

F.

ADJOURN THE MEETING

### PUBLIC PRESENTATION COMMITTEE MEETING AGENDA

Date: Wednesday, July 17, 2024

Time: 9:00 AM

Location: Council Chambers

262075 Rocky View Point

Rocky View County, AB T4A 0X2

			Pages			
A.	CALL MEETING TO ORDER					
В.	UPDA	UPDATES/APPROVAL OF AGENDA				
C.	APPROVAL OF MINUTES					
	1.	April 17, 2024 Public Presentation Committee Meeting Minutes	2			
D.	PRESENTATIONS - BEGINNING AT 9AM					
	1.	STARS Foundation (Shock Trauma Air Rescue Service Foundation) - Annual Update	4			
	2.	Bragg Creek Wild - Update on work to address wildlife-human conflicts in the area	16			
	3.	Bearspaw Marina – Proposal on the Bearspaw Reservoir	47			
	4.	Synergy on behalf of the Chestermere and Area Community Coalition - Youth Safer Communities Focus Group Report	65			
	5.	EPCOR Utilities Inc. – Introduction to EPCOR as Future Owner of HAWSCo	100			
	6.	Beacon Data Centres Inc. – Proposed Development of an Artificial Intelligence (AI) Hyperscale Data Centre within Rocky View County	116			
E.	NEXT MEETING					
	The next meeting of the Public Presentation Committee is scheduled for October 9, 2024.					



#### **PUBLIC PRESENTATION COMMITTEE MEETING MINUTES**

Wednesday, April 17, 2024 9:00 AM

Council Chambers 262075 Rocky View Point Rocky View County, AB T4A 0X2

Present: Councillor S. Wright, Chair

Councillor S. Samra, Vice-Chair

Reeve C. Kissel

Deputy Reeve D. Kochan Councillor K. Hanson Councillor A. Schule

Absent: Councillor G. Boehlke

Also Present: R. McDonald, Interim Chief Administrative Officer

M. Boscariol, Executive Director, Community Services

B. Riemann, Executive Director, Operations

K. Robinson, Executive Director, Corporate Services

D. Lang, Manager, Recreation, Parks and Community Support

A. Latimer, Manager, Economic Development

G. Scheffel, Senior Planner, Planning

S. Braak, Legislative Officer, Legislative and Intergovernmental Services M. Mitton, Legislative Officer, Legislative and Intergovernmental Services

### A Call Meeting to Order

The Chair called the meeting to order at 9:03 a.m. with all members present.

#### B Updates/Approval of Agenda

MOVED by Councillor Hanson that the April 17, 2024 Public Presentation Committee meeting agenda be approved as presented.

Carried

#### C-1 Approval of January 17, 2024 Public Presentation Committee Minutes

MOVED by Deputy Reeve Kochan that the January 17, 2024 Public Presentation Committee meeting minutes be approved as presented.

Carried



### D-1 Springbank Trails and Pathways Association presents SR1 and Rocky View County Regional Pathway

Presenter: Edmond Wittstock, Springbank Trails and Pathways Association

MOVED by Councillor Samra the time limit for Springbank Trails and Pathways Association's SR1 and Rocky View County Regional Pathway presentation be extended by 10 minutes pursuant to section 24 of the Public Presentation Committee Terms of Reference.

Carried

MOVED by Deputy Reeve Kochan that the Public Presentation Committee receive the SR1 and Rocky View County Regional Pathway presentation as information.

Carried

The Chair called for a recess at 9:50 a.m. and called the meeting back to order at 10:00 a.m. Councillor Samra did not return from the recess.

Councillor Samra returned to the meeting at 10:01 a.m.

### D-2 Highline Mushrooms presents Highline Mushrooms - Economic and Social Impact

Presenters: Jose Cambon, Highline Mushrooms

Rob MacKay, Highline Mushrooms Nobuto Ikeda, Highline Mushrooms

MOVED by Councillor Samra that the Public Presentation Committee receive the Highline Mushrooms - Economic and Social Impact presentation as information.

Carried

#### E Next Meeting

The next meeting of the Public Presentation Committee is scheduled for July 17, 2024.

#### F Adjourn the Meeting

MOVED by Councillor Samra that the April 17, 2024 Public Presentation Committee meeting be adjourned at 10:46~a.m.

Carried

Chair
Chief Administrative Officer or Designate
2



### **Public Presentation Committee**

Subject:	STARS Foundation – Annual Update
Date:	July 17, 2023
Presenter:	Ken Hubbard, Manager, Fire Services & Emergency Management

### REPORT SUMMARY

STARS Foundation (Shock Trauma Air Rescue Service Foundation) will provide a presentation on the STARS Foundation – Annual Update.

### **ADMINISTRATION'S RECOMMENDATION**

THAT the Public Presentation Committee receive the STARS Foundation – Annual Update presentation as information.

#### BACKGROUND

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as STARS Foundation (Shock Trauma Air Rescue Service Foundation).

