



Q&A SESSION

SEPTEMBER 3, 2025

KINETICOR AREA STRUCTURE PLAN

INTRODUCTIONS

- Kinetikor
- B&A Studios
- Cassa Development Services
- Watt Consulting
- CIMA+
- Nichols Applied Management

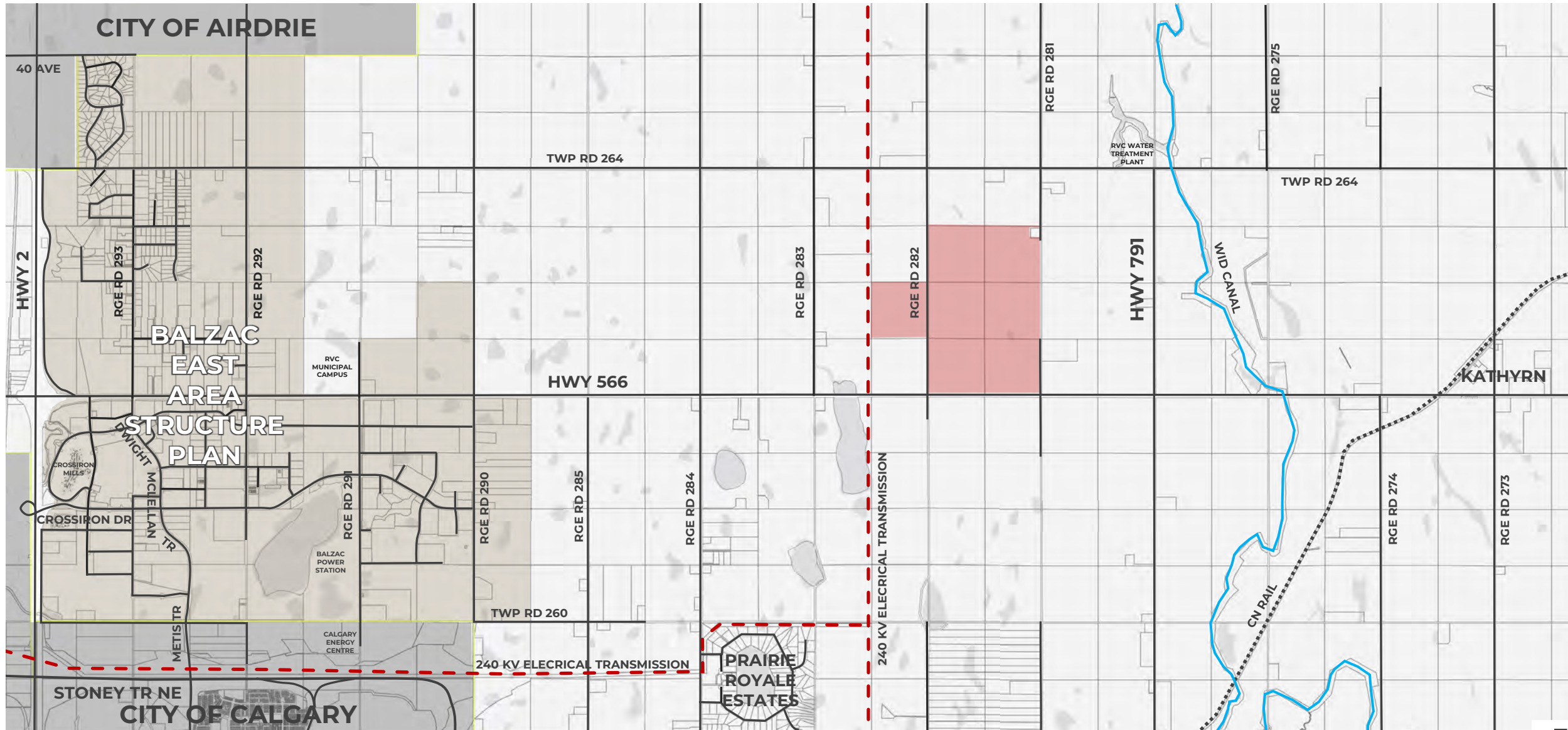
AGENDA

- Introductions
- Presentation
- Question and Answer session

CONCERNS WE HAVE HEARD

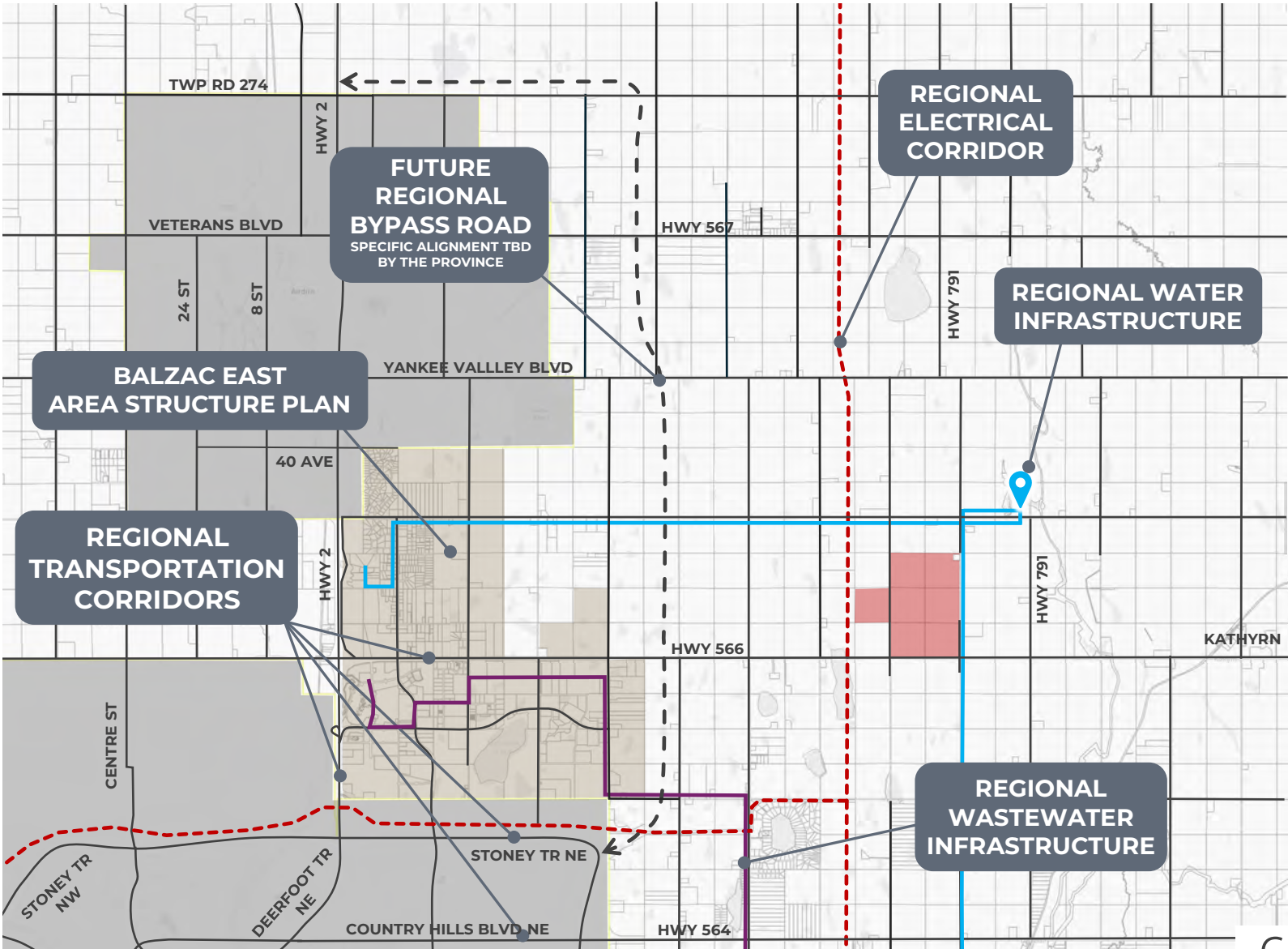
- Land Use Compatibility / Loss of Agricultural Land
- Built Form & Interface Buffers
- Utility Servicing
- Environmental Impacts
- Traffic Safety
- Impacts to Neighbours
- Planning Process & Timeline

LOCAL CONTEXT



WHY A DATA CENTRE COMPLEX HERE?

