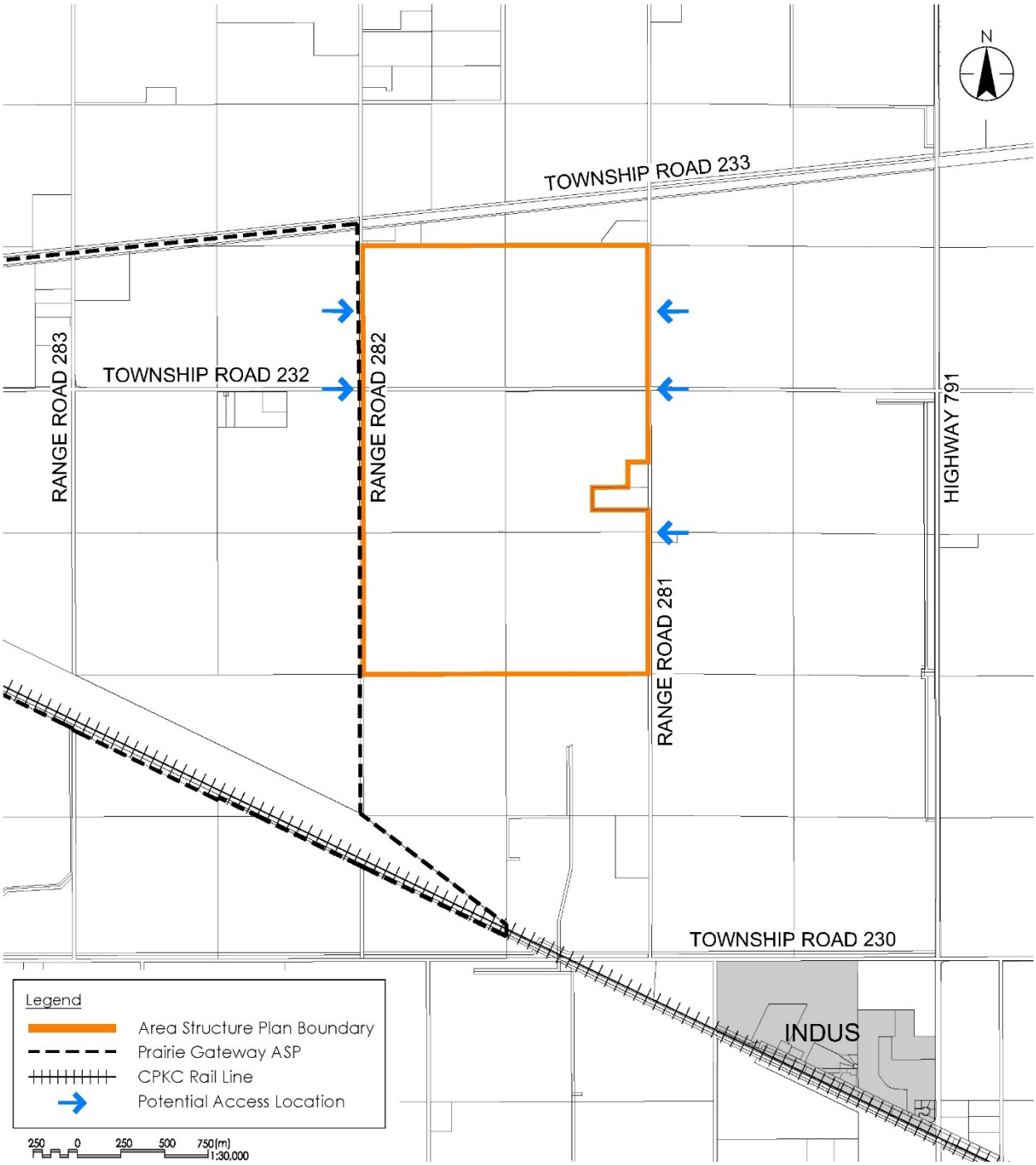


*Figure 14: Transportation Links*

# 13. NATURAL ENVIRONMENT

The preservation of biophysical assets such as vegetation, wetlands, water bodies, wildlife habitats, and topographical features is vital to maintaining a healthy ecosystem and community well-being. As such, it is essential to ensure that the proposed development minimizes adverse impacts on these ecological assets by integrating sensitive design practices that respect and adapt to the natural environment. A Biophysical Impact Assessment (Montrose Environmental Solutions Canada inc., June 2025) was completed for the Plan Area to guide development and to minimize the potential negative effects of Beacon AI Hub on biophysical resources during planning, design, construction, operations, and reclamation stages.

The BIA identified vegetation, wildlife, wetlands, and land use through assessments and evaluated potential impacts from project activities. While no lasting effects on soil are expected, low-magnitude residual effects on vegetation, wildlife, wetlands, and land use may occur but are reversible over medium to long term and not considered significant. Cumulative effects, accounting for other overlapping projects, were also predicted to be low, reversible, and insignificant. Mitigation measures based on field data, regulations, and best practices support these findings, details of which are outlined within the BIA report.

The project area contains many temporary wetlands (Class II), and some temporary wetlands a shown in ***Figure 6: Vegetation, Wetlands and Water Bodies,*** that may be disturbed by the development of Data Centre Campus and Solar/Agrivoltaics Facility. Any disturbance will require approval through a Water Act Application and AUC, and compensation to the Alberta Environment and Protected Areas (EPA) will be made.

By carefully planning the development and implementing mitigation strategies, this ASP aims to balance sustainable development objectives with the conservation and protection of the Plan Area's valuable natural resources.

## Objectives

- Ensure that development identifies and considers biophysical assets within the Plan Area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat, and water resources of the Plan Area through sensitive design that adapts to the natural environment where possible.
- Preserve wetlands and watercourses of ecological value within the Plan Area where practical.

## Policies

## *NATURAL ENVIRONMENT*

13.1 If an application varies from the recommendations of the BIA, an updated report shall be submitted at the development permit application stage.

13.2 Development should minimize disruption of natural areas by:

a) incorporating ecological features such as natural vegetation, topography, and water bodies into the design at development permit stage;

b) implementing the mitigation measures identified in the BIA; and

c) utilizing environmental-friendly landscaping where practical.

