



**VULCAN COUNTY**  
*Public Hearing for Bylaw 2026-007*  
**AGENDA**

**April 1, 2026**

*1:30 PM*

*Vulcan County Council Chambers  
Administration Building  
102 Centre Street, Vulcan, Alberta*

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Page

- 1 Call to Order**
  - 2 Purpose**
    - a) **Public Hearing for Bylaw 2026-007  
Land Use Bylaw Amendment to redesignate Section 14-15-21 W4 and portions of the East half of Section 15-15-21 W4 from Rural General to Rural Industrial.**
  - 3 Adjournment**
- 2 - 86



## Public Hearing

**REGULAR MEETING OF COUNCIL – APRIL 1, 2026  
PUBLIC HEARING START TIME 1:30 P.M.**

<b>Bylaw #</b>	
2026-007	<b>Legal Land Description:</b> Sec. 14-15-21 W4 & portions of E <sup>1</sup> / <sub>2</sub> 15-15-21 W4
	<b>Division:</b> 7
	<b>Size of rezone (acres):</b> 850± acres; (344± hectares)
	<b>Proposed Change:</b> Rural General (RG) to Rural Industrial (RI)
	<b>Purpose:</b> Allow development of Data Processing Operation
	<b>Servicing:</b> Implications for Water and Power – as presented.
	<b>Waterbodies or Wetlands:</b> Nearby Travers Reservoir; some small wetlands identified on the parcels.
	<b>Abandoned Well &amp; Pipelines:</b> Four pipeline rights-of-way identified.

**Submitted by:** Alena Matlock, Development Officer  
**Department:** Planning & Development  
**Approval:** Nels Petersen, Chief Administrative Officer

### Public Hearing Details

At the Council meeting held on March 11<sup>th</sup>, 2026, Council gave first reading to Bylaw 2026-007.

#### Notifications:

Notice of the bylaw was circulated by mail to adjacent landowners and the following agencies/stakeholders: AHS, Fortis Alberta, Alberta Culture & Community Spirit, ALTA Link, Alberta Sustainable Resources, County Fire Departments, County Operations, Telus, ORRSC, Bow River Gas Co-op Ltd., Division 7 Councillor, Alberta Environment & Parks, Alberta Transportation.

The Notice was also advertised on the website, through email notification, and on social media channels.

#### Purpose:

The Bylaw proposes to redesignate Section 14-15-21 W4 and portions of the East half of Section 15-15-21 W4 from Rural General, to Rural Industrial to accommodate a future proposed Data Processing use of the property. This is a preliminary stage for the applicants, and the land use redesignation is one step in a long path of regulatory bodies and approvals.

The Public Hearing today is intended to allow public comment from stakeholders and members of the public, with second and third reading to be presented at a future meeting.

### Background & Proposal

The submitted proposal describes the final phased development on site as a 2000 MW IT Operation (MW IT indicates dedicated energy for computation purposes) developed in four phases of 500 MW IT each. The AI Data Processing Centres are high density compute halls with associated cooling plants, electrical distribution and utility corridors. Along with the data

processing infrastructure, and to support the operation's connection to the grid, a 500kV main substation is also proposed to be located within the rezoned lands, as well as backup diesel power generators and battery energy storage for emergency use.

As they are in preliminary stages of this proposal, they have included the list of other regulatory bodies they are currently in-process with regarding other, higher-level approvals that will be required; particularly in the connection to the grid. The proposal acknowledges the long path of approvals and has identified the land use redesignation as a good first step to introducing the project and its scope and potential.

#### **Strategic Plan Alignment**

Responsible & Transparent Leadership and Governance

#### **Bylaw/Policy Analysis and Discussion**

Data Processing Operations are listed as 'Discretionary Use – MPC'. A Development Permit Application would come before the Municipal Planning Commission for a decision.

#### **Protection of Privacy Considerations**

All bylaws are public documents.

#### **Implementation/Communication**

After hearing from stakeholders and members of the public, administration will present Council with a request for decision regarding second and third readings at a future Council meeting in May.

[Click here to view the March 11<sup>th</sup> Agenda Package \(includes application\)](#)

#### **Attachments:**

Bylaw 2026-007 RG to RI & Schedule A  
Wetland Map  
Area & Overview Maps  
Pipeline Right of Way Map  
Palliser Grid Public Hearing Submission Items  
AESO Connection Process  
Written submissions



**VULCAN COUNTY**

Vulcan - Alberta

**BYLAW 2026-007**

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

**WHEREAS** the Council of Vulcan County wishes to redesignate Section 14-15-21 W4 and portions of the E<sup>1</sup>/<sub>2</sub> 15-15-15 W4 containing approximately 350± ha (865± acres) as shown on Schedule 'A', from "Rural General - RG" to "Rural Industrial - RI".

**AND WHEREAS** the purpose of the proposed amendment is to provide for the opportunity to develop the parcel in accordance with the provisions of the Rural Industrial Land Use District.

**THEREFORE** under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

1. The Land Use District Map be amended to redesignate Section 14-15-21 W4 and portions of the E<sup>1</sup>/<sub>2</sub> 15-15-21 W4 as shown on Schedule 'A' from "Rural General - RG" to "Rural Industrial - RI".
2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

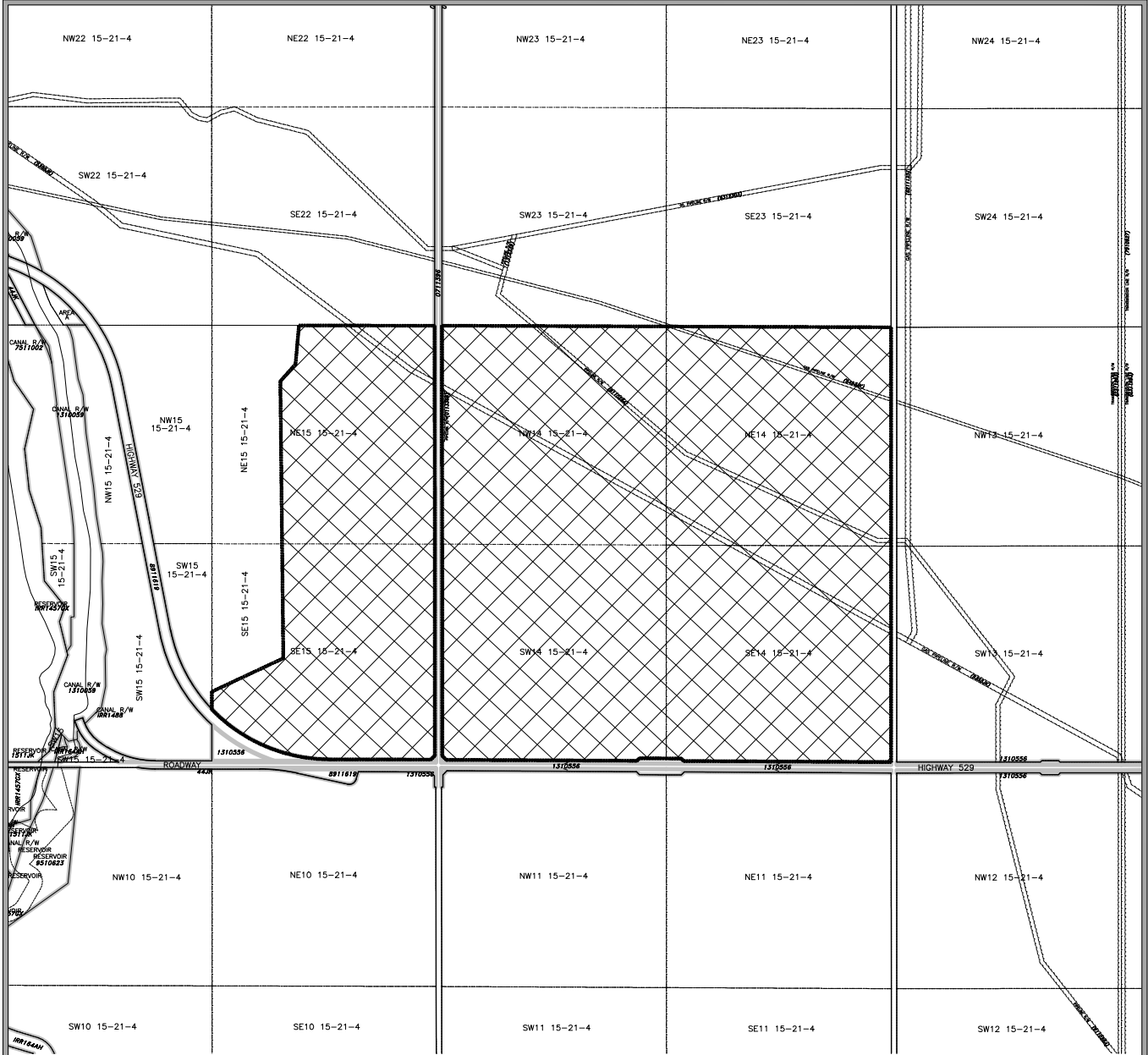
READ a first time on this \_\_\_\_ day of \_\_\_\_\_, 2026.

READ a second time on this \_\_\_\_ day of \_\_\_\_\_, 2026.

READ a third time and passed on this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Jason Schneider, Reeve

\_\_\_\_\_  
Nels Petersen, CAO



**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**



FROM: Rural General RG  
TO: Rural Industrial R1

SECTION 14 & PORTIONS OF E 1/2 SEC 15, TWP 15, RGE 21, W 4 M  
MUNICIPALITY: VULCAN COUNTY  
DATE: MARCH 3, 2026

Bylaw #: 2026-007

Date: \_\_\_\_\_



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March 03, 2026 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County Section 14 & Portions of E15-15-21-4.dwg

MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-329-1344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



Aerial Photo Date: 2024

## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Rural General RG  
TO: Rural Industrial R1