#### DISCUSSION

The purpose of the presentation is to inform the Committee of the new innovation and ways that our life-saving partnership enhances the health and safety of Rocky View County residents; exciting happenings at STARS, the completion of a new fleet, mission statistics and information pertinent to Rocky View County. STARS Air Ambulance has been in operation for over 36 years and flown over 45,000 missions. They provide 24/7 air ambulance service and carried out almost 3,000 missions in 2021 fiscal year from six bases located in Alberta, Saskatchewan and Manitoba. On average, the STARS Air Ambulance service responds to eight missions per day, five of those located in Alberta. STARS Air Ambulance is a charitable organization with STARS fundraising augmenting their critical care services for Albertans, at no cost to the patient

#### **ATTACHMENTS**

Attachment A: STARS Foundation (Shock Trauma Air Rescue Service Foundation) Request to

Present Form

Attachment B: STARS Foundation (Shock Trauma Air Rescue Service Foundation) Presentation

**Date Submitted:** 06/19/2024

### **ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM**

Name of the group/individual:	STARS Foundation (Shock Trauma Air Rescue Service Foundation)						
Representative(s) for the group:	Glenda Farnden						
Contact telephone/cell number:							
E-mail:	gfarnden@stars.ca						
Presentation Topic:	STARS Annual Update to Council						
Do you have an active planning	application on this matter?						
Are you planning on submitting	a planning application on this in the next six (6) months? Yes Vo						
Please check off the appropriate	information about the presentation:						
Information - Public Interest Community Group Update Development Proposal							
Other, please explain Annual update to Council re: statistics/info pertinent to Rocky View County							
Overview of the topic and purpose of your presentation:							
The presentation includes new innovation and ways that our life-saving partnership enhances the health and safety of Rocky View County residents; exciting happenings at STARS, the completion of a new fleet, mission statistics and information pertinent to Rocky View County. Includes a request for continued annual support.							
If a group, tell us about your gro	pup (mandate/membership, including a statement on why this matter should go before PPC)						
STARS was born out of necessity. Municipalities consider STARS - an essential service and a vital asset of emergency protective services. More than 50,000 missions have been flown since inception in 1985. STARS provides the highest level of critical care available for Rocky View County residents; from six bases located throughout the prairie provinces - including services to eastern B.C. Our partnership ensures that Rocky View County residents have access to STARS, wherever they may travel across Western Canada.							

# CRITICAL CARE, ANYWHERE

\_\STARS

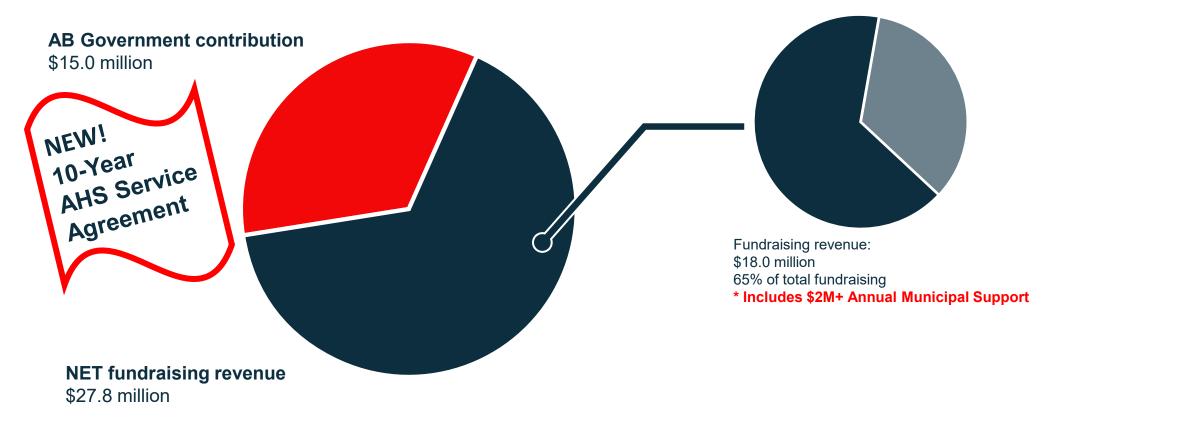
Your best hope, in a worst-case scenario.



STARS ALBERTA REVENUE FISCAL 2023

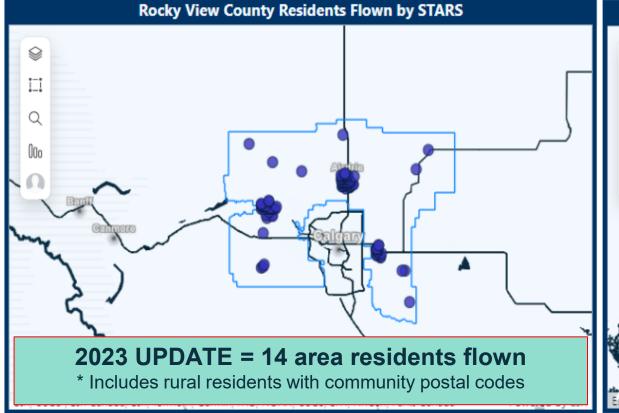
2024 NET lottery proceeds: \$10.7 million 35% of total fundraising

- STARS LOTTERY
- Provides for one base in Alberta!