13.3 At the development permit stage, applications should demonstrate the connectivity and function of all retained natural features.

13.4 Development shall be designed to site buildings in a manner that avoids wetlands where possible. If avoidance of wetlands is not possible, a Water Act application and a Wetland Assessment Impact Report (WAIR) shall be submitted, and wetland compensation payments shall be made to EPA at the development permit stage.

13.5 The Solar/Agrivoltaics facility should be planned to avoid significant natural ecosystems, such as ancillary wetlands, wildlife corridors where possible, and sensitive vegetation areas. Where avoidance is not feasible, appropriate mitigation measures, including habitat restoration and compensation, shall be implemented.

## *WETLAND AND WATER BODIES*

13.6 Wetland assessment and protection shall be guided by the county, the regional, and the provincial policy.

13.7 The developer shall obtain all required provincial and municipal approvals related to wetlands prior to construction commencing within the Plan Area. This includes obtaining approval for and providing any necessary compensation for any existing wetlands proposed to be removed within the Plan Area.

13.8 At the development permit stage, the developer shall submit a Geotechnical Investigation, prepared by a suitably qualified professional engineer, and in accordance with County Servicing Standards.

13.9 Solar racking, panels and MV collector lines are considered a temporary disturbance and should be installed within temporary wetlands after the approval of a *Water Act* Application along with approval by AUC for the Solar/Agrivoltaics facility.

13.10 More permanent solar project components, such as inverter pads, roads, or a permanent operations trailer site, should be sited to avoid wetlands. Where wetlands cannot be avoided, this shall be detailed at the development permit stage and subject to provincial regulations.

*13.11* The data centre shall be sited to avoid seasonal and above (i.e., Class III+) wetlands as shown in ***Figure 6: Vegetation, Wetlands and Water Bodies,*** if possible. If avoidance of wetlands for the data centre is not possible, a Water Act application and a Wetland Assessment Impact Report (WAIR) will be submitted, and wetland compensation payments will be made to EPA.

## *WILDLIFE SPECIES AND WILDLIFE HABITAT*

13.12 Development should minimize the removal of existing wildlife by incorporating necessary setbacks to protect wildlife habitats.

13.13 A 100m setback around wetlands shall be fenced off during construction activities to reduce habitat loss and soil compaction.

13.14 At the development permit stage, an erosion and sediment control (ESC) plan shall be submitted, and ESC measures shall be implemented as needed, for the duration of the construction activities to further minimize potential impacts to wetlands and amphibian habitat.

# 14. EMERGENCY SERVICES

Fire suppression and water supply infrastructure shall be provided to deliver appropriate levels of fire protection within the Plan Area.

## Objectives

- Provide adequate and efficient fire and protective services to meet the needs of the development.
- Ensure that the development is designed and constructed in a way that maximizes the effectiveness and accessibility of fire and protective services.
- Employ design features, such as Crime Prevention Through Environmental Design (CPTED) principles, to mitigate or prevent emergencies.

## Policies

14.1 All development shall provide fire suppression systems in compliance with the County's Fire Suppression Bylaw as well as the current edition of the National Building Code - Alberta Edition, National Fire Code - Alberta Edition, and/or other relevant Federal or Provincial legislation.

14.2 Water infrastructure including ancillary water storage facilities serving development within the Plan Area, shall be designed to provide adequate water pressure and volume to combat fires.

14.3 At the development permit stage, the developer, through direct consultation with the Emergency Services of Rocky View County, shall prepare a safe campus strategy for implementation within the Plan Area.

14.4 At the development permit stage, the developer, through direct consultation with the Fire Services of Rocky View County shall prepare and implement a Fire Smart strategy to the satisfaction of the Fire Services.

14.5 As a condition of development permit, the developer shall provide a Construction Emergency Response Plan to the satisfaction of the Fire Services of Rocky View County.

14.6 Crime prevention through environmental design (CPTED) features should be considered in the design and construction of all new development.

14.7 At the development permit stage, a suppression plan shall be submitted. This plan shall address fire suppression requirements and ensure water and necessary infrastructure is available to all development. The fire suppression plan should consider opportunities and locations that allow for shared infrastructure with adjacent ASP or local plan areas.

14.8 Where the proposed development may pose a significant risk or hazard to adjacent properties, the County may require the proponent of the development to complete an independent hazard risk assessment. The County, at its sole discretion, may require the developer to undertake measures to reduce the hazard risk.

# C. UTILITIES AND INFRASTRUCTURE

## 15. UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community. Development within the Plan Area will be serviced by public and private infrastructure and services. Water and wastewater infrastructure will be provided in accordance with the supporting technical assessments prepared as part of this ASP. The preliminary proposed water and wastewater infrastructure network for the Plan Area is illustrated in ***Figure 15: Servicing Strategy.***

An initial review of existing information and site reconnaissance identified respective municipal and private water service options for the project area. Notably, Langdon Waterworks owns and operates the closest domestic water treatment and distribution system.

The proposed water servicing strategy conceptualizes a 9.6 km, 100-mm PVC C900 water main connecting to the Langdon system, along with the installation of a water tank on the south side of the site. This system considers conservative average design flow of 100 litres per person per day and a maximum design flow of 150 litres per person per day was used with a peak factor of 1.4.

The wastewater strategy includes installing approximately 6.5 km of 50 mm HDPE sanitary sewer force main from the site to the existing 600 mm force main located about 3 km southwest of Langdon along TWP Road 233.

The stormwater management approach is based on a zero-discharge strategy, with no outfall design, meaning all stormwater must be managed on-site. Stormwater Management Facility (SMWF) sizing will be based on the 100-year storm event and will be determined at the development permit stage.

Private companies provide shallow utilities such as gas, electricity, and telecommunications to the area. Provision of stable power to Plan Area will be addressed through an AESO application that is reviewed by the AUC.

### Objectives

- Ensure potable water and wastewater systems are provided to the Plan area in a safe, cost effective, and fiscally sustainable manner.
- Ensure development proceeds in alignment with the availability of supporting utilities and services.
- Ensure development minimizes reliance on potable water.
- Require utility rights-of-way and easements to accommodate utilities and infrastructure for development within the Plan Area.
- Allow temporary water solutions under strict conditions, including compliance with provincial regulations and deferred service agreements.