SECTION 14 & PORTIONS OF E 1/2 SEC 15, TWP 15, RGE 21, W 4 M  
MUNICIPALITY: VULCAN COUNTY  
DATE: MARCH 3, 2026

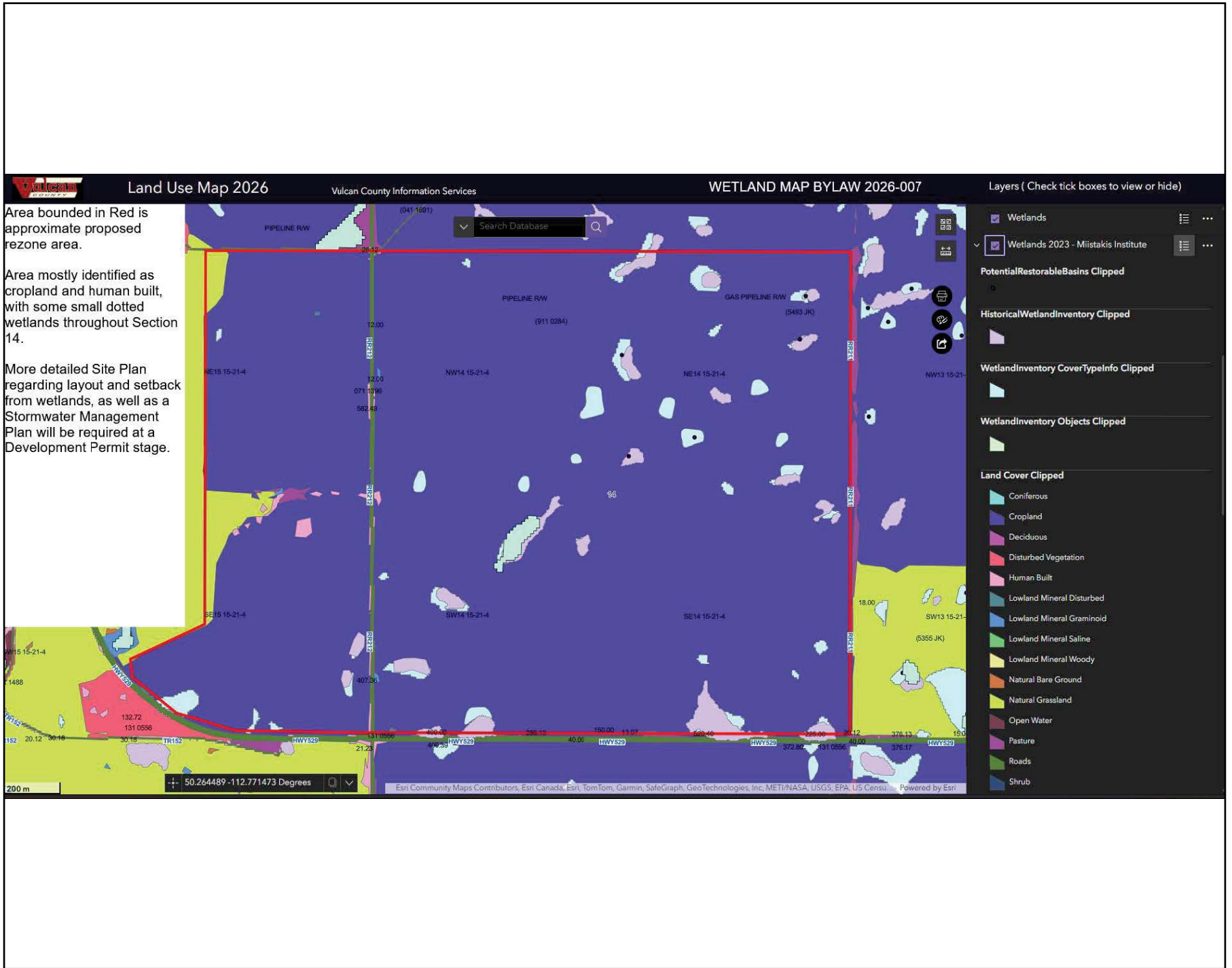
Bylaw #: 2026-007  
Date: \_\_\_\_\_

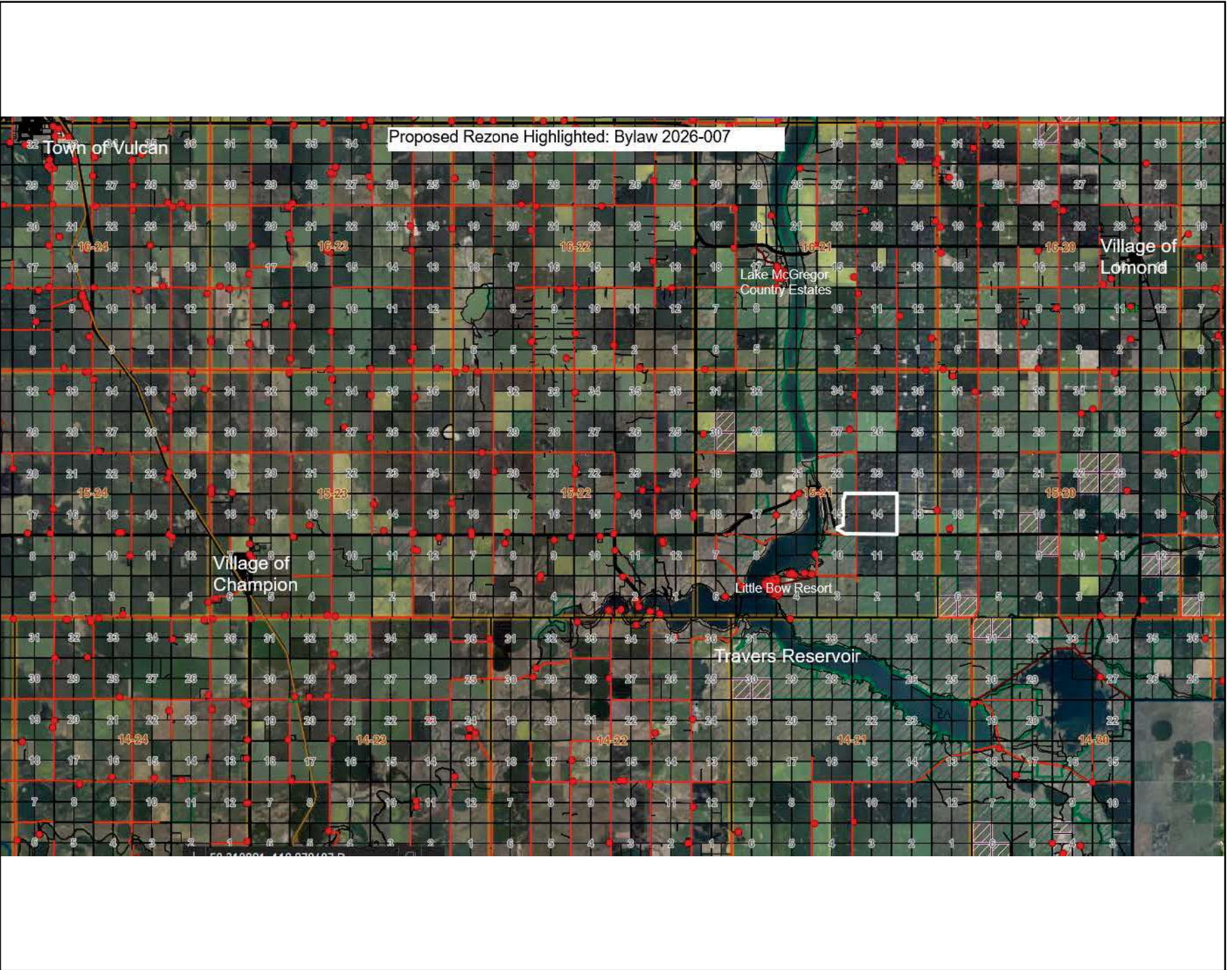


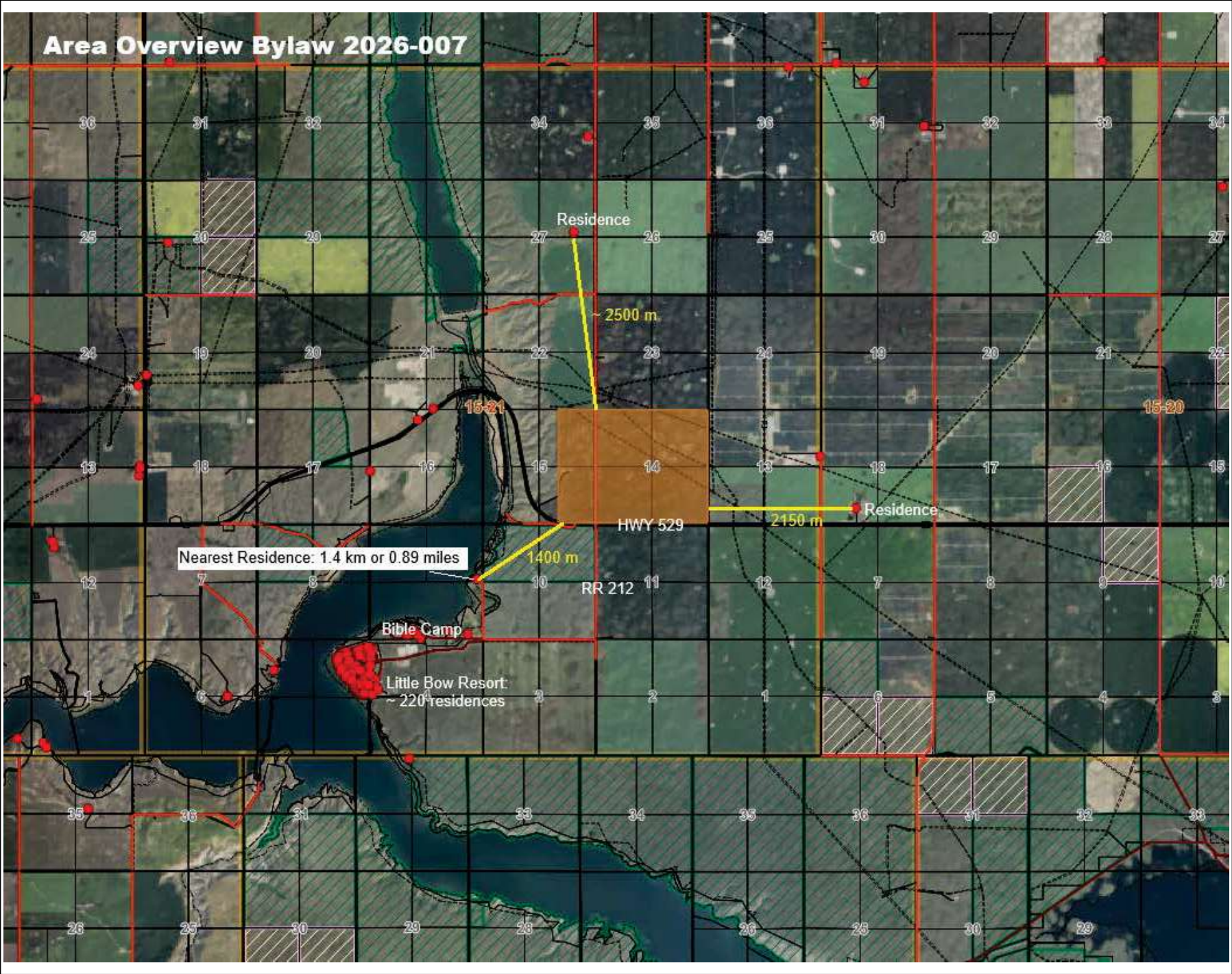
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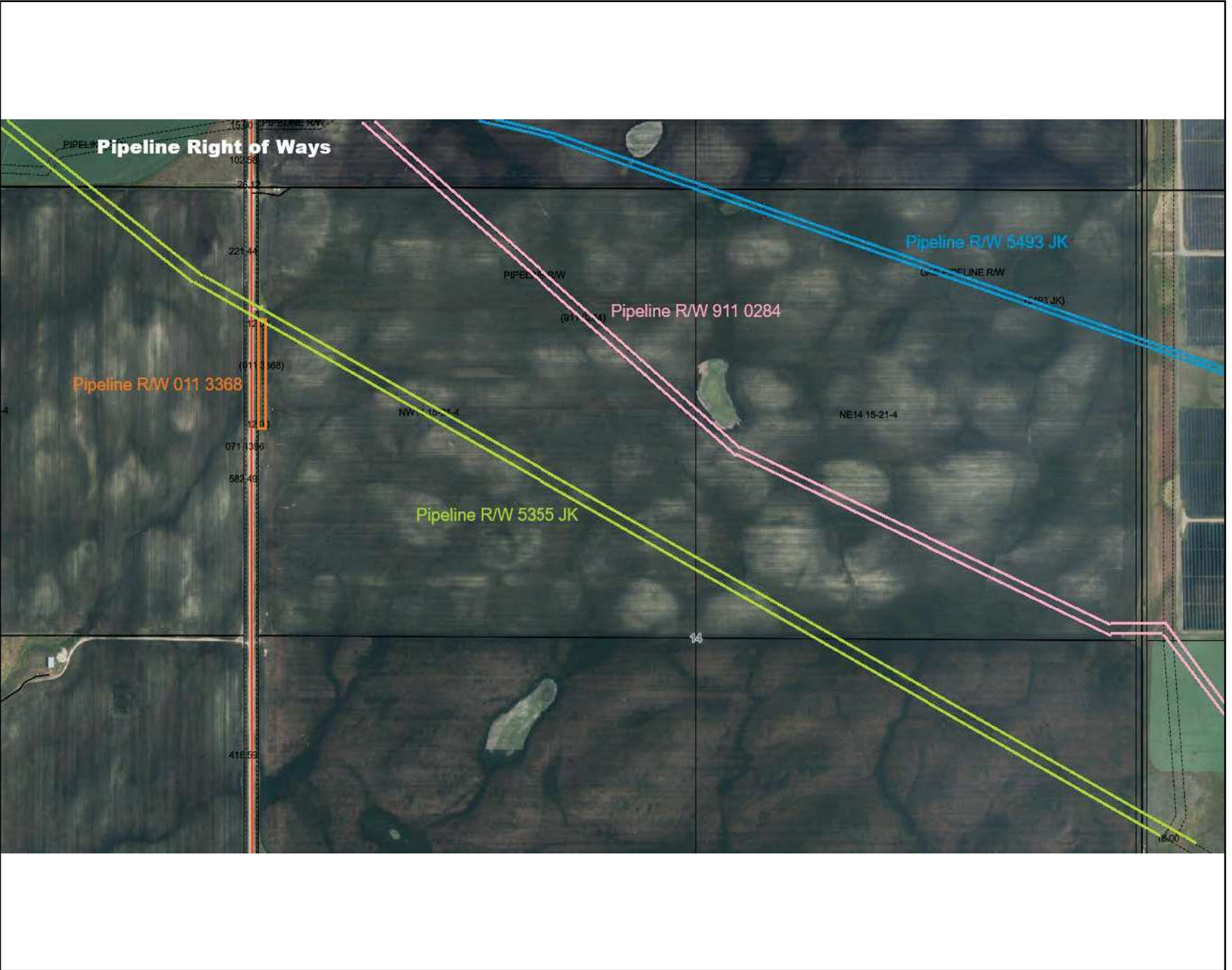
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## RURAL INDUSTRIAL – RI

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**PURPOSE:** *To allow industrial uses to be located in rural areas provided they do not pose a threat to the environment or create a potential nuisance for residents.*

### SECTION 1 USES

#### 1.1 Permitted Uses

Accessory building, structure or use  
Additions to existing buildings  
Contractor, limited  
Industrial, light  
Office  
Shipping container (e)  
Sign, Category 1 (e)  
Soft shelled building (e)  
Utilities (e)  
Warehousing and storage, general

#### 1.2 Discretionary Uses – MPC

Abattoir  
Agricultural processing  
Agricultural repair shop  
Airport  
Airstrip  
Anhydrous ammonia storage/facility  
Animal care service, large  
Auction market  
Auto recycling and salvage yard  
Auto repair and paint shop  
Auto sales and service  
Bulk fertilizer storage and sales  
Bulk fuel storage and sales  
Business support service  
Cannabis production facility  
Cardlock fuel dispensing facility  
Commercial truck wash  
Compost facility type 1 and type 2  
Contractor, general  
Crop spraying operation and facility  
Data Processing Operation  
Farm/industrial machinery sales, rental and service  
Feed mills/Grain terminals  
Fleet and transportation services 1 and 2  
Freight terminal  
Hangar  
Industrial, heavy

#### Discretionary Uses – DO

Sign, Category 2 and 3



**Discretionary Uses – MPC (continued)**

- Livestock truck and trailer wash
- Lumber yard/building supply store
- Manufactured dwelling sales and service
- Manufacturing and fabrication operation
- Mini-storage facility
- Moved-in building
- Natural resource extraction and processing
- Oilfield contractor services
- Oilfield/pipe equipment and storage
- Outdoor storage
- Pre-fabricated building manufacturer
- Recycling facility
- Renewable energy, commercial/industrial
- Renewable energy, individual
- Residential use in conjunction with an approved industrial use
- Retail
- Sandblasting facility
- Seed cleaning plant
- Security suite
- Truck transportation dispatch/depot
- Warehousing and storage, industrial
- Waste management site
- Welding shop
- Work camp, long term
- Work camp, short term
- Work/lay down camp

*(e) means “Exempt” and development will not require a development permit if it meets all the provisions of this Bylaw and is in accordance with any applicable requirements in Schedule 3.*

**SECTION 2 MINIMUM LOT SIZE**

2.1

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	ft <sup>2</sup>
All uses	61.0	200	66.4	218	4,046.9	43,560

**SECTION 3 MINIMUM SETBACK FROM PROPERTY LINES**

3.1 All structures and buildings shall be setback 7.6 m (25 ft) from all property lines not fronting on or adjacent to a municipal roadway.

**SECTION 4 MINIMUM SETBACKS FROM ROADS**

4.1 No part of a building or structure shall be located within 38.1 m (125 ft) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development and Protection Regulation*.

- 4.2 Any road designated as a provincial highway under the *Highways Development and Protection Regulation* is subject to setbacks as required by Alberta Transportation and any applications for development adjacent to a highway should be referred to Alberta Transportation for a Roadside Development Permit.
- 4.3 No part of any dugout, regardless of size, shall be located within 76.2 m (250 ft) of the right-of-way of a highway or public road.
- 4.4 Dugouts may be allowed closer to the centre line of a highway or public road if a barricade is installed along 100 percent of the length of that part of the dugout fronting the highway or public road and 25 percent of the length of the sides of the dugout.

**SECTION 5 MINIMUM SETBACKS FROM IRRIGATION INFRASTRUCTURE**

- 5.1 No part of a building or structure shall be located:
  - (a) within 10.0 m (33 ft) of the centreline of a Bow River Irrigation District (BRID) irrigation pipeline or 3.0 m (10 ft) of a registered right-of-way or easement for any irrigation pipeline or irrigation canal, whichever is greater;
  - (b) within 60.1 m (200 ft) from any BRID or Alberta Environment water reservoir measured from the water's edge at full supply level (FSL) or 30.5 m (100 ft) from the registered reservoir right-of-way, whichever is greater.

**SECTION 6 ACCESSORY BUILDINGS**

- 6.1 An accessory building shall not be used as a dwelling unit.
- 6.2 An accessory building shall be setback a minimum 3.0 m (10 ft) from the principal building and from all other structures on the same lot.
- 6.3 An accessory building shall not be located in a front yard or on an easement.
- 6.4 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- 6.5 An accessory building shall only be constructed after the principal building has been constructed or the principal use established; except where the accessory building is used for agricultural purposes as outlined in Section 1.4(a) of Schedule 3.

**SECTION 7 ACCESS**

- 7.1 The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction or upgrade of any approach(es) necessary to serve the development area in accordance with County Design Guidelines.
- 7.2 To ensure proper emergency access, all developments shall have direct legal and physical access to a public roadway in accordance with County Design Guidelines. If the development is within 300 m (984.3 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.



- 7.3 The requirement for a service road or subdivision street to provide access may be imposed as a condition of subdivision approval for any new development. Survey and construction costs shall be the responsibility of the applicant.

**SECTION 8 SITE COVERAGE**

- 8.1 The maximum site coverage for all the permitted and discretionary uses listed above:
- (a) principal and accessory buildings – 50 percent.

**SECTION 9 LOADING AREA REQUIREMENTS**

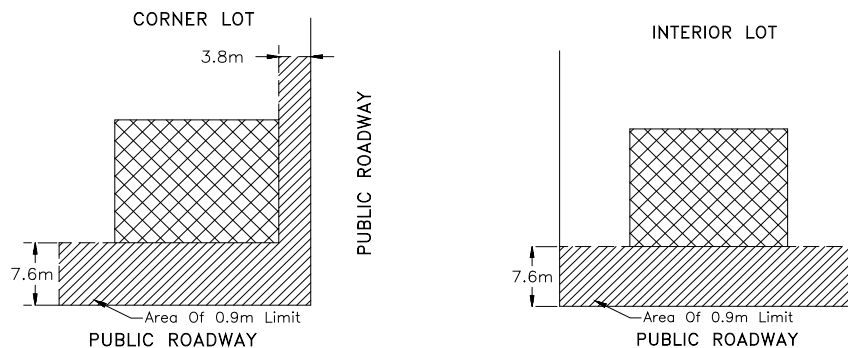
- 9.1 For all industrial uses, there shall be a minimum of one off-street loading area, or more as required by the Development Officer.
- 9.2 Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow or parking.

**SECTION 10 LANDSCAPING, SCREENING AND LOCATION OF STORAGE**

- 10.1 The outdoor display of goods, materials or equipment solely for advertisement purposes may be allowed, at the discretion of the Development Authority, and the following shall apply:
- (a) shall not be stored in a front yard;
  - (b) refuse or garbage shall be kept in a suitably-sized container or enclosure, effectively screened and refuse and refuse containers shall be located in a rear yard.

**SECTION 11 FENCES**

- 11.1 No fence, wall, hedge or any combination thereof, lying within 7.6 m (25 ft) of the right-of-way of a public roadway (excluding lanes) shall extend more than 0.9 m (3 ft) above the ground (except in the case of corner lots where one yard is considered as the side yard) unless permitted by the Development Authority (see Figure below).



- 11.2 Fences enclosing rear and side yards shall not exceed 2.4 m (8 ft) in height.

**SECTION 12 INDUSTRIAL USE DEVELOPMENT STANDARDS**

- 12.1 No use shall be approved which may generate traffic problems within the district.

- 12.2 On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. shall be effectively screened from view by buildings, solid fences, landscape features, or combinations thereof and be maintained in good repair.
- 12.3 Where any parcel or part of a parcel has frontage on a controlled provincial highway, special standards for setbacks, access, and service roadways may be required by the Development Authority in accordance with the recommendations and requirements of Alberta Transportation and the *Highways Development and Protection Regulation*.
- 12.4 Wrecked or damaged motor vehicles which might be located or stockpiled on the property must be screened from all adjacent parcels and roadways in the vicinity.
- 12.5 Where it appears that additional side yard setbacks may be necessary, the Development Authority may impose such a requirement as a condition of a development permit.

**SECTION 13 INDUSTRIAL SITING STANDARDS**

- 13.1 A proposed grouped industrial development or an isolated industrial development considered by the Development Authority to be potentially hazardous, unsightly or offensive should not be approved within 1.6 km (1 mile) of:
- (a) an incorporated urban municipality;
  - (b) a hamlet;
  - (c) a provincial, regional, municipal park or recreation area;
  - (d) an environmentally significant area;
  - (e) an existing or approved rural residence.
- 13.2 The above restrictions also apply:
- (a) within 152.4 m (500 ft) of either side of a provincial highway or a designated scenic, tourist or recreational access road as established in a Vulcan County bylaw;
  - (b) within such distance of other roads as established by any Vulcan County bylaw;
  - (c) adjacent to a water body.
- 13.3 Applications for development expansion or for separate parcels in an area designated for industrial may be approved or recommended for approval provided that:
- (a) the area of any proposed parcel is a minimum of 0.4 ha (1 acre);
  - (b) the proposed development or parcel will be serviced to the satisfaction of the Development Authority;
  - (c) the proposed use or operation will be developed in such a manner that no run-off water can directly enter any water body, groundwater, irrigation system or public roadway ditch;
  - (d) there will be adequate provision for water treatment, temporary waste storage facilities and arrangements for waste disposal in accordance with standards set by the appropriate provincial departments and other approving authorities.



