



Area Structure Plan

**BEACON AI HUB**

# **BEACON AI HUB AREA STRUCTURE PLAN**

## **ROCKY VIEW COUNTY**

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# **PUBLIC ENGAGEMENT SUMMARY**

May 2025

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## 1 ENGAGEMENT FINDINGS

Stantec Consulting, on behalf of Beacon AI Centers Inc, submitted a proposal for a developer-led and funded ASP to outline land use and servicing for the development Beacon AI Hub. Rocky View County provided multiple opportunities for public engagement to gather valuable feedback on the latest draft of the Beacon AI Hub Area Structure Plan (ASP). These engagement avenues included an in-person Open House and an online survey, both of which served as formal channels for the public to submit their comments, ask questions, and contribute to the planning process. This Engagement Summary outlines the results of all formal feedback received, which, along with other planning policies and technical considerations, will play a crucial role in shaping the final refinement of the ASP.

The feedback covered a broad spectrum of topics, which are explored in greater detail within this summary. Diverse perspectives were expressed, reflecting a range of opinions and concerns, with selected verbatim comments included to illustrate these varying views. The key highlights within this report are as follows:

### **Land Use**

Conversations during the Open House reflected broad support for the development of the ASP site, along with interest in its potential to drive economic growth and create employment opportunities. However, concerns were raised by adjacent landowners and residents about the compatibility of the proposed uses with existing residential and agricultural lands. Key concerns included potential noise and light pollution, which could negatively impact the quality of life and agricultural activities in the surrounding area.

**Data Centre Campus:** There was broad support and interest expressed for the development of the Data Centre Campus, with many recognizing the potential benefits in terms of economic growth and technological advancement. These views were expressed through conversations with the Project Team throughout the Open House. Questions were raised regarding the power and water usage associated with the campus, particularly about the sustainability of these resources and the sources from which they will be drawn.

**Solar/Agrivoltaics Use:** There was general support and overall contentment with the proposed use of solar energy and agrivoltaics within the development. However, concerns were raised by farmers regarding the use of smaller equipment, as one farmer, who rents the land, uses large machinery and questioned who would provide him with smaller alternatives. This concern was addressed by highlighting the growing shift in farming towards smaller and more affordable equipment. While larger machines have been traditionally preferred for their perceived efficiency, this trend is beginning to change. Smaller, autonomous machines that can operate around the clock are becoming increasingly common and are well-suited for innovative farming methods, such as agrivoltaics. Although traditional equipment will continue to see improvements, the future of farming is expected to focus on smaller machines powered by renewable energy which aligns with Agrivoltaics.

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### **Servicing**

There was concerns among some residents regarding whether the infrastructure, including transportation and servicing, will be upgraded appropriately to accommodate the scale of the new development. Additionally, there were concerns regarding the sufficiency of water capacity to support the full build-out of the Beacon AI Hub. Residents expressed doubts about whether the local water supply would be able to meet the needs of the development sustainably.

### **Environment**

Many people expressed concerns about the potential environmental impacts of the proposed development, particularly regarding how it might affect local ecosystems, wildlife, and natural resources.

### **Transportation**

Concerns were raised regarding the potential increase in traffic on Range Road 281 due to the development.

Residents expressed apprehension about how the traffic from the ASP area could increase congestion. There were also concerns about potential access points being located along adjacent properties, which could lead to more traffic passing through residential areas and could contribute to increased noise levels.

### **Mailout Radius**

Many residents commented that they were not notified about the Open House because the County's mailout circulation radius is limited to 1 mile, as specified by the bylaw. As a result, some residents who lived just outside the radius did not receive the notification and were unaware of the opportunity to participate in the engagement process.



## 2 PROJECT SUMMARY AND PROCESS STATUS

The County is reviewing the development of an artificial intelligence hub through the creation of the Beacon AI Hub Area Structure Plan (ASP). In August 2024, Stantec Consulting on behalf of Beacon Data Centers Inc, submitted a proposal for a developer-led and developer-funded ASP that will outline a plan for the land use and servicing of the site as an artificial intelligence (AI) hub and solar farm. The subject site measures approximately 946 acres in area and is located approximately 3.2 kilometres east of the city of Calgary and 2.4 kilometres northwest of the hamlet of Indus. The site location was deliberately selected due to the proximity to three electrical substations at Enmax 65, Langdon, and Shepherd. The proposed development is considered a Business Use under the County's Municipal Development Plan, therefore it requires the adoption of an ASP. The Terms of Reference was presented to Council and was subsequently approved on November 12, 2024.



### 3 ENGAGEMENT METHODS

#### How did people hear about the application?

Engagement and communication platforms included:

- Online news published for Open House notification through Rocky View County's project webpage.
- Online advertisement for Open House published in Rocky View Weekly April 8 and April 15 issue.
- Mailout

#### How did we engage?

Public Engagement took place over the month of April 2025. This included multiple platforms to inform majority adjacent landowners and ensure maximum participation in the Open House. The project team utilized both in-person and virtual forms of engagement, which included:



##### Mailout

A physical mailout was sent to adjacent landowners within a 1-mile radius to notify them about the Open House, ensuring that those in close proximity to the proposed development were informed and had the opportunity to participate in the public engagement process.



##### Open House

The project team organized an in-person Open House for the public, held on April 15, 2025 at the Indus Recreation Centre. This session intended to share information, obtain feedback and answer any questions from the public on the proposed amendments.



##### Open House Survey Form: In-person and Online

The project team gathered public feedback on the day of Open House through survey forms. An online feedback survey link was posted on the project website until April 27.



##### Email Correspondence

The project team provided contact information to all individuals who had follow-up questions or feedback about the project. The team will be emailing future updates about the application to those who signed up for updates.

## **What did we present?**

The project team presented details about the proposed ASP through multiple display boards appended to this summary.

This included the following information:

- An overview of the Data Centre Campus and Solar/Agrivoltaics uses
- Benefits to the community
- Background information about what ASP policy document entails
- Preliminary Concept Plan
- Summary of technical studies being conducted
- Preliminary servicing strategy
- Timeline and next steps

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## **Project Team**

The project team included members from Rocky View County, Beacon AI Centers and Stantec.

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## 4 WHO TOOK PART

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Most participants were residents of Rocky View County, including adjacent landowners, local farmers, and stakeholders with a general interest in the development of a data centre.

### Participant numbers:

Open House: **42 people** were recorded in attendance

Open House Feedback Survey: **4 responses** ( 1 response in-person, 3 online responses)

## 5 WHAT WE ASKED

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The main objective of this consultation was to receive feedback on the draft ASP. Feedback was collected mainly through surveys and written submissions. Everyone who took part in the public engagement was encouraged to share their thoughts using the Open House survey. The survey included both multiple-choice and open-ended questions, allowing people to explain their opinions in more detail.






It focused on the following key topics:

1. Visions
2. Goals
3. Land uses
4. Sufficient Information
5. Engagement in the next steps
6. General Feedback

## 6 WHAT WE HEARD & HOW WE RESPONDED

The following summary reflects the engagement highlights and feedback received from the Open House Feedback Survey. Attendees were encouraged to sign up to receive updates on the project and additional information related to the Data Centre Development. The project team took notes during the Open House, and the key themes listed in this document generally reflect the conversations that took place.