## Policies

## *WATER*

15.1 The proposed water servicing plan within the Plan Area shall proceed generally as illustrated in ***Figure 15: Servicing Strategy***.

15.2 Notwithstanding policy 15.1, all development shall connect to regional piped water servicing at the time of development permit stage. Deferrals of piped water servicing connections shall not be considered at development permit stage.

15.3 The developer shall be required to pay any required off-site levies or cost recoveries, in accordance with County bylaws and policies.

15.4 Utility rights-of-way and easements shall be provided to accommodate water distribution infrastructure at the development permit stage, as deemed necessary.

15.5 At the development permit stage, the applicant shall provide an updated water demand analysis that confirms the anticipated water usage of the development to ensure water demands align with overall water supply capacity, in accordance with the ASP. Infrastructure shall be upgraded according to the revised demand.

15.6 The County encourages the reduction and reuse of water in accordance with provincial laws and regulations.

15.7 Water re-use strategies, and low impact development measures are encouraged to reduce the reliance on potable water for irrigation and other non-potable uses.

15.8 Potable water provided by a municipal utility system shall not be used for the irrigation of non-residential development areas, with the exception of new landscaped areas for a period of two years from occupancy.

15.9 Notwithstanding policy 15.8, development may be permitted to provide individual potable water solutions on a temporary basis in accordance with County policy if the following conditions are met:

a) the County's potable water system is not yet available to the site;

b) the developer enters into a deferred services agreement and connects to services when available;

c) the developer agrees that no compensation will be provided to the developer for the costs incurred for the construction of the temporary servicing solution;

d) the proposed temporary solution meets provincial regulations; and

e) the development is not a heavy water user.

15.10 Development and buildings shall use low flow fixtures and appliances.

15.11 The County encourages the reduction and reuse of water in accordance with provincial laws and regulations.

15.12 Cost recovery agreements may be applicable as per County policy for those developers who frontend the costs and construction of water infrastructure that benefits future developers and landowners.

15.13 Upon completion of construction, all utility infrastructure shall be transferred to the ownership and control of the County.

## *WASTEWATER*

15.14 The proposed wastewater servicing plan within the ASP shall proceed generally as illustrated in ***Figure 15: Servicing Strategy.***

15.15 The developer shall be required to enter into a comprehensive and inclusive development agreement with Rocky View County and other affected parties relating to the design, construction, and maintenance.

15.16 Utility rights-of-way and easements shall be provided to accommodate wastewater distribution infrastructure at the development permit stage, as deemed necessary.

15.17 Development Permits relying on the County wastewater infrastructure shall not be supported until the County has confirmed the provision of required wastewater infrastructure to the Plan Area, to the satisfaction of the County.

15.18 Cost recovery agreements may be applicable as per County policy for those developers who frontend the costs and construction of wastewater infrastructure that benefits future developers and landowners.

15.19 Upon completion of construction, all utility infrastructure shall be transferred to the ownership and control of the County.

## *STORMWATER*

15.20 The proposed location for stormwater pond as a part of the stormwater management system within the Plan Area shall be located generally as illustrated on ***Figure 8: Development Concept.*** The final location shall be determined upon completion of the detailed Master Drainage Plan at the development permit stage.

15.21 The developer shall ensure the recommendations of the Master Drainage Plan are implemented through the development and building permit stages, in conformity with the provincial approvals.

15.22 At the development permit stage, a Stormwater Management Report shall be prepared that provides detailed design and requirements for stormwater management for development, in accordance with the Master Drainage Plan, Cooperative Stormwater Management Initiative (CSMI), county policy, servicing standards, and provincial regulations.

15.23 As a condition of the development permit application, the developer must provide verification of related municipal, provincial and federal approvals for stormwater infrastructure (e.g. Water Act and EPA approvals, as relevant).

15.24 All new stormwater management facilities shall be constructed, operated, and maintained by the developer to the satisfaction of the County.

15.25 Utility rights-of-way and easements shall be provided to accommodate stormwater infrastructure at the development permit stage, as deemed necessary.

15.26 A comprehensive Sub-Catchment Master Drainage Plan (SCMDP) Plan shall be developed in accordance with the requirements of the Alberta Environment and the County. This plan must be implemented in conjunction with or prior to the development of Phase I to ensure effective management of stormwater and compliance with environmental standards.

## *SHALLOW UTILITIES*

15.27 All development shall be serviced with shallow utilities at the expense of the developer. Utilizing best management practices, an overland drainage system, utilizing the existing topography, when possible, shall be used for storm water management and accomplished by using piping, roadway ditches, culverts and drainage swales along lot lines and within the green space areas.

15.28 The alignments and required utility rights-of-way for franchise utility installations shall be determined at the development permit stage, in accordance with County Servicing Standards. As a condition of development approval, the developer shall be required to prepare, in accordance with the County's Servicing Standards, an Erosion and Sediment control plan.

15.29 Shallow franchise utilities such as gas, electricity, and telecommunications shall be installed and/or financed by the developer at the development permit stage in consultation with the applicable private utility providers.

15.30 The developer shall be required to enter into a development agreement for the provision of potable water distribution and storage of potable water distribution, storm water management facilities; wastewater treatment facility, wastewater lift stations and treated wastewater storage facilities.

15.31 Gas utility line assignments shall be provided by private determined at the development permit stage.

## *POWER*

15.32 The location, size, and configuration of power infrastructure required within the Plan Area (e.g. substation, pad mounted transformers) shall be determined at time of the development permit stage.

15.33 The developer shall coordinate with power utility providers on the provision and timing of power for implementation of the development.

15.34 For utility-scale power generation facilities, the County may request additional technical studies and supporting information, including but not limited to, the following:

a) development Impact Statement and Analysis to evaluate the impact of the proposal on adjacent sites from:

i. noise;
ii. visual appearance;
iii. lighting;
iv. odour; and/or
v. dust impacts.

b) impacts and mitigation of the anticipated vapour/steam by-products.

c) BIA; and

d) any additional studies to identify safety, health and/or nuisance impacts.