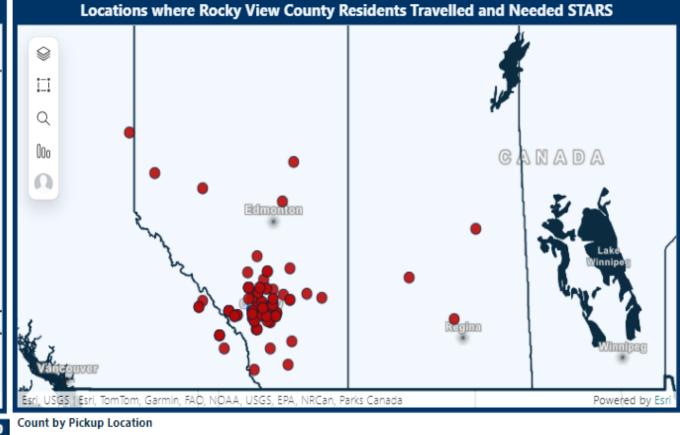




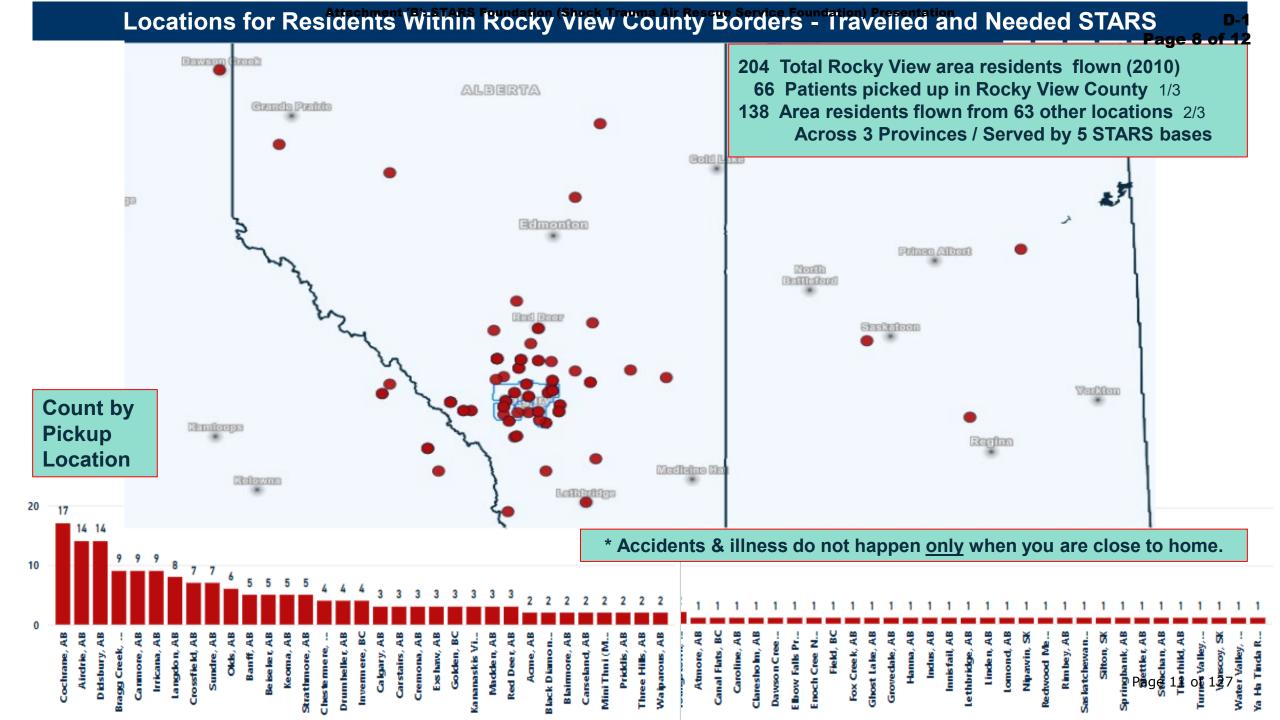
ROCKY VIEW COUNTY @ June 26, 2024	2019	2020	dation Prese 2021	2022	2023	2024 Pa	TOTAL ge 6 of 12
Near Airdrie (within Rocky View County)	4	3		2	2	1	12
Near Balzac		1		1	2		4
Near Beiseker	3	2	2	2		2	11
Near Bragg Creek			1	1	2		4
Near Carseland (within Rocky View County)						1	1
Near Chestermere (scene & SAR within Rocky View)	1	2	2		1		6
Near Cochrane (scene and search & rescue)	2	1	3	4	3	1	14
Near Crossfield	2		2	1		1	6
Near Ghost Lake (within Rocky View County)	1			1	1		3
Near Indus			3	2		1	6
Near Irricana	3	2	3	1	1		10
Near Kathryn	1		1		2		4
Near Keoma	2	2	1	1	1		7
Near Langdon	1	2		2	2	1	8
Near Madden	1			2	1		4
Near Redwood Meadows (within Rocky View County)					2	2	4
Near Spring bank (within Rocky View County)		1	1	3			5
TOTAL 100% rural scene call / avg. 22 missions per year	21	16	19	23	20	<b>10</b> Page	9 of <b>109</b>