SCALE	A land assembly at significant scale to accommodate a comprehensively planned AI Data Centre Complex.
ACCESS	Proximity to Regional Transportation Corridors.
UTILITY SERVICING	Proximity to Regional Utility Servicing Infrastructure Corridors.
POWER	Proximity to Regional Electrical Transmission Corridor.
LABOUR	Proximity to a Regional Workforce necessary to support data centres.
OTHER ASPs	Opportunity to develop a data centre complex is limited within other established Regional Business Centres



WHAT IS AN AI DATA CENTRE COMPLEX?

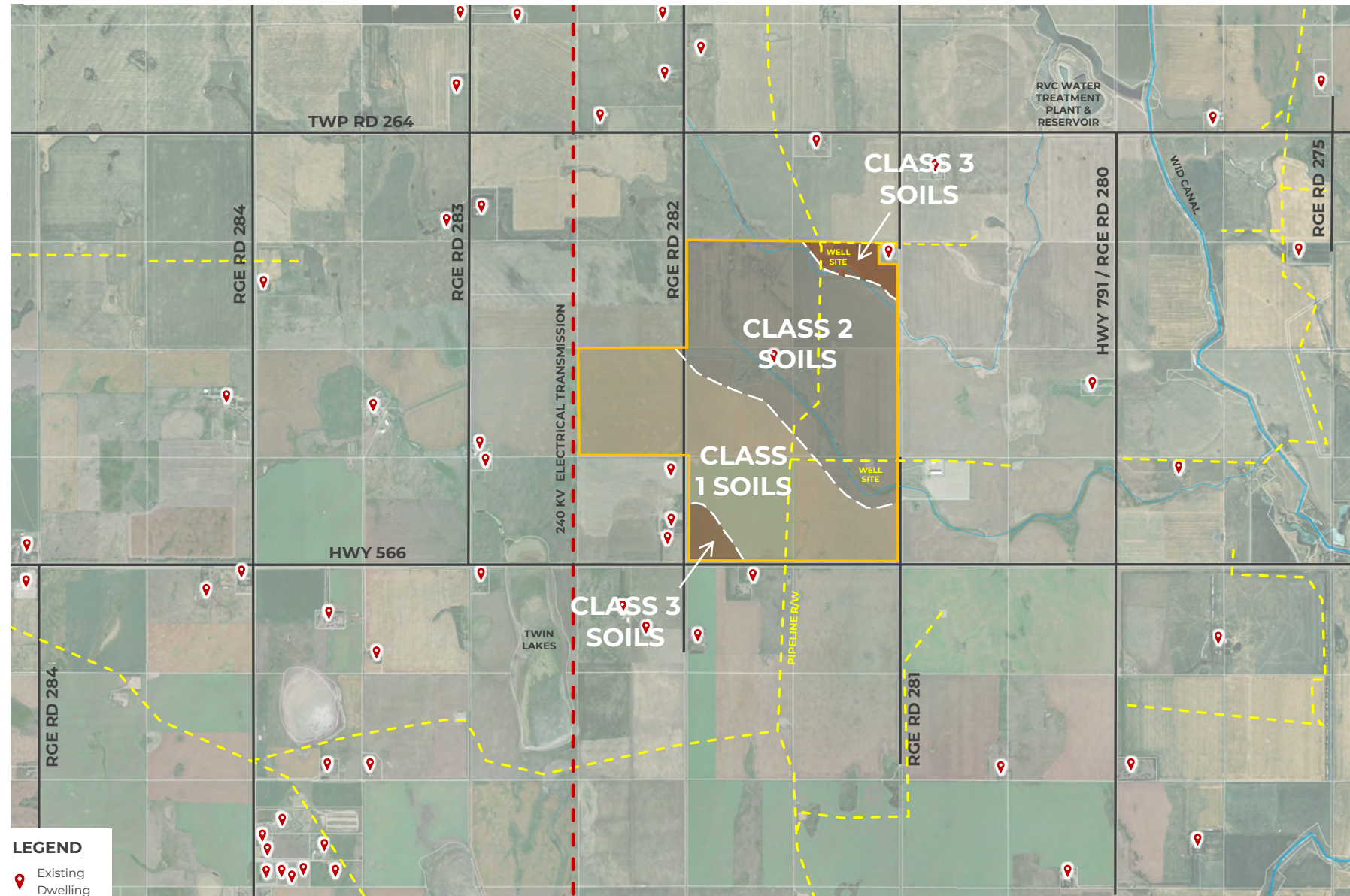
- AI Data Centres house and manage computer systems, storage, and networking equipment to process and distribute data.
- AI Data Centres include:
 - Servers
 - Storage
 - Networking Equipment
 - Power Infrastructure
 - Cooling Infrastructure
 - Security



https://www.linkedin.com/pulse/future-hyperscale-data-centers-engineering-backbone-digital-zaboli-vg9re?utm_source=share&utm_medium=guest_desktop&utm_campaign=copy