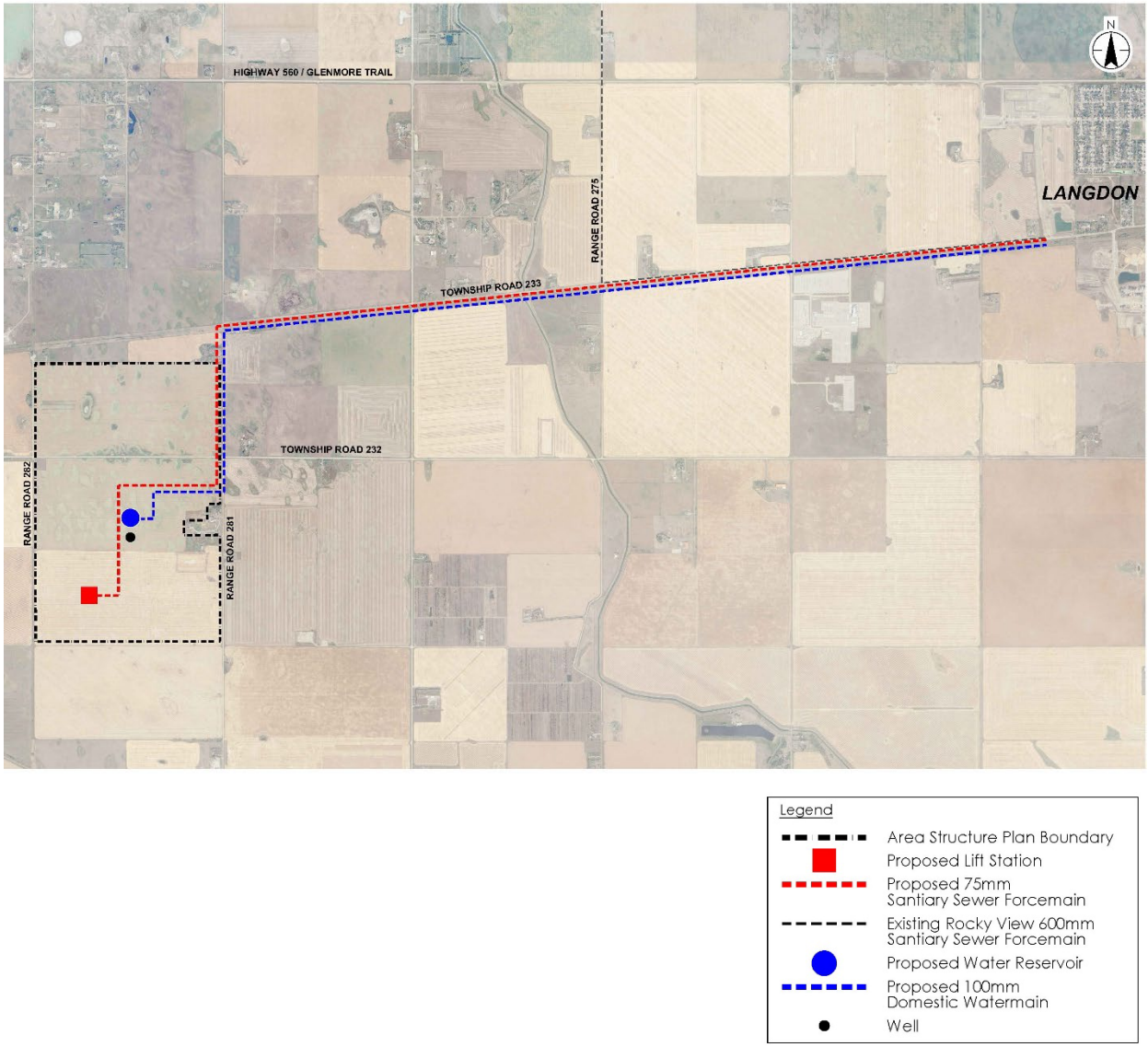


*Figure 15: Servicing Strategy*

# 16. SOLID WASTE AND RECYCLING

The developer/end users are responsible for solid waste management at various stages of development, with the developer responsible for waste management during construction, and the end users responsible for providing their own solid waste services to support their operations. The Langdon Transfer Site is identified as the appropriate waste collection station to service the Plan Area.

## Objectives

- Set clear expectations for the developer and end users as to solid waste management within the Plan Area.
- Encourage waste minimization and waste diversion practices.
- Provide the necessary infrastructure to support solid waste and recycling management.
- Promote best practices for managing solid waste materials generated during construction activities.

## Policies

16.1 Solid waste management shall be guided by the County's Solid Waste Servicing Strategy.

16.2 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction in accordance with County standards.

16.3 Industrial and commercial business owners shall be responsible for providing their own solid waste services.

16.4 The developer should encourage waste minimization and waste diversion practices in the Plan Area with a diversion target of 50%.

16.5 The developer shall prepare a Waste Management Plan at the development permit stage, to the satisfaction of the County.

16.6 Storage of garbage and waste materials shall be in weatherproof and animal proof containers located within buildings or adjacent to the side or rear of buildings, and those areas shall be screened from view by all adjacent properties and public thoroughfares.

# 17. OIL AND GAS

Oil and gas facilities, infrastructure, and operations within the Plan Area, both abandoned and active, represent industrial land uses that may impact public safety, quality of life, and the natural environment. As development progresses, it is essential that these oil and gas activities be adequately addressed in accordance with federal, provincial, and municipal regulations to ensure safe and compatible co-existence with other forms of development in the area.

## Objectives

- Ensure oil and gas infrastructure within the Plan Area is addressed in adherence to federal, provincial, and municipal requirements for development near oil and gas infrastructure.
- Determine specific development conditions and requirements for oil and gas items before development permit approval.
- Enhance safety by marking abandoned wells during construction and implementing protective measures like fencing and signage.
- Prevent construction within setback areas associated with active, suspended, reclaimed, or abandoned wells through development restrictions.
- Ensure sufficient access is registered to abandoned oil wells and pipeline infrastructure to meet regulatory and operator standards.
- Enforce minimum building setbacks from abandoned wells per regulatory and operator requirements to ensure safety.

