

Welcome to the **ROCKY VIEW TECHNOLOGY PARK INFORMATION SESSION**

The Kinetikor Area Structure Plan (ASP) is being prepared for the Rocky View Technology Park. This is an early step in the development process and allows the project to move forward through technical reviews and approvals.

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PLEASE SIGN IN, EXPLORE THE BOARDS, AND SPEAK WITH OUR TEAM.



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Kinetikor develops, owns, and operates power generation facilities across Canada, delivering efficient, reliable, and sustainable energy solutions.

Headquartered in Calgary, Alberta, they actively partner with corporations seeking expertise and capital to develop cost-effective power projects. Kinetikor envisions an advanced AI Data Centre Complex, designed to centralize and optimize storage, processing, and distribution of data and applications.

kineticor.ca

\$2 Billion

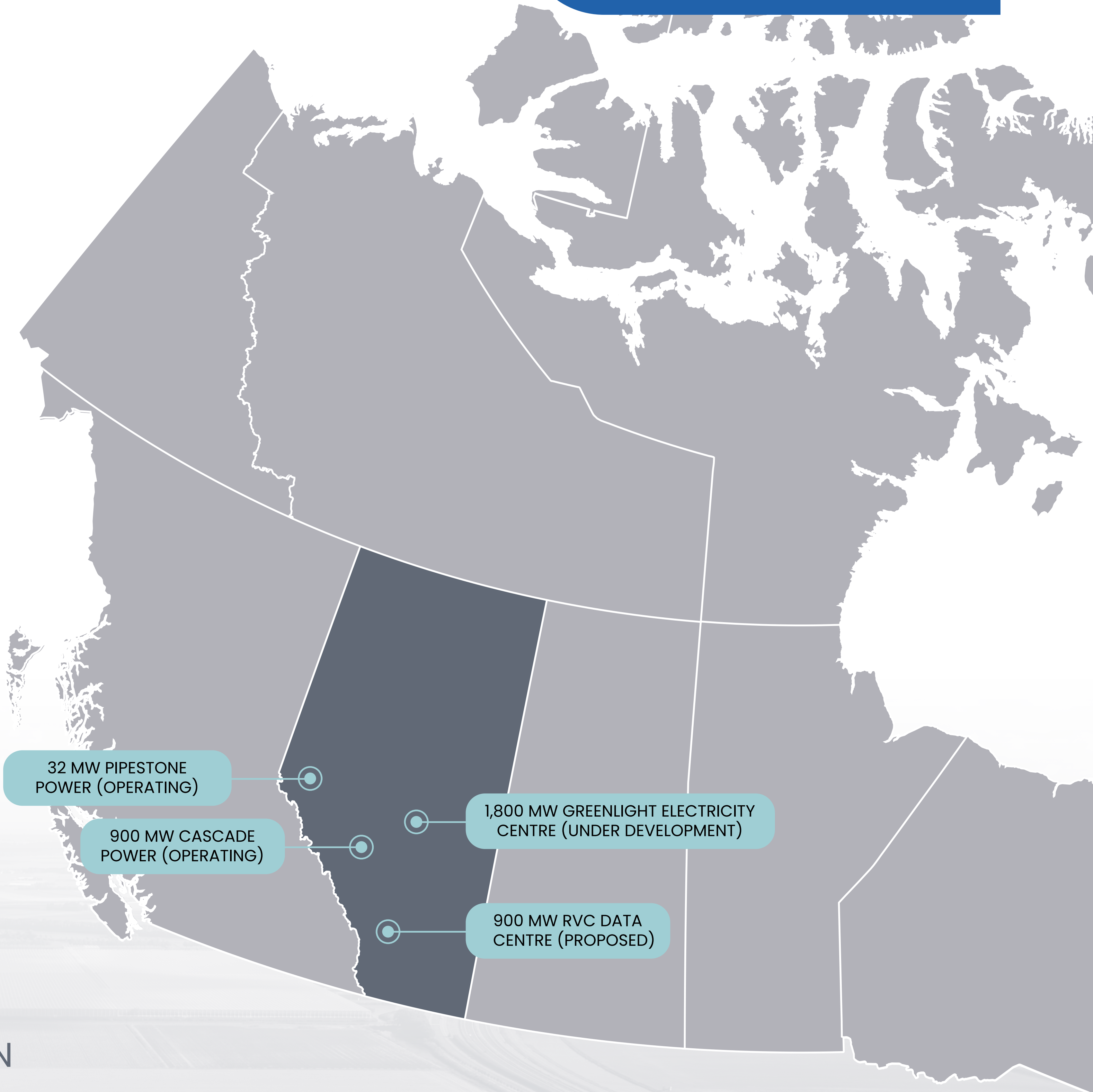
ASSETS UNDER
MANAGEMENT

900 MW

POWER GENERATION
OPERATING

2,700 MW

DATA CENTRES &
POWER GENERATION
IN DEVELOPMENT



Alberta is driven to be North America's destination of choice for AI data centre investment. Private investment into AI data centres, and supporting infrastructure, will support job creation and diversify the economy.

Alberta's AI Data Centre Strategy is focused on three core strategic pillars



Pillar 1 – Power Capacity. Alberta will provide high-capacity, reliable, and affordable power solutions utilizing both renewable and non-renewable energy sources.