### 6.1 ENGAGEMENT DETAILS

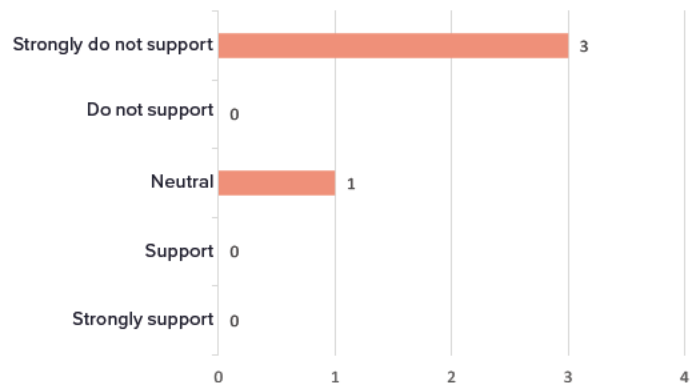
-  **15k** Weekly readership for Rocky View Weekly newspaper.
-  **2** Open House notification posted on Rocky View Weekly and Rocky View County's project page.
-  **4** Members of public submitted their feedback through Open House Feedback Survey.
-  **2** Members of the public registered future notifications.
-  **40+** Members of the public attended Open House in person to provide feedback and ask questions related to the project.

### 6.2 SURVEY RESPONSES

#### Question 1:

**Does the vision of the ASP support your ideas for the future of the area? Please refer to the provided ASP vision.**



*Vision Statement - The ASP for the subject site will facilitate the development of a Data Centre Campus and supporting Solar Facilities as well as other advanced technological and scientific opportunities, with particular regard for the planning of servicing, stormwater, and transportation infrastructure.*



#### Question 2:

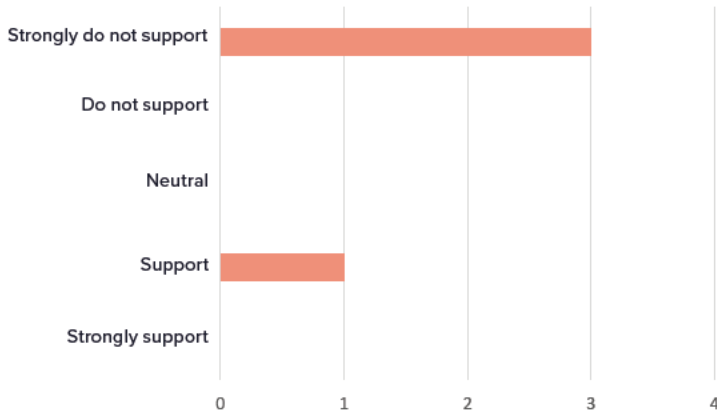
**If your vision does not align with the ASP's vision, please explain why.**

#### Key Themes Heard

-  Concerns about increased traffic
-  Obstructed views of the mountains and Downtown Calgary

**Question 3:**




**Do the goals of the ASP support your ideas for the future of the area? Please refer to the provided ASP goals listed below.**



**Question 4:**

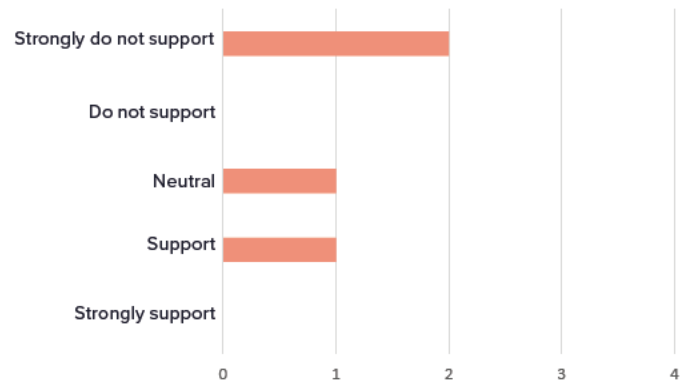
**If you do not support the goals listed above, please explain why.**

**Key Themes Heard**

-  Concerns about increased traffic
-  Opportunities and constraints related to solar farm development
-  Legal considerations







**Question 5:**

**The ASP proposes to create an artificial intelligence hub with business/technology employment opportunities for the area. Do you support this?**



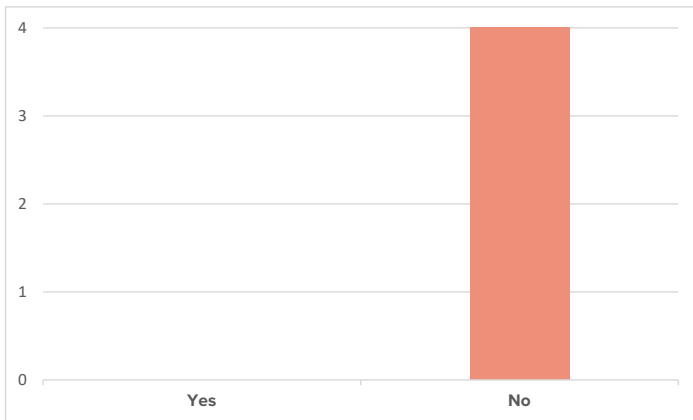
**Question 6: If you do not support the ASP proposal to create an artificial intelligence hub with business/technology employment opportunities for the area, please explain why.**

**Key Themes Heard**

-  Concerns about power generation source
-  Concerns about water usage for the Data Centre Campus
-  Concern regarding noise generated from the Data Centre Campus
-  Associated environmental impacts
-  Interest in the built form of the Data Centre
-  Interest in integration of the Data Centre with surrounding land uses.

**Question 7:**

**Were you provided with enough information to understand the Beacon AI Hub Area Structure Plan (ASP) ? Please answer Yes or No.**



**Question 8: If you think enough information was not provided to understand Beacon AI Hub ASP, what additional information would you like to have seen?**

**Key Themes Heard**



Servicing details



Opportunities and constraints related to solar farm development



Legal considerations

**Question 9:**

**What question would you like answered regarding the Beacon AI Hub ASP?**

**Key Themes Heard**



Servicing details



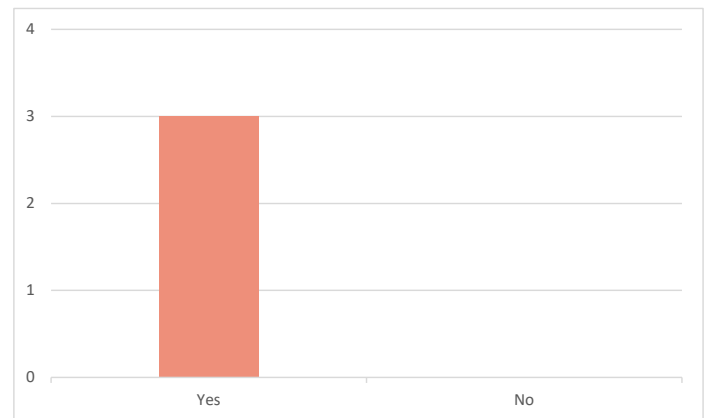
Impact on traffic



More details about power consumption

**Question 10:**

**Would you like to receive future information on the Beacon AI Hub? If yes, please provide your email id below.**



**Key Themes Heard**



Development timeline and Public Hearing

During the public engagement process, a number of questions were asked. The following are some of the most frequently asked questions along with responses presented to provide clarity.

**WHAT WE HEARD**

**HOW WE RESPONDED**

**POWER**

How much power will the Data Centre use?

The Data Centre at full build out is designed to use up to 400 megawatts of electricity.

Where will the power be sourced from?

Power for the project is subject to an application with the Alberta Electric System Operator (AESO).

Power for the project will be sourced from excess capacity in the Alberta power grid. As greater demand is forecast for the grid, additional power supply/generation will be planned and brought online to ensure a stable power grid.

Power will be supplied to the site through extension of transmission lines and will include a substation specific to the Data Centre. The Data Centre will be developed on a phased basis, including the provision of power.

**NOISE**

What noise is generated by the Data Centre use and how will this be addressed?