## Policies

17.1 Development in proximity to the pipeline and well infrastructure shall adhere to all Federal, Provincial, and Municipal regulatory requirements, including but not limited to:

a) Province of Alberta's Pipeline Act

b) Province of Alberta's Pipeline Rules

c) Environmental Protection and Enhancement Act (EPA)

d) Conservation and Reclamation Regulation (CRR)

e) Alberta Energy Regulator (AER):

i. specified Enactment Direction (SED) 002: Application Submission Requirements and Guidance for Reclamation Certificates for Well Sites and Associated Facilities;

ii. directive 020: Well Abandonment;

iii. directive 77: Pipelines – Requirements and Reference Tools; and

iv. directive 79: Surface Development in Proximity to Abandoned Wells.

17.2 All buildings located in proximity to an abandoned well site shall comply with the Alberta Matters Related to Subdivision and Development Regulation and Alberta Energy Regulator setback requirements or provide a minimum building setback as required by the operator(s), whichever is greater.

17.3 During execution of construction activities approved under the development permit, all abandoned well sites shall be marked with temporary signage identifying the location and depth, if known, of the abandoned well and providing contact information for the AER. Such signage, as well as adequate fencing and any other necessary protective measures, shall be in place during the development process to prevent damage to the abandoned well bore.

17.4 At the development permit stage, a restrictive covenant shall be registered that prevents the construction of any building within the setback area associated with an active, suspended, reclaimed, or abandoned well.

17.5 At the development permit stage, the developer shall ensure adequate access is provided to abandoned oil and pipeline infrastructure, in accordance with AER and/or related operator requirements.

17.6 All buildings located in proximity to an abandoned well site shall comply with Alberta's Matters Related to Subdivision and Development Regulation and AER setback requirements or provide a minimum building setback as required by the operator(s), whichever is greater.

# PART III: IMPLEMENTATION

# 18. DEVELOPMENT PHASING

Development is proposed to be constructed in phases in a logical and practical manner and informed by the availability of power and services. The general sequencing of development is illustrated in ***Figure 16: Development Sequencing*** and is anticipated to begin from the South Cell of the Plan Area.

The progression of each phase will be influenced by various key factors. These include market conditions, servicing capacity, and the availability of required infrastructure. The development is designed to be scalable, allowing for flexibility in advancing phases individually or by combining multiple phases into a single progression.

## Development Phasing Policies

18.1 The development of the Beacon AI Hub should occur in phases as shown in ***Figure 16: Development Sequencing***.

18.2 Notwithstanding policy 18.1, the development of the Beacon AI Hub may occur incrementally or by combining multiple phases into a single development stage, based on factors such as landowner needs, market conditions, and infrastructure readiness.

18.3 Specific phasing of development within the Plan Area shall be determined at the time of first development permit submission. Initial phasing of development within the Plan area should commence in the South Cell shown in ***Figure 16: Development Sequencing***. However, specific phasing within and between development cells shall be determined through a phasing plan at the time of first development permit submission.

18.4 The developer shall dedicate an access easement agreement, registered in the name of Rocky View County, to facilitate the provision of essential infrastructure, including potable water distribution systems, oil and gas infrastructure, wastewater treatment facilities, wastewater lift stations, storage facilities, stormwater management systems, drainage channels, retention and detention ponds, and other necessary stormwater management facilities.

18.5 For subsequent phases of the development, the developer shall be required to enter into a Development Agreement with Rocky View County. This agreement shall cover the provision and maintenance of potable water distribution and storage facilities, stormwater management systems, wastewater treatment facilities, wastewater lift stations and treated wastewater storage facilities.