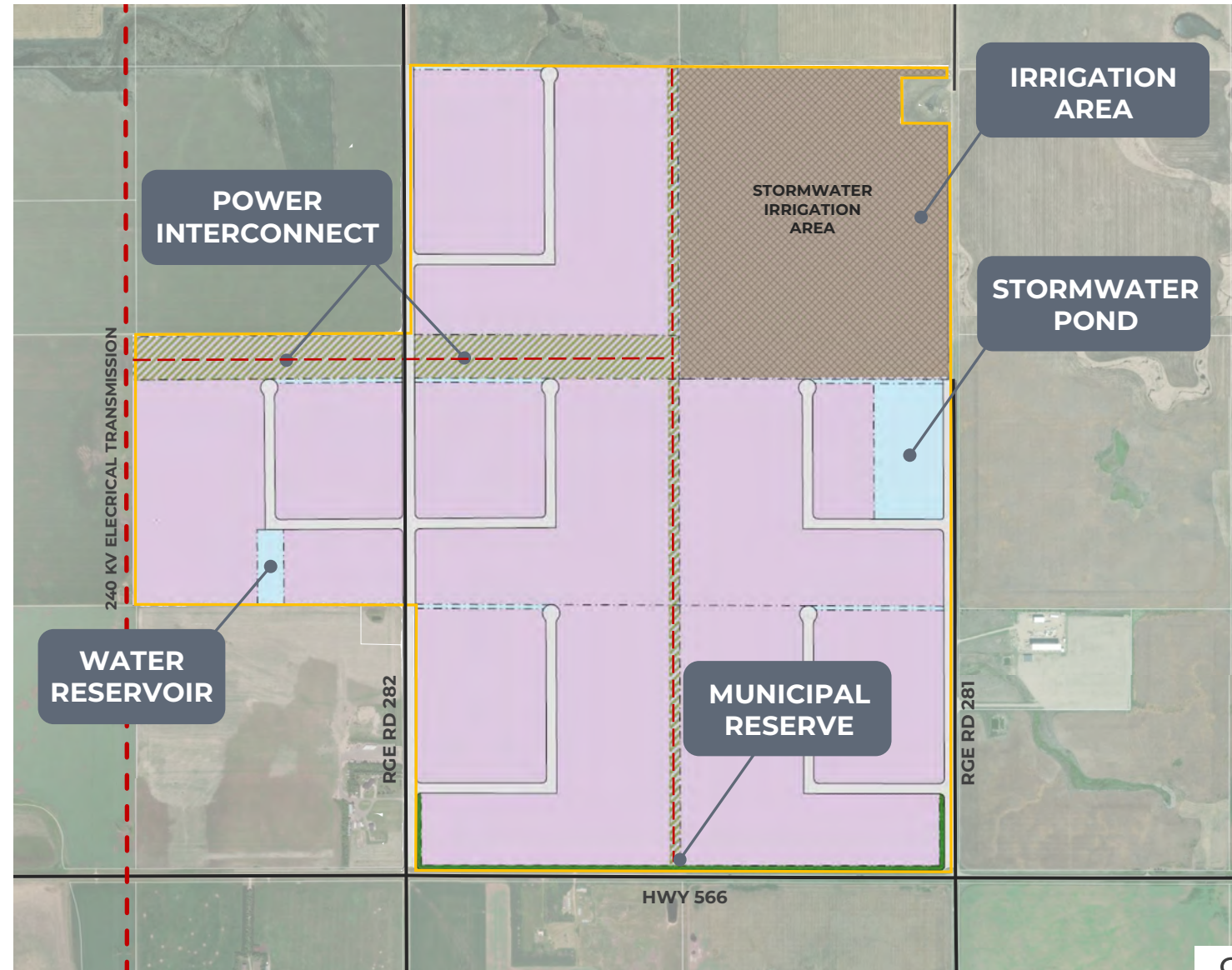
LOCAL CONTEXT

- Class 1, 2, and 3 agricultural soils
- Oil & gas well sites
- Pipeline ROWs
- Electrical transmission lines
- Natural drainages
- Environmental Site Assessment (*ESA*), Biophysical Impact Assessment (*BIA*), and Geotechnical Report



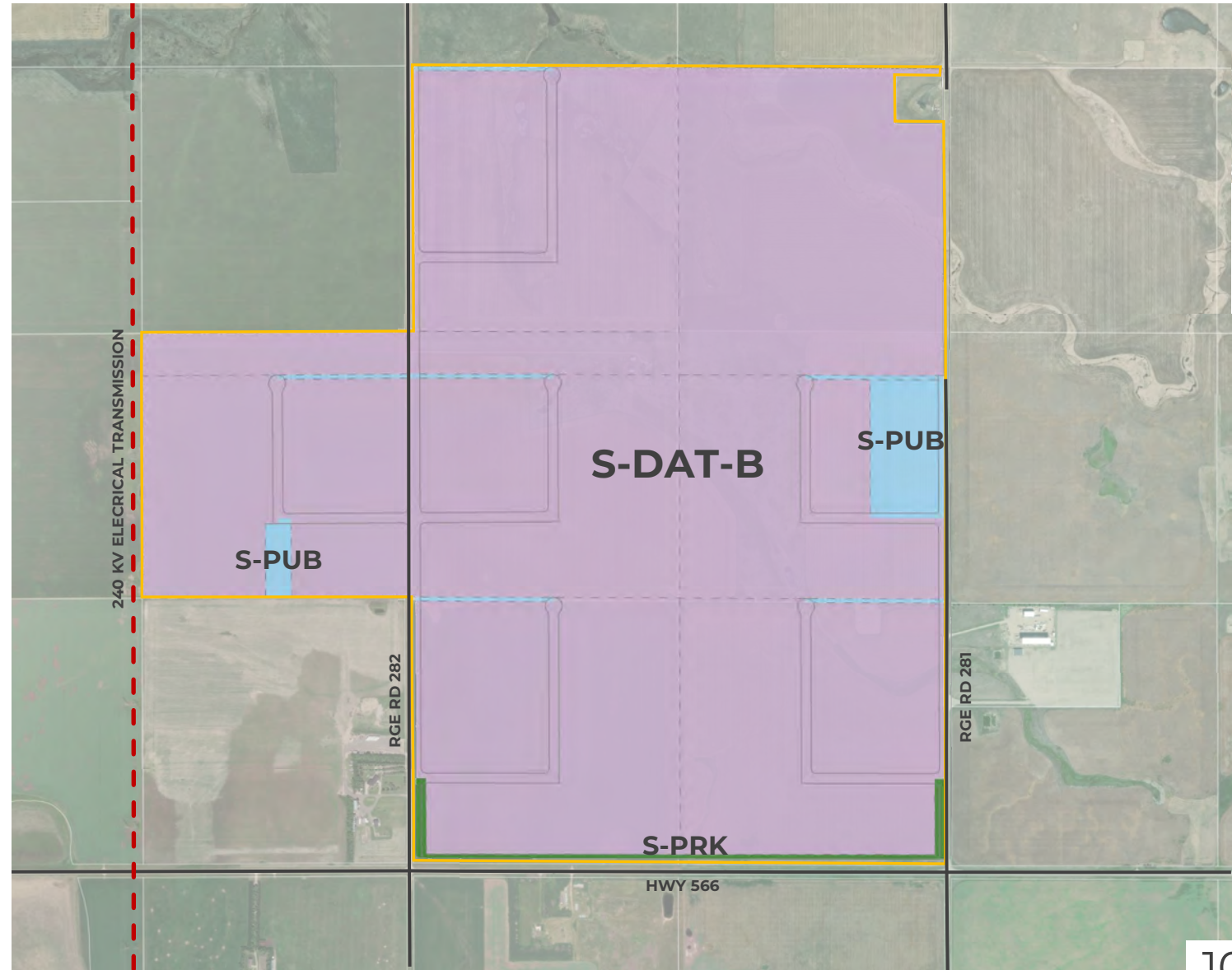
DEVELOPMENT CONCEPT

- AI Data Centre Complex with multiple users
- $\pm 4\text{M ft}^2$ to $\pm 6\text{M ft}^2$
- 800 to 1,500 employees
- Potential Power Generation Facility
 - Subject to the Alberta Utility Commission (AUC)
- Phased implementation