Resident Community	5 Yrs Ago	4 Yrs Ago	3 Yrs Ago	2 Yrs Ago	Last Year	5 Year Total	Total Since 2010
Airdrie	3	4	6	6	7	26	56
Crossfield	1	3	4	2	0	10	22
Beiseker	1	2	3	3	0	9	16
Cochrane	8	3	3	6	1	21	57
Irricana	2	1	3	0	0	6	12
Redwood Meadows	0	0	1	0	0	1	4
Bragg Creek	0	1	0	1	1	3	9
Chestermere	1	3	0	0	1	5	15
Langdon	0	1	0	2	2	5	12
Madden	0	0	0	0	0	0	1
Total	16	18	20	20	12	86	204









### **Innovative Leader**

### **Night Vision Goggles (NVG)**

- 1st Civilian Org. in Canada (2002)
- 50% of calls occur at night

### **Universal Blood Onboard**

- 1st HEMS in North America (2013)
- Recent increase to 4 Units
- The difference between life and death.

# New! A Canadian First! Massive Hemorrhage Protocol

- Reverse anticoagulation
- Promotes blood clotting in severe trauma patients



### International Air Medical Transport Conference (AMTC)

- Rigorous competition
- Triage multiple patients
- Inconceivable critical situations
- Decisions/timing/patient outcome

**TOP 3 - 21 Years** 







### **Public Presentation Committee**

Subject:	Bragg Creek Wild – Update on work to address wildlife-human conflicts in the area
Date:	July 17, 2023
Presenter:	Andrew Chell, Senior Planner, Planning

### REPORT SUMMARY

Bragg Creek Wild will provide a presentation on Bragg Creek Wild – Update on work to address wildlife-human conflicts in the area.

### **ADMINISTRATION'S RECOMMENDATION**

THAT the Public Presentation Committee receive the Bragg Creek Wild – Update on work to address wildlife-human conflicts in the area presentation as information.

### **BACKGROUND**

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as Bragg Creek Wild.

#### DISCUSSION

The purpose of the presentation is to discuss the need for a refuse bylaw in the Greater Bragg Creek Area to minimize human/wildlife interactions and conflicts, protect the safety of the public and help wildlife populations thrive in the wild, and to discuss the link between the Greater Bragg Creek Area's natural assets and the Bragg Creek Community.

#### **ATTACHMENTS**

Attachment A: Bragg Creek Wild Request to Present Form

Attachment B: Bragg Creek Wild Presentation

Rocky View County

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## ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM

Name of the group/individual:	Bragg Creek Wild							
Representative(s) for the group:	Renée Delorme							
Contact telephone/cell number:								
E-mail:								
Presentation Topic:	Update on work to address wildlife-human conflicts in the area							
Do you have an active planning application on this matter?  Yes Vo								
Are you planning on submitting	Are you planning on submitting a planning application on this in the next six (6) months? $\qquad \qquad \qquad$							
Please check off the appropriate	information about the presentation:							
Information - Public Inte	rest Community Group Update Development Proposal							
Other, please explain								
Overview of the topic and purpose of your presentation:								
1. The need for a refuse bylaw in the Greater Bragg Creek Area to minimize human/wildlife interactions and conflicts, protect the safety of the public and help wildlife populations thrive in the wild.								
2. Discuss the link between the Greater Bragg Creek Area's natural assets and the Bragg Creek economy.								
If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)								
Bragg Creek Wild is a local community response to increased wildlife-human conflicts resulting from human activities including visitors to the area engaging in outdoor activities and the day-to-day activities of local residents. We advocate for wildlife protection by preserving habitat connectivity, promoting safe wildlife routes and providing public education to reduce human-wildlife conflict. We are a fast-growing organization with 1,438 individuals following us on social media and 197 individuals on our e-list as members or dedicated volunteers. We support evidence-based approaches to problem-solving. Visit www.braggcreekwild.ca.								





### VISION

A safe and sustainable environment where wildlife and humans co-exist

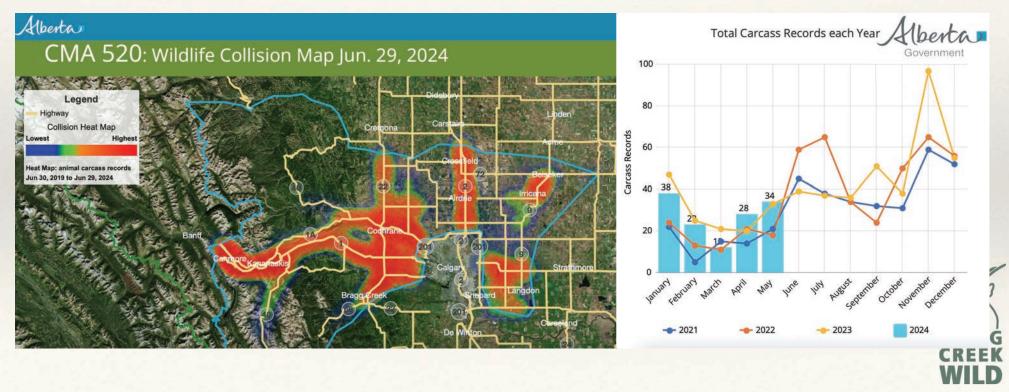
### **MISSION**

Advocate for the protection of wildlife and their habitats by preserving connectivity, promoting safe wildlife routes and providing public education to reduce human-wildlife conflict