Data centre design and operation is required to follow strict noise control regulations under Rule 012, which sets out requirements for noise control for facilities under the jurisdiction of the Alberta Utilities Commission (AUC). These include the permissible sound level to be met and the manner in which the permissible sound level is calculated. The filing of a noise impact assessment is required when applying to construct or alter a facility to show that the facility will meet the permissible sound level.

As noise emissions are dependent on building siting and the specific design/equipment utilized, a detailed noise impact assessment will be undertaken at the Development Permit stage, including identification of any noise amelioration measures (if necessary).



**WHAT WE HEARD**

**HOW WE RESPONDED**

**WATER**

What is the proposed water usage for the project?

As the data centre is in the early phases of project development, the cooling method(s) for the data centre has not been determined at this time. The project team is currently evaluating a range of solutions and technologies, including air and water re-use. The final decision as to the cooling solution implemented will be made during the detailed design phase.

**LIGHTING**

What site lighting is associated with the Data Centre and how will this be addressed?

External lighting design for the Data Centre is focused on security and visibility immediately around the data centre halls. The lighting is strategically placed to illuminate pathways, entrances, and critical areas while avoiding excessive brightness. To mitigate impacts on surrounding properties, Beacon will be adhering to Dark Sky Principles, which minimize light pollution and ensure that lighting is directed downward and shielded to reduce glare.

**BUILT FORM**

What is the proposed built form of the data centre?

The proposed Data Centre involves a number of Data Centre halls that are proposed to be strategically located within the development parcel. The Data Centre halls will be two-storeys and a maximum 18 metres in height. A preliminary site plan is provided within the Open House boards enclosed.

Details of the built form and layout of the project will be determined as part of a subsequent Development Permit. However, it is important to note that Beacon shall endeavor to provide a LEED compliant facility.

In advancing sustainable principles and practices, Beacon will endeavour to use locally produced or manufactured materials and where possible include the use of recycled or reuse materials.

### TRAFFIC

How will traffic be impacted from this development?

Upon completion of construction, the proposed Beacon AI Hub will generate limited vehicular trips, given the majority of vehicular trips to and from the site are employees and the use doesn't involve a significant workforce to operate (~300 employees). Accordingly, the proposed development is anticipated to generate lower than average amount of traffic than a typical commercial/business use for the site area.

### SUSTAINABILITY AND ENVIRONMENTAL IMPACTS

What are the sustainability aspects of the project?

The proposed Data Centre incorporates the following aspects:

- Application of energy-efficient server hardware and optimizing server utilization to reduce power consumption.
- No battery storage on site.
- Using modular data center hall design that can be easily reconfigured to support operation, maintenance, and upgrade without significant construction.
- Installing LED lighting and smart lighting controls to reduce energy consumption.

Are there any environmental impacts associated with the data centre and how are these proposed to be addressed?

The proposed Data Centre incorporates the following aspects:

- The proposed data centre is not associated with any odours.
- The proposed data centre is not proposing any battery storage.

### PROJECT TIMELINE

What is the timeline for the project (approvals and construction)?

The Data Centre is proposed to be constructed in phases. Phase 1 Construction is anticipated to commence in late 2025/early 2026, with a target completion and operational date of Q1 2027.

When is the Public Hearing?

The Public Hearing to hear the ASP to the Rocky View County is on June 17, 2025. A timeline for the planning application process is provided in a copy of the Open House boards enclosed.

**WHAT WE HEARD**

**HOW WE RESPONDED**

**IMPACT ON SURROUNDING AREAS**

What is the impact of the project on adjacent agricultural uses?

The proposed Data Centre is not anticipated to create any adverse impacts on adjacent agricultural uses and is not associated with any odours. The development will be designed in accordance with Provincial and Municipal requirements, including noise and lighting. The planning of the Beacon AI Hub campus will align with the County's Agricultural Boundary Design Guidelines by using recommended design tools to address the interface between the campus and surrounding agricultural uses.

What benefits does this Data Centre bring to this area?

The project represents a significant investment of ~\$4 billion in the local area. This investment supports economic development and expanded tax revenue, and opportunity for other investment avenues by attracting related services and businesses.

Significant investment in public services and infrastructure, supporting growth and development of the Beacon AI Hub and surrounding areas.

The Project will create local employment opportunities through construction (~1,500 jobs) and **high-skilled jobs (~150-300 jobs)** to support operation of the data centre.

**BACKGROUND INFORMATION ABOUT BEACON DATA CENTRE**

Who is Beacon Data Centre?

Beacon Data Center (BDC) is a developer and long-term owner of AI and digital infrastructure. BDC builds and leases best in class digital infrastructure to leading hyperscale clients.

Is Beacon Data Centre a Canadian company? Is it private or public?

BDC is a privately held company with shareholders from the US, Canada and the UK.

## 7 CONCLUSION

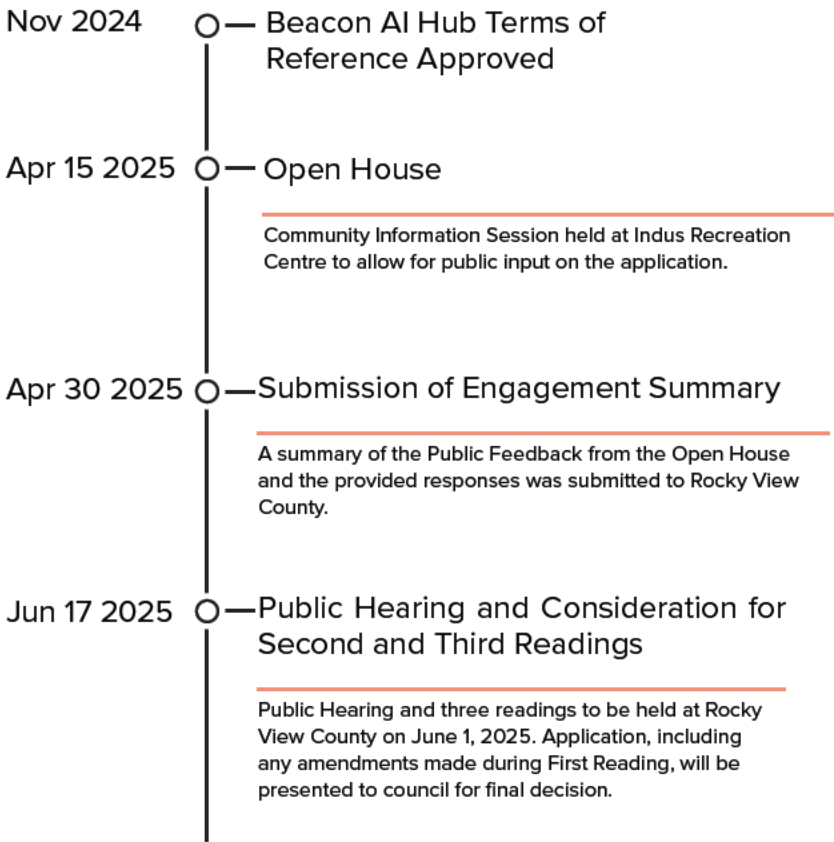
The purpose of this engagement was to gather feedback on the details of the draft Beacon AI Hub Area ASP, along with other technical aspects. The input received will help County Administration refine the plan to ensure it offers a strong foundation for future development that aligns with the community's vision.

Majority survey responses do not support the proposed ASP, with concerns centered around environmental impact, increased traffic, and limited information. Respondents expressed a need for greater clarity on project details and potential effects on property and land agreements. Additional concerns included blocked mountain views and increased traffic.