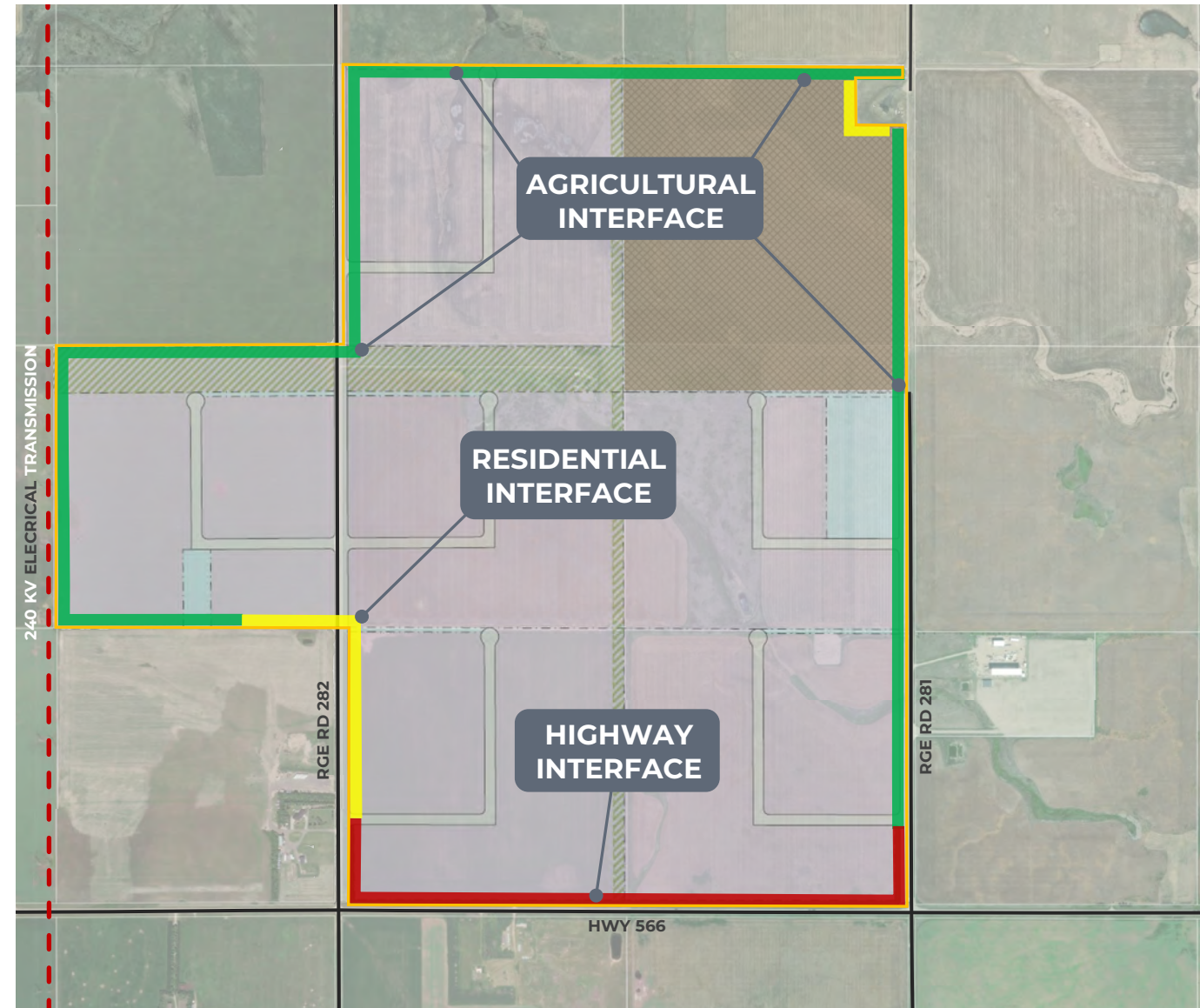
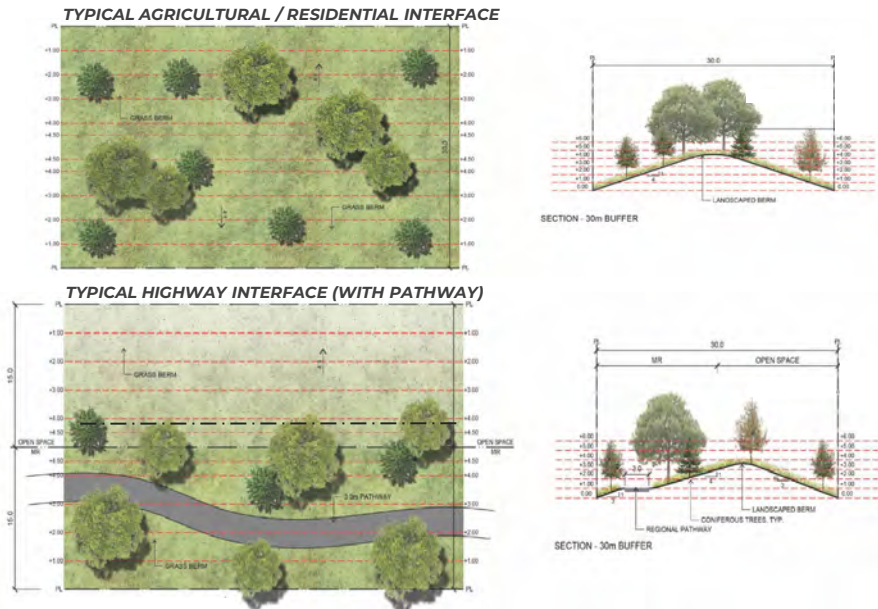
PROPOSED LAND USE

- Designated Special, Data Centre District (*S-DAT-B*)
 - A specific Land Use Overlay Section 477 of the Land Use Bylaw (*C-8000-2020*)
- Storm Pond and Emergency Access Routes designated Special, Public Service District (*S-PUB*)
- Municipal Reserve (*MR*) designated Special, Parks and Recreation District (*S-PRK*)



INTERFACE BUFFER AREAS

- Minimum 30 m (± 100 ft)
- Comprehensive Landscaping Plan by the developer at subdivision and/or development permit stage
- Irrigation with stormwater
- Landscaped buffers will be maintained by the Business Lot Owners Association



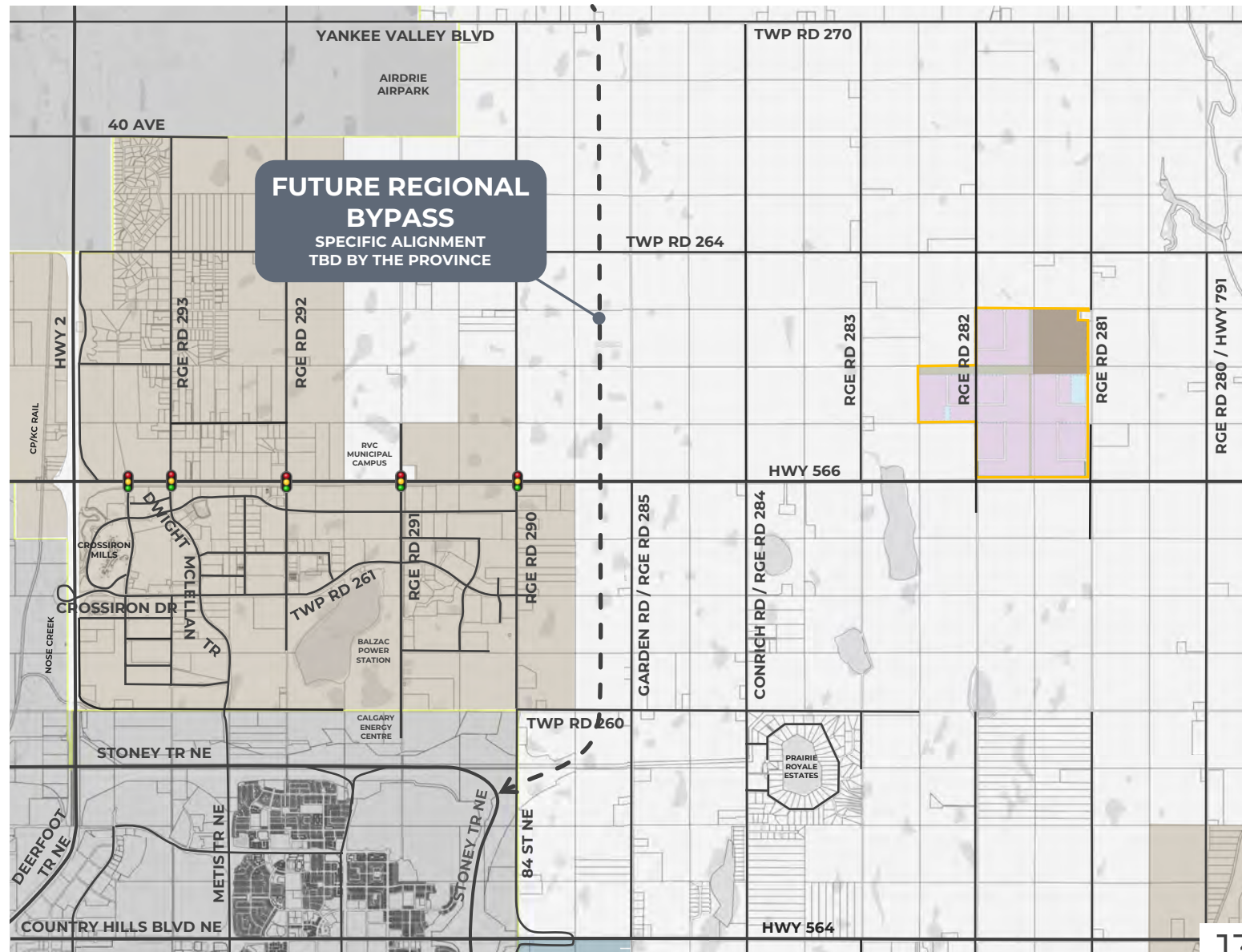
BUILDING DESIGN GUIDELINES

- High quality architectural and landscape standards
- Outside storage, parking/loading areas, and outdoor mechanical equipment will be situated out of view
- Lighting treatments dark sky compliant
- Signage and fencing treatments coordinated between data centre sites
- Architectural Controls at each phase –registered against title