**SECTION 14 SERVICES, TRANSPORTATION AND UTILITY FACILITIES**

- 14.1 No application to locate or expand a land use shall be approved unless, in the opinion of the Development Authority, the proposed use will not have a detrimental effect on any:
- (a) transportation or communication system, including primary highways, secondary highways, railway, airport site or communication facility; or
  - (b) regionally significant services or utilities facilities, including irrigation works, pipelines and power transmission lines.
- 14.2 Any application for development located in the vicinity of a sour gas pipeline shall be circulated to the Alberta Energy Regulator (AER) for comments.

**SECTION 15 USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS FOR SECURITY SUITES**

- 15.1 Dwelling units or sleeping units may be approved as a security suite to a permitted or discretionary use provided that:
- (a) the dwelling or sleeping units are wholly contained within the principal commercial industrial building and are located in the second or upper storey or rear of the building and the main floor frontage is utilized for the principal use; or
  - (b) the dwelling or sleeping units are contained in a separate structure no greater than 74.3 m<sup>2</sup> (800 ft<sup>2</sup>).

**SECTION 16 LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.**

**SECTION 17 STANDARDS OF DEVELOPMENT – See Schedule 5.**



# PALLISER GRID

AI Data Centre Campus



## Public Hearing Submission

Bylaw 2026-007 | Industrial Rezoning Application

**Submitted to:** Vulcan County Council

**Public Hearing:** April 1, 2026 | 1:30 PM

**Location:** 850 acres, Travers, Division 7

**Applicant:** Eric Steeves, Local Farmer & Founder, Palliser Grid Inc.

## Executive Summary

Palliser Grid is not a project being imposed on Vulcan County by an outside corporation. It is being built by a local farmer who sees a generational opportunity to bring world-scale economic development to this community — on local terms, with local benefit as the driving priority.

The campus is designed for up to 2 GW at full build-out across 850 acres of dryland farmland near Travers. The initial 500 MW phase alone delivers compelling economics: **over \$7.4 million in annual property tax revenue, 100–120 permanent full-time jobs created by campus tenants** at above-median wages, and a **\$1–\$2.5 million annual Community Benefit Fund** as the campus scales to 500 MW–1 GW. Water use is addressed transparently in a dedicated section — our hybrid direct liquid cooling system targets 0.5 L/kWh, 72% below the industry average.

### At-a-Glance

- Local ownership: Founded by a Vulcan County farmer, with first-round investment open to local stakeholders
- Phase 1 Property Tax (500 MW): \$7.4M/year (\$4.6M to municipal coffers) — vs. \$2,400/year from current dryland use
- Jobs: 100–120 permanent FTEs (via tenants) at \$75K–\$100K+ | Hundreds of construction jobs over build-out
- Community Fund: \$1M–\$2.5M+ annually (at 500 MW–1 GW) for adjacent communities

## A Grassroots Project, Not a Corporate One

Palliser Grid is founded by Eric Steeves, a local farmer in Vulcan County. This is not a Silicon Valley company looking for cheap land. It is a grassroots effort by someone who lives here, farms here, and is building this project because he believes rural Alberta should capture the economic upside of the AI infrastructure boom — not just watch it happen somewhere else.

That local foundation shapes every aspect of Palliser Grid's approach. The first round of investment is being structured to **bring in local stakeholders as co-investors**, giving neighbours and community members the opportunity to own a piece of the project and share directly in its financial returns. The community benefit fund goes to adjacent communities. Hiring will prioritise local candidates. This is about maximising local benefit at every level — not extracting value from the county and sending it elsewhere.

When Council evaluates this rezoning, the question is not whether a distant corporation's promises can be trusted. The applicant is your neighbour.

## Property Tax Revenue

The single largest economic benefit of this project is property tax. The figures below are based on the initial 500 MW phase. Under Vulcan County's current non-residential tax rates<sup>1</sup>, Phase 1 assessable infrastructure — including a 2,400 MWh battery energy storage system — will generate approximately **\$7.4 million per year** in total property tax, of which **\$4.6 million** flows directly to Vulcan County's general municipal budget. These figures grow further as the campus expands toward its full 2 GW capacity.

### Phase 1 Tax Breakdown (500 MW)

The following table uses the combined non-residential mill rate of approximately 14.17 mills (general municipal 8.750, plus education, waste, fire, recreation, RCMP, and Marquis levies):

<sup>1</sup>Vulcan County Bylaw 2025-013, Tax Rate Schedule, [vulcancounty.ab.ca/document/4502/](https://vulcancounty.ab.ca/document/4502/)

Assessable Component	Est. Assessment	Annual Tax
Buildings & Structures	\$62.5M	\$886,000
Battery Energy Storage (2,400 MWh)	\$384M	\$5,442,000
Substation & Grid Infrastructure	\$33.8M	\$479,000
Cooling & Mechanical Equipment	\$29M	\$411,000
Land (850 acres)	\$12.8M	\$181,000
<b>PHASE 1 TOTAL</b>	<b>\$522.1M</b>	<b>\$7,399,000</b>

**Important note on computing equipment:** Under Alberta's Bill 12, computing equipment (servers, networking hardware, and rack-level cooling components) is subject to a provincial levy of 1–2%, not municipal property tax.<sup>2</sup> The levy rate depends on how much power is drawn from the grid versus self-generated: facilities with their own generation pay as low as 1%. Because Palliser Grid plans to bring its own generation capacity, the applicable rate is expected to be at the lower end of this range. The figures above reflect only municipally assessable infrastructure — buildings, energy storage, substation, facility-level mechanical systems, and land.<sup>3</sup>

**For comparison:** the 850 acres currently produces \$2,400 per year in property tax as dryland farmland. Phase 1 alone will generate **over 3,000 times more tax revenue** from the same parcel. One year of Phase 1 municipal tax alone (\$4.6M) approaches what Vulcan County currently collects from all renewable energy projects county-wide (\$7M in 2024).<sup>4</sup>

## Jobs and Workforce Development

The campus will support an estimated **100–120 permanent full-time positions** at salaries ranging from \$75,000 to over \$100,000 per year. These jobs are created by the tenants who lease and operate within the facility — the hyperscale AI and cloud computing companies that Palliser Grid is building the campus for. Roles span facilities management, electrical engineering, mechanical technicians, security, IT operations, and administration. As a locally founded project, Palliser Grid's lease agreements will include local hiring commitments, prioritising local and regional candidates. In a county where well-paying year-round employment options are limited, these represent high-quality career opportunities that keep families in the community.

**Annual payroll impact:** \$7.5M–\$12M+ per year circulating in the local economy. Every direct data centre job supports an estimated 1.5–2.0 additional indirect jobs in the region through local spending on housing, goods, and services.

**Construction phase:** The multi-year build-out will generate hundreds of skilled trades and construction jobs. These workers will require local accommodation, meals, fuel, and supplies — an immediate stimulus for Vulcan, Lomond, Champion, and surrounding communities.

## Community Benefit Fund

Palliser Grid is committed to establishing a structured Community Benefit Fund that will provide **\$1 million to \$2.5 million or more annually** directly to the communities adjacent to the data centre, scaling with campus capacity as it grows from 500 MW toward 1 GW. Because Palliser Grid is locally owned, this commitment is personal — the fund benefits the same communities where the founder and future local investors live. The Brookings Institution has identified community benefit agreements as essential tools for ensuring data centre development translates into tangible local value.<sup>5</sup>

<sup>2</sup>Rural Municipalities of Alberta, Data Centre Levy Announcement, [malberta.com/news/data-centre-levy-announcement/](https://malberta.com/news/data-centre-levy-announcement/)

<sup>3</sup>Bill 8 - Powering New Pathways for Data Centres, Government of Alberta, [alberta.ca/powering-new-pathways-for-data-centres](https://alberta.ca/powering-new-pathways-for-data-centres)

<sup>4</sup>George Mason University, Home Prices Near Data Centers, [schar.gmu.edu/news/2025-11/study-home-prices](https://schar.gmu.edu/news/2025-11/study-home-prices)

<sup>5</sup>Brookings Institution, Community Benefit Agreements for Data Centers, [brookings.edu/articles/why-community-benefit-agreements](https://brookings.edu/articles/why-community-benefit-agreements)

The Fund will be governed transparently, with input from adjacent communities on allocation priorities. Target areas include:

- **Municipal infrastructure:** Roads, water systems, broadband expansion
- **Community services:** Recreation facilities, arena upgrades, parks, senior services
- **Education & skills:** Scholarships, STEM programs, workforce training partnerships
- **Emergency services:** Fire department equipment, EMS support
- **Agriculture:** Farm technology initiatives, rural connectivity projects

This Fund operates in addition to property taxes — it is a separate, voluntary commitment from Palliser Grid. Combined with Phase 1 municipal tax revenue, the project delivers **over \$5.5–\$7 million annually** in direct municipal revenue and community investment before payroll impacts — growing substantially with each expansion phase.

## Provincial Alignment and Property Values

Alberta has signalled strong support for data centre development through Bill 8<sup>6</sup> (creates a clear grid connection pathway for data centres bringing their own generation, with Royal Assent December 11, 2025) and Bill 12 (establishes a 1–2% provincial levy on computing equipment, scaled by grid reliance, while land, buildings, BESS, substations, and facility mechanical equipment remain municipally assessable).<sup>7</sup> Vulcan County is well-positioned to benefit from these frameworks.

A November 2025 study by George Mason University found that homes near data centres **experienced higher property values**, not lower ones<sup>8</sup> — attributed to infrastructure improvements and the non-intrusive operating profile of modern facilities (no smokestacks, minimal traffic, low noise). Palliser Grid's site near Travers is surrounded by agricultural land with no adjacent residential subdivisions, and will include perimeter landscaping and set-back buffers consistent with rural character.

## Water Use: An Honest Assessment

Water is the most frequently raised concern about data centres, and it deserves a transparent answer. Palliser Grid will use water. The question is how much, and how that compares to alternatives.

### How Our Cooling Works

Palliser Grid uses a **hybrid direct liquid cooling (DLC) system**. Coolant circulates directly to the chip to capture approximately 80% of server heat at the source. That heat is then rejected through a combination of dry coolers (air-based, no water) and evaporative cooling assist. The remaining 20% of heat is handled by facility air-handling units with evaporative support during warmer months.

This hybrid approach is similar to what Oracle<sup>9</sup> and Microsoft<sup>10</sup> are deploying at their newest AI data centres. It strikes a practical balance: DLC captures the majority of heat efficiently at the chip, while evaporative assist provides the supplemental rejection capacity needed for a facility of this scale.

### Estimated Water Consumption

We want to be upfront about water use. Palliser Grid's target WUE (Water Usage Effectiveness) is **0.5 litres per kWh**. For context:

<sup>6</sup>Business Renewables Centre Canada, Vulcan County Revenue, [businessrenewables.ca](https://businessrenewables.ca)

<sup>7</sup>Oracle, Closed-Loop Cooling in AI Data Centers, [oracle.com](https://oracle.com)

<sup>8</sup>Microsoft, Zero Water Cooling Data Centers, [microsoft.com](https://microsoft.com)

<sup>9</sup>EESI, Data Centers and Water Consumption, [eesi.org](https://eesi.org)

<sup>10</sup>Bennett Jones, Alberta Data Centre Regulatory Changes (Bill 12), [bennettjones.com](https://bennettjones.com)

- **Industry average:** 1.8 L/kWh — Palliser Grid’s hybrid DLC system uses **72% less water** than the industry norm.<sup>11</sup>
- **Phase 1 (500 MW):** approximately 2.2 billion litres per year, or about 6 million litres per day. This includes all cooling water and domestic use for on-site staff.
- **Irrigation equivalent:** roughly comparable to irrigating 1,200 acres of farmland — serving a facility that generates \$7.4 million in annual property tax, supports 100–120 jobs, and powers AI infrastructure at national scale.
- **Conventional comparison:** A traditional evaporative-cooled data centre at 500 MW would consume 1.8 L/kWh or more — over 7.9 billion litres per year.<sup>12</sup> Palliser Grid’s approach avoids more than 5.7 billion litres annually compared to that baseline.

**Water Licensing and Climate Advantage**

Palliser Grid has already secured a **5,500 acre-feet annual water draw amendment through the Bow River Irrigation District (BRID)**. This allocation provides sufficient water for the initial 500 MW phase and beyond. Vulcan County’s cool-to-cold climate (average annual temperature ~4°C) is a natural advantage: evaporative assist is needed primarily during summer months, with dry cooling handling the load for much of the year. This seasonality means actual annual consumption may come in below the 0.5 L/kWh design target.

**Bottom line:** Palliser Grid will use water, and we believe transparency about that is important. Our hybrid DLC design cuts consumption by nearly three-quarters versus conventional data centres. We are committed to transparent reporting on actual water use once operational, and we welcome ongoing community dialogue on water stewardship.

**Conclusion**

Palliser Grid represents something rare: a generational economic opportunity that is locally owned, locally driven, and structured to maximise local benefit. The Phase 1 numbers alone are straightforward:

Economic Measure (Phase 1 — 500 MW)	Annual Value
Municipal Property Tax	\$4.6 million
Total Property Tax (all levies)	\$7.4 million
Community Benefit Fund (at 500 MW–1 GW)	\$1–\$2.5+ million
Tenant Payroll (100–120 FTEs)	\$7.5–\$12+ million
<b>Phase 1 Combined Annual Impact</b>	<b>\$16–\$22+ million</b>

This project transforms 850 acres of dryland farmland — currently generating \$2,400 per year in property tax — into a campus that delivers over \$16 million per year to the community in Phase 1 alone, with capacity to scale to 2 GW.

This is not a distant corporation asking for a favour. This is a local farmer asking his neighbours to support a project that will transform the economic future of this county — with local ownership, local investment, well-paying jobs through campus tenants, and a community benefit fund directed at the communities closest to the facility.

We respectfully request that Vulcan County Council approve Bylaw 2026-007.

*Respectfully submitted,*

**Eric Steeves**

Local Farmer & Founder, Palliser Grid Inc.

<sup>11</sup>FWPCOA, Myths vs. Reality: Data Centers and Water Usage, [fwpcoa.org](http://fwpcoa.org)

<sup>12</sup>

March 19, 2026  
Eric Steeves  
CEO  
Palliser Grid  
Box 306  
Champion, Alberta  
T0L 0R0  
Canada

Dear Eric Steeves,

**RE: Pre-SASR Final Report for Palliser Grid – Palliser Grid Data Centre**

---

AltaLink is pleased to provide Palliser Grid (the Customer) the results of its preliminary transmission connection alternatives investigation (Pre-SASR Assessment) for your proposed Data Centre and Battery Storage Facility (the Project).

This Pre-SASR Assessment is for information only and will require engagement with the Alberta Electric System Operator (AESO) should the Customer wish to pursue a connection. The results of this Pre-SASR Assessment are not a guarantee of feasibility and are subject to further power system review, engineering analysis, and detailed siting.

Per the Customer's request, AltaLink investigated the following:

- Alternative 1 – In-and-Out<sup>1</sup> Connection to 240 kV 1005L and 1036L

Attached are the Power System Review and Conceptual Siting Assessment documents.

- Please refer to the Power System Review for information on the power system opportunities, limitations in the area, and the available capacity.
  - For this Project, only N-1<sup>2</sup> capacity (and connection alternative(s) that can provide N-1 capacity) was studied to ensure reliability for the Customer.
- Please refer to the Conceptual Siting Assessment for information regarding the siting opportunities and limitations in the area.

**Next Steps**

If the Customer is interested in pursuing a connection to the electric transmission grid, the Alberta Electric System Operator (AESO) will be involved. AltaLink will then provide support like the Pre-SASR work completed but in more detail. AltaLink will support the Customer throughout the development of the project to file a Needs identification Document (NID) and a Facility Application (FA) with the Alberta Utilities Commission (AUC). Please note, through the AESO Connection Process, other connection alternative(s) may be proposed and AESO's preferred connection alternative may differ from what is

---

<sup>1</sup> Involves building a new substation (switching station) on the existing line which will then connect to the Customer's load substation.

<sup>2</sup> The amount of load a facility can be supplied when a single transmission element (e.g. a transmission line) is out of service.

proposed in this report. AESO has accountability for selection of all connection alternatives to be studied through their connection process and also for selection of the preferred alternative.

AltaLink as a regulated company, provides services on a 100% cost recovery basis with unused funds refunded to the Customer.