Many Open House participants saw the ASP as a positive step for the area's growth. There was general support for the idea of a Data Centre, particularly when paired with Solar / Agrivoltaics development. At the same time, participants raised questions about the sources of energy and water for the project. Some also noted potential challenges in implementing Solar and Agrivoltaic systems. Several participants expressed a desire for more information on the preliminary concept presented in the Open House. They requested further details, particularly about servicing strategies, to better understand and support the proposed ideas.

To ensure participants were heard and informed, and to provide further clarity or answer questions in the future, Project Team's contact information was shared. Attendees were also directed to the County's official website, where additional resources and detailed information are available. This effort aimed to offer clarity and reinforce that their feedback was acknowledged, while also providing clear avenues for continued engagement and support.

## 8 TIMELINE & NEXT STEPS



### Additional April 2025 Engagement Details

- — April 2025  
Rocky View County Project Page  
Open House notification advertised through Rocky View County project webpage.
- — April 8 - April 21  
Rocky View Weekly  
Open House notification advertised through Rocky View Weekly newspaper: April 8 and April 15 issue.

If you have any questions in relation to this Engagement Summary Report, or the Beacon AI Hub ASP project in general, please email the Policy Team at [planning\\_policy@rockyview.ca](mailto:planning_policy@rockyview.ca).

Project website: <https://www.rockyview.ca/beacon-area-structure-plan-review>

Thank-you for your time, input and interest in the Beacon AI Hub ASP.

# APPENDIX A

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## Open House Advertisement

## COMMUNITY OPEN HOUSE

### BEACON AI HUB AREA STRUCTURE PLAN

Rocky View County and Beacon Data Centers invite you to attend the open house on the Beacon AI Hub Area Structure Plan.

We value your input and look forward to hearing your feedback.

**April 15<sup>th</sup>, 2025**

5:00 PM to 7:00 PM

**Banquet Hall**

Indus Recreational Centre  
225155 Range Rd 281A,  
Indus, AB T1X 0H7

#### What is an Area Structure Plan?

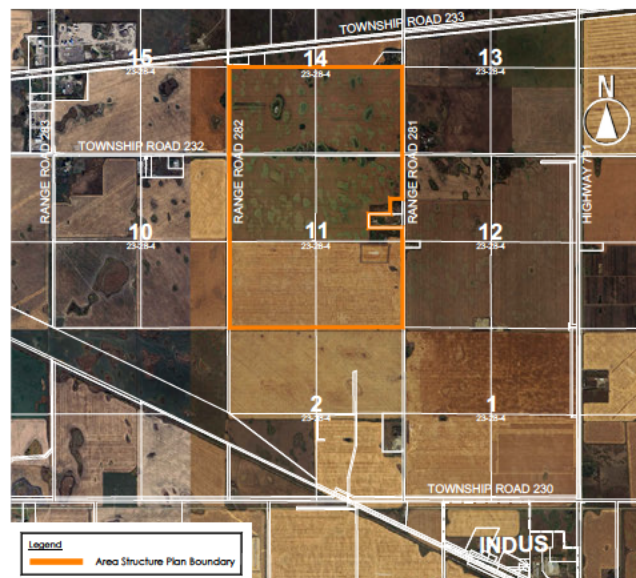
An ASP is a statutory plan that outlines how land in a specific area will be developed over time. The goal of an ASP is to ensure that the area develops in an organized and sustainable way, meeting the needs of the community.

ASPs typically include the following:

- land uses
- general location of major roadways
- public utilities and infrastructure in the area

The Beacon AI Hub Area Structure Plan (ASP) will outline a land use strategy and servicing plan for the subject lands to develop an artificial intelligence (AI) hub and supporting solar farm.

ASP Area



# APPENDIX B

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Open House Notification Mailout



Area Structure Plan  
**BEACON AI HUB**

# COMMUNITY OPEN HOUSE

## Beacon AI Hub ASP

The Beacon AI Hub ASP will outline a land use strategy and servicing plan for the subject lands to develop an artificial intelligence (AI) hub and supporting solar farm.

## What is an Area Structure Plan?

An Area Structure Plan (ASP) is a statutory plan that outlines how land in a specific area will be developed over time. The goal of an ASP is to ensure that the area develops in an organized and sustainable way, meeting the needs of the community.

ASPs typically include the following:

- land uses
- general location of major roadways
- public utilities and infrastructure in the area

## Event Details

**Date:** April 15<sup>th</sup>, 2025

**Time:** 5:00 PM to 7:00 PM

**Venue:** Banquet Hall  
Indus Recreational Centre  
225155 Range Rd 281A,  
Indus, AB T1X 0H7



# APPENDIX B

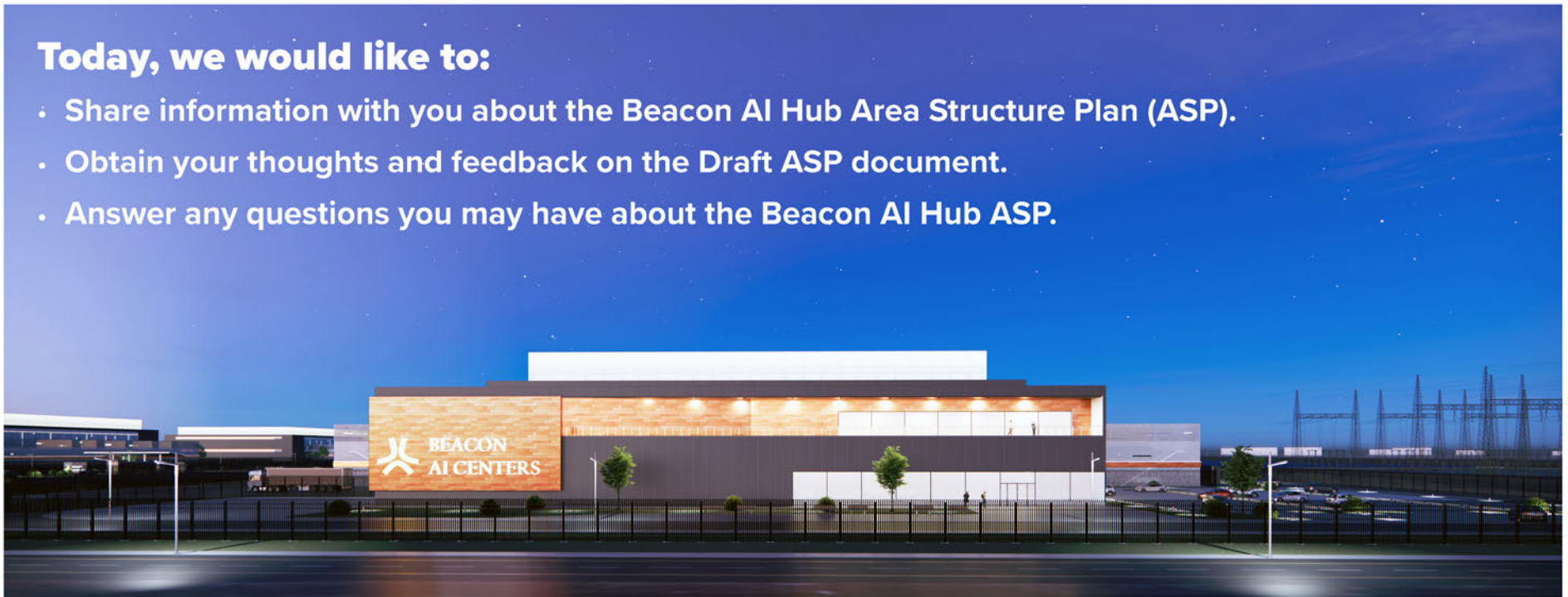
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## Open House Boards

## Beacon AI Hub Area Structure Plan Open House

### Today, we would like to:

- Share information with you about the Beacon AI Hub Area Structure Plan (ASP).
- Obtain your thoughts and feedback on the Draft ASP document.
- Answer any questions you may have about the Beacon AI Hub ASP.