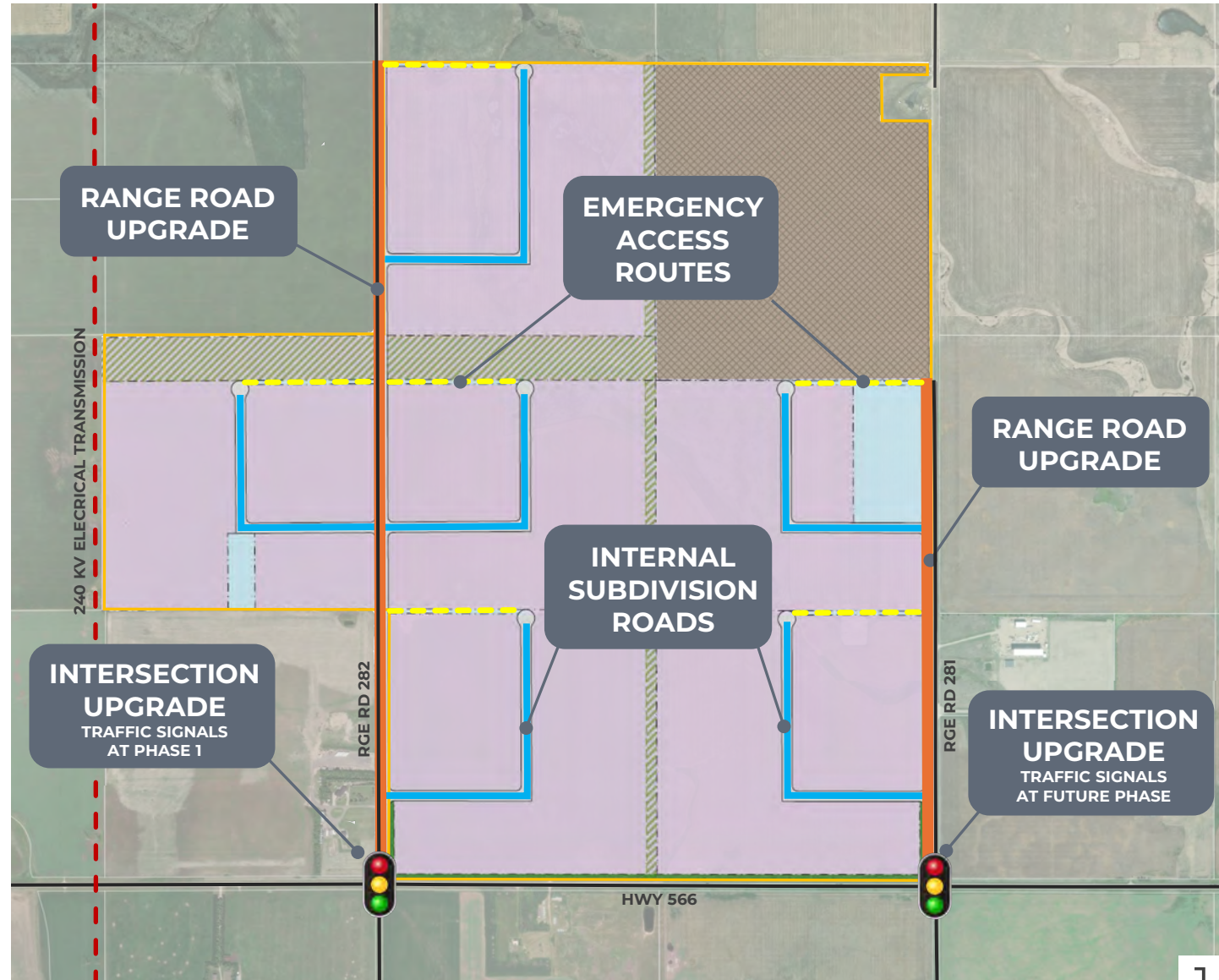
REGIONAL TRANSPORTATION

- Traffic Impact Assessment (*TIA*)
- Evaluates the potential impact of proposed development on the regional and municipal road network
- The TIA was reviewed by and endorsed by RVC administration and Alberta Transportation and Economic Corridors (*ATEC*)



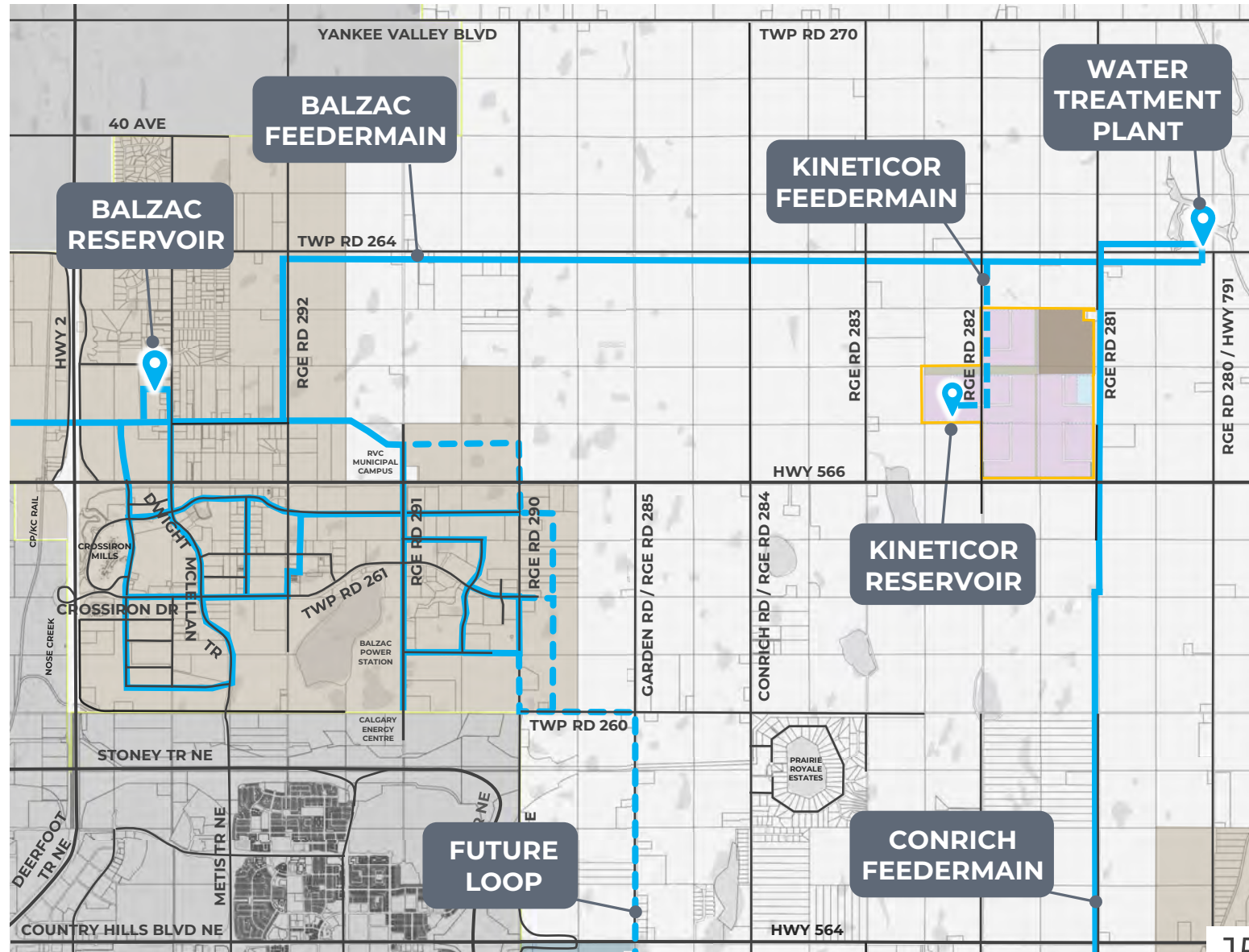
LOCAL TRANSPORTATION

- Intersection upgrades at Range Roads 282 and 281
- Range Roads 282 and 281 to be upgraded as per the County Servicing Standards
- Private internal subdivision roads:
 - Gated for security.
 - Maintained by a Business Lot Owners Association.
- Transportation improvements by the developer
- Regional Transportation Off-Site Levy at subdivision and/or development permit stage
- TIA to be updated at each subdivision and/or development permit stage



