

KINETICOR

TECHNOLOGY PARK AREA STRUCTURE PLAN



PUBLIC OUTREACH SUMMARY
MAY 15 THROUGH AUGUST 19, 2025

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1.0 PROJECT OVERVIEW

The proposed Kinetikor Area Structure Plan will guide and support the future development of Rocky View Technology Park, led by Kinetikor Asset Management.

The Rocky View Technology Park will be a comprehensively planned, multi-user, AI Data Centre Complex organized by quarter section.

Kinetikor develops, owns, and operates power generation facilities across Canada. They are headquartered in Calgary, Alberta and they actively partner with corporations seeking expertise to develop cost-effective power projects. The Rocky View Technology Park will be an advanced AI Data Centre Complex, designed to centralize and optimize storage, processing, and distribution of data and applications.

1.1 ABOUT THE AREA STRUCTURE PLAN

The purpose of the Kinetikor Area Structure Plan (ASP) is to provide a land use and servicing framework to guide future planning and development of the site. The plan area consists of ±448 hectares (± 1107 acres) situated immediately north of Highway 566 and approximately 7km (3 mi) east of the Balzac East Area Structure Plan in Rocky View County (RVC). An Area Structure Plan is a statutory policy document and is intended to provide a strategic long-term policy framework intended to guide subsequent Land Use Amendment and Subdivision applications.

VISION: The Kinetikor Area Structure Plan is envisioned to be the future home of a world-class data processing and Artificial Intelligence (AI) technology park, diversifying the economic development opportunities of Rocky View County and providing employment opportunities. The proposed land use framework will provide the foundational components required to guide development over the next 15-20 years.

ASP goals and objectives include:



**Plan for
the Future**



**Promote
Economic
Development**

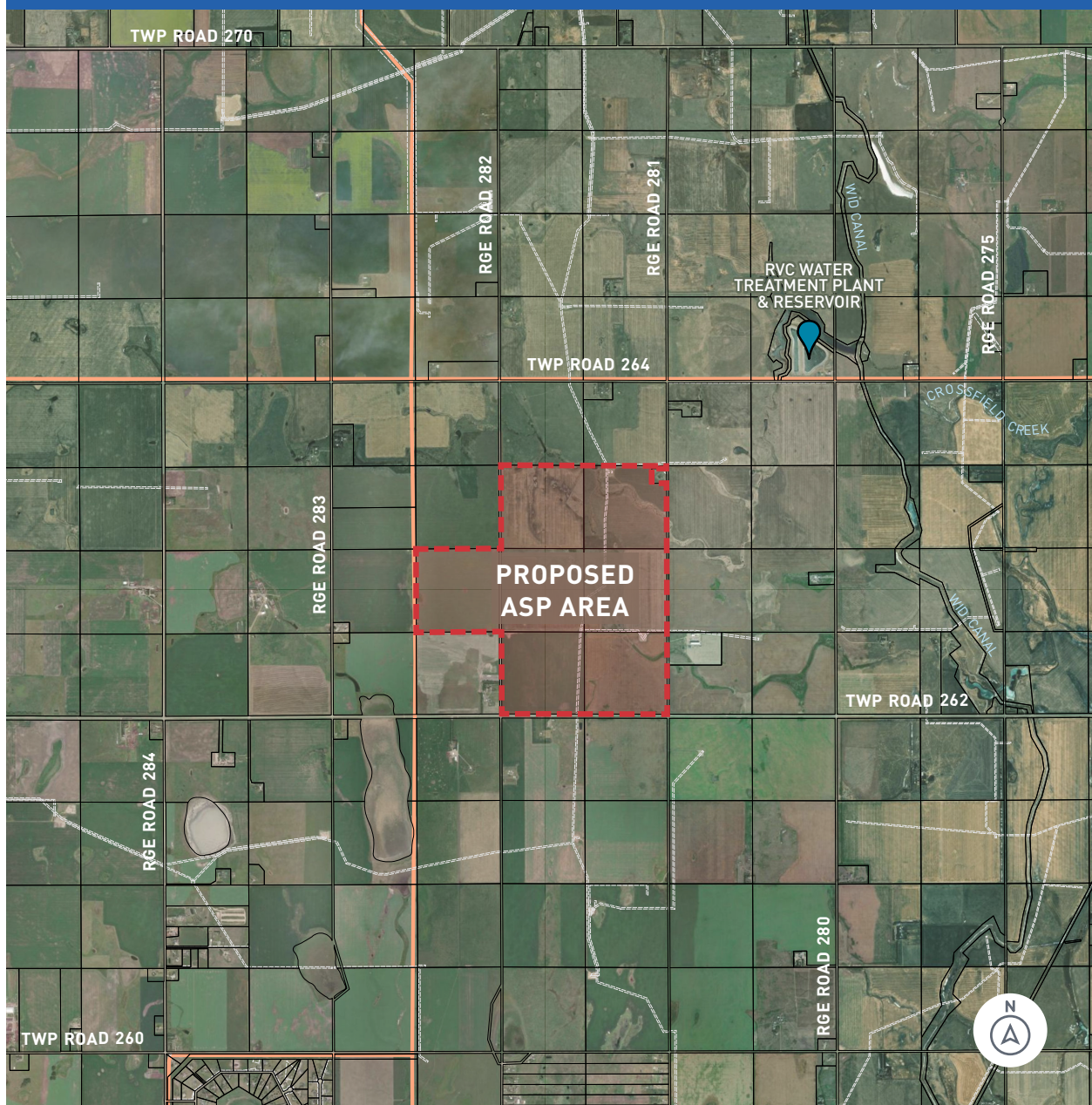


**Support
Sustainable
Development**

1.2 ABOUT DATA CENTRES

An AI Data Centre Complex is a facility designed to house and manage a relatively large number of computer systems, storage, and networking equipment, providing a centralized location for storing, processing, and distributing data and applications.

FIGURE 1: LOCATION



Subject Site Right-of-Way Transmission Line (AltaLink) Parcel

2.0 PUBLIC OUTREACH

The public engagement approach for the Kinetikor ASP was centered on the values of transparency and responsiveness through ongoing communication, responsible documentation, and consideration of feedback. The outreach objective was to share information about the ASP with adjacent neighbours, provide information regarding the proposed development, collaborate with neighbours to manage concerns, and to respond to questions with clear and accurate information.

2.1 WHAT WE DID

The project was officially introduced to neighbours and residents on May 14, 2025, through a mail-out announcing the Area Structure Plan (ASP) Terms of Reference. The project team has engaged the community through the project website, additional mailings, emails, one-on-one meetings, and a community information session. Feedback has been received through written submissions, the online feedback form, and direct conversations. Engagement with adjacent neighbours will continue, with a commitment to reflecting their input, where appropriate, in the policies developed through the ASP process. Table 1 summarizes the engagement process from May 15 - August 19, 2025.

TABLE 1: PUBLIC OUTREACH TACTICS

Tactic	Details	Engagement Intent & Outcomes
TOR Notification Letter May 14, 2025	Sent through Rocky View County to approximately 80 residents within a 2-mile radius of the site.	A Terms of Reference mailer was sent to inform nearby residents of the May 20, 2025 Rocky View County Council meeting, where Council would decide whether to initiate planning by accepting the ASP Terms of Reference. This was the first step in public outreach and aimed to raise early awareness of a potential development.
Website Launch May 29, 2025	325 visitors and 640 views as of August 12, 2025.	The project website was launched to share accessible information with interested community members and nearby residents. It provides updates, timelines, and contact details, particularly for those we may not reach directly. The goal is to encourage questions, feedback, and ongoing engagement throughout the project.

Tactic	Details	Engagement Intent & Outcomes
Introductory Letter sent to landowners May 29, 2025	Letters delivered to landowners within a 2-mile radius of the project site. Letters were hand delivered and mailed by Rocky View County through Canada Post.	Letters were sent to nearby residents and landowners to share information about the project and proposed ASP, and to invite them to the Community Information Session. This direct outreach helped connect with neighbours we hadn't previously engaged. As a result, nearly 100 people attended the session, with many offering feedback and questions through various channels.
Community Information Session June 17, 2025	Delacour Community Hall 65 attendees signing in, approximately 100 attendees at the event.	The Community Information Session offered attendees a chance to learn about the project, including the ASP process, phasing timelines, Kinetikor's role, the function of a data centre, and next steps. The full project team was on hand to answer questions and hear feedback. While 65 participants signed in, attendance was estimated at around 100.
Online Feedback Form June 17 through to July 18, 2025	20 responses received, 10 in person and 10 virtually.	The online feedback form was developed to gather community input on the project and ASP process. It was introduced at the information session both in hard copy and via QR code. The form asked about participants' priorities, level of support, feedback on the event, and interest in future updates. It was also shared by email following the session.
Invitations to neighbouring landowners for one on one meetings July 25, 2025	Mailed invitations and direct outreach sent to 18 directly adjacent neighbours.	These meetings offered adjacent landowners and their families a chance to connect directly with the project team, learn more about the ASP, ask questions, and share feedback. Invitations were sent to directly adjacent neighbours, and meetings will continue throughout the summer.
One on One meetings July 28 through August 19	5 meetings were scheduled with approximately 30 landowners	The meetings were held to discuss the potential impact of the project on the immediately adjacent properties. Conversations focused generally on the developer's intention to establish architectural design guidelines for all buildings, landscaped buffers surrounding the perimeter of the Plan area, and opportunities for potential water service tie-ins for adjacent building sites. Discussion around anticipated development phasing took place with assurances made that portions of the Plan area will continue to support agricultural production until they are required for data centre uses. Topics such as construction management, property values, traffic safety, light and noise pollution, and health concerns were explored.