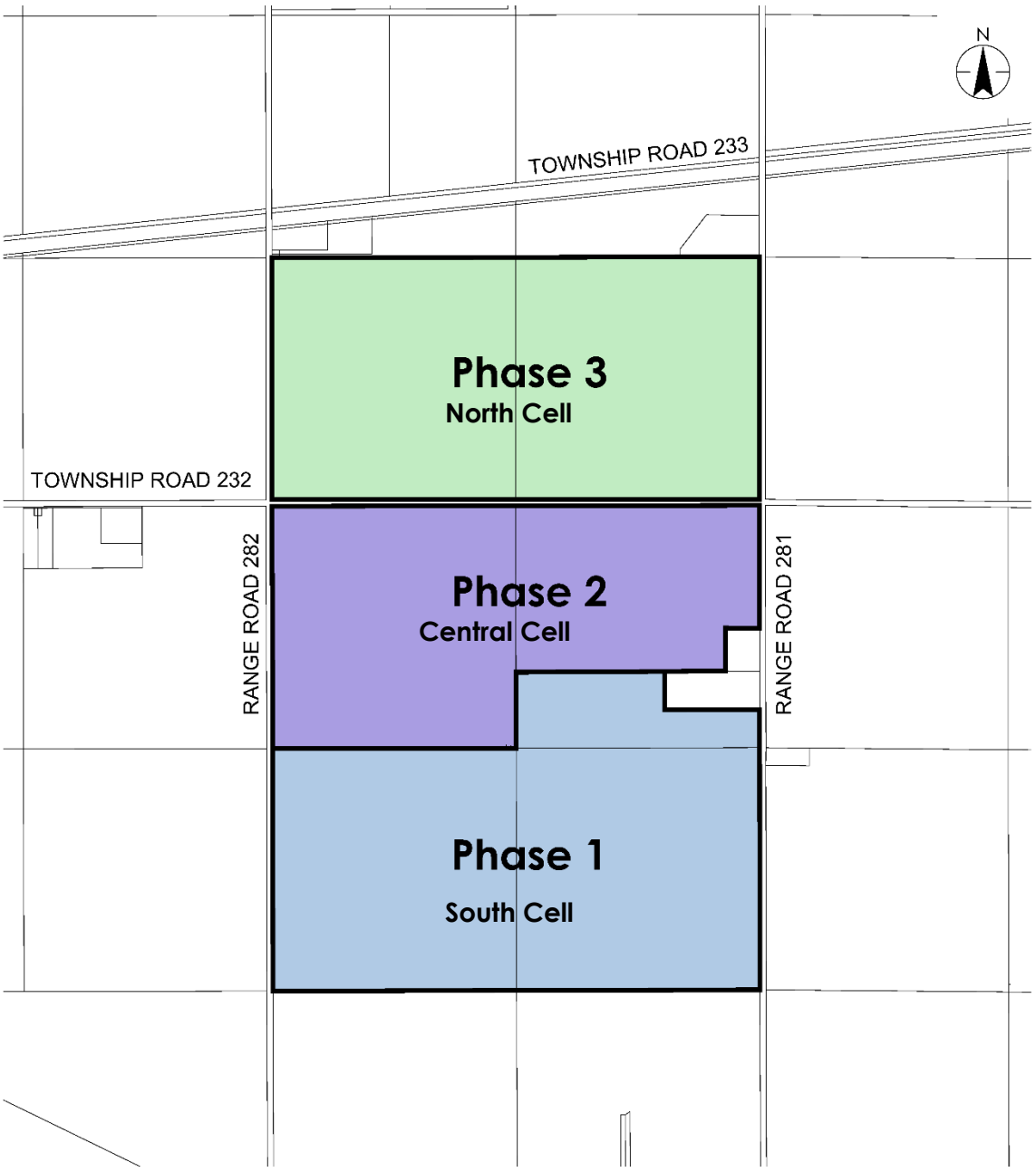


*Figure 16: Development Sequencing*

# 19. LAND USE REDESIGNATION

The proposed land use redesignation has been aligned with the ASP**.** However, as individual developments progress, further details may be refined for discretionary uses. Utilizing the distinct approach of applying the S-DAT (Special, Data Centre) District with customized overlays, additional site controls and uses may be introduced through amendments to the land use regulations. In addition to any site controls included in the overlay, the site guidelines identified in ***Section 21: Development Guidelines*** of this ASP will also apply to the Beacon AI Hub development.

Additional overlay site controls for discretionary uses may include but not limited to:

- Building Height
- Building Setbacks
- Site Coverage
- Parking Provision
- Landscaping Provisions
- Lighting and Signage Provisions

## Land Use Redesignation Policies

19.1 The subject lands shall be designated as S-DAT (Special, Data Centre) District in accordance with the Land Use Bylaw (C-8000-2020).

19.2 The initial development permit within a cell shall provide phasing details, servicing details, and shadow planning as per the requirements of the S-DAT District.

# 20. DEVELOPMENT PERMIT PROCESS

A development permit application must be submitted to the County for each discretionary use development to address specific matters outline below. As the land use framework is comprehensively established through this ASP, and no subdivision is proposed within the Plan Area, a local plan application is not required prior to proceeding to the development permit stage.

- Transportation infrastructure improvements;
- Stormwater management infrastructure improvements;
- Environmental considerations, including wetlands and related dedication of Environmental Reserve;
- Site details including setbacks, parking, and building design;
- Landscaping, screening, and fencing;
- Noise control;
- Lighting considerations;
- Site grading and servicing; and
- Oil and Gas infrastructure setbacks and mitigations.

## Development Permit Policies

20.1 Implementation of development within the Plan Area is expected to occur in multiple phases, in accordance with ***Section 18: Development Phasing*** of the ASP.

20.2 As part of the development permit process, Data Centre Campus development shall adhere to Rule 012, which sets out requirements for noise control for facilities under the jurisdiction of the AUC.

20.3 New information and/or updates to various plans and technical reporting prepared in support of this ASP shall be provided at the development permit stage.

20.4 Erosion, dust suppression and sediment control measures shall be identified and addressed at the development permit stage.

20.5 The developer shall submit an Agricultural Production Plan for Solar/Agrivoltaics Facility detailing crop use, seasonal schedules, irrigation, soil management, and expected yields to demonstrate integration and maximization of agricultural production with solar fields.

20.6 A local plan application is not required prior to the development permit stage.

20.7 The developer shall dedicate an access easement agreement, registered in the name of Rocky View County, to facilitate the provision of essential infrastructure, including potable water distribution systems, oil and gas infrastructure, wastewater treatment

facilities, wastewater lift stations, storage facilities, stormwater management systems, drainage channels, retention and detention ponds, and other necessary stormwater management facilities.

# 21. DEVELOPMENT GUIDELINES

## Site and Building Design

As development proceeds within the Plan Area, the developer shall provide detailed site and building designs, at the development permit stage in accordance with the policies below. For reference, the sample renderings in ***Figure 17 – 18*** illustrate how the policies can be applied to achieve the intended built form. These site renderings serve as conceptual visual representation and may not represent the finalized development plan. While they depict general design intent, layout, and architectural character, actual site conditions, regulatory requirements, and project refinements may necessitate adjustments. Although elements such as materials, dimensions, and landscaping may evolve, the policies outlined below will ensure a consistently high-quality built form.


*Figure 17: Conceptual rendering for Beacon AI Centers' Data Centre building*


*Figure 18: Conceptual rendering for Beacon AI Centers' Data Centre building*

## Policies

### *GENERAL*

21.1 Detailed site and building design shall be prepared at the development permit stage.

### *SITE AND BUILDING DESIGN*

21.2 Development within the plan area shall reflect a commitment to high-quality site and architectural design, ensuring a thoughtful integration of built form with the surrounding environment. Buildings, open spaces, and infrastructure must be designed to enhance the area's visual appeal, functionality, and long-term sustainability.

21.3 Design principles will prioritize aesthetic excellence and compatibility with existing and future land uses. Site planning must incorporate best practices in urban design, fostering a harmonious relationship between structures, natural features, and semi-private open spaces.

21.4 Materials, building orientation, and landscaping should contribute to a visually cohesive and well-defined community character, reinforcing a sense of place and enhancing livability.

21.5 To promote well-integrated development while maintaining appropriate separation between built structures and surrounding land uses, all buildings within the plan area shall be positioned in a way that considers and incorporates topographical features, environmental conditions, adjacent land uses, and overall site aesthetics.

21.6 Access requirements and locations for the development shall be integrated into detailed site design at the development permit stage. Where a development is a discretionary use, a corresponding Transportation Impact Assessment (TIA) update may be required.