### Human Wildlife Conflicts - Road Collisions

Increased wildlife vehicle collisions on county and provincial roads, Alberta Wildlife Watch



### Human Wildlife Conflicts - Pets

In 2023 twelve dogs in the Bragg Creek area were killed in suspected Cougar attacks and one dog was attacked twice with the owner present





# Human Wildlife Conflicts - Property



September 4, 2023: Greater Bragg Creek

Shed pried open, no garbage ever kept in the shed. This bear displayed 'human food waste conditioned' behaviour



## Human Wildlife Conflicts - Garbage

### Bear euthanized in Bragg Creek, cubs orphaned

"Three black bears have died here in the last six weeks, all of them because of human interaction," Klepacki said. "That's on us."



Aug 30, 2022 12:00 PM





Photo of the four bears a few days before the mother was euthanized | Supplied by Bragg Creek Wild

August 2022, three bear cubs orphaned after mother was destroyed due to becoming 'human food/waste conditioned' after getting into unsecured garbage of Bragg Creek resident.



July 17, 2024

# Garbage Bylaw Proposal 2024





### Bear Easily Accessing Garbage in Bragg Creek Area - October 5, 2023







## BAIT AND WAIT







## Media Coverage

Calgary

#### 700-lb. grizzly feasts in Bragg Creek, Cougar prowls Redwood Meadows

'Predators have become aware that our community is a food source'

Sarah Rieger - CBC News -

Posted: May 01, 2019 3:50 PM MDT | Last Updated: May 2, 2019



Redwood Meadows officials are asking residents to be careful with their garbage and stop feeding wildlife after bears and a cougar were spotted in the area. (Dave Hobson)

**CBC** News

Wildlife encounters prompt calls for waste bylaw in Bragg Creek



Bears are often spotted in Bragg Creek but the community has no rules about trash bins and that's a big concern for some residents
Fieldberg
CTV News
Calgary Video
Rocky View County is considering a proposal to add a waste bylaw
Journalist
To enforce trash disposal in areas including Branc Creek

Journalist to enforce trash disposal in areas including Bragg Creek.

\*Follow

"We are the only community in the area that doesn't have a waste bylaw," said Renee Delorme, head of Bragg Creek Wild, the

Updated Nov. 23, community organization which pitched the bylaw. 2023 9:34 p.m.

CTV News

### Bear euthanized in Bragg Creek, cubs orphaned

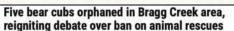
"Three black bears have died here in the last six weeks, all of them because of human interaction," Klepacki said. "That's on us."





Photo of the four bears a few days before the mother was euthanized | Supplied by Bragg Creek Wild

Cochrane Eagle



Some experts say the province should lift its temporary ban on rehabilitation facilities taking in bear cubs

Bill Kaufmann

Published Sep 07, 2022 • 3 minute read

☐ Join the conversation



Calgary Herald



## 2023

### the death of a black bear



## 2024

 Hello! Mama and three new babies in the area. This trail cam video was taken this week in West Bragg.
 PLEASE! PLEASE! PLEASE KEEP
 YOUR GARBAGE LOCKED UP!
 Hopefully we can allow these three and mom to thrive!



# Bear Sightings Near Homes

\* https://www.facebook.com/photo/?fbid=333219779823650&set=pcb.7917732618292240

"Cummer Place. They were heading down to Centre road"

"Let's not have a repeat of a couple years ago!!! Please be vigilant with keeping garbage locked away"

\* https://www.facebook.com/photo/? fbid=10160072165037828&set=gm.1491558414794927&idorvanity=178582029425912

"This one has been around continually for the last week or more. Off 762 on 1368 drive"

\* https://www.facebook.com/photo.php?fbid=10161124869720211&set=p.10161124869720211&type=3

"We have one that comes through weekly off of 242"



# Key Benefits of Garbage Bylaws

### 1. Enhanced Public Safety

- Reduces dangerous wildlife encounters
- Decreases risk of wildlife-related injuries

### 2. Wildlife Protection

- \* Prevents animals from becoming reliant on human food
- \* Promotes natural foraging behavior

### 3. Cleaner Environment

- \* Reduces litter and pollution
- Maintains community cleanliness and aesthetics

### 4. Community Cohesion

- Encourages responsible waste management practices
- \* Fosters a sense of community responsibility and cooperation