# Land Acknowledgement

As we live, work, and play on this land, we wish to pay our respects to the traditional lands of Treaty 7. We extend our gratitude to our neighbours and friends of the traditional Blackfoot Territory and the Blackfoot Confederacy, which includes Siksika Nation, North & South Piikani Nations, and the Kainai Nation. In addition, we acknowledge the other members of Treaty 7 First Nations, including the Tsuut'ina Nation and the ȩyãhé Nakoda (Stoney Nakoda). Our acknowledgement also extends to the home of the Métis people of Region 3 of the Métis Nation of Alberta.

For generations, these lands have been cared for and inhabited by the many First Nations, Métis, and Inuit communities. We are grateful for the traditional Knowledge Keepers and Elders who have guided us and those who have passed on. Our acknowledgement is an expression of reconciliation and appreciation to those who call this territory home, or to those who are visiting.



## What is a 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.

### Beacon AI Centers

- **Beacon** is a data centre development company focused on developing projects to power hyper-scale digital infrastructure projects (cloud and AI compute centres) in Canada.
- Beacon's infrastructure developments aim to put Canada at the forefront of the AI and computing revolutions.



Scan this QR code to know more about Beacon Data Centers.

## What benefit will this provide to the community?



### Employment Opportunities

Local employment opportunity through **1500+** construction jobs and **300+** operational jobs.



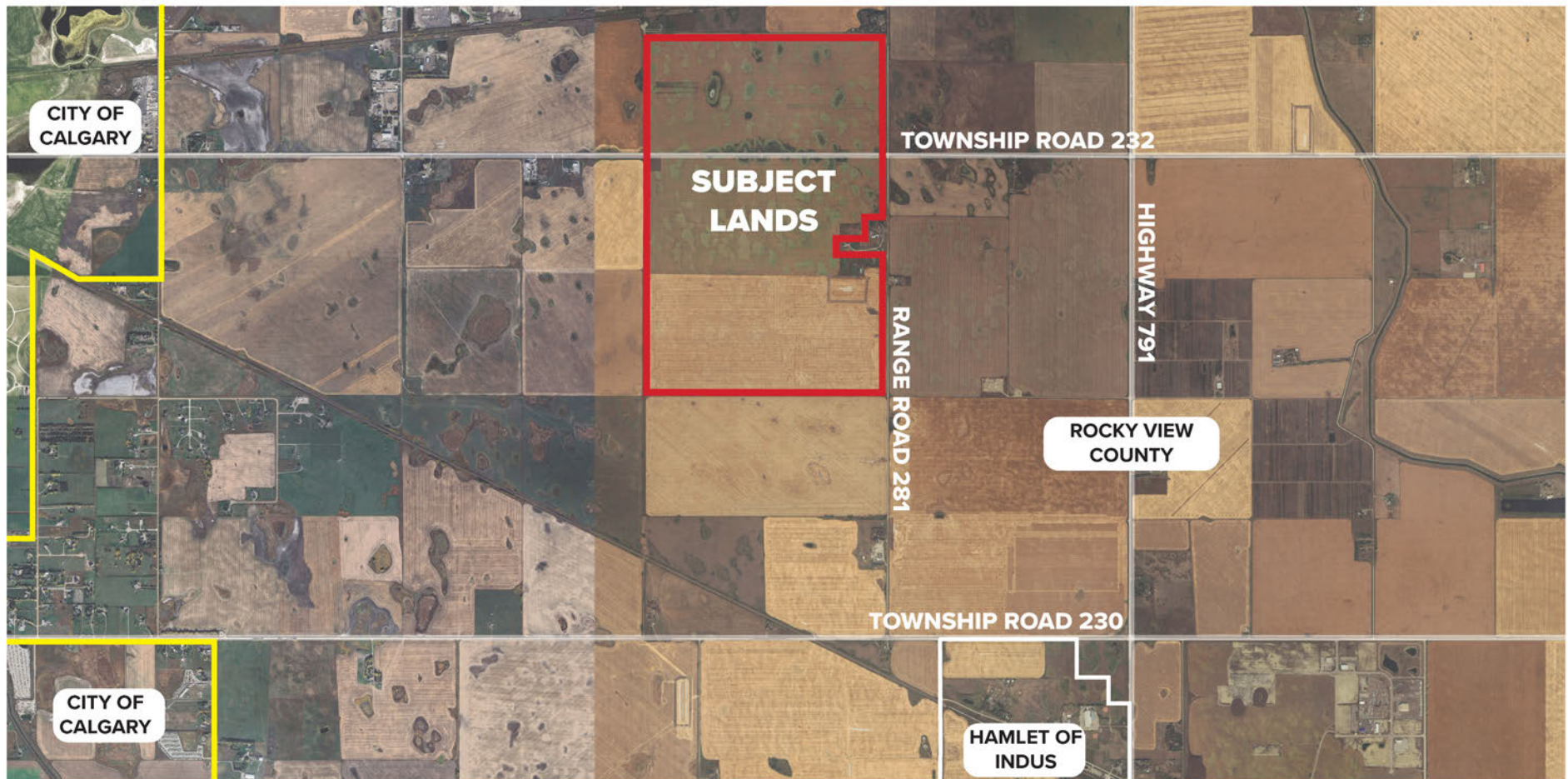
### Investment

**\$5.5B** investment by Beacon Data Centre Campus, and opportunity for other investment avenues by attracting related services and business.



### Supply Chain & Economic Benefits

Enhancing local supply chains by increasing demand for construction, mechanical/electrical, refrigeration, landscaping and professional services as well as strengthening the economic development capacity while increasing sector development and diversification.





## What is an Area Structure Plan?

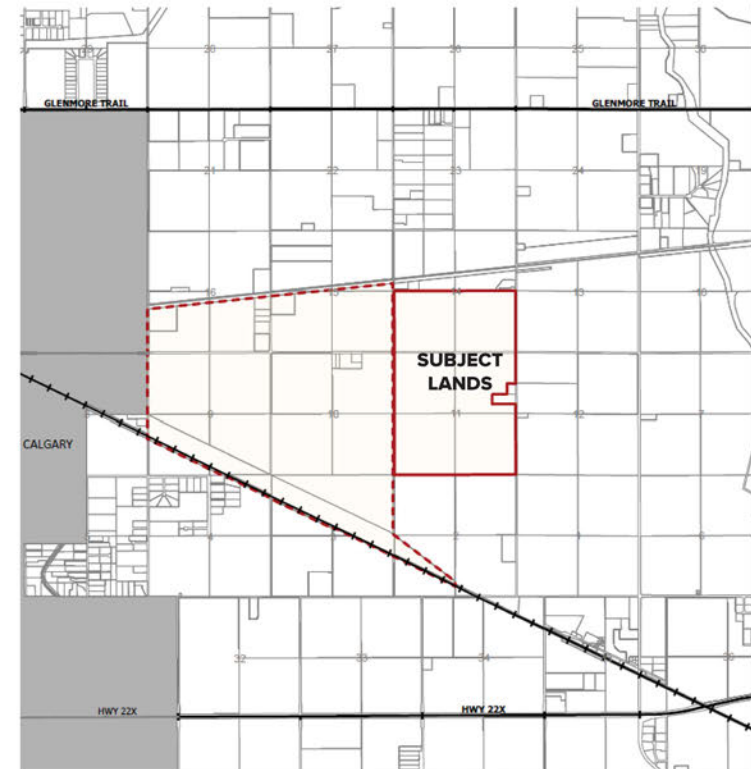
An ASP is a statutory plan that outlines how land in a specific area will be developed over time. The goal of an ASP is to ensure that the area develops in an organized and sustainable way, meeting the needs of the community.