3.0 WHAT WE HEARD

While the project represents an important economic opportunity for the County, the project team acknowledges the growth and transition pressures that will be experienced by adjacent landowners and residents. The Kinetikor ASP outlines the vision and framework for development, as well as policies to address impacts from the development of the site. Through public outreach, the project team has collected feedback and summarized key themes shared by participants. The themes are shared below, along with responses from the project team and mitigation measures outlined in the ASP.

Generally, participants understood the economic opportunity the proposed ASP offers the County, while some questioned the direct local benefits. Many expressed concerns about changing the land use away from agricultural. Key issues identified by neighbours included noise and lighting impacts, traffic impacts, servicing (water), and compatibility with surrounding land uses.

Participants were interested to learn more about how these concerns would be addressed through the ASP policy.

TABLE 2: DEVELOPMENT COMMITMENTS

Theme	Response
Land use compatibility <ul style="list-style-type: none">Concerns about converting agricultural land to industrial use.Belief that the proposed development is incompatible with surrounding agricultural operations.Questions about why the project is not located an existing industrial area.	<p>The subject lands fall within the Agriculture, General District (A-GEN) and are currently used for agricultural purposes.</p> <p>The proposed development seeks to position Rocky View County as a regional hub and economic driver in Alberta's growing AI data centre sector. A key factor in the site's suitability is its direct access to Highway 566 and its adjacency to the 240kV transmission lines, making it well-positioned for development. Agricultural activities will continue and are encouraged throughout the phased implementation of the project.</p> <p>The development will provide appropriate transitions and buffers for existing developments to minimize potential conflicts with existing adjacent agricultural and country residential land uses.</p>

Theme	Response
Built Form and Interface Buffers <ul style="list-style-type: none"> • Questions about setbacks, buffering, and potential mitigation measures. • Concerns about visual, noise, and operational impacts on nearby properties 	<p>The proposed development will be designed with high-quality architectural and landscape standards to ensure it integrates into the surrounding community in an aesthetically pleasing manner. Minimizing impacts to adjacent neighbours is a key priority. The site design will incorporate appropriate setbacks, berms, fencing, and landscaping, along with thoughtful placement of building components to create a respectful and functional interface with nearby properties. These interface areas will be maintained by the site owner and a Business Lot Owners Association.</p> <p>Mechanical equipment will be oriented internally within the site to provide visual screening and reduce noise impacts, where possible. Exterior lighting will follow “dark sky” principles to limit light pollution.</p>
Water Supply <ul style="list-style-type: none"> • Concerns about potential impacts to existing wells and groundwater sources. • Questions about whether there will be sufficient water for the development. • Requests for clarity on how servicing will be delivered. 	<p>Water servicing and stormwater management are being carefully considered as part of the ASP. Servicing studies, including a utility servicing plan, are required to ensure the development is supported by sustainable and reliable infrastructure. The water network will be designed to meet the full build-out needs of the development, with water, wastewater, and shallow utility services provided to the Plan area.</p> <p>Where appropriate, natural drainage features will be protected and integrated into the stormwater management and open space systems to support environmental function and sustainability.</p>
Environmental impact <ul style="list-style-type: none"> • Concerns about the loss of wetlands and natural areas. • Questions on the completion of environmental assessments. • Interest in how the development will address sustainability. 	<p>The Plan area consists primarily of cultivated agricultural land, with scattered wetlands and natural drainage features.</p> <p>Where possible, existing drainages will be preserved and thoughtfully incorporated into the development. Where retention is not feasible, any wetland loss will be managed in accordance with applicable Provincial policies and directives. Environmental assessments are being undertaken as part of the ASP process. Additional environmental studies may also be required at future stages of development to ensure continued compliance and environmental stewardship.</p>