Pillar 2 – Sustainable Cooling. Leveraging the cool climate, and fostering technological innovation, Alberta has a natural advantage for sustainable data centre operations.



Pillar 3 – Economic Growth. Alberta is committed to fostering a competitive marketplace, providing opportunities for economic growth and prosperity.

What is an AI Data Centre Complex?

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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.

AI Data Centres include various components, including:

- + Servers: Computers that store and process data.
- + Storage: Hard drives, solid-state drives, and other storage devices.
- + Networking Equipment: Routers, switches, and other devices. the servers and storage to the internet and other networks.
- + Power Infrastructure: Require a reliable power supply.
- + Cooling Infrastructure: Servers generate a lot of heat, so Data Centres need to have effective cooling systems to prevent overheating.
- + Security: Data Centres need to have robust security measures to protect the data and equipment from unauthorized access.



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About the Area Structure Plan

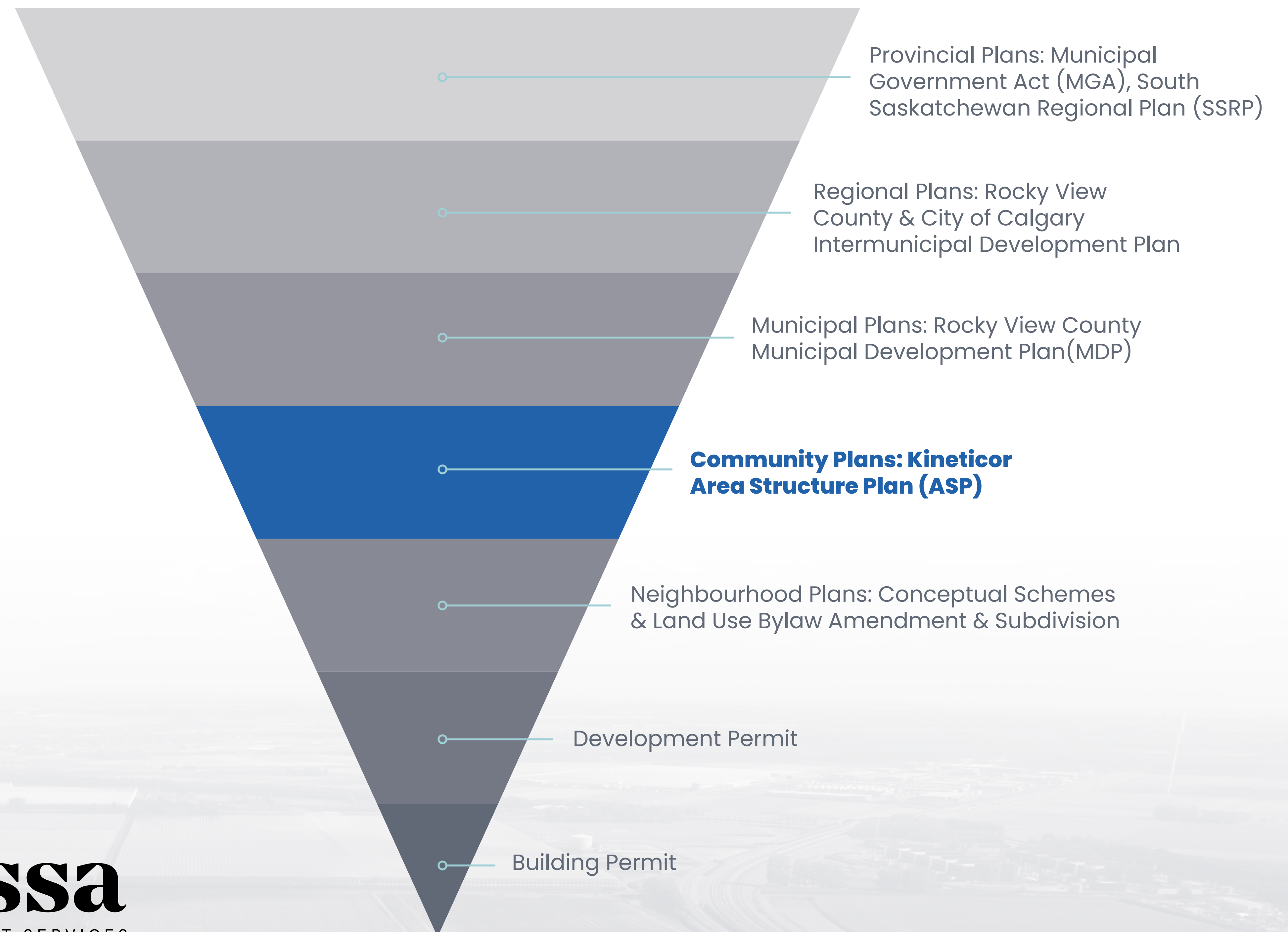
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What is an ASP?

An Area Structure Plan (ASP) is a long-range planning document and is the first step in obtaining planning approval for a new development.

An ASP outlines policy direction for more detailed planning such as Land Use Amendment and Subdivision applications.