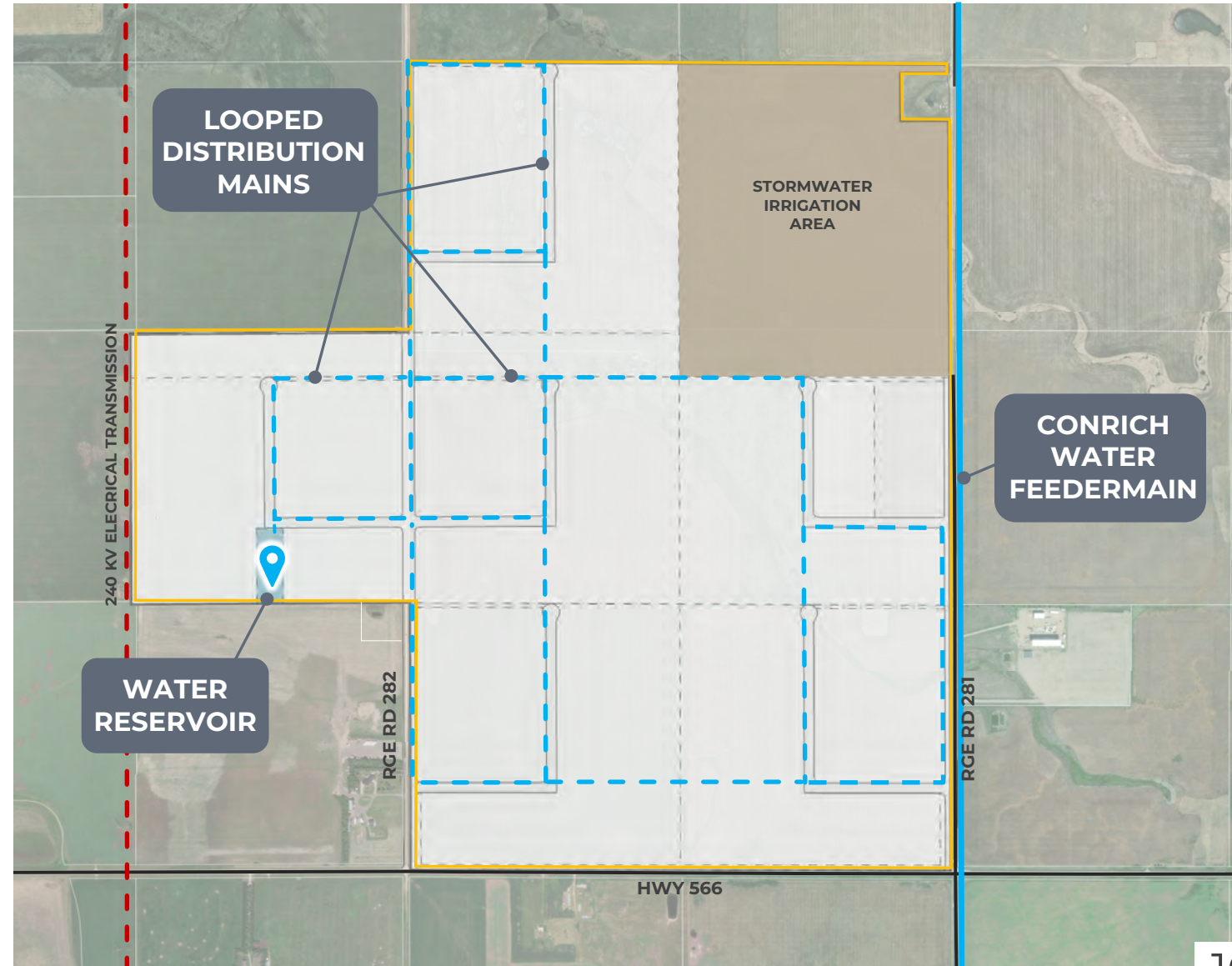
REGIONAL POTABLE WATER

- Utility Servicing Design Brief
- Establishes an overall strategy to provide utility servicing within the Plan area
- Graham Water Treatment Plant
- Feedermain and Reservoir/Booster Station by the developer
- Off-site ROWs to facilitate the Feedermain by the developer