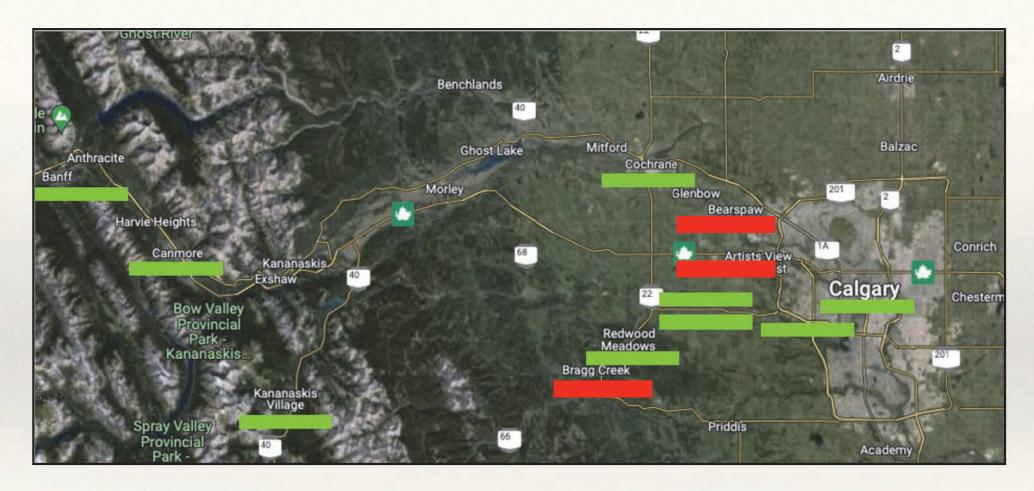
### 5. Economic Benefits

 Lowers costs associated with wildlife management and damage

### 6. Support for Sustainability

- Promotes long-term coexistence with local wildlife
- Contributes to broader conservation efforts





Green - Community with garbage bylaw including BearSmart practices: Banff, Canmore, Cochrane, Stonepine, Elbow Valley, Discovery Ridge, Calgary Red - Community without garbage bylaws or BearSmart practices: Bragg Creek, Bearspaw, Springbank

# Solution - Garbage Bylaw



#### **REFUSE BYLAW PROPOSAL**

WHY A REFUSE BYLAW IS NEEDED - A FED BEAR IS A DEAD BEAR & A THREAT TO HUMAN LIFE

Allowing a bear to access human food or garbage, even once, will cause it to seek out more human food/garbage. This is a threat to human safety – and a threat to the bear itself who may have to be euthanized if it continues to return to the source of human food/garbage. Bears follow their noses and their stomachs, so the key is to not give them a reason to stop.

A refuse bylaw, to store and secure refuse to discourage and prevent wildlife from accessing food sources generated or controlled by human activity, will minimize human/wildlife interactions and conflicts. It will help protect the safety of the public and help wildlife populations to thrive in the wild.

In August of 2022 a black sow bear had to be euthanized in the Hamlet of Bragg Creek after the sow and her three cubs got into residential garbage that was left unsecured outside for days. The three cubs were orphaned. In September of 2022, a black sow bear and her three cubs were euthanized in the Calgary Community of Discovery Ridge after they made nighttime visits into residential streets and driveways for weeks, getting into bins and garbage. In each case, the bears were euthanized because they were heavily human food/waste-conditioned and posed a public safety risk.

The City of Calgary responded by amending its waste bylaw. Calgary City Council unanimously approved the amendment on September 12, 2023. The bylaw aims to reduce human-wildlife conflicts, designating certain communities as 'wildlife affected areas' and requiring residents to set out their refuse bins on waste collection days during certain times, and otherwise keep refuse bins stored in a secured enclosure.

 Bragg Creek Wild submitted a refuse bylaw proposal to Rocky View County staff, October 2023

> BRAGG CREEK WII D

Classification: Protected A

# Solution - Four Options

### A

- Bragg Creek to become a member of the Alberta BearSmart Program
- \* Benefits: Access to resources, training.
- \* Eligibility criteria the community should first have a garbage bylaw to access the program

### B

- Bragg Creek and Rockyview to become a BearSmart Community
- \* Benefit: Access to resources, training.
- \* Eligibility criteria the community should first have a garbage bylaw to access the program

### C

\* Review existing Bylaws, such as Animal Control or Nuisance and Unsightly Property, from a County-wide perspective of the issue and propose amendments to include garbage-wildlife safety measures.

### D

### Pilot project:

\* Develop and implement a garbage bylaw for Bragg Creek area. Upon assessment of its implementation, consider expansion to the whole or part of the County



# BearSmart Communities Alberta



Alberta BearSmart Program available to communities and Municipalities that provides resources and supports. (https://www.alberta.ca/bearsmartcommunities)

When a community becomes a BearSmart community, the designation enhances the community's and county's ability to raise public awareness, collaborate with Alberta Fish and Wildlife, and access provincial resources. Participation in the BearSmart program also signals a commitment to reducing human-bear conflicts, making communities more attractive candidates for various funding opportunities.