Theme	Response
Traffic Safety <ul style="list-style-type: none"> Concerns that Highway 566 already experiences safety challenges, including poor visibility. Concerns about increase in traffic from the development, particularly during construction. Potential conflicts with ongoing farm equipment and rural roads. Concerns for traffic management during construction. 	<p>The development will be designed to integrate safely with the surrounding road network. A Transportation Impact Assessment (TIA) was prepared as part of the ASP and identifies required upgrades to the transportation network that will support the full build out of the development.</p> <p>Any road improvements identified through this process will be the responsibility of the developer.</p> <p>To minimize traffic impacts on surrounding neighbours, vehicle activity within the Plan area will be concentrated within the interior of the site.</p> <p>A traffic management plan will be prepared and approved prior to construction.</p>
Property Value <ul style="list-style-type: none"> Concerns about the potential loss (and increase) in property values because of the project 	<p>While the project team cannot speculate on potential impacts to surrounding property values, we remain committed to ongoing dialogue and will continue to address concerns as the development process moves forward.</p>
Planning Process and Timeline <ul style="list-style-type: none"> Questions about the Area Structure Plan (ASP) approval process. Concerns that the process feels rushed or lacking transparency. Interest in understanding the overall development timeline. 	<p>The ASP is proceeding through Rocky View County's required approval process for both the ASP and the associated land use amendment. While we recognize that the proposed plan represents a significant change, it is being advanced in alignment with all applicable policy and technical reporting requirements. Development is anticipated to occur in multiple phases, with each phase expected to take approximately three to five years. Full build out could take 15 to 20 years, depending on demand and other factors.</p> <p>The project team continues to engage directly with adjacent neighbours to understand their concerns and discuss potential mitigation measures. Community feedback will continue to inform the planning process as the project progresses. It is noted that the proposed timeline for a significant portion of the project is being driven by the province through the Alberta Energy System Operator (AESO). The AESO's decision to allocate available electrical capacity to proposed data centre projects within the Region is expected to occur in early September.</p>

3.1 FEEDBACK FORM

A feedback form was shared at the June 17 Community Information Session and asked participants questions about the proposed ASP. The form was also available virtually and shared by email and on the project website. It was open from June 17 to July 18. The project team received 20 forms completed in hard copy and virtually. Below is an overview of the results.

Which of the following best describes your connection to the ASP area?

95%	I live or own land nearby
5%	I work nearby
0%	I live elsewhere in Rocky View County
0%	Other, please specify

Which aspects of the proposed Area Structure Plan matter most to you? (Select all that apply)

20	Noise or light from the development
19	Traffic impacts and studies
16	Servicing (e.g., water, sewer, utilities)
15	Compatibility with surrounding land uses
9	Data centre development
9	Economic benefits to the area
7	Visual appearance of the development
5	Edge treatments and landscaping along site boundaries
4	Other, please specify

Based on the information provided, how would you describe your level of support for the proposed Area Structure Plan and the development of a technology park that includes AI data centres?

0%	Supportive
10%	Somewhat supportive
10%	Neutral
20%	Somewhat unsupportive
60%	Unsupportive

4.0 NEXT STEPS

Kineticor thanks all interest-holders for their participation since the project was introduced in May 2025.

Engagement with residents will continue as the Area Structure Plan and Land Use Amendment moves through Rocky View County's review process. Ongoing dialogue with adjacent neighbours, the County, and other interest-holders will help ensure a thoughtful approach to planning and development.



July 2025

Submission of Area Structure Plan



Summer 2025

Continued meetings with neighbour and updates on the ASP



August 2025

Technical review and finalization of the ASP and Land Use Amendment



September 9, 2025

Rocky View County Council meeting and public hearing for the ASP and Land Use Amendment



Fall 2025 :

Ongoing communication with adjacent neighbours on project, depending on the outcome at Rocky View County Council meeting

Please continue to reach out to the project team:

Contact our engagement representative:

Martha McClary | B&A Studios
mmclary@bastudios.ca

Learn more: rockyviewtechnologypark.com



APPENDIX A

ENGAGEMENT FEEDBACK FORM EVALUATION

Through the online feedback form, we asked participants to tell us more about their experience with the engagement process and provide feedback on our community information session.

Question 1

How did you hear about the June 17, 2025, information session?
(Please select all that apply)



- Mailed or Delivered Letter (8)
- Road Sign (10)
- Project Website (0)
- Word of Mouth (4)
- Other, please specify (0)

Question 2

The information presentation at the information session was clear and helped me understand the area structure plan.



- Agree (1)
- Somewhat Agree (7)
- Somewhat Disagree (1)
- Disagree (9)
- N/A (2)

Question 3

The project team answered my questions and provided relevant information.