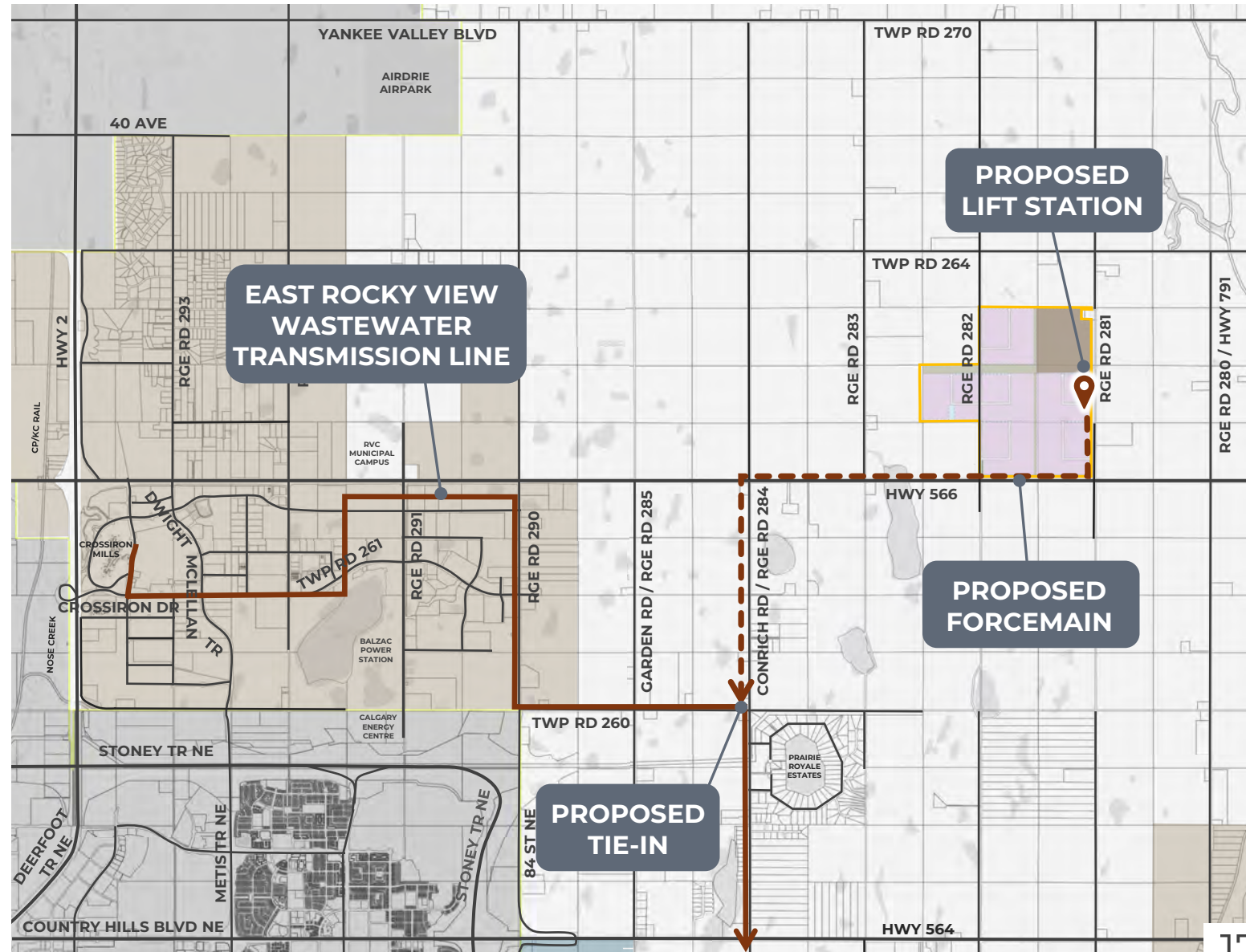
LOCAL POTABLE WATER

- Water Demand Analysis at each subdivision and/or development permit stage
- Network of water distribution mains constructed by the developer at each phase
- Design as per the County Servicing Standards
- Fire suppression as per all regulatory requirements
- Regional Water/Wastewater Off-Site Levy at the subdivision and/or Development Permit stage



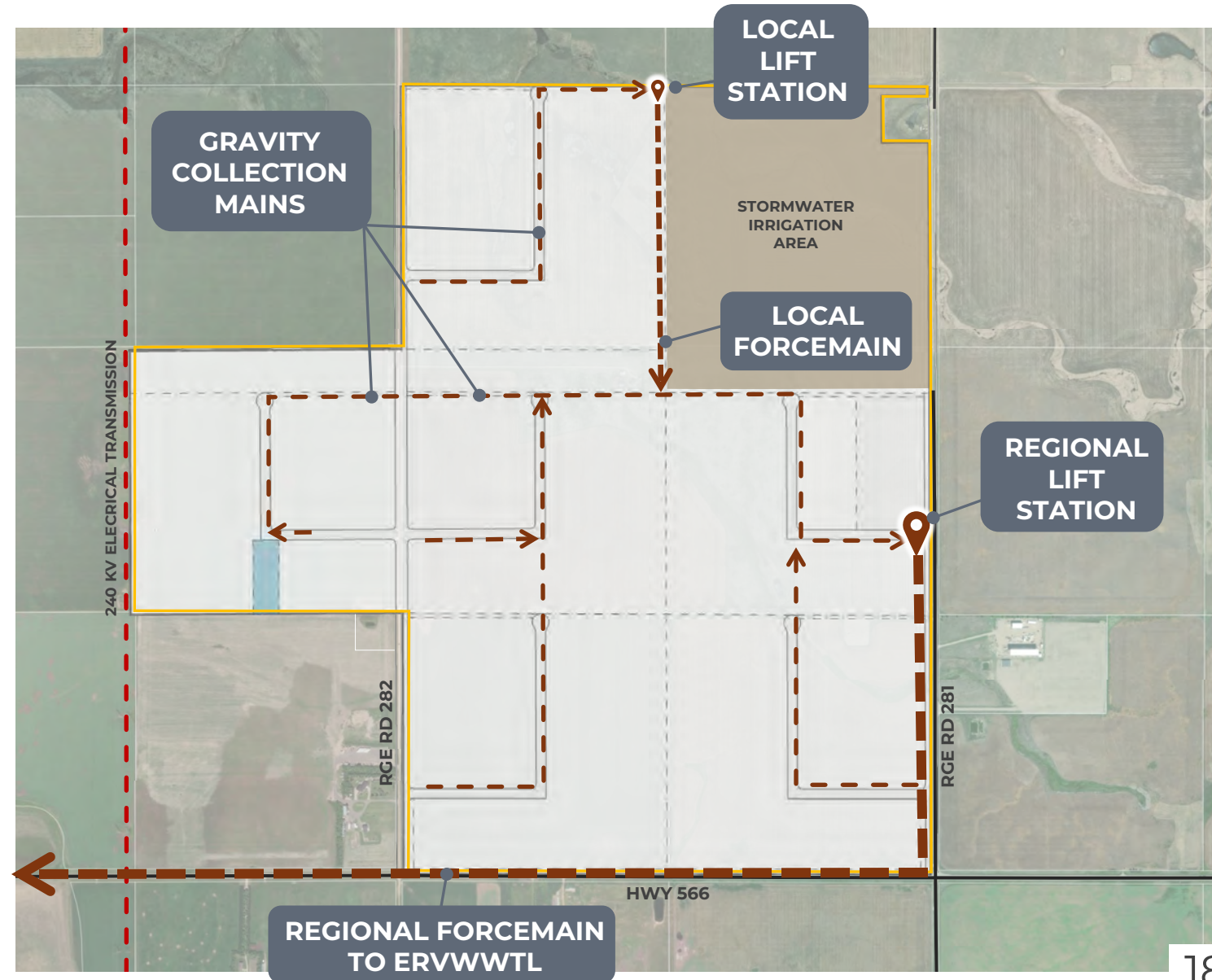
REGIONAL WASTEWATER

- Utility Servicing Design Brief
- Establishes an overall strategy to provide utility servicing within the Plan area
- East Rocky View Wastewater Transmission Line (*ERVWWTL*)
- Lift Station and a Regional Sanitary Forcemain to convey wastewater to the ERVWWTL by the developer
- ROWs to facilitate the Regional Sanitary Forcemain by the developer