If at any time, the cost of the requested services is expected to exceed the funds collected, a true-up letter signed by the Customer and payment of an additional amount, to be determined, will be required. Should the Customer cancel or defer its project prior to completion of the Pre-SASR Assessment, any AltaLink costs incurred will be deducted from the funds collected.

Please note, the AESO has initiated a process for large loads (data centres)<sup>3</sup> that must be followed should the customer submit a System Access Service Request (SASR) to the AESO for the Project. This process and the outcome of it, could have a significant impact (including reductions) on transmission capacity and/or requirements that a customer must meet in order to connect a data centre to the transmission system (including the necessity for co-located generation or not). AltaLink highly recommends that Palliser Grid registers for AESO's Stakeholder newsletter and keeps up to date on developments in this space.

The study results provided herein are for informational purposes only. The study results, cost estimate range and schedule are not intended to be binding on AltaLink, L.P.

Should the project proceed to the next stage of development, the study results may differ from what is contained herein as the scope of the project is developed through detailed engineering, or if assumptions change. AltaLink, L.P. and all its affiliates, and their respective officers, directors, employees shall have no liability for any loss, expense or damage arising out of or in connection with the information contained herein.

If you have any questions or if you require further information, please contact your Project Manager Damian Anderson at (403) 387-8332 or by email at [Damian.Anderson@AltaLink.ca](mailto:Damian.Anderson@AltaLink.ca).

Sincerely,



[Gregory Osmond \(Mar 19, 2026 15:39:59 MDT\)](#)

Gregory Osmond

Manager, Customer Project Development

<sup>3</sup> <https://www.aeso.ca/grid/connecting-to-the-grid/large-load-projects/>



2611 3rd Ave SE, Calgary, Alberta, T2A 7W7

[www.altalink.ca](http://www.altalink.ca)



## **Power System Review**



**Palliser Grid**

**Palliser Grid Data Centre**



## OVERVIEW

AltaLink has conducted a high-level Power System Review of potential connection alternatives for the Customer's project. AltaLink assessed alternatives based on the Customer provided location of SE14-15-21 W4M in the vicinity of 1005L and 1036L.

AltaLink has assessed one (1) potential alternative to connect the proposed Project to the Alberta Interconnected Electric System (AIES).

The assumptions used for this Power System Review are stated below:

- This review is based on the existing system (i.e. built and connected to the AIES by the time this Pre-SASR was initiated). No future generation, load, or system projects are considered.
  - **Please note**, there may be other projects that AltaLink is not aware of that file a System Access Service Request (SASR) with the AESO before this Project's SASR application that could reduce the capacities stated below.
  - **Please note**, the AESO is still reviewing their large load connection process and their large load transmission requirements. These requirements could change the feasibility and capacity of the connection alternative provided in this document.
- The capacities (in MW) are for N-1 conditions. For load facilities, this is important because there could be a reduction of load which could impact the Customer's operations.
- 0.98 power factor assumed for the load based on the AESO's latest TCDC stakeholder session.

### Alternative 1 – In-and-Out Connection to Both 1005L & 1036L 240kV Transmission Lines

This alternative will be able to accommodate a Demand Transmission Service (DTS) of 600 MW under N-0 and N-1 conditions.

This alternative will be able to accommodate a Supply Transmission Service (STS) of 200 MW under N-0 conditions. This could reduce to 0 MW under N-1 conditions due to the renewable generation in the area and intertie imports.



*Figure 1: Project Site and 1005L/1036L*

## **CONCLUSION**

From a power system perspective, Alternative 1 is feasible following the provided assumptions. AltaLink will continue the Conceptual Siting Assessment for Alternative 1.





2611 3rd Ave SE, Calgary, Alberta, T2A 7W7

[www.altalink.ca](http://www.altalink.ca)



# Conceptual Siting Assessment



**Palliser Grid**

**Palliser Grid Data Centre**



## INTRODUCTION

AltaLink assessed at a desktop level, the potential options and constraints associated with a connection via one new double circuit 240kV transmission line and in-out substation connecting to AltaLink's existing 1005/1036L transmission line. The assessment below only contemplates the transmission line connection and does not include an assessment of any distribution components, or telecommunication facilities that may be required.

The following assumptions were made for the desktop assessment:

- The Customer's site is located in SE 14-15-21-W4M within Vulcan County.
- A site visit was not completed as part of this assessment.
- Specific routes were not identified for this assessment.

## RESULTS

AltaLink has included some of the potential constraints associated with the potential connection

- Several pipelines are located within the area which may affect potential routing, structure locations and potentially require additional mitigations.
- The Travers solar farm is located directly to the northeast which may limit some connection options further north if required.
- Near 1005L/1036L there are wetlands/wet areas which may require mitigations, offsets and/or additional approvals. Additional geo-tech may also be required to determine ground conditions and suitability for structure placement.
- The area is located within Vulcan County. Little Bow Resort is located to the west with several permanent and seasonal residences.
- There is Crown land located to the west. Potential impacts to crown land may trigger Indigenous consultation.
- The area is located within a Sensitive Raptor Range, there may be seasonal construction restrictions or mitigations required.

## CONCLUSIONS

Based on the assessment described above, AltaLink has determined that from a high-level constraint's perspective, a connection to the 1005L/1036L transmission line is possible. The assessment above provides identification of some constraints in the project area based on a desktop review and is not the product of a full routing process. Development of route options would require further evaluation and stakeholder consultation. AltaLink has not identified any features that would preclude a connection to the 1005L/1036L transmission line.

# Travers Solar Project

Average Power Price Analysis | 2023 – 2025

## Executive Summary

This report analyzes the average price at which the Travers Solar Project (465 MW, AESO asset TVS1) sold power into the Alberta electricity grid across three full calendar years: 2023, 2024, and 2025. By cross-referencing hourly generation data from the AESO CSD dataset with hourly pool price data from the AESO Energy Trading System, we calculate the generation-weighted average pool price received by Travers Solar for each year and track the evolution of solar price capture in Alberta's rapidly changing electricity market.<sup>1,2</sup>

<b>\$133.84/MWh</b>	<b>\$48.13/MWh</b>	<b>\$31.15/MWh</b>
2023 Solar Wtd Price	2024 Solar Wtd Price	2025 Solar Wtd Price
100.2% capture ratio	76.4% capture ratio	71.4% capture ratio

Over three years, the solar-weighted average pool price collapsed 77% from \$133.84/MWh in 2023 to \$31.15/MWh in 2025. The capture ratio — the share of the flat pool price that solar generators receive — deteriorated from near-parity (100.2%) to a significant discount (71.4%), reflecting the rapid onset of solar price cannibalization in Alberta. Estimated pool revenue fell from \$139.9M to \$31.8M despite stable generation output (~1,000 GWh/year).<sup>3</sup>

## Three-Year Summary

Metric	2023	2024	2025	3-Year Change
Total Generation	1,045 GWh	993 GWh	1,022 GWh	-2.2%
Flat Avg Pool Price	\$133.64/MWh	\$62.97/MWh	\$43.63/MWh	-67.4%
Solar Wtd Avg Price	\$133.84/MWh	\$48.13/MWh	\$31.15/MWh	-76.7%
Capture Ratio	100.1%	76.4%	71.4%	-28.7 pts
Capacity Factor	25.7%	24.3%	25.1%	-0.6 pts
Est. Revenue	\$139.9M	\$47.8M	\$31.8M	-77.2%
Revenue per MW	\$301K	\$103K	\$68K	-77.2%

The three-year data reveals a market in rapid structural transition. While generation and capacity factor have remained stable — indicating consistent asset performance — the price environment has fundamentally shifted. Flat pool prices fell 67% from \$133.64 to \$43.63/MWh, but the solar-weighted

price fell even more steeply at 77%, from \$133.84 to \$31.15/MWh. This widening gap between flat pool and solar-weighted prices is the hallmark of solar cannibalization.

## Methodology

The generation-weighted average price is calculated as:

$$\text{Weighted Avg Price} = \text{Sum}(\text{Hourly Generation} \times \text{Hourly Pool Price}) / \text{Sum}(\text{Hourly Generation})$$

Data sources: Hourly generation volumes from the AESO CSD Historical Generation Dataset (TVS1 asset). Hourly pool prices from the AESO ETS Pool Price Report. Analysis covers all hours in each calendar year (8,760 for 2023/2025; 8,784 for 2024 leap year).<sup>1,2</sup>

## Monthly Breakdown

2023

Month	Gen (GWh)	Flat Pool (\$/MWh)	Solar Wtd (\$/MWh)	Capture	Revenue (\$)	Cap Factor
Jan	30.9	\$126.13	\$102.18	81%	\$3,154,361	9%
Feb	46.2	\$123.50	\$93.64	76%	\$4,329,170	15%
Mar	110.1	\$174.63	\$87.76	50%	\$9,664,027	32%
Apr	109.6	\$142.34	\$92.22	65%	\$10,110,004	33%
May	137.7	\$152.85	\$153.69	101%	\$21,169,478	40%
Jun	138.6	\$184.41	\$217.45	118%	\$30,129,212	41%
Jul	144.4	\$155.00	\$152.22	98%	\$21,982,360	42%
Aug	125.4	\$186.80	\$181.43	97%	\$22,758,048	36%
Sep	91.1	\$111.74	\$105.14	94%	\$9,580,453	27%
Oct	46.0	\$99.34	\$73.64	74%	\$3,389,535	13%
Nov	37.7	\$93.89	\$63.56	68%	\$2,393,885	11%
Dec	27.3	\$52.05	\$44.67	86%	\$1,220,786	8%
Year	1045	\$133.64	\$133.84	100%	\$139,881,321	26%

2024

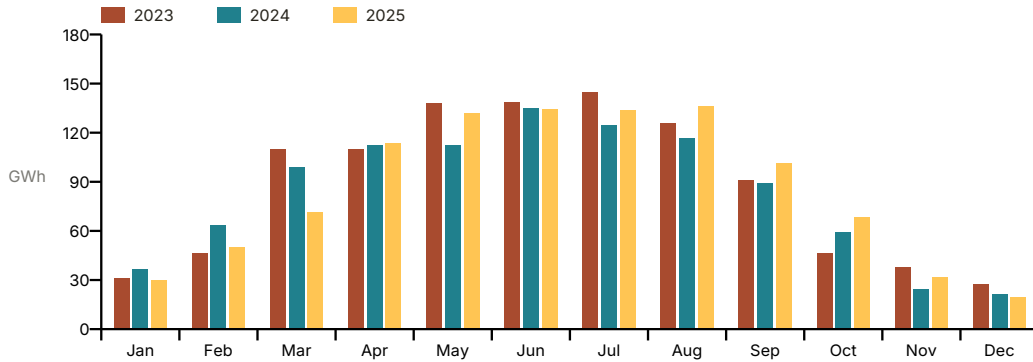
Month	Gen (GWh)	Flat Pool (\$/MWh)	Solar Wtd (\$/MWh)	Capture	Revenue (\$)	Cap Factor
Jan	36.6	\$152.78	\$166.30	109%	\$6,090,486	11%
Feb	63.6	\$80.75	\$53.96	67%	\$3,434,253	20%
Mar	99.0	\$63.13	\$42.70	68%	\$4,227,563	29%
Apr	112.3	\$68.61	\$46.33	68%	\$5,201,598	34%
May	112.2	\$35.37	\$26.92	76%	\$3,018,674	32%
Jun	134.6	\$32.31	\$26.10	81%	\$3,514,436	40%
Jul	124.7	\$88.62	\$98.72	111%	\$12,311,302	36%
Aug	116.7	\$34.26	\$29.24	85%	\$3,413,632	34%
Sep	89.3	\$42.80	\$27.18	64%	\$2,426,174	27%
Oct	59.0	\$57.62	\$37.49	65%	\$2,210,623	17%
Nov	24.1	\$71.27	\$62.62	88%	\$1,511,458	7%
Dec	21.3	\$25.92	\$21.24	82%	\$452,461	6%
Year	993	\$62.97	\$48.13	76%	\$47,812,658	24%

2025

Month	Gen (GWh)	Flat Pool (\$/MWh)	Solar Wtd (\$/MWh)	Capture	Revenue (\$)	Cap Factor
Jan	30.0	\$30.36	\$19.92	66%	\$598,165	9%

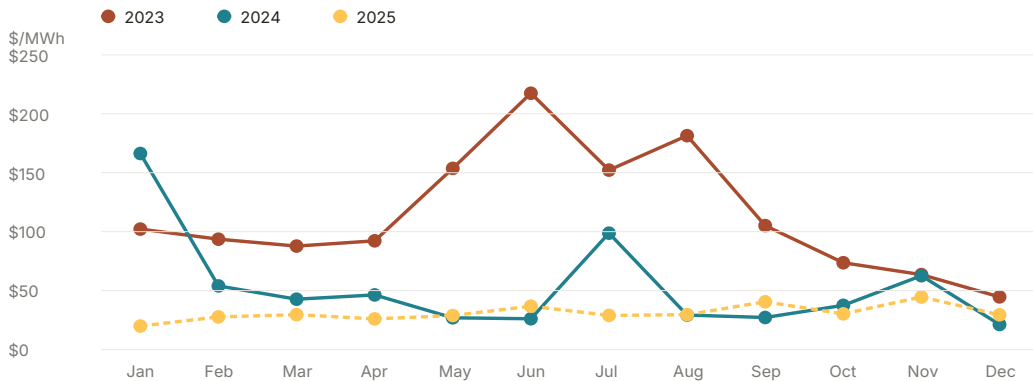
Month	Gen (GWh)	Flat Pool (\$/MWh)	Solar Wtd (\$/MWh)	Capture	Revenue (\$)	Cap Factor
Feb	50.2	\$55.77	\$27.68	50%	\$1,389,192	16%
Mar	71.6	\$34.76	\$29.59	85%	\$2,118,472	21%
Apr	113.8	\$33.69	\$25.99	77%	\$2,957,188	34%
May	131.8	\$40.99	\$28.83	70%	\$3,800,021	38%
Jun	134.3	\$46.16	\$36.77	80%	\$4,938,874	40%
Jul	133.4	\$31.19	\$28.96	93%	\$3,862,594	39%
Aug	136.3	\$50.35	\$29.56	59%	\$4,030,564	39%
Sep	101.1	\$73.05	\$40.50	55%	\$4,094,480	30%
Oct	68.4	\$32.88	\$30.24	92%	\$2,069,633	20%
Nov	31.5	\$57.72	\$44.60	77%	\$1,404,396	9%
Dec	19.5	\$39.00	\$29.44	75%	\$575,577	6%
Year	1022	\$43.63	\$31.15	71%	\$31,839,157	25%

## Monthly Generation Comparison



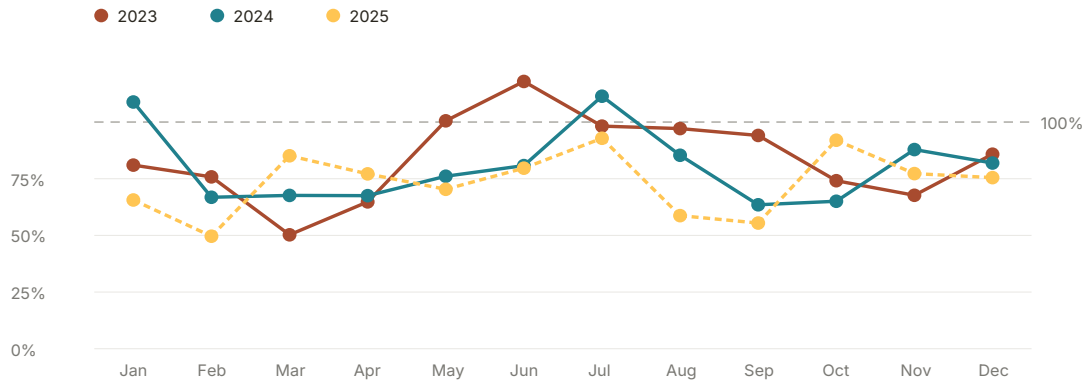
Generation profiles are consistent across all three years, reflecting the stable solar resource in southern Alberta. Peak generation occurs June-July (~130-145 GWh/month), with winter months producing 25-40 GWh. The slight year-to-year variations are primarily weather-driven.

## Monthly Solar-Weighted Price Comparison



The price erosion is dramatic and accelerating. In 2023, solar-weighted prices ranged from \$45-\$217/MWh with extreme summer spikes. By 2024, the range compressed to \$35-\$75/MWh. In 2025, prices fell further to \$15-\$52/MWh. June 2023's \$217/MWh solar-weighted price stands out as a relic of a pre-cannibalization market that has since fundamentally changed.