21.7 Structures should be strategically positioned to maximize security and operational efficiency. Entry points must be clearly defined yet managed within a controlled access. Buffer zones and setbacks will reinforce security while maintaining site aesthetics.

21.8 All aspects of site and building design shall comply with the applicable Land Use District.

21.9 Data Centre Campus buildings shall be sited to avoid wetlands where possible to retain, extend and enhance natural features. If avoidance of wetlands is not possible, a Water Act application and a Wetland Assessment Impact Report (WAIR) shall be submitted, and wetland compensation payments shall be made to AEP at the development permit stage.

21.10 All buildings shall provide fire suppression systems that are in compliance with the County's Fire Suppression Bylaw and the Alberta Building Code.

21.11 Crime Prevention Through Environmental Design (CPTED) features should be considered and incorporated into the design and construction of all new development, wherever possible.

21.12 Building façade widths that exceed 30.0 m (98.43 ft.) shall incorporate vertical articulation and depth through:

a) differentiation in materials or colours (including use of louvres) that emphasize building segments and define distinct architectural elements.

b) Incorporate a range of colours that complement the selected materials, reinforcing a visually cohesive and durable design. High-quality finishes and natural tones are encouraged to support long-term resilience.

c) cladding materials such as wood, stone, or brick

d) texturing materials such as stucco, exposed aggregates, or

e) architectural elements such as decorative mouldings or trim around windows, doors, and edges.

21.13 Exterior building materials must be durable, visually appealing, and compatible with the surrounding area. Acceptable materials include:

a) brick, stone, or concrete;

b) metal panels with anti-corrosion finishes; and

c) glass.

21.14 The selected colour palette should account for climate resilience, minimizing fading, discoloration, and excessive maintenance requirements. UV-resistant coatings and weather-adaptive finishes are encouraged.

21.15 Colour palettes may reflect corporate branding while maintaining a balanced integration with the surrounding environment. Bold or signature colors should be applied thoughtfully to maintain aesthetic harmony.

21.16 Roof Design may be varied. Options include:

a) sloped or pitched rooves with metal roofing; and

b) flat roofs with mechanical screening or equipment setback from parapets to minimize sight lines.

21.17 Rooftop apparatus should be located and concealed to reduce or eliminate public view from adjacent roads or homes.

21.18 To the satisfaction of the Development Authority, all buildings and structures shall:

a) be designed with primary entrance wall and walls visible from public roadways with variations in the façade;

b) be oriented to ensure the rear of buildings is not facing a public roadway.

21.19 Development within the Plan Area cells located on the ground floor facing a private street or internal publicly accessible private street should provide:

a) windows with views to the street and access to natural light;

b) amenity space that could be used for daily activity; and

c) lobbies that have well-marked entrances and allow for clear sight lines to and from the building.

21.20 At the development permit stage, development should consider the inclusion of green building techniques and energy efficient designs. This could include, but is not limited to, the use of recyclable materials for buildings and the implementation of automated monitoring systems to reduce emissions and improve efficiency.

## *BUFFERING AND SCREENING*

21.21 All areas with equipment within the Plan Area must be fully enclosed to provide screening and reduce noise levels, if mechanically feasible.

21.22 If full enclosure is not mechanically feasible, all areas with equipment within the Plan Area relating to cooling, ventilation or power generation must be screened by a wall or similar barrier.

21.23 Design details of buffer and screening materials must comply with policies outlined in the Land Use District.

21.24 Details of buffer and screening shall be submitted at the development permit stage.

21.25 The developer should implement landscaping or visual barriers, to shield nearby properties from glare from the Solar/Agrivoltaics Facility. Detail design of landscaping should be submitted along with the development permit application.

21.26 Landscaping should be integrated thoughtfully to support security measures while contributing to the site's visual and environmental quality. Defensive landscaping, perimeter setbacks, and controlled sightlines should enhance security without compromising the site's overall design cohesion.

21.27 Indigenous species for planting should be used wherever possible.

## *STORAGE*

21.28 All outdoor storage areas, truck bays, loading areas, waste and recycling receptacles, and other areas that have adverse visual impacts to the public shall be screened to the satisfaction of the Development Authority. Screening can include, but is not limited to landscaping, fencing, louvered panels, mesh screens, green walls or other decorative screens, or a combination thereof.

## *PARKING*

21.29 Prior to the development permit approval, the developer shall prepare a parking plan for review and approval of the Development Authority. The plan shall:

a) ensure storage areas, truck bays, and loading areas are not located in front yards of properties abutting public roads;

b) include landscaping buffers within any parking area between a road and the primary entrance;

c) clearly distinguish visitor parking from staff parking areas;

d) provide pedestrian connections to nearby transit stops and planned open spaces, pathways, and trails; and

e) incorporate electric vehicle ready charging stations for all vehicles.

## Lighting, signage, & fencing

The Beacon AI Hub intends to integrate with existing and future adjacent developments. While ensuring safety in operations will be a priority, particularly for the Data Centre Campus, the development is expected to establish and maintain lighting, signage, and fencing standards that align with the County's Land Use Bylaw and the County's Commercial, Office and Industrial Design Guidelines.

## Policies

21.30 Prior to the development permit approval, the developer shall prepare a lighting plan that implements the following, to the satisfaction of the Development Authority, for all private lighting:

a) ensures safe and well-lit pedestrian areas, including parking areas and building entrances;

b) should be concentrated on the buildings and parking lots;

c) should be located within key landscaped areas or along trails;

d) must not interfere with adjacent highways and roadways;

e) should minimize light trespass onto wetlands;

f) should be designed to direct downward, conserve energy, reduce glare, and minimize light trespass onto surrounding properties;

g) limits off-site light pollution;

h) when not attached to a building, lighting should be solar powered where possible.

21.31 In addition to the requirements listed above in policy 21.30, the developer should apply industry best practice dark sky principles to mitigate light pollution, including the following considerations:

a) a luminaire backlight, up light and glare value of 0 should be used for public and infrastructure;

b) post-top lighting, column lighting, in-pavement lighting and specialty lighting should not be used due to glare, backlight, and other light pollution concerns; and

c) development should implement time of day restrictions and other best dark sky practices to ensure light spill into adjacent properties or the surrounding environment is minimized.

