

This handout has been prepared to respond key questions and concerns about the Kinetikor Area Structure Plan (ASP) and future development. The responses provided share information about the project, the development process, and proposed mitigations. **Our goal is to share clear information, address concerns, and support ongoing conversation with the community.**

About the Project

Q. Who will be the owner of the site? Who will be the operator of the site?

A. Kinetikor is leading the overall development, including the ASP, land use approvals, and the delivery of shared site infrastructure, with the intention of maintaining this role throughout the build-out. Kinetikor will sell parcels within the site to end users. The intended operator of the phase 1A & 1B site is eStructure Data Centre.

Q. What benefits will this project bring to Rocky View County? Will they last long term?

A. The project will help position Rocky View County as a regional hub in Alberta's growing AI and data centre sector. The project will increase the County's non-residential assessment base, which will have a substantial, long-term benefits to the County's net fiscal position.

Q. Has the planning process been rushed?

A. The ASP has been prepared in line with Rocky View County's requirements for planning and resident notification, and in accordance with the Council approved Terms of Reference. The project timeline is being influenced by the Alberta Electric System Operator (AESO), which is expected to make decisions about allocating electrical capacity to proposed data centre projects in the region in early October.

Q. Where will development begin and how long will it take to build out?

A. The first phase is planned for the west quarter of the site. Development is anticipated to occur in five phases, with each phase expected to take approximately three to five years. Full build-out could take 15 to 20 years, depending on market demand.

Q. Why was this location chosen instead of an existing industrial area?

A. This site was selected because it offers a large parcel of land with direct access to Highway 566 and is located next to the 240 kV transmission lines, which are essential for data centre power needs. Its size, utility servicing potential, and proximity to the transmission system make it well suited for this type of development. A land assembly with this size, and location attributes is not available in other established RVC ASPs.

Questions and Mitigations

Q. What setbacks and buffers are planned at the site's borders?

A. The development will include a minimum 30-metre (100-foot) setback around the site. Setbacks, berms, fencing, and landscaping will be used, along with careful placement of buildings, to reduce impacts on nearby properties and create a respectful interface. The Business Lot Owners Association will maintain the setback area.

Q. What are the proposed mitigations for noise?

A. Development will adhere to the County's Noise Control Bylaw (C-8067-2020). Mechanical equipment will be oriented internally within the site to provide visual screening and reduce noise impacts, where possible. Noise Impact Assessments will be required for each future development permit, and there will be an ongoing Noise Monitoring Plan. It is expected that development in the ASP will adhere to AER Directive 038 regarding noise, which sets daytime and nighttime noise thresholds.

Q. What are the proposed mitigations for light impacts?

A. Exterior lighting will follow "dark sky" principles to limit light pollution and comply with the RVC Dark Sky Policies. Mitigation will include low impact lighting that will minimize glare while reducing light trespass and sky glow.

Q. Will this project cause power surges or interruptions for nearby residents?

A. The Alberta Electric System Operator (AESO) is responsible for protecting and maintaining the stability of the power grid, so residents should not experience any additional surges or interruptions. The province is taking steps to ensure the overall reliability of the grid. Data centres are also required to bring in their own dedicated power supply, meaning the project will not draw from or reduce the total electricity available to surrounding homes and businesses.

Q. Will there be dust control and management of other nuisances during construction?

A. All developments must submit a Construction Management Plan (CMP) at the development stage. This plan will establish the practices and measures that will be used during construction, including site housekeeping and how nuisances like noise, dust, traffic, and debris will be managed to reduce impacts on nearby roads, residents, and the surrounding community.

Q. Where will the site access services from?

A. The site will connect to Rocky View County's municipal water and wastewater systems. Potable water will come from the Graham Water Treatment Plant, and wastewater will be directed to the East Rocky View Wastewater Transmission Line, which has capacity for full build-out. Stormwater will be managed on-site through grading and ponds. Approximately 180 acres of agricultural will be maintained for the purposes of irrigation in the northeast corner. Multiple servicing studies have confirmed the site can be safely and efficiently supported.

Q. Is there enough water to support the development?

A. The Utility Servicing Study demonstrates the site can be serviced with municipal water and wastewater 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. Water demand analysis will be performed with each development phase and submitted to the County. At each future subdivision/development phase, the developer will submit a Water Demand Assessment and purchase necessary water capacity from the County, in accordance with the current Master Rates Bylaw.

Q. What will the water use be at the site once it is built?

A. Water use will mainly be for everyday needs such as sinks, toilets, and humidifiers. It will also support fire suppression. A smaller amount may be used in the cooling process, but this will be carefully managed to protect water quality and prioritize fire protection. At full build-out, the project is projected to require about 68 m³ of domestic water per day. A new reservoir and pump station will be constructed within the ASP area, supplied by a dedicated feed from the Water Treatment Plant. The reservoir and pump station will be sized to meet both everyday use and fire protection. It is anticipated that cooling systems will need 4,000–6,000 m³ of water for initial filling. Water Demand Assessments will be required for all future Subdivision and Development Permits to continue to monitor water requirements.

Q. How will stormwater be managed, and what protections are in place for neighbours?

A. The Master Drainage Plan considers the site's natural drainage patterns and the wider drainage catchment area. For each phase of development, detailed stormwater reports must be reviewed by Rocky View County and Alberta Environment and Protected Areas (AEPA). Special attention is given to upstream and downstream landowners to ensure no negative impacts result. The northeast portion of the site will continue to support some irrigation, which will also help manage stormwater by maintaining proper pond levels.

Q. What are the impacts to area wetlands and natural areas?

A. 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. The northerly drainage will be preserved and incorporated into the stormwater system. All other wetland disturbances will be managed via the Water Act and Provincial Wetland Policy. The development will not impact drainage into and out of the site.

Q. How will transportation safety be addressed for the area?

A. A Traffic Impact Assessment 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. A traffic signal is recommended for both the RR 282 and RR 281 intersections. RR 282 will be updated to the north end of the ASP boundary. Impacts on neighbours will be reduced by directing most vehicle activity to the interior of the site.