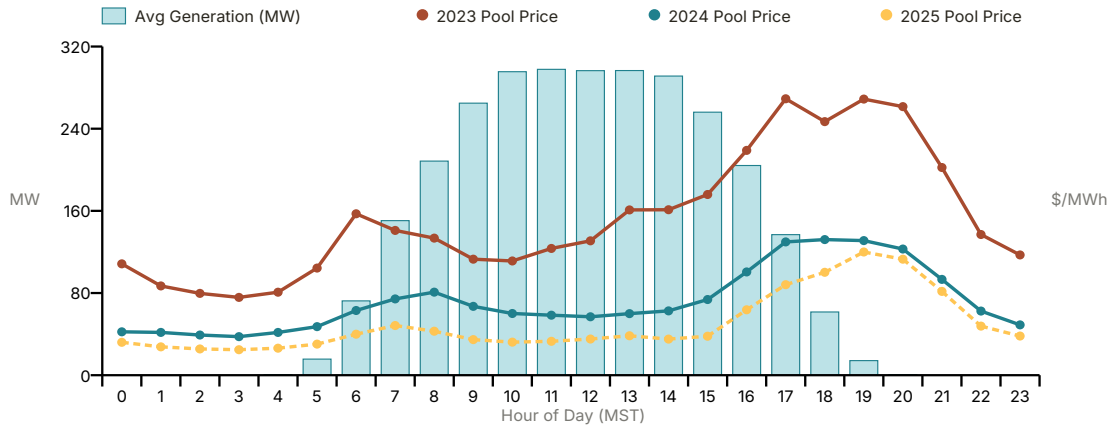
## Monthly Capture Ratio Comparison



The capture ratio chart reveals the structural shift most clearly. In 2023, ratios ranged from 50–118%, with several months above parity. By 2024, the ceiling dropped to ~93% with most months in the 70–80% range. In 2025, the pattern worsened further with a range of 49–92% and a floor dropping to winter months where extreme cold-snap prices occur outside solar hours.

## Hourly Generation and Price Profile

The charts below compare average hourly generation and pool price profiles across all three years, showing how the relationship between solar output and price has evolved.



The hourly price profiles reveal the core story. In 2023, pool prices rose through the afternoon into evening, peaking at \$236/MWh at 17:00 MST. Solar generation coincided with prices still averaging \$97–\$236/MWh during generating hours (06:00–19:00). By 2024, the overall price level fell dramatically and the evening peak became more pronounced relative to midday. In 2025, midday prices collapsed to \$25–\$35/MWh while evening peaks remained comparatively elevated at \$78–\$105/MWh — creating a classic duck curve that increasingly penalizes solar generators without storage.

### Hourly Pool Price Comparison (Selected Hours)

Hour (MST)	Avg Gen (MW)	2023 Pool Price	2024 Pool Price	2025 Pool Price	2023→2025 Change
06:00	72	\$137.52	\$55.12	\$34.92	-75%
08:00	208	\$116.78	\$70.75	\$37.47	-68%
10:00	295	\$97.32	\$52.56	\$28.16	-71%
12:00	297	\$114.48	\$49.77	\$30.81	-73%
14:00	291	\$140.97	\$54.80	\$30.75	-78%
16:00	204	\$191.53	\$87.96	\$55.72	-71%
18:00	62	\$216.02	\$115.54	\$87.66	-59%
20:00	1	\$228.81	\$107.48	\$98.83	-57%

The price decline was uneven across hours. Peak solar hours (10:00–14:00) saw the steepest drops (–70% to –75%), while evening hours (18:00–20:00) declined less (–60% to –65%). This asymmetry is the mechanism behind the falling capture ratio: the hours when solar generates the most have seen the greatest price suppression.

## Seasonal Analysis

Season	2023 Gen (GWh)	2023 Capture	2024 Gen (GWh)	2024 Capture	2025 Gen (GWh)	2025 Capture
Winter (Dec-Feb)	104	84%	122	94%	100	62%
Spring (Mar-May)	357	73%	323	69%	317	77%
Summer (Jun-Aug)	408	105%	376	98%	404	75%
Fall (Sep-Nov)	175	86%	172	62%	201	69%

Summer capture ratios declined from 105% in 2023 (solar earned a premium) to 75% in 2025 (a 25% discount). Spring shows a similar trajectory. Winter capture is structurally weakest because the highest-priced hours occur during cold snaps in early morning and evening when solar is not generating. Across all seasons, the consistent decline confirms this is a structural trend, not a seasonal anomaly.

## Key Insights

**Solar Cannibalization Trajectory:** Alberta's solar capture ratio has eroded at an accelerating pace: from 100.2% (2023) to 76.4% (2024) to 71.4% (2025). With Alberta's solar fleet growing from ~1,200 MW in 2023 to over 2,000 MW in 2025, each new megawatt of solar depresses the prices that all solar generators receive. This is consistent with patterns observed in other markets like ERCOT, CAISO, and the German EEG system, where solar penetration beyond 5–10% of demand triggers accelerating price suppression during solar hours.

**Revenue Collapse Despite Stable Output:** Travers Solar's generation has been remarkably consistent at 993–1,045 GWh per year (24–26% capacity factor), yet pool revenue fell from \$139.9M (2023) to \$47.8M (2024) to \$31.8M (2025) — a 77% decline. Revenue per MW of installed capacity dropped from \$301K to \$68K. Without PPA protection, this trajectory would challenge project bankability.

**The Duck Curve Deepens:** The spread between evening peak prices and midday solar-hour prices has widened dramatically. In 2023, the 17:00 MST price (\$236/MWh) was 2.4x the 12:00 price (\$114/MWh). By 2025, the ratio grew to 3.1x (\$78/\$25). This expanding differential strengthens the business case for battery storage co-located with solar to shift energy from low-value midday hours to high-value evening peaks.

**Amazon PPA as Critical Revenue Shield:** Amazon's 400 MW PPA<sup>4</sup> likely insulates ~86% of Travers Solar's capacity from pool price volatility. If the PPA was struck at 2021–2022 levels (possibly \$50–70/MWh), Amazon would be absorbing the pool price risk on the vast majority of output. The pool price analysis in this report therefore overstates the project's revenue volatility — actual project revenue is likely far more stable than pool revenue alone suggests.

**Implications for Future Alberta Solar:** The three-year trend raises fundamental questions for uncontracted solar projects in Alberta. A solar project commissioned in 2025 without a PPA would face solar-weighted pool prices of \$31/MWh and falling — likely below the levelized cost of energy for new solar. This environment increasingly favours solar-plus-storage, demand-side PPAs, or hybrid renewable configurations that can access higher-value evening and overnight price windows.

## Travers Solar Project Overview

Location	Vulcan County, Alberta (8 km SW of Lomond)
Owner/Developer	Greengate Power / Copenhagen Infrastructure Partners
AESO Asset ID	TVS1
Nameplate Capacity	465 MW AC / 692 MW DC
Technology	1.3M bifacial monocrystalline modules, single-axis tracking
Commercial Operation	March 2022 (full COD Q4 2022)
Project Cost	~\$700 million
Grid Connection	240 kV line 1005L (T-tap), Little Bow 991S substation

Offtaker	Amazon (400 MW PPA, announced June 2021)
Avg Annual Generation	1,020 GWh (2023–2025 avg)
Avg Capacity Factor	25.0% (2023–2025 avg)

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Sources

1. AESO Historical Generation Data (CSD), Hourly, 2023–2025: <https://aeso.app.box.com/s/qofgn9axnnw6uq3ip1goiq2ngb1ttxe5>
2. AESO ETS Pool Price Report, Hourly, 2023–2025: [http://ets.aeso.ca/ets\\_web/ip/IPHistoricalReportsServlet](http://ets.aeso.ca/ets_web/ip/IPHistoricalReportsServlet)
3. AESO Annual Market Statistics: <https://www.aeso.ca/market/market-and-system-reporting/annual-market-statistic-reports/>
4. Alberta Major Projects — Travers Solar Project: <https://majorprojects.alberta.ca/details/Travers-Solar-Project/3656>

Report generated on March 13, 2026 by Perplexity Computer. Note: Generation data is from the AESO CSD dataset (not settlement meter data) and may differ slightly from actual metered volumes. Revenue estimates are based on pool price only and do not account for PPA contract pricing, carbon credit revenue, or other income streams.

## **WRITTEN RESPONSES**

Public Hearing – Bylaw 2026-007

Land Use Bylaw Amendment – Rezone 14-15-21 W4 & E 15-15-21 W4 to Rural Industrial

1. Julia Rooks
2. Greg & Gale James
3. Village of Lomond
4. Christine Alexander
5. Sandy Whitman
6. Perry Wilford
7. Liza Thomsen
8. Glenda Toth
9. Ken & Brenda Schneider
10. Brenda & Mike Hunik
11. Karen Cowan
12. Angela Assoignon
13. Gayle Brazier
14. Brian Reiersen
15. Hugh Stirling & Connie Lupescu
16. Colleen & Ross Clements
17. Robert & Diana Delanoy
18. Dennis Carbert
19. Barbara Carbert
20. Pam Zacharias
21. Carolyn Gunderson
22. Rick & Tracy Imbeau
23. Ron Normandeau
24. Bruce Brown
25. Nadine & Curtis Dressler
26. Jason Smith
27. Jasona Rondeau
28. Ross Smith
29. Robert & Carole Besse
30. Peter Singbeil

Dear Mr. Petersen and Ms. Matlock,

I am writing as a nearby property owner to formally object to proposed Bylaw 2026-007, which would redesignate approximately 850 acres from Rural General to Rural Industrial to enable a large-scale data processing development.

I have significant concerns about the suitability of this project in such close proximity to Little Bow Resort and the Travers Reservoir area. This region is valued for its quiet, recreational, and natural character, and the introduction of a major industrial operation would fundamentally change that environment.

My primary concerns include:

- **Noise impacts** from continuous 24/7 operations, including cooling systems and backup generators, which could significantly affect the peaceful nature of the area
- **Water usage and environmental risk**, particularly drawing from Travers Reservoir and potential impacts to surrounding wetlands and ecosystems
- **Increased traffic and infrastructure strain**, especially along Range Road 212
- **Visual and light pollution**, which would alter the rural landscape and night environment
- **Precedent-setting rezoning**, opening the door to further industrial expansion in an area that is currently rural and recreational

Additionally, it is concerning that this rezoning is being considered prior to detailed studies being made publicly available regarding noise, environmental impact, traffic, and long-term servicing.

At minimum, I strongly urge Council to **delay or table this bylaw** until comprehensive impact assessments are completed and shared with the public. Ideally, I believe this proposal should not proceed in this location due to its incompatibility with the surrounding area.

Please include this letter as part of the official public hearing record for April 1, 2026. As I am unable to attend in person, I respectfully request that my submission be read aloud or summarized during the hearing.

Thank you for your consideration.

Sincerely, Julia Rooks

■ Lakeside Dr

My wife and I are against this development. There has been the following:

- little input from permanent residents. We are living full time at little bow resort
- huge concerns of increase traffic
- concern from health issues arising from noise pollution, pollution from the facility, noise and air pollution from generators
- negative influence on property values
- issue with supply of power, the area suffers from many blackouts already from the power provider
- water usage
- safety of residents. With amount of diesel stored at the facility, there is only one way out for the bible camp and little bow resort
- impact on the lake, surrounding wetlands and reduction of agricultural land in area
- fire response in rural area is poor

I could continue, but there are so many things that negatively impact the residents in the area, I could go on and on.

Greg and Gale James



**Letter of Support**

**Re: Proposed Bylaw 2026-007**

**Section 14-15-21 W4 and Portions of 15-15-21 W4**



E-mail: [cao@villageoflomond.ca](mailto:cao@villageoflomond.ca)  
Box 268  
Lomond, AB T0L 1G0  
Bus: 403-792-3611  
Fax: 403-792-3300

The Council of the Village of Lomond is writing to inform Vulcan County Administration of our support for the proposed Bylaw 2026-007, regarding the rezoning of agricultural land.

We believe that the potential development of a data center would significantly contribute to the economic growth of our municipality and the surrounding region. Such a project has the capacity to generate new business opportunities, attract investment, and create employment for residents.

Furthermore, this development would help diversify the local economy while supporting long-term sustainability and innovation within our community. We appreciate the opportunity to provide our support and encourage careful consideration of this proposal.

Village of Lomond Council

  
\_\_\_\_\_  
Brad Koch  
\_\_\_\_\_  
Craig Stokes  
\_\_\_\_\_  
Robert Donnelly

Public Hearing Bylaw 2026-007 Written Responses

To whom it may concern,

This email is to protest against the passing of Bylaw 2026-007 before more in-depth studies can be done on the impact on surrounding communities and environment.

Thank you, Christine Alexander

With regard to the proposed rezoning from rural to industrial for the AI/data centre we are opposed to this moving forward. Environmental studies need to be completed prior to any decision.

The risks are far too great to push this through without the results of the studies .

Sandy and Bill Whitman

■ Lakeside Drive

Little Bow Resort

As a 25 year resident and taxpayer at Little Bow Resort, I am dismayed at the prospect of a Data Centre being proposed for the area directly adjacent to the entrance of our community.

It came as a shock that this was being considered at all and to find out that the consultation hearing was only a few short weeks away was disappointing.

The ramifications of this sort of development to our community and indeed Travers Dam are serious, and deserve serious reflection beyond the perceived financial benefits.

I asked an acquaintance, who is an environmental scientist about his experience with the impact of data Centres. Amongst other discussions, he sent these articles related to other jurisdictions.

Of note is the fourth one down if you read only one, but I encourage you to view them all.

I am fully against this proposed change of land use and the proposed data centre.

<https://www.nature.com/articles/s41545-021-00101-w>

<https://www.eesi.org/articles/view/data-centers-and-water-consumption>

<https://www.tandfonline.com/doi/full/10.1080/07011784.2018.1455539#d1e428>

<https://canadiandimension.com/articles/view/water-woes-from-data-centres>

[https://iopscience.iop.org/article/10.1088/1748-9326/abfba1?\\_sp=b48260d8-0a7b-4784-9d4b-0e1ac60ee727](https://iopscience.iop.org/article/10.1088/1748-9326/abfba1?_sp=b48260d8-0a7b-4784-9d4b-0e1ac60ee727)

<https://arxiv.org/pdf/2603.02705>

<https://pmc.ncbi.nlm.nih.gov/articles/PMC2895062/>

<https://www.ceres.org/resources/reports/drained-by-data-the-cumulative-impact-of-data-centers-on-regional-water-stress>

Perry Wilford

■ Canal lane.

Little Bow Resort.

Public Hearing Bylaw 2026-007 Written Responses

To whom it may concern,  
Please note that I am opposed to the Bylaw 2026-007. Please reject this offer.  
A concerned Little Bow Resort owner,  
Liza Thomsen

Public Hearing Bylaw 2026-007 Written Responses

I am opposing bylaw 2026-007 .

This will destroy the area , that we call our home.

We should protect our water ways .

Glenda Toth

Little Bow Resort Resident

As an owners of a property at Little Bow Resort, we wish to strongly register our opposition to this project.

Ken and Brenda Schneider

■ Wildrose Way

March 25, 2026

To Vulcan County Counsellors and Administration,

We are Brenda and Michael Hunik, residents at Little Bow Resort since 2023. We are not seasonal residents of this community, this is our permanent full time home. Prior to purchasing our home here we had spent the previous 15 years renting land and camping on Travers reservoir on a seasonal basis.

We wanted to ensure the County staff and Counsellors are aware that as residents of the area, we are strongly opposed to the proposed date centre development. We have 2 primary concerns - permanent environmental impacts and affect to property values.

The reason why we have spent 20 years in this rural recreation area is because of the quality of the reservoir, the natural landscape in the surrounding area, the wildlife and all the enjoyment that comes from this peaceful environment.

It's dark here - no light pollution to affect the clarity of the stars at night, or to mask the northern lights we frequently see. And it's quiet - so still that the yips and yaps of the coyotes at night sound like they're next door, when in fact they are miles away. Sound carries far in the coulees. We hear the birds take off and land on the water. We hear our neighbors enjoying the warm summer evening. No traffic, no constant hum that comes with more dense land use.

Yes there is industry around us, but none close enough to disrupt the near environment and our enjoyment of our home. Some Farming in the spring & fall. The blinking turbines are silent. The solar farm only noticeable if you drive east on 529. These developments have been acceptable because they are sited at a proper distance from the residences, there is no light or noise pollution and they do not access lake water.

The water is the foundation for everything else in this ecosystem. This reservoir was built for agriculture use and water levels are influenced by that use, snow pack and downstream allocations to other irrigation districts. We residents are lucky enough to be tertiary users. We drink this water, swim in the lake during the summer.

Any development that has the slightest impact on the lake and surrounding lands will also impact the entire environment. Regardless of advanced technology and modern facilities, it would be impossible for an industrial user to put water back into the lake the same way it came out. We cannot risk the long term affects that this development will cause to the local environment. There are sound scientific reasons why this area is zoned rural recreation and that zoning must not change.

Our other concern is in regards to property values. Little Bow Resort has been a haven for escape from work, business and city life for over 30 years. That lifestyle retreat is the primary selling feature of the community. Rural recreation. Our concern is that If you vote to change the zoning and allow this massive industrial complex to build at the proposed site - you will permanently alter that perception for future buyers.