Planning Hierarchy

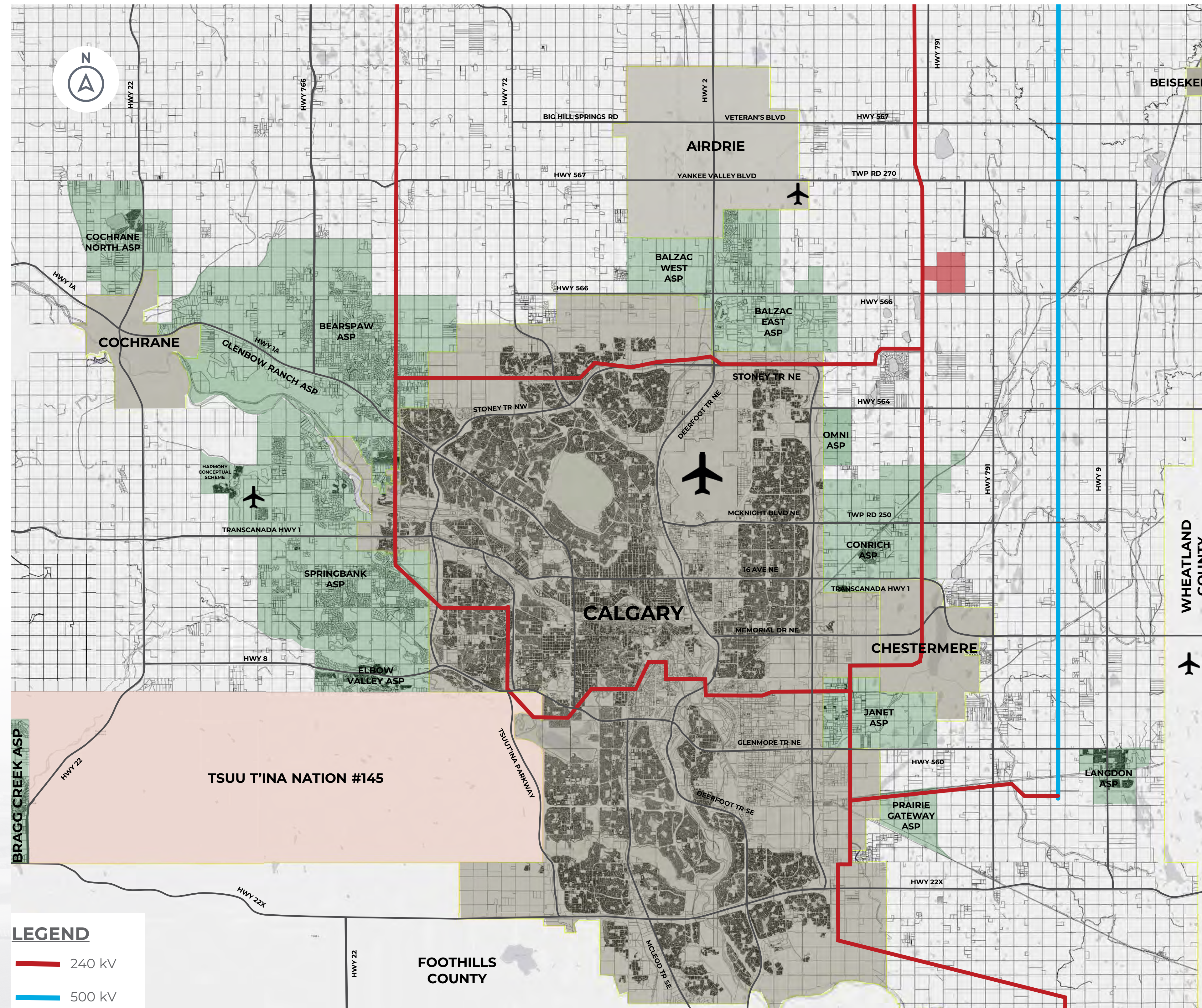


Project Team

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Cassa
DEVELOPMENT SERVICES



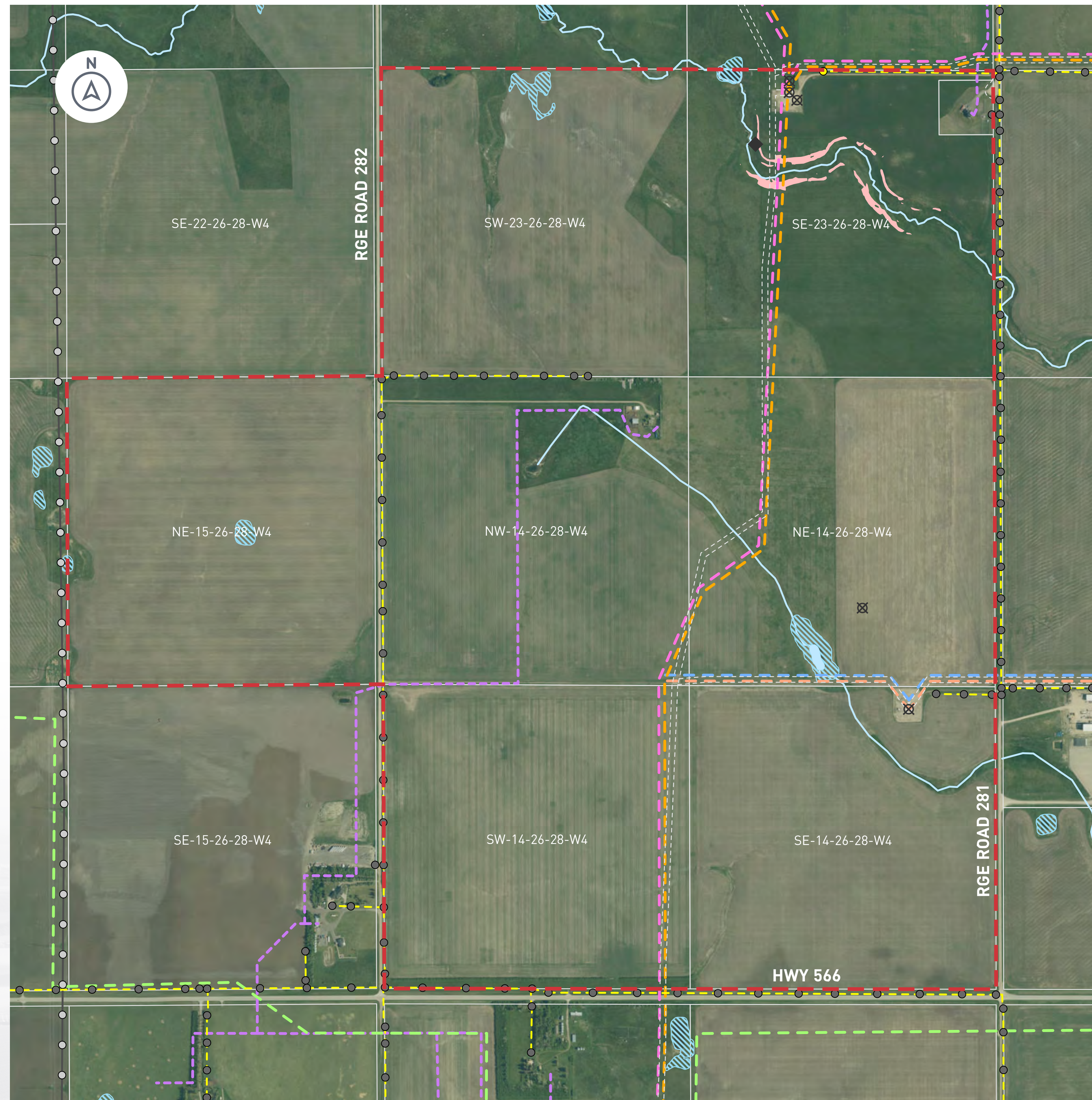
Rocky View Technology Park is located directly north of Highway 566 and west of Range Road 281.

The location is considered ideal for several reasons including:

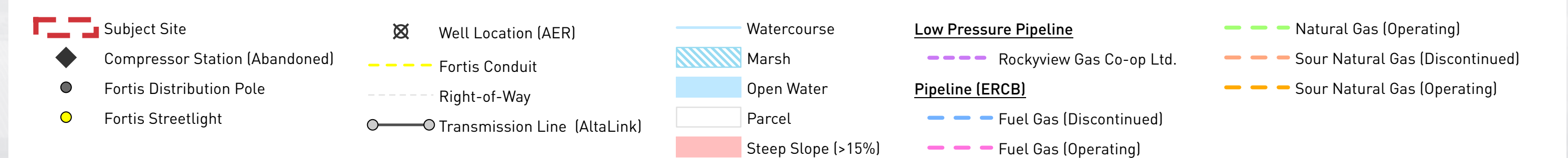
- + Being directly adjacent to three 240kV electrical transmission lines.
- + Proximity to the Calgary Region Fiber Interconnection.
- + Proximity to RVC Water Treatment Plant and Reservoir.
- + Connected to regional and municipal Transportation Network.
- + Proximity to urban centres and employment base.