- Agree (4)
- Somewhat Agree (4)
- Somewhat Disagree (3)
- Disagree (8)
- N/A (1)

Question 4

I understand the project process and the next steps for the area structure plan.

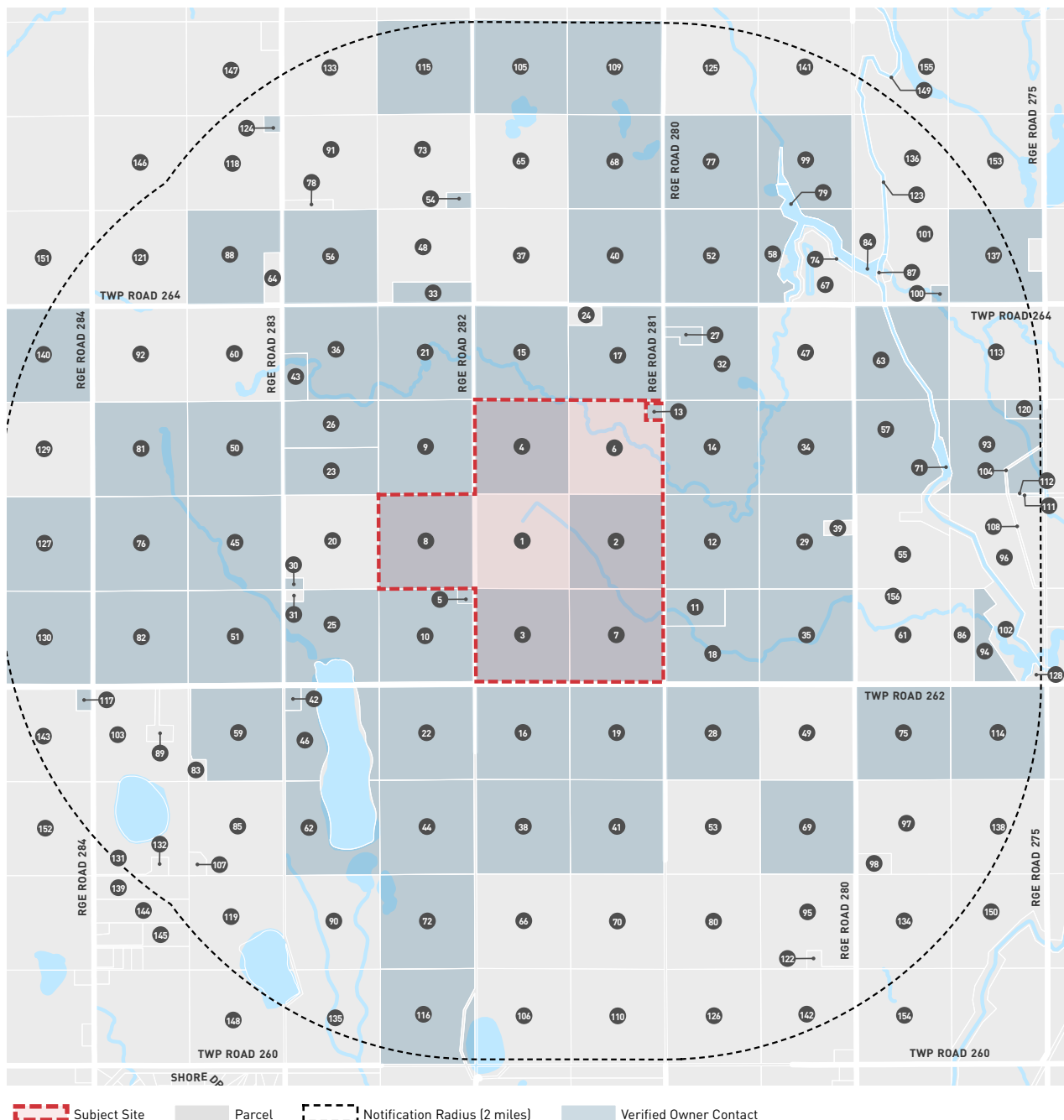


- Agree (8)
- Somewhat Agree (4)
- Somewhat Disagree (3)
- Disagree (4)
- N/A (0)

APPENDIX B

OUTREACH TRACKING MAP

Engagement and outreach for the Kinetikor ASP focused on connecting with the most directly impacted adjacent neighbours. Outreach was consistently delivered within a 2-mile radius of the proposed site, as shown in the notification boundary below. Throughout engagement, we heard from many residents, and we tracked participation to confirm when input was coming from adjacent neighbours. The map highlights those neighbours we were able to verify, based on the location information they shared, shown as *Verified Owner Contact* on the map below.





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