When you drive to the lake on 529 there's a point where you start to come around the north arm and the view of the lake the Bible camp and our resort opens up. That view provides a glimpse of whats more to come - the natural surroundings a stark contrast to the busy world left behind. The view includes the lands to the east of the lake and some of the new turbines. Thats also where the moon comes up over the rise. The view feels welcoming, peaceful, calming. If you allow a 185 acre, 4 story industrial complex on the proposed site, you will forever alter that view and the first impression for potential buyers.

Economic Development may not think that feelings or impressions matter. These are not hard facts or numbers. But these elements are significant drivers for decision making. As a recent purchaser of property here, I certainly would not have bought here if such a large industrial development was situated so close the resort. Even those 2 words don't align. Industry and resort.

These 2 major concerns are not the only ones. Where will 1000 workers live? A staged development will take how many years of construction, increased traffic and noise? Systems and technology cannot mitigate natural events and human error. The opportunity for fire is immense given the operating temperature of the facility. Why would we take the risk of exposing ourselves to such a toxic event - the effects of which would be catastrophic? How many more power blackouts will we have to endure if this facility is continuously draining the electrical grid?

In closing, we believe this development does not belong in this area. It does not align with the surrounding land use and may cause irreparable damage to existing users and the environment. We respectfully request the County to maintain the existing land use designation and reject this proposal.

Sincerely

Brenda & Mike Hunik

Little Bow Resort

County of Vulcan.

March 25, 2026

My husband and I are full time residents at Little Bow Resort and we are requesting a rejection of this bylaw until studies are completed as to the environmental and community impacts can be determined.

We are already surrounded by wind and solar farms and now with a proposed data Center this area is turning into an Industrial Park. Some of the potential impacts that are obvious are the impacts to the water and wetlands, constant industrial noise, light and visual pollution, increased traffic and increased potential of fires.

We have been residents here paying taxes for over 20 years and this negatively impacts our lives.

Respectfully;

Karen Cowan

Little Bow Resort

I am writing in opposition of rezoning this parcel from rural to industrial. The natural environment has already been negatively affected from windmill and solar energy sources surrounding this area. The wildlife, nearby communities with families and general farming and landscape does not need more pressure from an AI center. Please consider a more remote location or better yet deny all further development of this type anywhere near developing young minds, wildlife, recreational communities and consider the negative impact a center like this has on the above.

Thank you,  
Angela

Dear Vulcan County Council,

I am writing to express my opposition to proposed Bylaw 2026-007 to redesignate land near Little Bow Resort from Rural General to Rural Industrial.

I am concerned about the suitability of this large-scale industrial development in close proximity to a recreational lake community. Key concerns include:

- Continuous industrial noise from 24/7 operations
- Increased traffic on Range Road 212
- Impacts to water use from Travers Reservoir and surrounding wetlands
- Light and visual impacts on the rural landscape
- Permanent change to the quiet, natural character of the area

Given these concerns, I respectfully request that Council reject or delay this bylaw until comprehensive environmental, noise, and infrastructure impact studies are completed and shared with the public.

Please include this submission in the official public hearing record.

Thank you for your consideration.

Sincerely,  
Gayle Brazier

Little Bow Resort

Vulcan County Council  
Box 180, 102 Centre Street  
Vulcan, Alberta  
T0L 2B0

Mrs. Pam Zacharias  
[REDACTED] Lakeside Drive  
Vulcan County, Alberta  
[REDACTED]

March 26, 2026

Dear Reeve and Councillors,

I am writing to formally express my opposition to the proposed amendment (bylaw 2026-007) to allow for the redesignation of 850 acres of section 14-15-21 W4 and portions of 15-15-21 W4 to allow for a data processing operation. I am a Vulcan County Taxpayer with a year-round residential property at 656 Lakeside Drive (Tax roll 310708300).

While I recognize the growing role of digital infrastructure in modern economies, I believe this particular project raises serious concerns that have not been adequately addressed and that outweigh its potential benefits to our community.

First, the environmental impact of large-scale AI data centers is significant. These facilities are extremely energy-intensive and place substantial demand on electrical grids, often increasing reliance on non-renewable energy sources. We are a community that already experiences significant demands on our electricity grid, including frequent power outages. In addition, data centers consume enormous volumes of water for cooling, which is especially concerning in regions already managing water scarcity or climate-related stress. We are a reservoir that already struggles with sustaining adequate water resources for our residents. Approving such a development without clear, enforceable sustainability guarantees risks undermining local environmental goals, quality of life, and long-term resilience.

Second, the proposed data center offers limited direct benefit to the local community. Unlike other forms of development, AI data centers typically generate relatively few permanent jobs once construction is complete, while occupying large amounts of land that could otherwise support agriculture, green space, and local wildlife. The imbalance between the project's footprint and its local economic contribution is troubling.

Third, there are legitimate concerns related to land use, noise, and overall quality of life. Data centers can introduce constant industrial noise, increased heavy-truck traffic, and visual impacts that are incompatible with nearby residential or mixed-use areas. These

effects may reduce property values and alter the character of the county and surrounding community.

Finally, I am concerned about the pace at which this proposal is being advanced relative to public consultation and oversight. Projects of this scale and consequence require robust engagement with residents, transparent disclosure of environmental and infrastructure impacts, and binding commitments.

For these reasons, I urge you to reject this proposal as currently presented, or at minimum to pause approval until a thorough, independent assessment is completed and meaningful community engagement is provided including addressing residents' concerns.

Regards,



Pam Zacharias  
Vulcan County Taxpayer

Hello Vulcan County,

I am providing a letter regarding the proposed land redesignation in Vulcan County as well as a couple recent articles that I believe are worth reading prior to approval. I would like these included in the meeting for April 1st. I also would like the link to join the meeting virtually on April 1st as I am not available to be in person. Thank you.

Carolyn Gunderson

██████████ Little Bow Resort

<https://arxiv.org/pdf/2603.02705>

<https://canadiandimension.com/articles/view/water-woes-from-data-centres>

<https://www.ceres.org/download/5369abdc-dab9-49e3-9d65-9e76ebbfa74b>

Carolyn & Darren Gunderson  
[REDACTED] Little Bow Resort  
Vulcan County, Alberta

March 26, 2026

Vulcan County Administration Building  
Box 180, 102 Centre Street  
Vulcan, AB T0L 2B0

**RE: PROPOSED BYLAW NO. 2026-007**

Dear Alena Matlock,

I am writing as a resident of Vulcan County having resided in Little Bow Resort (LBR) since 2003. I currently own 1 home and 1 lot within the community. I have read the proposed land use redesignation to allow for an AI Data Centre to be built at the corner of RR 212 and highway 529. This is the corner to which the residents of LBR and Southern Alberta Bible Camp (SABC) utilize to get to our homes.

I have a few concerns regarding the proposal. The paperwork was submitted by Palliser Grid January 9, 2026, and the redevelopment paperwork from the county has a date of March 11, 2026. I came across the proposal on Facebook March 19<sup>th</sup>. The county has known about this project but has not shared any information with those who would be interested in the project and live in the surrounding area. There was plenty of opportunity to give the residents notice and not rush the meeting of April 1, 2026. I am therefore asking that this meeting be rescheduled for a later date.

Regarding the proposal itself there are numerous concerns which have not been addressed by Palliser Grid and have been left as TBC. I believe before a redesignation happens the county should be looking into many of the remaining "TBC" to ensure it is something that is wanted in our backyard. First of all, we have 2 volunteer fire departments within the vicinity, Lomond and Champion. This would not suffice in the event of major event at the data centre. The residents within LBR and SABC might not be able to evacuate as this is the only road out of the resort.

Is Travers Reservoir a reliable source of water? Travers Reservoir is affected by climate change. It only fills if the snow in the mountains accumulates enough to fill Travers up. In the summer 2024 the water was dangerously low and by July we had trouble getting boats into the water. Irrigation demand was high due to the dry farmland. BRID donated bricks to rebuild LBR boat launch in the winter to help extend the season as they realized LBR was directly impacted by the limited water. With the summer period already the most water

stressed period due to farming irrigation the AI Data Centre will result in even higher water stress levels due to increased power demands and cooling requirements. In future summers who would get priority on the water? I think more clarity is need on how much water will be drawn, but this is left out of the document. We know demand will be substantial and local impacts significant. What discussions have occurred with BRID?

What environment studies have been completed to address the water returning to the lake? What temperature will it be? Is the water going to affect the fish and fauna in the reservoir? Are we going to have algae and weed growth?

There are noise targets but who is going to ensure they are maintained? Are we going to be sitting on the beautiful lake in the middle of rolling hills and cows only to listen to the hum of the Data Centre? I know that I did not purchase my piece of paradise to now have it encroached by an industrial park.

The power at LBR run by Fortis often goes out and can be out for days at a time. Is this the most reliable place for an AI Data Centre when they require power? Is the greater demand on the electrical grid sustainable? Is the consumption of power going to increase the cost of electricity for owners at LBR, SABC, & Vulcan County? Has the county discussed any power issues with Fortis? The current proposal does not provide enough depth to address these concerns.

As a key policymaker for Travers Reservoir, Vulcan County plays a vital role in prioritizing the consideration of near-term and long-term resource challenges and potential impacts of Palliser Grid's request for land redesignation. Currently there is not enough analysis completed within the documents provided to understand the impacts to cumulative water and energy impacts along with environmental concerns within the lake's ecosystem.

I therefore request that this proposal is tabled and Vulcan County request more information from the applicant prior to approving. A decision of this nature requires more thorough water and energy stewardship discussions and should not be rushed.

Personally, I do not want to be surrounded by an industrial building in the middle of my peaceful retreat. This is not why I purchased a home in Vulcan County.

Sincerely,

Caroyne & Darren Gunderson

## Opposition to Bylaw 2026-007 – Proposed Data Centre Development

March 26, 2026

Vulcan County Council  
Vulcan County Administration  
Box 390  
Vulcan, Alberta

### RE: Opposition to Bylaw 2026-007 – Proposed Data Centre Development

To Whom It May Concern,

We are writing to formally express our opposition to the proposed data centre development outlined in Bylaw 2026-007.

We are property owners at [REDACTED] Lakeside Drive in Little Bow Resort and rely directly on the surrounding environment for our daily quality of life. Our primary concern is the potential impact this project may have on the local water system, including water levels, water quality, and the long-term sustainability of the reservoir that supports our homes and community.

We draw our water from this system for daily use and rely on it for recreation and fishing. At this stage, we have not been provided with sufficient detailed information regarding water withdrawal volumes, potential environmental impacts, or contingency plans should issues arise. Without clear, measurable assurances, we cannot support a development of this scale in such close proximity to our community.

In addition to water concerns, we are also concerned about increased traffic, safety risks given limited road access, and the broader impact on the character and value of the Little Bow area.

We respectfully request that this proposal not proceed in its current form and that further detailed studies, transparency, and community protections be established before any approval is considered.

Thank you for your time and consideration.

Sincerely,

Rick Imbeau  
Tracy Imbeau  
[REDACTED] Lakeside Drive  
Little Bow Resort, Vulcan, Alberta  
Phone: [REDACTED]

From Ron & Kendra Normandea

██████ Lakeside DR LBR

As Vulcan County Tax payers we are asking this Bylaw to rezone 800 acres be rejected or delayed.

Dear Council,

I am writing to express my concerns regarding proposed Bylaw 2026-007 and the planned redesignation of land near the Little Bow / Travers Reservoir area to Rural Industrial.

This proposal represents a significant shift in land use for an area that is currently rural and recreational in nature. I am concerned that a development of this scale is not compatible with the surrounding environment or nearby properties.

In particular, I would ask Council to carefully consider:

- Whether this location is appropriate for a large industrial data processing facility
- The proximity to residences and recreational properties
- Potential impacts to water resources and environmentally sensitive areas
- The long-term implications of introducing industrial zoning in this area

At this stage, it appears that important details—such as noise, environmental impact, traffic, and servicing—have not yet been fully assessed or shared publicly. Approving rezoning without this information presents unnecessary risk to the community.

I respectfully urge Council to defer this decision and require further detailed analysis and public transparency before proceeding.

Thank you for your time and consideration.

Sincerely,

Ron Normandea

Property owner Little Bow Resort / Travers Reservoir]

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## Subject: Written Submission – Bylaw 2026-007 (Land Use Redesignation)

Dear Vulcan County Council,

We are writing to provide a written submission regarding **Bylaw 2026-007**, the proposed redesignation of approximately 850 acres from Rural General to Rural Industrial to support a data processing operation.

Our comments are focused on **process and sequencing**, rather than opposition to development itself.

Based on the application materials, this proposal is in the **preliminary stages**, and the applicant has identified land use redesignation as an initial step, while several critical approvals and details remain outstanding.

In my view, rezoning should not be the first step in this process—it should be closer to the **sixth step**, after key feasibility items have been clearly established.

Those steps include:

1. **Power feasibility** – The project is currently in the AESO assessment phase and does not yet have confirmed electrical capacity.
2. **Water and environmental approvals** – Including required approvals from Alberta Environment and Protected Areas and the Bow River Irrigation District, as the proposed water supply from Travers Reservoir remains subject to regulatory review and authorization.
3. **Site suitability and technical design** – Detailed site layout, access, and development plans have not yet been provided.
4. **Project definition and certainty** – The proposal outlines a phased concept rather than a fully defined development.
5. **Municipal development-level review** – Key considerations such as traffic, servicing, and drainage are intended to be addressed at the Development Permit stage.

Only after these items are reasonably understood should **land use redesignation be considered**.

When rezoning is advanced before these steps are satisfied, it creates a situation of **speculative rezoning**, where a permanent land use decision is made before the project has been proven viable.

This leads to a broader concern regarding long-term implications for the County.

If the data processing project does not proceed—due to power, water, or other regulatory constraints—the County would still be left with land that has been redesignated to Rural Industrial.

Under this zoning, a wide range of uses are permitted or discretionary, including industrial, heavy industrial, waste management, fuel storage, manufacturing, and other related uses.

In that scenario, future applications could be brought forward for **alternative industrial uses** that comply with the zoning but differ significantly from the original proposal.

Once zoning is in place:

- it is difficult to reverse,
- it establishes precedent,
- and it may limit the County's ability to refuse future applications that align with the approved land use.

For these reasons, I would respectfully suggest that Council ensure key feasibility components—particularly power, water approvals through Alberta Environment and Protected Areas and the Bow River Irrigation District, and a detailed development plan—are more clearly established **before proceeding with redesignation**.

This approach reduces the risk of speculative rezoning and helps ensure that permanent land use decisions are supported by a complete and well-defined project.

**Once this land is redesignated, the decision cannot be undone—but the project may never be built.**

Thank you for your time and consideration.

Sincerely,  
Board of Directors

Travers Ridge RV Resort Ltd.

Submitted: Bruce Brown – Director

---

## Shortened Speech: Speculative Rezoning Concern

Good evening,

I want to focus on process.

This application is not for development—it is to **rezone approximately 850 acres from Rural General to Rural Industrial**.

And based on the application, this rezoning is being proposed as a **first step**, while many key approvals are still outstanding.

---

Before land is redesignated, five things should be clearly understood:

- **Power** — this project is only in the AESO assessment phase.
- **Water** — the proposed source still requires approvals.
- **Site details** — layout and access are not yet defined.
- **Project certainty** — this is still a phased concept.
- **Municipal review** — key impacts are deferred to the Development Permit stage.

If those pieces are not in place, then this becomes **speculative rezoning**.

---

And that leads to the **Plan B scenario**.

If the data centre does not proceed, what remains is **850 acres of Rural Industrial zoning**.

And under that zoning, the County is not just approving a data centre—it is allowing a wide range of uses, including:

- heavy industrial,
- waste management,
- fuel storage,
- manufacturing, and more.

At that point, the project can shift to **alternative industrial uses** permitted within that zoning.

That is the risk.

Because once zoning is in place:

- it is difficult to reverse,
  - it sets precedent,
  - and it limits the County's ability to refuse future compliant applications.
- 

So this is not about opposing development.

It is about avoiding **speculative rezoning** and ensuring that feasibility comes before permanence.

Because once the land is redesignated, that decision is permanent—even if the project is not.

Thank you.

**From:** [REDACTED]  
**Sent:** March 24, 2026 5:05 PM  
**To:** Nels Petersen <cao@vulcancounty.ab.ca>  
**Subject:** RE: Data Center By-law Rezoning

Thanks Nels,

Curtis (husband) and I will be attending.

We did not have plans to make a presentation.

Is it possible to include the follow questions/comments during the meeting?

Below are a few of our concerns:

Will BRID be attending? We would like some info. on water draw license and adjustments during drought conditions.

How will it affect local farmland?

This proposal is at the Bible Camp and Little Bow Resort turn on/off.

Is it possible to close off the RR 212 North entrance, to construction vehicles, and have them use an entrance at RR 211 location?