21.32 Prior to the development permit approval, the developer shall prepare a signage plan that implements the following to the satisfaction of the Development Authority:

a) includes appropriate locations setback 3 metres from the road right-of-way;

b) includes types of signs or features(s); and

c) complies with the County's Land Use Bylaw. If there is a conflict between a requirement in the guidelines in this ASP document and the Land Use Bylaw, the ASP will take precedence.

21.33 Fencing shall comply with the County's Land Use Bylaw, with maintenance being the responsibility of the developer.

21.34 Security fencing should be located behind the landscape buffer so that the landscaping is visible from the street or adjacent parcels.

# 22. INTERGOVERNMENTAL COLLABORATION AND COOPERATION

To ensure coordinated and context-sensitive development along the shared boundary with the Prairie Gateway ASP, a collaborative approach is required that aligns with the principles of the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP). Early engagement and the circulation of all relevant technical documentation are essential to identifying and addressing potential infrastructure impacts. This approach promotes effective land use transitions, infrastructure compatibility, and long-term regional planning objectives. The following policies support and enable this intergovernmental collaboration.

## Policies

22.1 Effective boundary transition and interface with the Prairie Gateway ASP shall be achieved through continued collaboration with the City of Calgary in accordance with the principles of the Rocky View County / City of Calgary IDP.

22.2 Prior to approval of any future land use amendment, subdivision, or development permit within the Plan area, collaboration shall be undertaken with the City of Calgary to establish appropriate land use compatibility and interface measures for land adjoining the Prairie Gateway ASP.

22.3 Any applications within the Plan area adjacent to the Prairie Gateway ASP, together with all relevant supporting technical documents, shall be circulated to the City of Calgary for comment in alignment with the Rocky View County/City of Calgary IDP. From the date of receipt, The City of Calgary will be provided the following time for comment:

a. twenty (20) days for development permit applications; and

b. thirty (30) days for local plan, redesignation, and subdivision applications.

22.4 Collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential impacts to infrastructure within the Prairie Gateway ASP.

# PART IV: PUBLIC ENGAGEMENT

# 23. STAKEHOLDER ENGAGEMENT

## Purpose of Consultation

Rocky View County and Beacon Data Centers are committed to ongoing consultation with adjacent landowners and key community stakeholders to ensure transparent communication regarding the proposed development.

As part of the Beacon AI Hub ASP planning process, a Public Engagement Strategy was implemented to align with the County's Public Participation Policy (Council Policy C-191) and Circulation and Notification Standards (Council Policy C-327). These policies aim to "create opportunities for meaningful public participation in decisions that directly impact the public at Rocky View County." This process included outreach to intergovernmental organizations, relevant interest groups, affected stakeholders, property owners, and the general public.

## Public Engagement Process

Rocky View County's dedication to maintaining an open, transparent, and inclusive approach involved the development of a comprehensive communications and engagement strategy. This strategy was designed to actively involve stakeholders in meaningful discussions throughout the preparation of the Plan. It offered opportunities for landowners, stakeholders, neighbouring municipalities, and the public to share their input, helping to shape the final outcome of the Plan. A summary of this process is outlined below:

### *Phase 1 – Stakeholder Analysis and Engagement Planning*

This was the initial project initiation phase of engagement that extended from December 2024 to Winter Q1 2025. During this phase, the focus was on outlining specific strategies for engaging different stakeholder groups and managing their input.

### *Phase 2 – Creation of Draft Plan*

The second phase focused on the creation of the Draft ASP, which served as a foundational document outlining the long-term vision, land use, and development strategies for the Plan Area. This phase extended from Winter – Spring 2025 and involved the development of a Stakeholder Registry, a comprehensive list of key stakeholders (including government bodies), community groups, and other relevant parties.

As part of the engagement strategy, the Draft ASP was circulated with the City of Calgary during this phase. Feedback was gathered from the City to understand the project's implications for municipal, regional, and provincial policies.

### *Phase 3 – Open House*

This was a key phase of the engagement process focused on community outreach and gathering further feedback from stakeholders. This was done through an Open House hosted on April 15th, 2025.

As part of the engagement activities, a notification postcard was mailed out to adjacent landowners within a 1-mile radius and other stakeholders to notify them about the Open House and provide key details about the project's progress. The Open House was also advertised through the County's website.

An in-person Open House for the public was held on April 15, 2025 at the Indus Recreation Centre. The Open House was attended by 42 members of the public. This session intended to share information, obtain feedback and answer any questions from the public on the proposed ASP.

During the Open House, a survey was distributed to collect structured feedback from attendees. Those unable to attend in person were able to learn about the project and complete a survey online through the County's website. The survey was designed to capture community preferences, concerns, and suggestions regarding the draft plan and overall project direction. In total 4 survey responses (1 response in-person, 3 online responses) were received from the public.

The majority of survey respondents did not support the proposed ASP, citing concerns about environmental impact, increased traffic, lack of information, and effects on property and land agreements. Some also raised issues about blocked mountain views. However, many Open House participants viewed the ASP as a positive step for local growth, showing support for a Data Centre with Solar/Agrivoltaics, but had questions about energy and water sources and implementation challenges. They requested further details, particularly about servicing strategies, to better understand and support the proposed ideas.

Following were the key themes heard during the Open House and through surveys:

- Concerns about increased traffic;
- Opportunities and constraints related to solar farm development;
- Concerns about power generation source and water usage;
- Noise concerns;
- Associated environmental impacts;
- Interest in the built form of the Data Centre;
- Interest in integration of the Data Centre with surrounding land uses;
- Legal considerations;
- Servicing details; and
- Development timeline and Public Hearing.

Following the above engagement activities, the team compiled an Engagement Summary, which outlines detail findings from the open house, survey responses, and other engagement efforts.

## *Phase 4 – Plan Refinement, Completion and Public Hearing*

This phase extended from late Spring to early Summer 2025 and focused on refining the plan, completing the final documentation, and summarizing public review. Feedback gathered from the previous phase was incorporated into the draft ASP. Following plan refinement, the final plan was prepared for Council and Public Hearing.

Area Structure Plan

# BEACON AI HUB

ROCKY VIEW COUNTY