# Why should Rocky View say YES!

- Option D pilot project
- \* The bylaw is easier to design and implement than options A-C
- Could benefit communities with similar issues (Bearspaw, Springbank)
- \* Bylaw would serve as a template to accommodate regional differences
- \* Once in place, Rocky View and Bragg Creek could apply to become a BearSmart community. Having a garbage bylaw in place is a crucial step to demonstrating the communities commitment to minimizing human-bear conflicts.

# Formal Request to Council

\* Pass notice of motion for Rocky View County staff to draft and implement a garbage bylaw for the Greater Bragg Creek Area (Option D).



# Wildlife-Human Conflict and 'Natural Capital'



## Wildlife-Human Conflict and Natural Capital

- Managing wildlife-human conflict is essential for preserving our natural capital.
- \* Understanding our natural capital and the service they provide, is crucial for the success of the revised Bragg Creek Area Structure Plan.
- \* Effective management of our natural capital is vital, especially with plans for increased development and visitation.





# Bragg Creek

Past - Present - Future
May 22nd, 2024

Link to the video: https://www.youtube.com/channel/ UCxj4\_Tkop6uv-hW7myH17aw



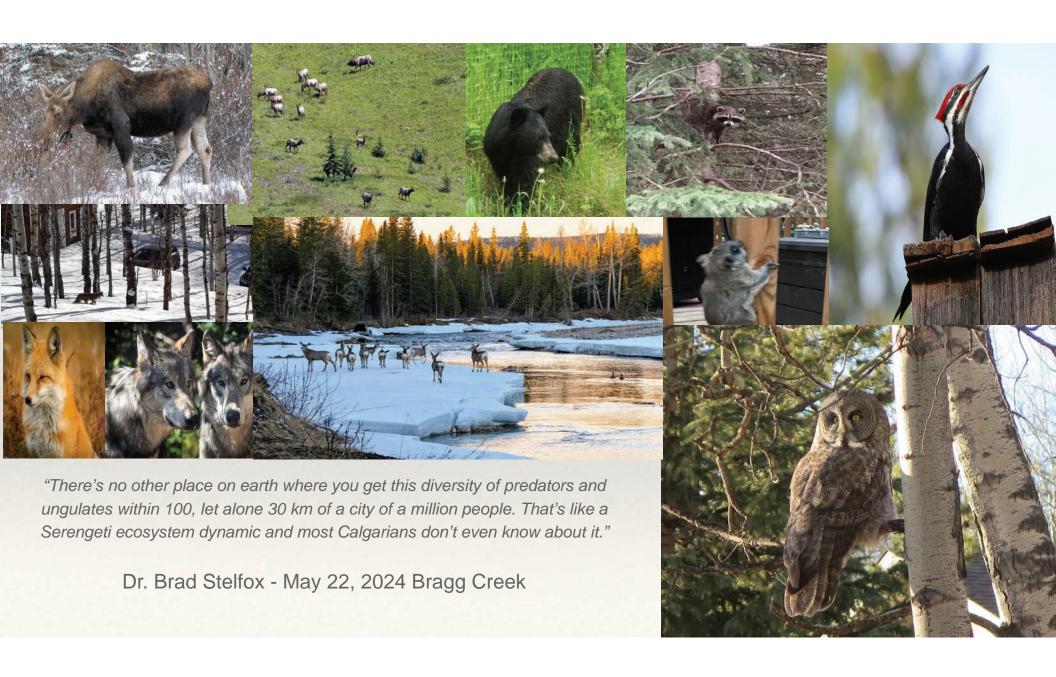
# The Greater Bragg Creek ecosystem is an absolutely iconic landscape where wildlife sightings are world class



"It still has some phenomenal natural capital, and it will be lost if this community doesn't find a way of integrating forestry and energy and agriculture and transportation and recreation and residential into a better argument."







# You're Invited!

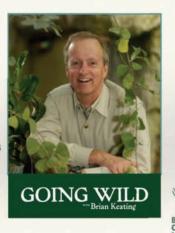


Guest Speaker: Brian Keating

Discover the Wonders of the Alberta Foothills Wildlife!

Join us for an exciting evening as Brian invites you to celebrate our wild neighbours and their amazing contributions to our beautiful area!

March 14, 2025



Embark on an adventure of discovery at our Wild Smart event!

Whether you're a seasoned nature enthusiast or just starting your journey, the Wild Smart Event offers valuable opportunities to expand your knowledge and deepen your connection to the natural world.