ASPs typically include the following:

- land uses
- general location of major roadways
- public utilities and infrastructure in the area

## Beacon AI Hub Area Structure Plan

The Beacon AI Hub Area Structure Plan (ASP) will outline a land use strategy and servicing plan for the subject lands to develop an artificial intelligence (AI) hub with supporting solar facility and agrivoltaics.



Legend

- ASP Boundary
- - - Prairie Gateway ASP Boundary
- + CP Railway

## Preliminary Concept Plan

The Beacon AI Hub Area Structure Plan (ASP) will include:

### 1. Data Centre Campus

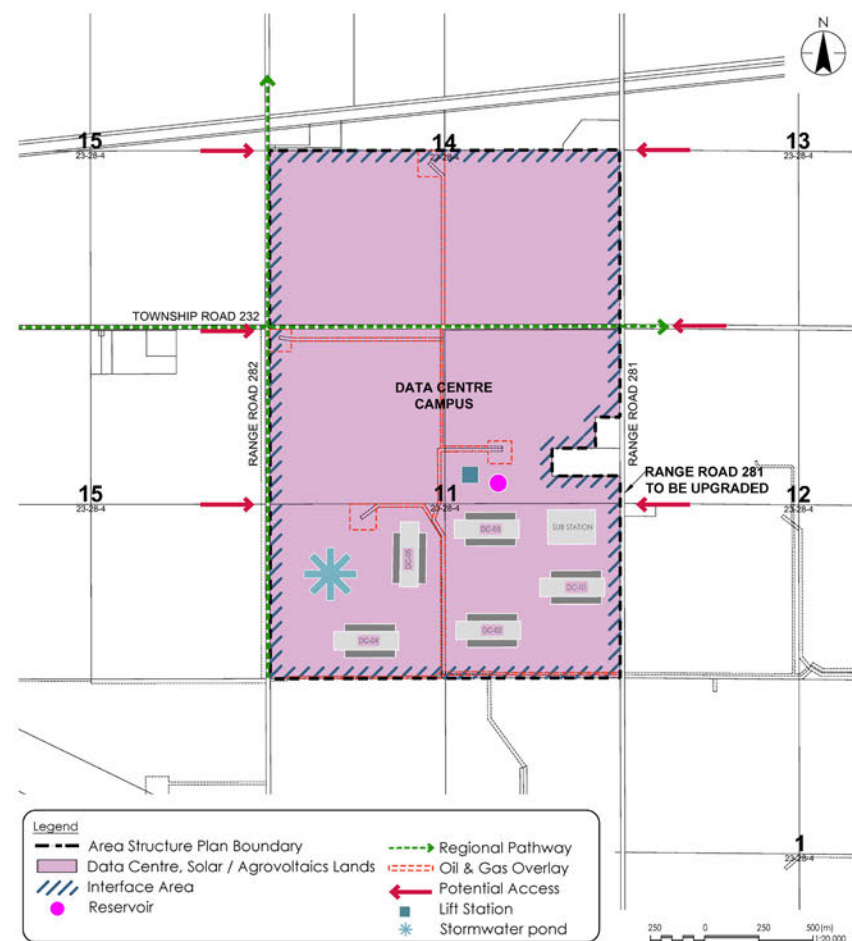
- This facility will house extensive computer systems and associated components, for supporting cloud computing, data security, data storage, management and processing digital media, information and applications.
- This facility will encompass ancillary structures that support its primary function, including but not limited to administrative offices, educational and training facilities, maintenance facilities, substations, and security buildings.

### 2. Solar Facility

- This facility will comprise solar panels, inverters, mounting systems, transformers, energy storage (optional), monitoring systems, a substation, access infrastructure, security, and grid connection components to generate and distribute electricity.

### 3. Agrivoltaics

- Agrivoltaics is an innovative approach which will integrate solar power generation with agricultural practices, allowing crops to grow beneath solar panels while simultaneously harnessing solar energy, thereby maximizing land use and promoting sustainable farming.





## Agrovoltaics

- Agrovoltaics will complement the Data Center and Solar Facility by efficiently utilizing land by producing renewable energy while supporting sustainable agriculture.





## Phase 1 Environmental Site Assessment

The goal of this Phase I Environmental Site Assessment is to assess whether past or current activities on the subject property or surrounding areas within a 300-meter buffer zone may have caused any environmental concerns or impacts. This process helps ensure the site's safety and suitability for future use.



## Master Drainage Plan

Master Drainage Plan establishes existing parameters for drainage courses and wetlands to assess impacts of development on the environment and existing wetlands. The plan will develop an ultimate stormwater drainage strategy for the subjects lands based on proposed land uses and anticipated end users.



## Traffic Impact Analysis

The traffic impact analysis determines the traffic volumes generated by the proposed development. It evaluates the effects of this traffic on the adjacent roadway system and identifies the necessary traffic operations and/or infrastructure improvements to accommodate the anticipated site-generated traffic.



## Economic Impact Assessment

The economic impact analysis will assess the economic impact of subject lands on broader economy. It will quantify the direct, indirect, and induced economic benefits, such as job creation, investment inflows, and tax revenue generation, providing an understanding of the financial and social value of the development.



## Biophysical Impact Assessment

The biophysical impact assessment is conducted to guide Beacon AI Hub's development and to minimize the potential negative effects of the development on biophysical resources during planning, design, construction, operations, and reclamation stages. These biophysical resources include:

- vegetation
- wildlife and habitat including amphibians and migratory birds
- wetlands and water bodies
- soils
- land use



## Preliminary Servicing Report

The overarching objective of the servicing feasibility strategy is to provide a framework for the existing and future water and wastewater servicing systems in the area. It is also to provide the necessary parameters for the design, water supply, as well as wastewater treatment and disposal.



## Agrivoltaics Assessment

Agrivoltaics assessment includes:

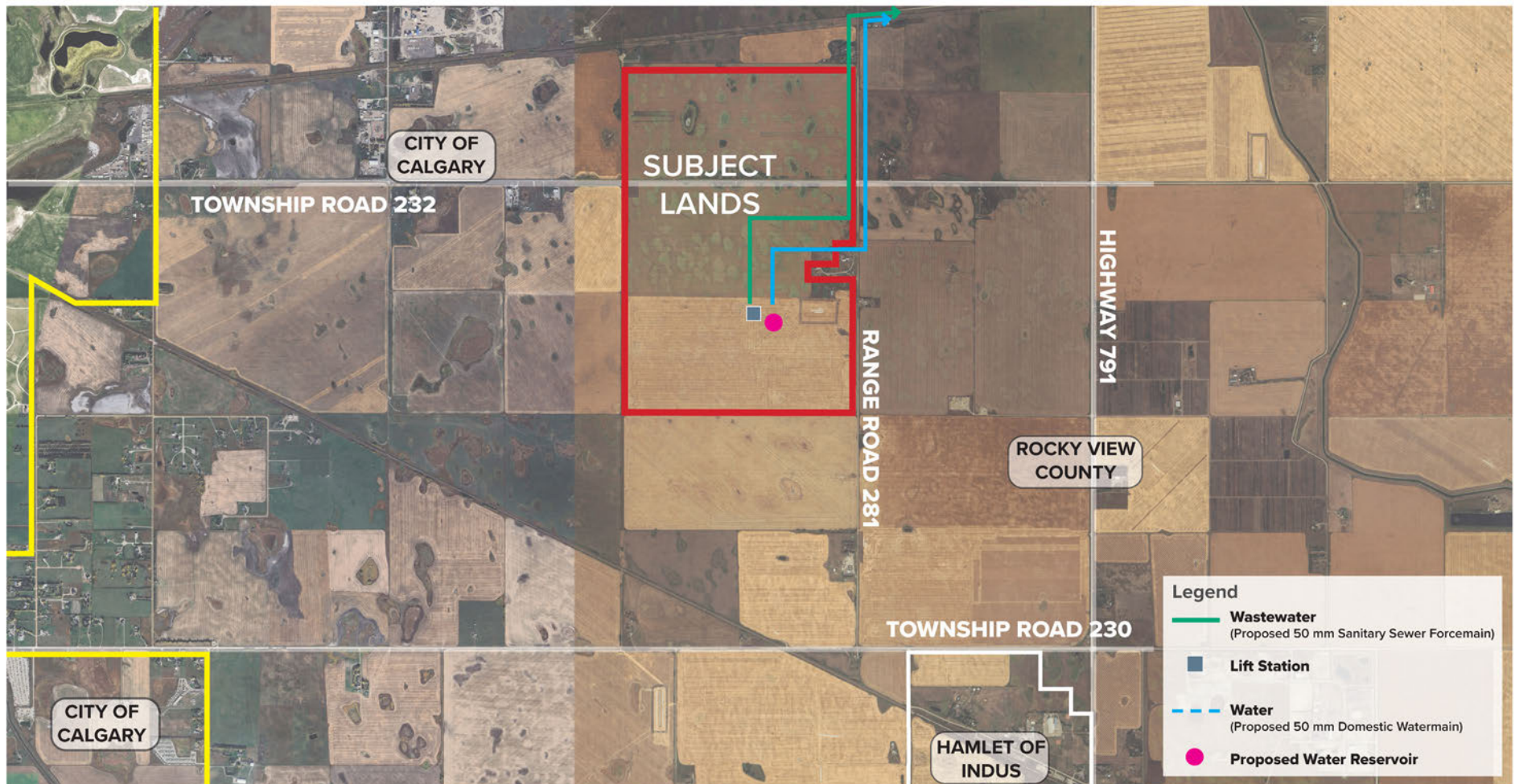
- assessing agricultural potential of the soils within the subject lands to determine the appropriate type of agricultural production.
- evaluating current agricultural productivity and the proposed development's potential impacts to the agricultural value of the land.
- reviewing will identify whether the project footprint contains irrigation infrastructure or is within an irrigation district.
- evaluating areas suitable for agricultural activities within the subject lands and describe the potential for co-location of agricultural activities with the subject lands to limit temporary loss of agriculture within the lands.



## Topography Survey

Topographical survey is conducted to map the existing terrain and features, including the location of oil and gas pipelines and wells within the subject lands.





## Planning Hierarchy

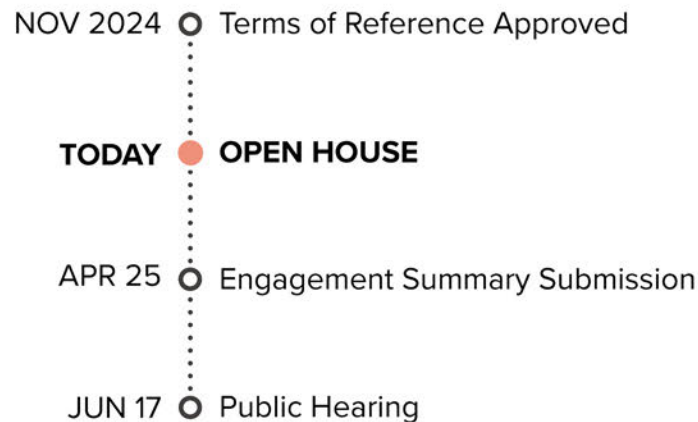


## What comes next?

A development permit and subsequent building permit will be submitted upon the adoption of the Area Structure Plan and land use redesignation.

## Thank you for attending the Open House

### Project Timeline



**To submit an online feedback online,  
please visit:**

<https://www.rockyview.ca/beacon-area-structure-plan-review>

**For more information, please contact:**



**Applicant (Stantec):**

Claire Woodside  
(403) 681-9195  
[claire.woodside@stantec.com](mailto:claire.woodside@stantec.com)



**ROCKY VIEW  
COUNTY**

**Rocky View County:**

Dalia Wang  
[dwang@rockyview.ca](mailto:dwang@rockyview.ca)



**Beacon AI Centers:**

[info@beacondatacenters.com](mailto:info@beacondatacenters.com)

# APPENDIX C

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Open House advertisement: Rocky View Weekly



A8 - Tuesday, April 8, 2025 Rocky View Weekly

## Great Twine Round-Up boasts cash for 4-H clubs and Ag charities

BY KIMMY LYNDWILLIAMS  
Staff Writer

Chumbees, through the Alberta Ag-Plastic Recycling Pilot program, is hosting 'The Great Twine Round-Up', a province-wide twine collection contest with a total of \$12,000 in cash prizes for the winning 4-H club or an Alberta-based agricultural charity of choice.

The first of four \$3,000 cash prizes has already been awarded to the Northern Lakeshore 4-H Beef Club, but three more prizes are up for grabs.

Two of the remaining prizes there will go to winning 4-H clubs/districts, and the final draw will be awarded to an independent charity of the Alberta-based agricultural community of choice.

Here's how to participate in Rocky View County:

- Collect used plastic baling twine in

the collection bags provided for free at participating collection sites or the Rocky View County Municipal Hall.

- Mark each bag with your 4-H club/district name and the date of participating on behalf of a 4-H club or with your full name/area name and the date if participating individually.

- Drop off the bags at a participating collection site before May 31, 2025, and snap a photo of your bags at the site. Collection sites accepting twine can be found here: Chumbees Collection Sites Map.

- Submit your photo through the contest webpage at [greattwineroundup.ca](http://greattwineroundup.ca).

The more bags you drop off, the more entries you'll have. You'll also be helping to keep used baling twine out of landfills and burn piles.

For more information and full contest rules, visit the contest web page at:



REC/CLM- The Great Twine Round-Up is now taking place province-wide.

[greattwineroundup.ca](http://greattwineroundup.ca).

'The Great Twine Round-Up' is part of the Alberta Ag-Plastic Recycling Pilot program, through which Alberta farmers return used plastic baling twine and gus bags for recycling.

Last year, Chumbees recycled

674,000 kg of gus bags and 56,400 kg of twine through this pilot. The pilot project is led by the multi-stakeholder Agricultural Plastics Recycling Group (APRG); funds were granted by the Government of Alberta and are administered by Alberta Beef Producers.

## Louisa Gwin

Continued from page 2

This means people including newcomers, and people displaced by Donald Trump trade war in skilled trades and improve working conditions.

- Use Project Labour Agreements, or Community Benefits Agreements

to support good jobs and improve the prospects for communities.

It's time to stand up to economic bullying and put working people in charge!

Q: Anything else you would like to

add?

A: Elections are your chance to make your voice heard. Forget strategic voting and follow your heart; vote for the change YOU want to see. The NDP is a party for working people, built by

working people, like me, and like you. Let's stand together for a better future. A future where regular working people call the shots, not billionaires or big corporations. That is what the NDP is all about.

Area Structure Plan

## BEACON AI HUB

# COMMUNITY OPEN HOUSE BEACON AI HUB AREA STRUCTURE PLAN

Rocky View County and Beacon Data Centers invite you to attend the open house on the Beacon AI Hub Area Structure Plan.

We value your input and look forward to hearing your feedback.

### What is an Area Structure Plan?

An ASP is a statutory plan that outlines how land in a specific area will be developed over time. The goal of an ASP is to ensure that the area develops in an organized and sustainable way, meeting the needs of the community.