Existing Site Conditions

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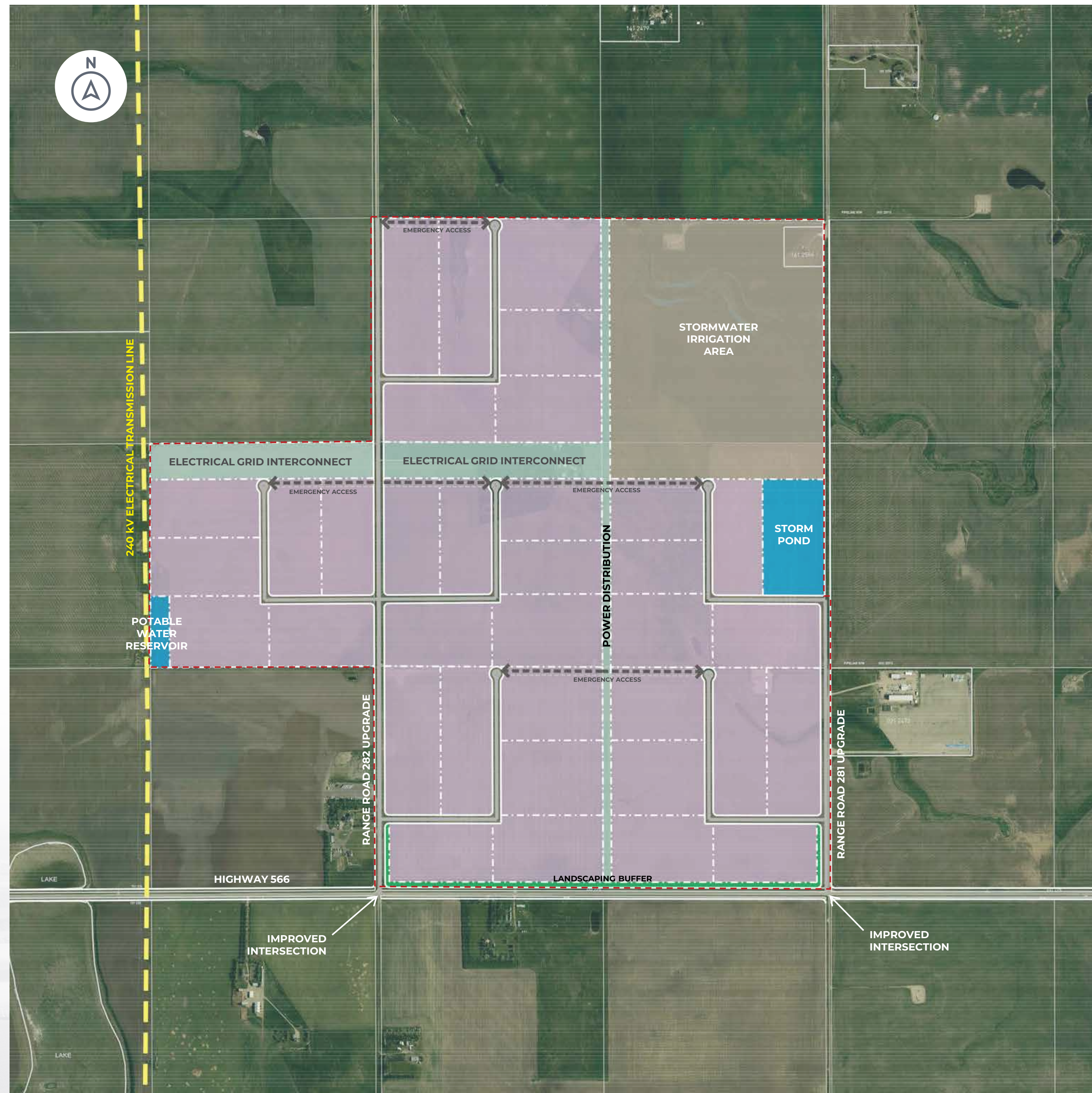


- ± 1,120 ac (+/- 453 h)
- 2 farm building sites
- 2 well sites and various pipeline ROWs
- Electrical transmission and distribution lines
- Natural drainages



Development Concept

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- + Rocky View Technology Park will be a comprehensively planned, hyper-scale, multi-user, AI Data Centre Complex organized in campus fashion typically by quarter section.
- + The Park will be fully serviced by the County's municipal water and wastewater utility infrastructure and all stormwater management requirements will be handled on site.
- + Access to the Plan area will be provided from Highway 566 via Range Roads 282 and 283. An internal road network will be provided at each stage of development.
- + All transportation, utility servicing, and stormwater management infrastructure required by the Park will be provided by the developer at the subdivision stage.

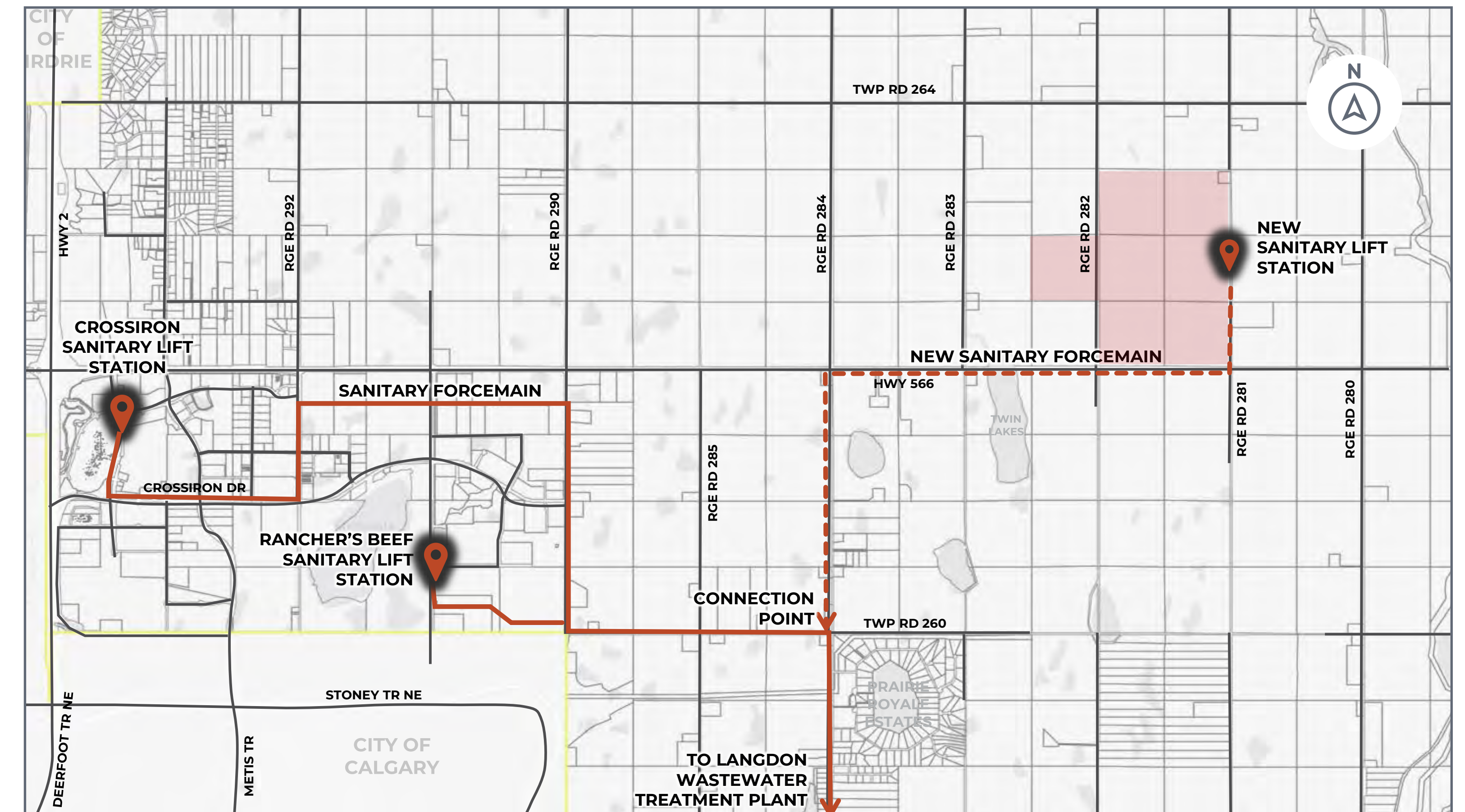
Internal Road Row (30m)	Future Utility ROW Area	Public Utility - Storm Pond (S-PUB)
Emergency Access	Data Centre (S-DAT)	Agriculture/Irrigation Lands (A-GEN, A-SML)
Existing Transmission Line (AltaLink)	Municipal Reserve Area	