Are there any traffic considerations for the resort during construction in case of emergencies as we only have 1 way in and 1 way out.

Are there any other locations that could be or have been considered further away from a development?

The zoning change includes the area East of RR 212. There is no use shown, for that area, in the proposal we obtained.

Would there be possibility for expansion in the area closer to the reservoir?

The compensation plan is not proportional.

This project will affect the Southern Alberta Bible Camp and Little Bow Resort the most.

Lomond has 98 Dwellings and Little Bow Resort has approx. 200 dwellings completed with 251 zoned.

Lomond residents will have minimal effect and have the capability to bypass the area completely via 531.

There should also be a compensation plan “during construction” as that will be when most of the inconvenience will be felt!

During construction of the solar panel project the commercial vehicles damaged the newer pavement. This project will damage it significantly more.

Will a decision be made on rezoning that day?

Thanks in advance,

Nadine & Curtis Dressler

Opposing Bylaw 2026-007

Good morning,

I am part of a family residence within Little Bow Resort, and I am requesting that the above bylaw is at the very least suspended until more information can be provided to make a more informed decision. The timeline for getting this pushed through is tight, preventing an opportunity for a more fulsome discussion on noise, traffic, water usage/implications, pollutants, and safety (there is only one road into and out of the residences posing a serious safety threat in the event of a fire).

The area has been clobbered with renewable energy projects already including solar panels and wind farms that seem to be sequentially boxing in what was initially a recreational retreat. Given the recent development I would be curious what county's full intentions are for the area, as it is starting to take the shape of an industrial/power generation park.

Thank you,

Jason Smith

**Preliminary Review: Palliser Grid Data Center Proposal**  
**Regarding: Bylaw 2026-007 (Vulcan County, Division 7)**

**Submitted by: Jasona Rondeau, B.Ed. (Foothills County, Division 1)**

**Date: March 27, 2026**

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## 1. Purpose

This submission is intended to provide a preliminary review of the Palliser Grid project based on publicly available information. This submission is being made to support participation in the public hearing process and is not a full technical or regulatory assessment.

## 2. Statement of Interest and Background

I am a resident of Foothills County (Division 1), which borders Vulcan County about 3 km southeast of my home in Blackie. I am a regular user of the Little Bow Provincial Park and the surrounding area for recreation and tourism.

I possess relevant experience through my participation in public consultation processes, my involvement in proceedings before the Alberta Utilities Commission, and my work with landowner groups affected by energy generation projects and crypto and AI data center developments across the province.

I appreciate the opportunity to provide an informed perspective on the project scale, its timing, and relevant regulatory information requirements.

## 3. Project Overview

- ~850 acres proposed for Rural Industrial redesignation
- Location: east of Travers Reservoir (Division 7)
- Proposed use: Data Processing / AI Data Centre
- Includes indications of:
  - Backup diesel generation
  - On-site fuel storage
  - Electrical infrastructure (LFP batteries / substation / grid connection)
  - Wastewater treatment facility
- Presented as a larger multi-phase development concept rather than a smaller, less-complex development

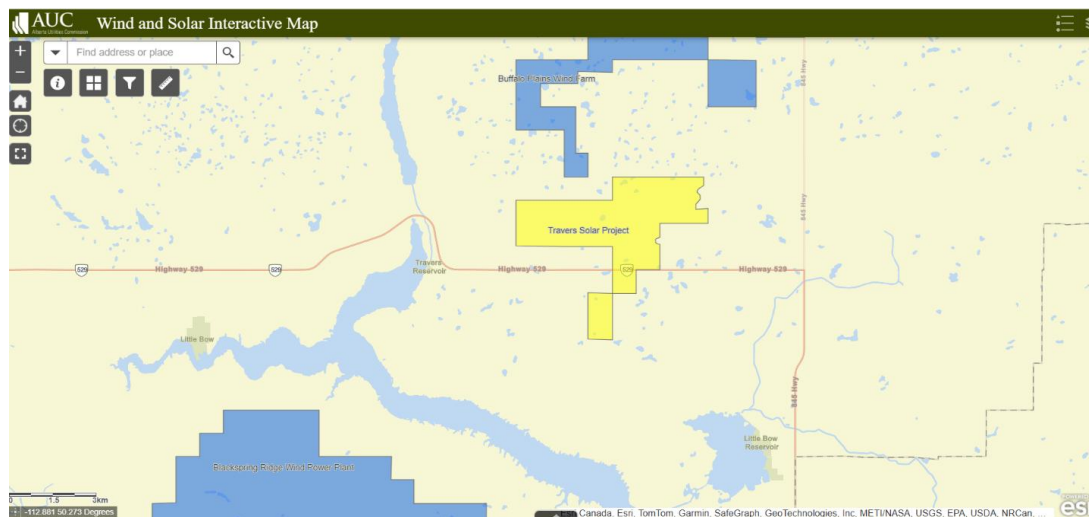
## 4. Site Context

In the context of the AUC regulatory environment, the proposed site is located within a densely developed area likely requiring an assessment of the potential cumulative impacts of adding the Palliser Grid project to this area. Please refer to the AUC's *Rule 007 interim information requirements (updated August 26, 2025)* Cumulative effects section on pages

4-5, attached to this document as Appendix A. Please also note the new information requirements for Agricultural land, Municipal land use, Reclamation security, and Visual impact assessment, which may or may not apply to this data center proposal yet should be fully considered in the context of this Application.

Project documentation states that the local area is primarily agricultural while the AUC map below shows this area has been highly industrialized by renewable energy generation infrastructure. (Please see Image 1: Renewable Energy Footprint). It appears that adding this project to the landscape will also further increase the fragmentation of agricultural land in this particular area.

Image 1: Renewable Energy Footprint



Additionally, the application documents do not make any mention of the environmental sensitivity of the area given its proximity to Travers Reservoir. It does not appear that any environmental assessments have yet been performed as part of this project's design and development. The Applicant, on page 18 of 128 of his documents, identified numerous wetlands that will undoubtedly be impacted by project infrastructure. An application to the AUC would fully evaluate the potential impacts to this environmentally sensitive region in the most appropriate and adequate manner.

## 5. Scale and Nature of Development

Data centers operate on a 24/7/365 basis requiring a continuous reliable electrical supply. They typically require major electrical infrastructure, large-scale cooling systems, diesel backup generation, and fuel storage, at an industrial-level intensity.

Based on publicly available project information, this project is also intending to include large-scale LFP battery storage, potential on-site generation systems, and water-based infrastructure.

Most of this intended infrastructure requires AUC approval, AEPA approval, Water Act approval and confirmation of system access through the AESO. Ideally, full and transparent consultation with local fire departments and emergency responders should be required prior to approving this land use redesignation.

## 6. Key Observations

- Limited detailed project information available at this stage
- Full infrastructure requirements not clearly defined
- No complete technical studies available at the municipal stage
- Proposal appears linked to a larger regional development concept
- Land use redesignation seems premature when compared to regulatory timelines
- No evidence of initiation of regulatory approvals for stated infrastructure

## 7. Completeness of Application Materials

Materials provided for Council review appear to be only partial. I have observed that the Applicant's documents refer to submitted excerpts from a much larger document.

- The first page of the documents submitted states that it is page 24 of 128.
- The last page of the documents submitted states that it is page 62 of 128.

This suggests that additional project documentation exists and that it has not been made available for full review. Without full documentation, it is not possible to fully understand the project scope, to fully assess potential impacts, and to fully evaluate land use compatibility.

A potential area for future conflict can be observed in the fact that the application documents do not include evidence of a formal noise impact assessment being conducted

yet. On page 41 of 128 of the application documentation, the Applicant states that the nighttime noise target is 45 dBA. A table is provided showing municipal noise compliance categories derived from AUC Rule 012: Noise Control. The applicant has assumed that this project would be classified as Category 2 with no reasoning or evidence to support that conclusion. The majority of industrial-scale projects who file applications with the AUC are deemed as Category 1 which would reduce the permissible nighttime noise level by 5 dBA. This could potentially make this project non-compliant with Rule 012 without extreme noise mitigations such as 5.5 – 7.5-meter-high concrete sound barriers installed around noise-generating infrastructure.

Recommendation:

- Full project documentation should be submitted and made publicly available prior to any approval of land use redesignation

## 8. Regulatory and Consultation Considerations

Palliser Grid project components typically requiring AUC approval include the following:

- On-site generation (diesel backup)
- LFP battery storage
- Substation development
- Grid connection

On page 32 of 128 of the Applicant's documents in Section 2.2 Approvals and permits matrix, the approvals noted for the AUC include "a transmission line and substation" approval where applicable. There is no mention of the LFP batteries (classified as an energy storage facility) nor the back-up diesel generators (potentially classified as a thermal generation facility). This understatement of required approvals is rather significant.

Under AUC Rule 007 participant consultation requirements, consultation with and notification to adjacent potentially-affected landowners within prescribed distances is mandatory. These distances begin at 400m and can extend up to 2000m for a project such as the one proposed in this Application. Based on currently available information, there is no indication that appropriate adjacent landowner consultation has taken place in advance of submitting a forthcoming Facility Application with the AUC.

Recommendation:

- Require the Applicant to submit evidence of an executed AUC Rule 007-compliant Participant Involvement Program prior to any approval of land use redesignation

Regarding the regulatory considerations for the AESO grid connection, in the same table the Applicant states that the status of the AESO System Access Service Request (SASR) is “in progress (pre SASR assessment)” for their Large Load Project. There is currently a multi-year waiting period to gain grid access through a direct connection as approximately 20GB of data load have already submitted their applications and are waiting in the queue for additional generation and transmission capacity to be added to the grid. There is currently a cap on data centers who can directly-tie to the AESO grid set at 1.2 GW annually. Allocations for 2026 have already been made and applications for 2026/2027 are now being accepted for this limited capacity offering. The capacity contemplated in this Application exceeds the yearly capped capacity offering by 0.8 GW.

Additionally, no evidence of the AESO SASR application being filed has been included for consideration as part of this land use redesignation application. The current AESO Connection Project List can be found at <https://www.aeso.ca/grid/transmission-projects/connection-project-reporting/>. An excerpt from the March 2026 Connection Project List is shown in Image 2 below:

Image 2: March 2026 AESO Connection Project List excerpt for MW Type: Data Load

1	Status	Project Name	Planning Area	Cluster	Project Type	MW Type	St	CF	Incl	Applied	EN	EN	EN	EN
2											STS	DTS	EN1	EN2
41	Recently Energized	P3111 Medicine Hat Cogen	04-Medicine Hat		BTF	Cogen	0	Yes	Yes	Apr 22, 2025	0	0	Feb 9, 2026	
43	Active	P3040 AHL Red Deer MPC Cogen	35-Red Deer	CNTL-02	Connection	Cogen + Solar + Storage	3	No	No	Oct 18, 2024	70	1	Jan 1, 2027	
44	Active	P2845 Marguerite Lake CAE Storage	28-Cold Lake	CNTL-01	Connection	Compressed Air Energy Storage	3	Yes	No	Aug 31, 2023	0	125	Sep 1, 2027	
45	Active	P3049 Marguerite Lake Compressed Air Phase 2	29-Cold Lake	CNTL-02	Connection	Compressed Air Energy Storage	3	No	No	Oct 18, 2024	0	0	Sep 1, 2029	
46	Active	P2936 GLDC Load Phase 1.1	33-Fort Saskatchewan		Connection	Data Load	2	Yes	Yes	May 14, 2024	0	60	May 1, 2027	
47	Active	P2952 North Calgary One Data Centre MPC Load	06-Calgary		Connection	Data Load	2	No	No	Sep 11, 2024	0	75	Mar 26, 2027	
48	Active	P2953 North Calgary Two Data Centre MPC Load	06-Calgary		Connection	Data Load	2	No	No	Sep 11, 2024	0	75	Mar 26, 2027	
49	Active	P3078 Balzac Area Load	06-Calgary		BTF	Data Load	2	No	No	Dec 19, 2024	0	15	Dec 1, 2026	
50	Active	P3079 Captus Load	65-Glenwood		Connection	Data Load	2	No	No	Jan 17, 2025	0	50	Dec 1, 2026	
51	Active	P3083 Keephills Data Centre Phase 1.1	40-Wabamun		Connection	Data Load	2	Yes	Yes	Jan 28, 2025	0	115	Jan 1, 2027	
52	Active	P3126 Solair Load	57-Airdrie		BTF	Data Load	1	No	No	Jun 17, 2025	0	5	Jan 1, 2028	
53	Active	P3141 Opal Data Load	24-Fox Creek		BTF	Data Load	1	No	No	Aug 28, 2025	0	0	Feb 11, 2027	
54	Active	P3157 Clearwater Technology Park Data Load	06-Calgary		Connection	Data Load	1	No	No	Nov 4, 2025	0	75	Oct 1, 2027	
55	Active	P3174 Sovereign Cloud Data Load	06-Edmonton		Connection	Data Load	1	No	No	Jan 19, 2026	0	75	Dec 31, 2029	
56	ISD Under Review	P2928 Beacon Foothills A.1. Hub Load	45-High River		Connection	Data Load	2	No	No	Apr 9, 2024	0	400	Under Review	
57	ISD Under Review	P2927 Beacon Harry Smith A.1. Hub Load	40-Wabamun		Connection	Data Load	2	No	No	Apr 8, 2024	0	400	Under Review	
58	ISD Under Review	P2928 Beacon Langdon A.1. Hub Load	06-Calgary		Connection	Data Load	2	No	No	Apr 9, 2024	0	400	Under Review	
59	ISD Under Review	P2934 Beacon Heartland A.1. Hub Load	33-Fort Saskatchewan		Connection	Data Load	2	No	No	May 10, 2024	0	400	Under Review	
60	ISD Under Review	P2935 Beacon Saunders Lake A.1. Hub Load	60-Edmonton		Connection	Data Load	2	No	No	May 10, 2024	0	400	Under Review	
61	ISD Under Review	P2942 Genesee Data Center 1 MPC Load	40-Wabamun		Connection	Data Load	2	No	No	Jun 26, 2024	0	1000	Under Review	
62	ISD Under Review	P2946 Genesee Data Center 2 MPC Load	40-Wabamun		Connection	Data Load	2	No	No	Aug 8, 2024	0	500	Under Review	
63	ISD Under Review	P2970 Beacon Langdon A.1. Hub 2 Load	06-Calgary		Connection	Data Load	1	No	No	Oct 4, 2024	0	1400	Under Review	
64	ISD Under Review	P3066 Lakeside Data Load	38-Caroline		Connection	Data Load	2	No	No	Nov 11, 2024	0	1854	Under Review	
65	ISD Under Review	P3077 Calgary Enterprise A.1. Load	06-Calgary		Connection	Data Load	1	No	No	Dec 19, 2024	0	200	Jan 15, 2028	
66	ISD Under Review	P3078 Calgary A.1. Centre Load	06-Calgary		Connection	Data Load	1	No	No	Dec 19, 2024	0	150	Jan 15, 2028	
67	ISD Under Review	P3095 Keephills Data Centre Phase 2	40-Wabamun		BTF	Data Load	2	No	No	Feb 13, 2025	0	455	Under Review	
68	ISD Under Review	P3101 Carstairs Technology Park MPC Load	39-Didsbury		Connection	Data Load	2	No	No	Mar 17, 2025	0	950	Jan 1, 2029	
69	ISD Under Review	P3102 Goldfinch Technology Park MPC Load	45-Strathmore/Bladieu		Connection	Data Load	2	No	No	Mar 19, 2025	0	950	Jan 1, 2029	
70	ISD Under Review	P3105 Alberta South A.1. Load	54-Lethbridge		Connection	Data Load	1	No	No	Feb 25, 2025	0	400	Under Review	
71	ISD Under Review	P3107 Chateaux Enterprise A.1. Load	06-Calgary		Connection	Data Load	1	No	No	Feb 25, 2025	0	400	Under Review	
72	ISD Under Review	P3108 Wild Rose Power Hub Load	06-Calgary		Connection	Data Load	2	No	No	Apr 4, 2025	0	1300	Jan 1, 2028	
73	ISD Under Review	P3109 Newell Data Center MPC Load	47-Brooks		Connection	Data Load	2	No	No	Apr 17, 2025	0	1200	Dec 1, 2029	
74	ISD Under Review	P3110 Minis Assy Data Load	19-Peace River		Connection	Data Load	1	No	No	Apr 17, 2025	0	300	Feb 8, 2027	
75	ISD Under Review	P3112 North Calgary Three Data Centre MPC Load	06-Calgary		Connection	Data Load	1	No	No	Apr 22, 2025	0	450	Mar 9, 2028	
76	ISD Under Review	P3114 Banshee Data Load	29-Hinton/Edson		Connection	Data Load	2	No	No	May 21, 2025	0	150	Under Review	
77	ISD Under Review	P3116 Rocky View Data Center MPC Load	06-Calgary		Connection	Data Load	1	No	No	May 21, 2025	0	800	Dec 1, 2029	
78	ISD Under Review	P3136 Sundance Data Load	40-Wabamun		Connection	Data Load	1	No	No	Aug 7, 2025	0	401	Under Review	
79	ISD Under Review	P3137 Sheerness Data Load	43-Sheerness		Connection	Data Load	1	No	No	Aug 7, 2025	0	800	Under Review	
80	ISD Under Review	P3140 Hanna MPC Data Load	42-Hanna		Connection	Data Load	1	No	No	Sep 23, 2025	0	800	Dec 1, 2029	
81	ISD Under Review	P3151 GLDC Load Phase 1.2	33-Fort Saskatchewan		Connection	Data Load	2	No	No	May 14, 2024	0	830	Under Review	
82	ISD Under Review	P3152 Keephills Data Centre Phase 1.2	40-Wabamun		Connection	Data Load	2	No	No	Jan 29, 2025	0	105	Under Review	
84	ISD Under Review	P3154 Lone Pine Energy Park MPC Data Load	30-Drayton Valley		Connection	Data Load	2	No	No	Oct 11, 2024	0	280	Under Review	
85	ISD Under Review	P3155 Myers Energy Park MPC Data Load	57-Airdrie		Connection	Data Load	2	No	No	Oct 11, 2024	0	280	Under Review	
86	ISD Under Review	P3156 High Plains East BT Data Load	35-Red Deer		Connection	Data Load	1	No	No	Nov 5, 2025	0	300	Oct 21, 2029	
87	ISD Under Review	P3164 Fort McMurray MPC Data Load	25-Fort McMurray		Connection	Data Load	1	No	No	Dec 18, 2025	0	400	Under Review	
88	Recently Cancelled	P2939 Envik S42S DER Solar Battery	31-Wetaskinw	EDM-02	BTF	DC-Coupled Solar-BESS + St	2	No	No	May 30, 2024	0	0	Cancelled	
89	Active	P2256 ATCO Poplar Hill Load	20-Grande Prairie		Connection	Distribution Load	4	Yes	Yes	Jul 11, 2019	0	35	May 25, 2027	
90	Active	P2716 Wapiti S23S Load	20-Grande Prairie		Connection	Distribution Load	3	No	No	Jun 7, 2023	0	21	Apr 1, 2028	

The Palliser Grid project does not appear on the above list of projects, and the image confirms this project’s pre-application status. Please note the application dates for each

project listed and that only the projects who “bring their own power” are moving forward and are not listed as *Under Review*.