ASPs typically include the following:

- land uses
- general location of major roadways
- public utilities and infrastructure in the area

The Beacon AI Hub Area Structure Plan (ASP) will outline a land use strategy and servicing plan for the subject lands to develop an artificial intelligence (AI) hub and supporting solar farm.

April 15<sup>th</sup>, 2025

5:00 PM to 7:00 PM

Banquet Hall

Indus Recreational Centre  
2245155 Range Rd 285A,  
Indus, AB T1X 0H7

ASP Area





A4 - Tuesday, April 15, 2025 Rocky View Weekly

## Madden residents have their say in location of future fire hall

BY KEVIN UTTENWILLAMER  
Staff Writer

Madden residents came out on Thursday, April 3, to learn about future plans for the community's fire hall.

Rocky View County (RVC) hosted an open house led by RVC Fire Chief Don Hubbard.

He said it was a good turnout, attracting 55 people throughout the course of the evening.

"We were asking for feedback on what they would like to see," Hubbard said. "What will meet their needs in terms of service and delivery."

The existing Madden Fire Hall has been in use for almost 50 years, operating as a paid-on-call service since its inception. The Madden Fire Station is one of seven within the county.

In 2024, RVC council committed \$6 million in funding for the build, and plans are now under way to finalize station details and timeline. The existing hall was deemed to be outdated - no longer meeting current safety, training, and operational needs - prompting the decision for replacement.

Hubbard said the station receives 50 calls per year, a number that's trending upwards given the initial call number when the station first opened was only 47.

As of now, 20 to 25 volunteers who all live and work in the area service the fire station. With a plan now being finalized, the team has temporarily relocated to an AICO trailer to ensure they can continue responding to emergencies.

Location was the biggest question on residents' minds, resulting in eight proposed site options in the Madden area for people to discuss and vote on.

"We did have recommendations for locations that the facility can house in terms of fire education and public use," Hubbard added.

The County is currently evaluating each proposed site, talking this recent public feedback into account. RVC plans to begin construction in 2026 with the facility being fully operational by 2027.

"I think we heard a great response that will provide some insight for the master plan going forward," Hubbard said.

Plans for the Madden Fire Station's interior include:

- Fire Gear (PPE) cleaning area, washer/dryer, and equipment servicing area
- Separated PPE and fire gear storage gear racks
- Storage space for spare equipment, PPE, supplies and medical stores
- Cleaning interior apparatus with



RESULT REMITTED - Madden residents came out on Thursday, April 3, to learn about future plans for the community's fire hall.

by capability

- Ability to house four power fire trucks
- Fire hose storage and drying rack
- Additional bay for fire truck, spare fire truck storage, indoor training
- Containment for domestic water / sewer
- Fire truck fill station
- Kitchen with seating for response crew
- Change rooms, shower, gender specific
- Apparatus fire exhaust extraction

Training and connectivity plans involve a station chief office, training

and public education space, and a rubble cover - all done in a "50-year design," which would make the building easily adaptable to new operational trends and needs.

The station's exterior will take up approximately four acres, including a 20 to 40 vehicle parking area, a meeting space, and ample room for fire trucks to turn, fuel-up, and complete shifts.

RVC is still open to suggestions and comments until the early planning stages. People can send their questions and comments to [engagement@rockyview.ca](mailto:engagement@rockyview.ca).

### Area Structure Plan **BEACON AI HUB**

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ASP Area



# APPENDIX D

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Verbatim feedback survey responses received during Open House held on April 15<sup>th</sup> and through online feedback survey conducted until april 27<sup>th</sup>.

		RESPONSE 1	RESPONSE 2	RESPONSE 3	RESPONSE 4
<b>QUESTION 1</b>	<b>Does the vision of the ASP support your ideas for the future of the area? Please refer to the provided ASP vision.</b>	Strongly do not support	Neutral	Strongly do not support	Strongly do not support
<b>QUESTION 2</b>	<b>If your vision does not align with the ASP's vision, please explain why.</b>	300 people/day travelling on this road. A perfect, as far as you can see, view of the Rockies and City of Calgary gone!! Replaced with buildings and lights. Property values going down.	Not sure. We own the land adjacent and i am unsure how this affects us.	RealPart Canada Inc is under the contract with Gowdy Farms in order for us to build a solar farm on the entire land without any AI Hub. They breach our contract. We are in the Court of Kings Bench of Alberta under the file number 2401-06460 dated June 3rd, 2024. Following this survey I will also send you an much more complex email with more details. Please stop and cancel this application, because RealPart Canada Inc never agree on this application. County through Jacqueline was informed but look like nobody take any action to cancel this application	Ruining nature and my lot
<b>QUESTION 3</b>	<b>Do the goals of the ASP support your ideas for the future of the area? Please refer to the provided ASP goals listed below.</b>	Strongly do not support	Support	Strongly do not support	Strongly do not support
<b>QUESTION 4</b>	<b>If you do not support the goals listed above, please explain why.</b>	Solar panels - yes. Easy to return of farmland afterwards, buildings and lights - no. 300 people/day added traffic,noise, pollution.	-	RealPart Canada Inc is under the land contract and Gowdy Farms break the contract. We are in the Court of Kings Bench of Alberta Calgary starting June 3rd 2024 under the File number 2401 06460.	Do not support solar by property

<b>QUESTION 5</b>	<b>The ASP proposes to create an artificial intelligence hub with business/technology employment opportunities for the area. Do you support this?</b>	Strongly do not support	Support	Strongly do not support	Neutral
<b>QUESTION 6</b>	<b>If you do not support the ASP proposal to create an artificial intelligence hub with business/technology employment opportunities for the area, please explain why.</b>	Buildings taking up. Buildings and light pollution in a residential area. Increased traffic. A wall to wall view of the Rockies and City of Calgary - GONE!! Now the view will be buildings and lights.	-	Gowdy Farms breach the contract with RealPart Canada Inc. We are in the Kings Bench of Alberta Calgary under case no 2401 06460 dated June 3rd 2024.	-
<b>QUESTION 7</b>	<b>Were you provided with enough information to understand the Beacon AI Hub Area Structure Plan (ASP) ? Please answer Yes or No.</b>	Strongly do not support	No	No	No
<b>QUESTION 8</b>	<b>If you think enough information was not provided to understand Beacon AI Hub ASP, what additional information would you like to have seen?</b>	Why have access on a rural road? There are no homes on the north side of thr property (TWP 232) why no access road there. Why there is a "possible access route" showing on your presentation that runs along my property line.	Timing, and now the surrounding areas will be affect or developed	RealPart Canada Inc was not ask and definitely not agree with this AI Hub.	-
<b>QUESTION 9</b>	<b>What question would you like answered regarding the Beacon AI Hub ASP?</b>	Why you have to put all those buildings and lights right in front of my home.	-	Are under the knowledge that starting June 3rd 2024, RealPart Canada Inc and Gowdy Farms are in a legal battle because of their breach of the land contract?	-

<b>QUESTION 10</b>	<b>Would you like to receive future information on the Beacon AI Hub? If yes, please provide your email id below.</b>	WE DO NOT HAVE EMAIL. Phone: [REDACTED]	peter.allen@rbc.com	ffd6666@gmail.com	-
<b>QUESTION 11</b>	<b>Please provide any other comments or feedback you may have below.</b>	Mail to: [REDACTED] [REDACTED] I want to know how our property value has been affected.	This seems very fast, which generally i am in favour of, but would like to have time to better understand how our family 1/2 section which is now squeezed between Beacon and Prarie Gateway ASP's. Kind of orphaned.	RealPart Canada Inc legal adviser will be in touch with all parties from Rocky View County to cancel this application.	Appeal