LAND USE CONCEPT SUBJECT TO CHANGE

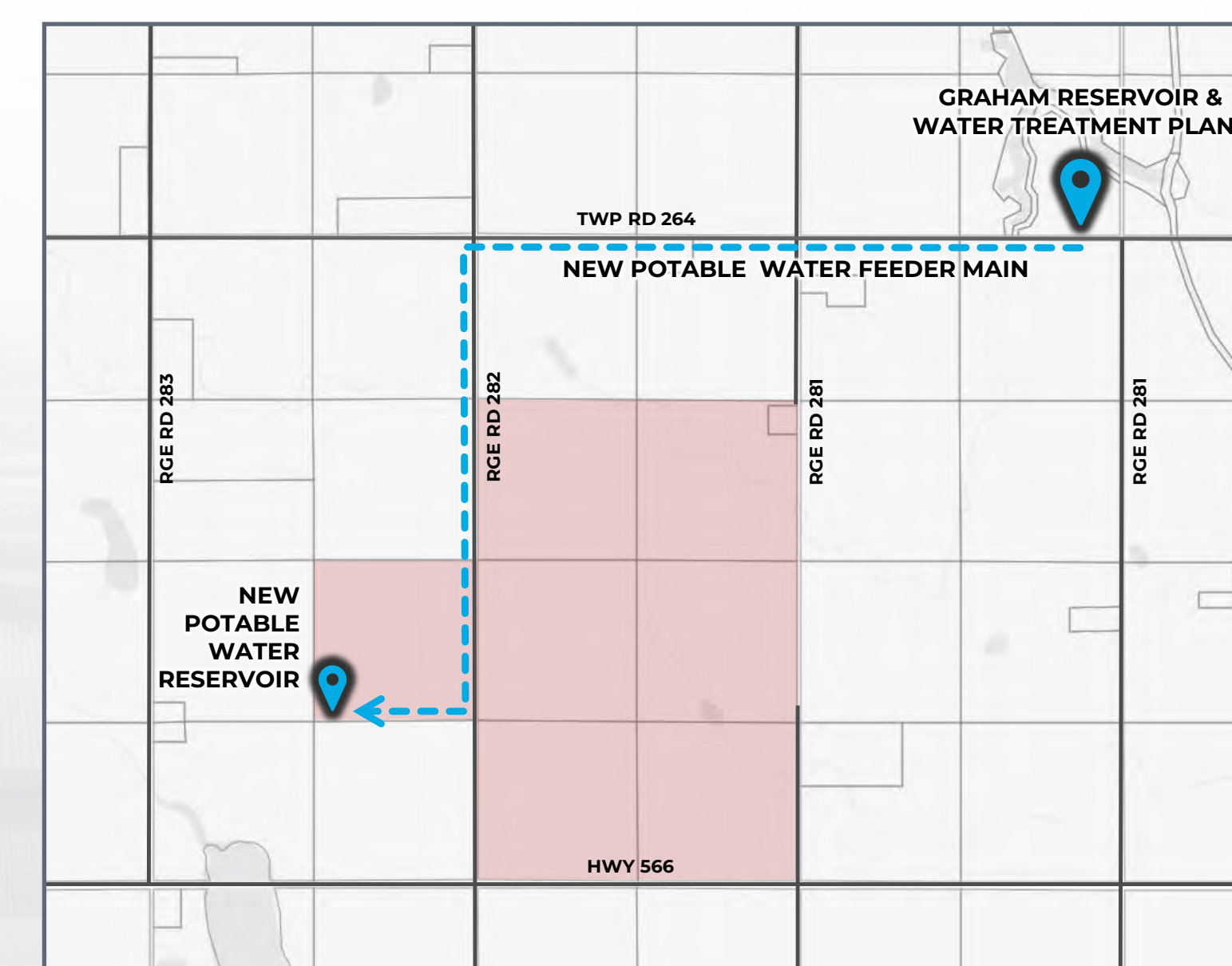
Water, wastewater and stormwater management strategies will follow the County's Servicing Standards, informing capacities at full-build out.