### 9. Core Concern: Timing and Sequencing of Redesignation

The proposed redesignation would permanently convert agricultural and environmentally sensitive land for multiple types of industrial use. This redesignation is being considered:

- before the full project scope has been confirmed
- before detailed technical assessments are available
- before formal regulatory review and community consultation processes are underway

Vulcan County Council is being asked to make a permanent land use decision without evidence of:

- Consultation outcomes
- Identified impacts
- Defined mitigation measures
- Provincial regulatory compliance

Vulcan County has extensive experience with AUC-regulated projects and is familiar with typical regulatory and consultation processes. The Applicant has prior exposure to large-scale energy development through his association with the Travers Solar generation facility. The timelines with gaining AUC project approval are well-known and have not been appropriately detailed in this current application.

An example of an actual project timeline can be found in Vulcan County’s Georgetown Solar + Storage Facility. A chronology of significant events is included Table 1 below.

Table 1: Chronology of significant events: Georgetown (Mossleigh) Solar + Storage Project

<b>AUC Proceeding #</b>	<b>Description</b>	<b>Date</b>	<b>Notes</b>
27205	Application filed	March 1, 2022	Processed without a hearing
27205	Decision issued	November 2, 2022	Facility application approved
28586	Time extension application filed	November 6, 2023	Requested completion date of January 31, 2027
28586	Decision issued	November 28, 2023	Time extension request approved

None	Project sold	December 1, 2023	From Westbridge to Metlen
30318	Project amendment application filed	September 18, 2025	Filed as Letter of Enquiry; reclassified as Project Amendment by AUC
30318	Decision issued	February 18, 2026	Multiple conditions for approval involving project redesign due to wetland impacts identified in Water Act application.
30318	Deadline to respond to AUC's request for a project update	August 18, 2026	

Georgetown's original application was filed just over 4 years ago and remains pending for another 4.5 months before knowing if they can comply with all the AUC conditions imposed upon them. If that Proponent decides to move forward with construction, an additional 2-3 years should be anticipated for completion of construction and full energization – at which point Vulcan County would begin receiving annual tax payments only after 2029 (7 years after the original AUC project application).

Additionally, in the Applicant's documents on page 31 of 128 under Section 1.5 Highest Risk items to resolve early, the second bullet points states:

- *Utility interconnect: transmission and 500kV substation scope and schedule are long lead and can drive overall program critical path*

Conclusion of concern:

The land use redesignation is being advanced prematurely and is being considered without sufficient information or consideration for provincial regulatory processing timelines.

## 10. Compatibility Considerations

Considering the complex nature of the proposed project lands and the surrounding residences, lands and water bodies, the current application documents do not reflect an adequate evaluation or assessment of the potential impacts of a change in land use to Rural Industrial from Rural General in the specified location.

This project's proximity to Travers Reservoir, significant for its environmental function to local biodiversity and for its recreational enjoyment by thousands of residents and seasonal visitors, should be evaluated and approved by the provincial regulator, the AUC prior to municipal land use redesignation. It is the AUC who provides a full and complete assessment of every project before it.

In Foothills County, our County Council and Planning Administration have communicated to prospective applicants that they would prefer to receive applications for land use redesignation, subdivision, and development permits only following the outcome of an AUC application proceeding. This ensures that valuable County resources are not expended through duplication of tasks/effort while the highest authority reviews all relevant aspects of a project proponent's application within their jurisdiction.

Evidence of this can be found in the two current proceedings registered in Foothills County: the Laramide Battery Facility (Proceeding #28906) and the Big Rock Solar Project (Proceeding #29895). Foothills County has registered as an Intervener on both proceedings due to land use conflicts, loss of agricultural land, and emergency response conflicts.

## 11. Conclusion

Proposed Bylaw No. 2026-007 represents a significant and permanent land use change within Vulcan County. Based on currently available project information, there is insufficient detail to fully evaluate potential impacts at this stage. The timing of this application is premature and could result in multiple years of wait-time for the applicable regulatory approvals to be obtained.

It is recommended that this current application be:

- Paused/tabled pending the provision of further details and reports OR
- Denied at this time for being submitted prematurely in advance of initiating any of the required provincial approvals for a project of this magnitude.

Respectfully,

*Jasona Rondeau*

Jasona Rondeau, B.Ed,

(See following page for:)

[Appendix A: AUC Rule 007 interim information requirements \(Aug. 26, 2025\)](#)

### **Rule 007 interim information requirements (updated August 26, 2025)**

Applicants for new power plant applications (applications that are filed on or after August 26, 2025, as set out in Bulletin 2025-12), including wind, solar, thermal, hydroelectric and other power plants and new energy storage facility applications, will be required to satisfy the existing information requirements in Rule 007: *Applications for Power Plants, Substations, Transmission Lines, Industrial System Designations, Hydro Developments and Gas Utility Pipelines*, as well as the additional interim information requirements below. Where the interim requirements are applicable only to certain types of power plants or energy storage facilities, it is specified below.

The intent of these interim information requirements is to collect adequate evidence to satisfy the requirements within the [Guidelines to evaluate agricultural land for renewable generation](#) (Guidelines) and the [Electric Energy Land Use and Visual Assessment Regulation](#).

#### Agricultural land

1. Using the current version of the Agricultural Regions of Alberta Soil Inventory Database (AGRASID), please describe the agricultural capability of soils intersecting the project footprint as provided in the spring-seeded small grains (SSSGRAIN) attribute of the Land Suitability Rating System (LSRS) table. Provide a table showing the amount of area for each LSRS class impacted by the project in hectares (e.g., 80 hectares of Class 2).
2. For the project footprint, identify whether:
  - a) The project lands contain irrigation infrastructure.
  - b) The project lands are within an irrigation district. If so, whether:
    - The project has been discussed with the applicable irrigation district.
    - Irrigation acres (either permanent, terminable or annual) are or have been assigned to the project lands.
    - An application for water rights or irrigation acres has been made for the project lands.
  - c) The landowners have obtained a Private Irrigation Water Licence for irrigating the project lands.
3. List the professional qualifications of the author(s) who prepared or reviewed the above information regarding agricultural land.
4. Submit an agricultural impact assessment, as defined in the [Guidelines to evaluate agricultural land for renewable generation](#), if any LSRS Class 1 or Class 2 land is reported within the project footprint, or if any Class 3 land is reported within the project footprint and the project is within a municipality identified in “Schedule 1 - Class 3 Land

Municipalities” in the *Electric Energy Land Use and Visual Assessment Regulation*.

To assess adherence to the Guidelines, the AUC requests the following information for inclusion in an agricultural impact assessment:

- If the current agricultural activities are not feasible, explain why. Provide a co-existence plan as described in the Guidelines.
- Provide the terms of reference for future reporting to the Commission as defined by the Guidelines.
- Describe how the agricultural impact assessment does not meet the Guidelines, if applicable, and provide reasons why.

To assess impacts to soils, the AUC requests the following information for inclusion in an agricultural impact assessment:

*Soils component*

- a) Describe all soil series within the project area and report all potential impacts to:
  - Soil quality (i.e., compaction, rutting, salinity, sodicity, fertility, contamination, clubroot).
  - Soil quantity (i.e., wind erosion, water erosion).
  - Hydrology and hydrogeology (i.e., topography, soil drainage, depth to groundwater).
- b) Describe how potential impacts to soil quality, quantity, hydrology and hydrogeology will be adequately mitigated during construction, operation and reclamation.
- c) Describe all earthworks (e.g., stripping and grading) planned for the project, including the following information:
  - Methodology to anchor structures (e.g., screw piles, concrete footings).
  - The extent of stripping and grading, with an estimate of the area of agricultural land impacted.
  - Description of how these activities have been reduced in both extent and intensity (as practical) to protect the quality, quantity and hydrology of impacted soils.
  - Description of how and where stripped soils will be stockpiled and what steps will be taken to preserve the quality and quantity of stockpiled soils prior to project reclamation.
  - Description of how soils will be returned to preserve the quality, quantity and hydrology of the disturbed soils.

Municipal land use

1. Confirm whether the proposed power plant or energy storage facility complies with the applicable municipal planning documents including municipal development plans, area structure plans, land use bylaws and other municipal bylaws.
2. Identify any instances where the proposed power plant or energy storage facility does not comply with applicable municipal planning documents and provide a justification for any non-compliance.
3. Describe how the applicant engaged with potentially affected municipalities to modify the proposed power plant or energy storage facility or to mitigate any of its potential adverse impacts to the municipality, prior to filing the application.

Reclamation security

For thermal, hydroelectric and other power plants and new energy storage facility applications:

Describe the reclamation security program for the proposed power plant or energy storage facility, including details on:

- The standard to which the project site will be reclaimed to upon decommissioning.
- How the amount of the reclamation security will be calculated.
- The frequency with which the reclamation security amount will be updated or re-assessed.
- When the reclamation security will be in place to be drawn upon, if needed.
- What form the reclamation security will take (e.g., letter of credit, surety bond, other).
- The security beneficiaries to whom the reclamation security will be committed.
- How the beneficiary can access the security and any constraints on such access.
- A report prepared by a third party estimating the costs of reclaiming the proposed project. The report must include the estimated salvage value of project components.
- An explanation of why the chosen form of security was selected, having regard to its attributes and priority in bankruptcy, including how the secured party would be able to realize on the reclamation security should the project owner and operator be in default.

For wind and solar power plant applications:

Confirm whether the applicant will: (i) provide reclamation security to the Government of Alberta; (ii) provide reclamation security to hosting landowners; or (iii) a combination of both. If either (ii) or (iii) is chosen, provide sufficient information to confirm whether the applicant intends to follow the [Reclamation security guidelines for wind and solar power plants](#) and if not, explain any differences.

### Visual impact assessments

For all types of power plants located within a buffer zone or a visual impact assessment zone, as defined in Schedule 2 and Schedule 3 of the regulation, applicants must submit a visual impact assessment. The visual impact assessment must include:

1. An evaluation of the anticipated visual impacts on the buffer zone or visual impact assessment zone.
2. Visual simulations from key vantage points illustrating the potential visual impact of the proposed power plant.
  - Key vantage points should include locations with valued viewsapes determined to have a major or major/moderate severity of impact raking in the visual impact assessment. If desired, visualizations may also be provided for other viewpoints in the project area so that a range of views at different distances and in different landscapes may be presented. Some of these additional visualizations can include viewpoints from nearby residences.
  - Visualizations must include an accurate representation of the viewscape:
    - Before project construction has commenced.
    - After project construction has been completed, but without any mitigation measures implemented.
    - After project construction has been completed, and any proposed mitigation measures have been implemented.
  - The visualizations should include an explanation of how they were prepared, how they are to be viewed, and what was done to ensure they were prepared accurately. A map must be provided that shows the location and direction of each visualization.
3. Proposed mitigation measures to minimize or offset any adverse visual effects on the buffer zone or visual impact assessment zone.
  - Describe the mitigation measures that will be implemented, including their location, predicted effectiveness during the project's full life cycle and whether the mitigation measures have been discussed with adjacent landowners. If vegetation screening is planned, please confirm that it has also been discussed with local fire authorities and the municipality.

### Cumulative effects

1. Please confirm whether the applicant is aware of other existing developments in the project area that could cumulatively affect the rural setting/landscape due to their proximity and/or number.

2. Please discuss any potential positive or negative cumulative social, economic or environmental impacts or effects that may occur considering the proposed project, existing developments and any other currently planned developments. This discussion may include, but is not limited to, any economic spinoffs, community and employment benefits, visual impacts, proliferation, land fragmentation (including [fragmentation of agricultural uses](#), wildlife habitat fragmentation, etc.), the impact of adherence to municipal planning documents, wildlife, species at risk, air quality impacts, recreational or tourism impacts, impacts to existing or anticipated resource development, wetlands, native grasslands, watersheds and water quality impacts, and surface management.
3. Please discuss the applicant's alignment, or efforts to align, with Alberta's [Land-use Framework](#) and the economic, orderly and efficient development of industrial facilities including [efficient land use principles](#).

Opposing Bylaw 2026-007

Good morning,

I am an owner of a family cottage within Little Bow Resort, and I am requesting that the above bylaw is at the very least postponed until more information can be provided to make a more informed decision. The timeline for getting this pushed through is tight, preventing an opportunity for more discussion on noise, traffic, water usage/implications, pollutants, and safety (there is only one road into and out of the residences posing a serious safety threat in the event of a fire).

The area has seen a lot of development with renewable solar projects and wind farms that seem to be changing the landscape in what was initially a getaway into the country as a recreational property.

Thank you,

Ross Smith

■ Canal Lane

Littlebow Resort

Opposed to the proposed land amendment 2026-007

Good afternoon,

We are writing to formally express our opposition to Land Use Amendment [2026-007](#), which we understand relates to a proposed data processing project in Vulcan County near our home at Little Bow Resort.

We have serious concerns about the potential impact this development may have on our local area. In particular, we are worried about its effects on the lake and surrounding environment. While the lake serves an important role for agricultural use, it is also a significant recreational resource and a key attraction for residents and visitors alike.

Additionally, we are concerned that this project would introduce increased industrial noise, visual impact, and a substantial rise in road traffic. These changes would alter the character of the area and reduce the quality of life for those who live nearby.

We also note that our region has already seen considerable industrial development, including large wind turbine installations and major solar projects in the surrounding area. We feel that our community has already absorbed a significant share of such developments.

We respectfully ask that our concerns and objections be shared with the appropriate decision-makers. We intend to attend the public hearing scheduled for April 1, 2026, if possible.

Thank you for your time and consideration.

Sincerely,

Robert and Carole Besse

■ Willow Lane

Little Bow Resort

### **Proposed Bylaw 2026-007 Public Hearing**

I'm interested and supportive of the development. I have concerns on how the project will change Lake McGregor; as our community water source and changing recreational activities(fishing and water sports).

Water consumption and any potential thermal effects on water quality are the main concern due to the large scale proposed that will be using 2GW of power(~20% of power currently in use in Alberta). Consequently; it is very logical for the project to eventually access Lake McGregor.

- The project will need high reliability power, wind or solar are intermittent.
- A natural gas power generation facility onsite can be expected to follow, that is the same size or larger than the power requirements of the Data Center.
- Power from the Alberta grid is burdened with increased transmission costs and reliability(surface grid subject to storms).
- While natural gas is inexpensive, abundant, and reliable(supply pipeline underground).
- This will not be the only Data Center proposed and built in the province
- As a result; stress on power generation and the grid transmission capacity will create obvious economics to generate onsite with natural gas.

It is an exciting time in the province for these types of projects and a great opportunity for Vulcan County.

Thanks

Pete