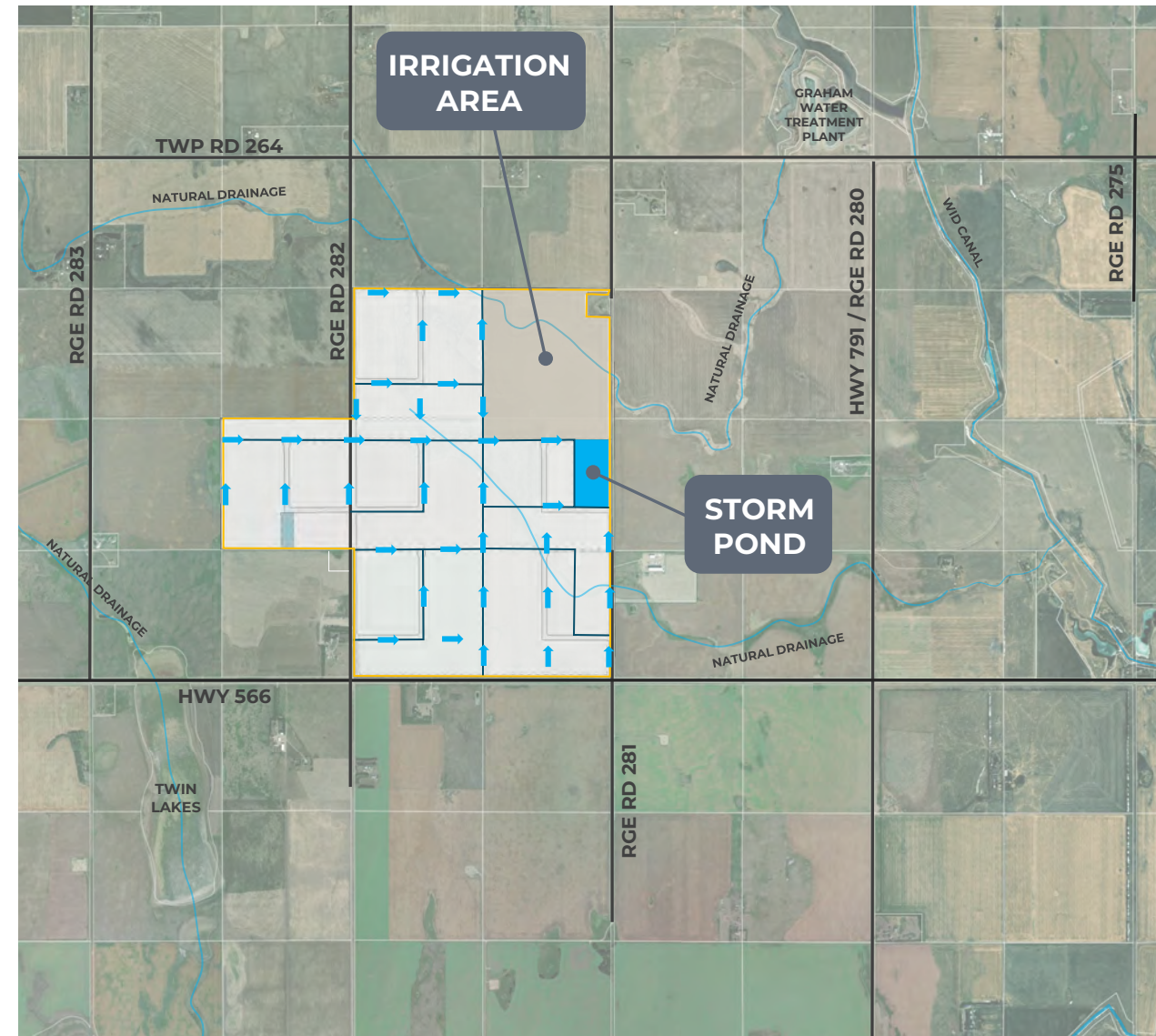
LOCAL WASTEWATER

- Wastewater Demand Analysis at the subdivision and/or development permit stage
- Network of gravity-fed Sanitary Collection Mains by the developer at each phase
- Design as per the County Servicing Standards
- Regional Water/Wastewater Off-Site Levy at the subdivision and/or Development Permit stage



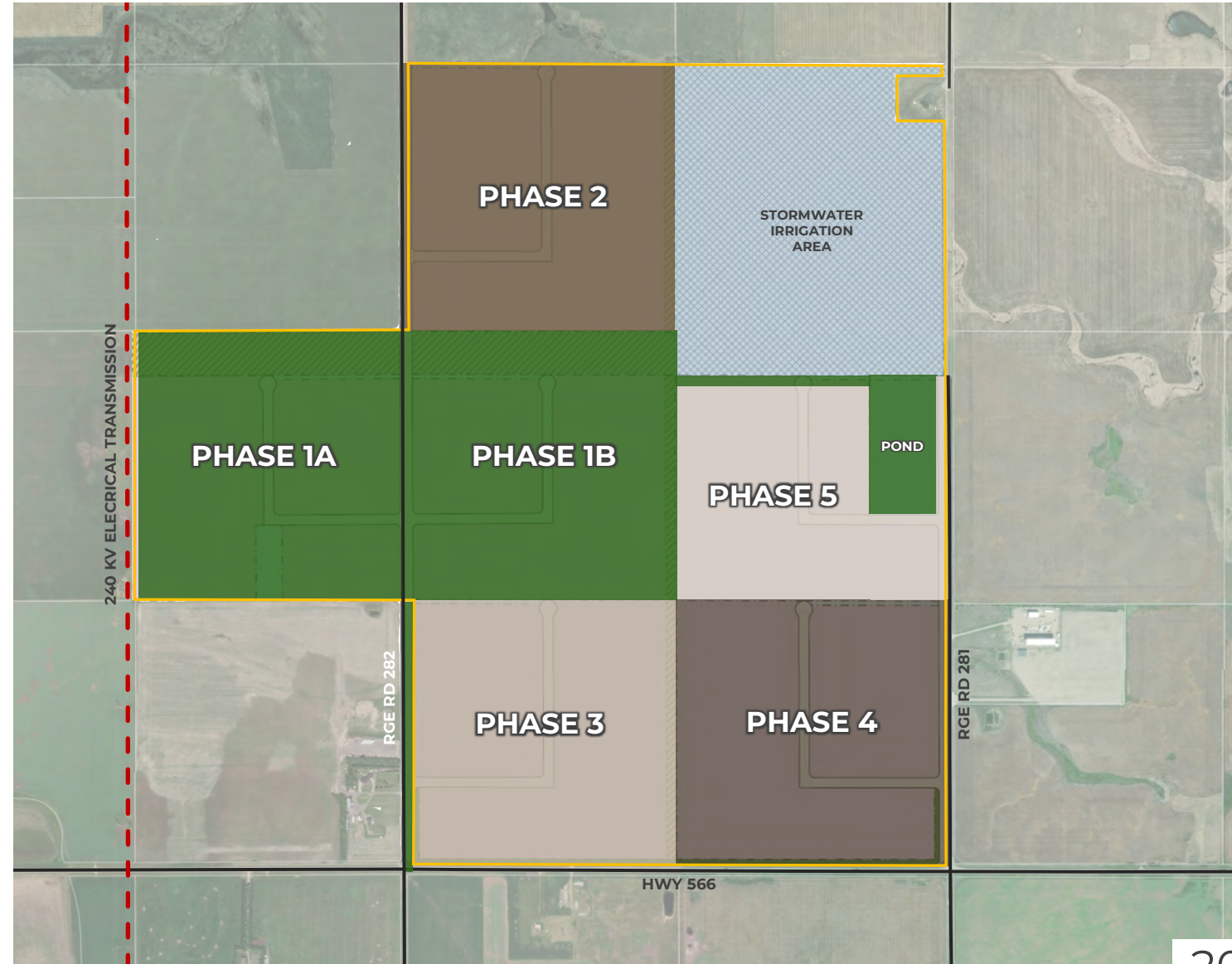
STORMWATER MANAGEMENT

- Stormwater Master Drainage Plan - an overall strategy to provide stormwater management within the Plan area
- Stormwater Pond by the developer
- Design as per the Master Drainage Plan and County Servicing Standards
- Irrigation Area to manage pond water levels
 - To be owned, operated, and maintained by a Business Lot Owners Association
- Updated stormwater management plan at each subdivision and/or development permit stage
- Pre-and-post development drainage patterns to remain consistent
- Wetland disturbances as per Provincial and County requirements



ANTICIPATED DEVELOPMENT PHASING

- Development in five (5) phases
- Further studies by the developer at each phase
- 3 – 5 year build out per phase
- ASP area anticipated to develop over 15 – 20 years
- Master Site Development Plan (MSDP) by the developer prior to Phases 2 – 5
- Community consultation as part of each MSDP



ANTICIPATED FISCAL BENEFITS

- Fiscal Impact Assessment (FIA)
- The ASP is anticipated to increase the County's total assessment base by a minimum of \$4.7 billion
- The ASP will provide a substantial benefit to the County's overall fiscal position

Category	2024	Full Buildout
Residential	\$17,055,503,250	\$17,723,009,360
Farmland	\$150,919,490	\$150,919,490
Non-Residential	\$6,072,426,870	\$10,072,426,870
Machinery and Equipment	\$707,564,120	\$707,564,120
Linear	\$1,373,182,540	\$1,373,182,540
Total	\$25,335,352,910	\$30,027,102,382
Residential	67.3%	59.0%
Farmland	0.6%	0.5%
Non-Residential	23.9%	33.5%
Machinery and Equipment	2.8%	2.4%
Linear	5.4%	4.6%
Total	100%	100%

Source: Rocky View County 2024, Nichols Applied Management

PROCESS & NEXT STEPS

- **May 2025**, start of the Area Structure Plan (*ASP*) process
- **July 2025**, submission of ASP to Rocky View County
- **September 9, 2025**, Public Hearing of Council for ASP and land use amendment

QUESTION & ANSWERS