- It's anticipated that sanitary servicing in the plan area will connect into the East Rocky View County Wastewater Transmission Line.
- Potable water servicing is expected to be provided by County's Graham Lake Reservoir and Water Treatment Plant.
- Stormwater management is expected to be provided by a central stormwater pond. Drainage will be managed on-site, likely by irrigating agricultural lands within the plan area.
- The specifics regarding servicing and stormwater management will be confirmed via technical reports.

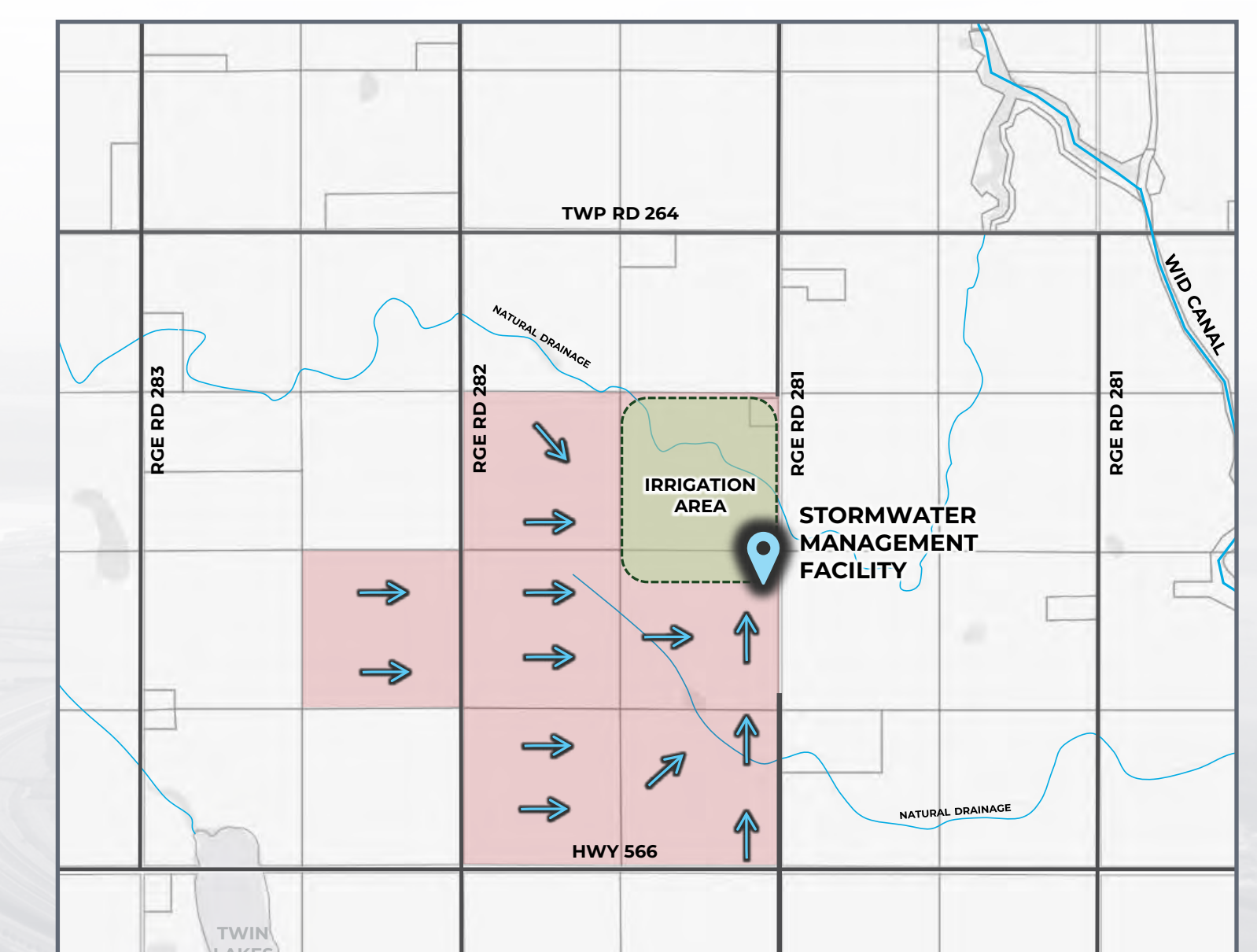
SANITARY SERVICING SCHEMATIC



WATER SERVICING SCHEMATIC

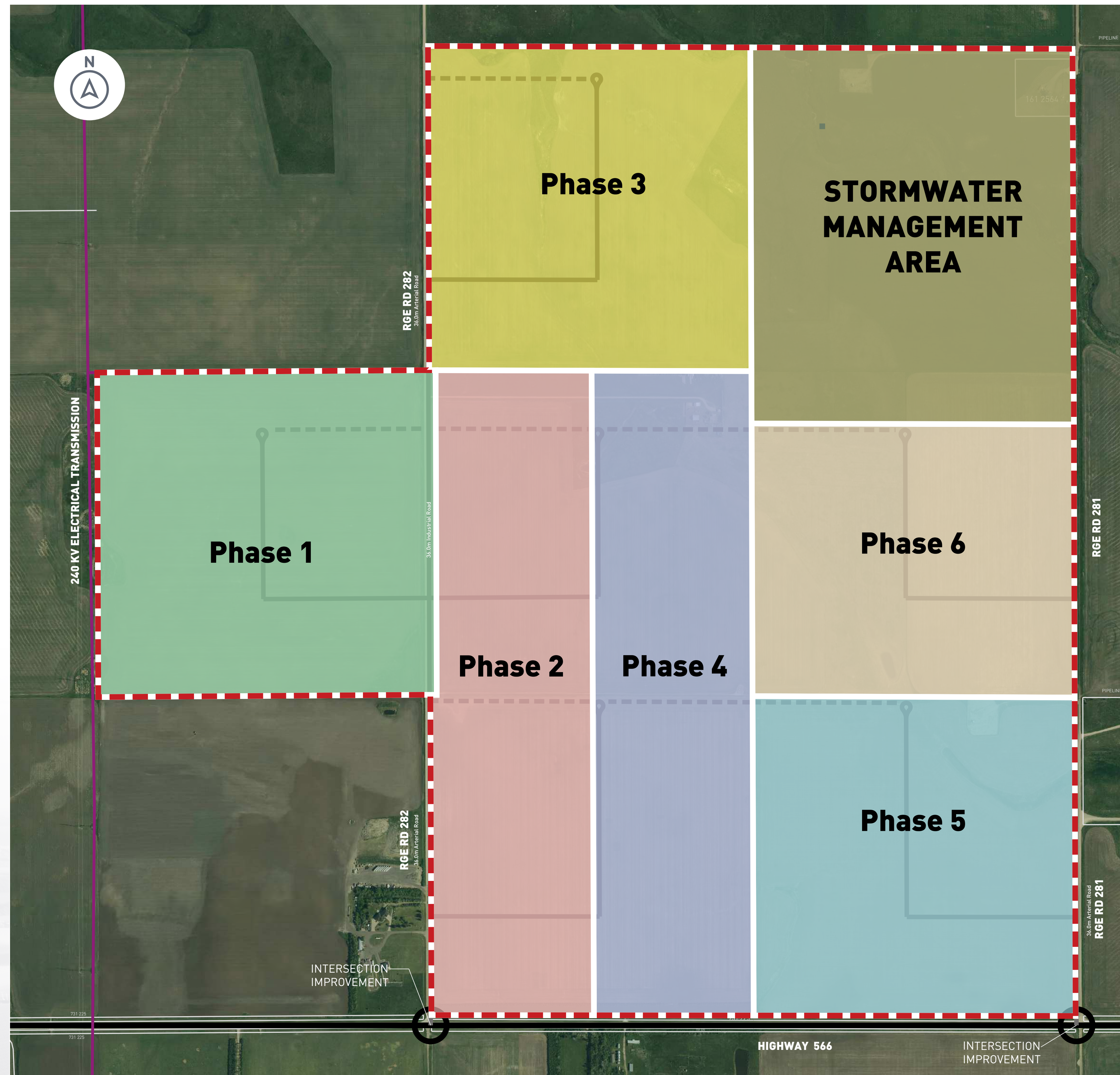


STORMWATER SERVICING SCHEMATIC



Anticipated Phasing

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The Plan area is anticipated to be developed in six phases, starting from the western-most parcels.

- + The ASP area is expected to develop in multiple phases beginning in the western portion of the site and extending towards the east.
- + The specific timing of each phase will be subject to market conditions and the availability of transportation and servicing infrastructure.

--- Subject Lands — Transmission Line (AltaLink) --- Emergency Access

Technical studies are currently underway to support the development of ASP policy, understand the existing site conditions, and design future infrastructure that will be required for the project.

These studies include:

- + Phase I Environmental Site Assessment
- + Historical Resources Overview
- + Biophysical Impact Assessment
- + Geotechnical Assessment
- + Stormwater Master Drainage Plan
- + Utility Servicing Design Report
- + Traffic Impact Assessment
- + Fiscal Impact Assessment



Anticipated Timeline

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January 2025

Project kicks off



July 2025

Review and circulation of the Area Structure Plan



May 20, 2025

Terms of Reference approved by Rocky View County



August 2025

Finalization of the Area Structure Plan and Land Use amendment



June 17, 2025

Rocky View Technology Park Open House and Information Session



September 2025

Public hearing – Area Structure Plan / Land Use amendment



June/July

Draft ASP, technical studies, and Land Use amendment submitted for review by Rocky View County



Q4 2025+

Site grading and construction

March 2027

Provincial target for grid connection and site activation

Thank you for participating!



Feedback received today will be shared with Rocky View County and in a What We Heard Report.



Please visit the website for the latest project information
www.RockyViewTechnologyPark.com



For questions and comments, please reach out to:

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County Representative: Dalia Wang at Rocky View County,
dwang@rockyview.ca



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