Spring, 2025







**Community Enhancement Program** 

\$7,500





## References

- https://albertawildlifewatch.ca/poster/cma/60af493c-e5f8-11e9-9d7b-f49a28f76100
- \* <a href="https://calgary.ctvnews.ca/wildlife-encounters-prompt-calls-for-waste-bylaw-in-bragg-creek-1.6658603">https://calgary.ctvnews.ca/wildlife-encounters-prompt-calls-for-waste-bylaw-in-bragg-creek-1.6658603</a>
- https://www.cbc.ca/news/canada/calgary/redwood-meadows-bear-cougar-1.5119051
- \* <a href="https://calgaryherald.com/news/local-news/five-bear-cubs-orphaned-in-bragg-creek-area-reigniting-debate-over-ban-on-animal-rescues">https://calgaryherald.com/news/local-news/five-bear-cubs-orphaned-in-bragg-creek-area-reigniting-debate-over-ban-on-animal-rescues</a>
- \* <a href="https://www.cochraneeagle.ca/local-news/greener-way-prominent-ecologist-speaks-about-land-use-planning-in-bragg-creek-region-8871098">https://www.cochraneeagle.ca/local-news/greener-way-prominent-ecologist-speaks-about-land-use-planning-in-bragg-creek-region-8871098</a>
- https://www.alberta.ca/bearsmart-communities



#### **Public Presentation Committee**

Subject:	Bearspaw Marina – Proposal on the Bearspaw Reservoir
Date:	July 17, 2023
Presenter:	Keagan Andrew, Intergovernmental Advisor, Intergovernmental Services and Regional Planning

#### REPORT SUMMARY

Bearspaw Marina will provide a presentation on Bearspaw Marina – Proposal on the Bearspaw Reservoir.

#### **ADMINISTRATION'S RECOMMENDATION**

THAT the Public Presentation Committee receive the Bearspaw Marina – Proposal on the Bearspaw Reservoir presentation as information.

#### **BACKGROUND**

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as Bearspaw Marina.

#### DISCUSSION

The purpose of the presentation from the Bearspaw Marina group is to inform the Committee about the details of the Bearspaw Marina Proposal and to present the benefits of the proposal.

#### **ATTACHMENTS**

Attachment A: Bearspaw Marina Request to Present Form

Attachment B: Bearspaw Marina Presentation



#### **ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM**

Name of the group/individual:	BEARSPAW MARTNA	
Representative(s) for the group:	Rick Skauge and Camevon Wallace	
Contact telephone/cell number:		
E-mail:		
Presentation Topic:	Bearspan Marina Proposal on the Bearspan Reservoir	
Do you have an active planning a	application on this matter?	
Are you planning on submitting	a planning application on this in the next six (6) months? Yes No	
Please check off the appropriate  Information - Public Inter	information about the presentation:  est	
Other, please explain  Overview of the topic and purpo	se of your presentation:	
The purpose of this presentation is to:  "Inform members of the Rocky View County Council about the details of the bearspaw Marina proposal,  "To present the benefits of this bearspaw Marina proposal, and  "To present a decision by Council of "No objection" to this proposal.  If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)		
In connecting u that this bearge PPC and so w	with staff at Rocky View County, we were advised and Marina Proposal Should be sumitted to e are respecting this advice.	

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# BEARSPAW MARINA

BEARSPAW (51.12323, -114.29615)

## **†** Where is the Marina?

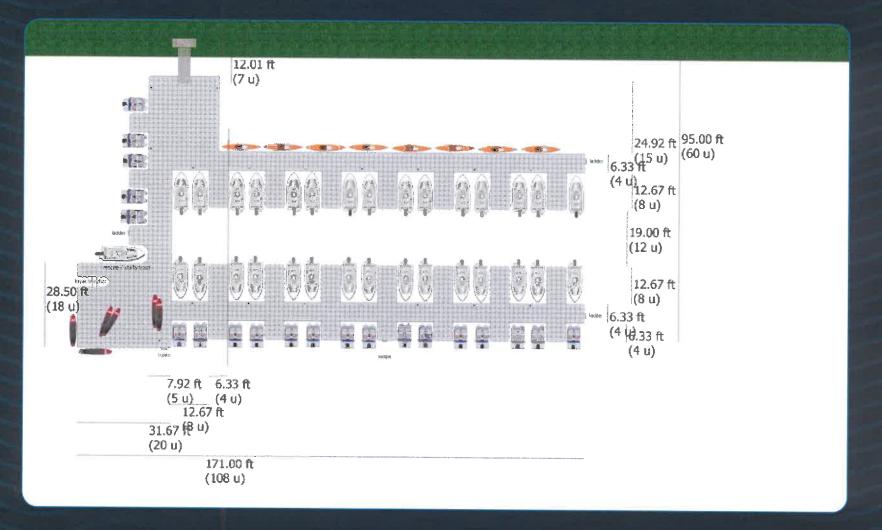


## 🗘 Getting to the Marina



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BEARSPAW MARINA

PAGE 4



Captain V - Yellow (10)

Old Town - Heron (30)



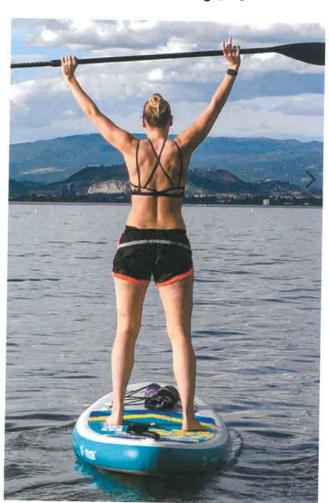






## **Paddleboards, Row Boats**

Paddleboarding (50)



Row Boats (30)











IGA2019-0809 Attachment 1

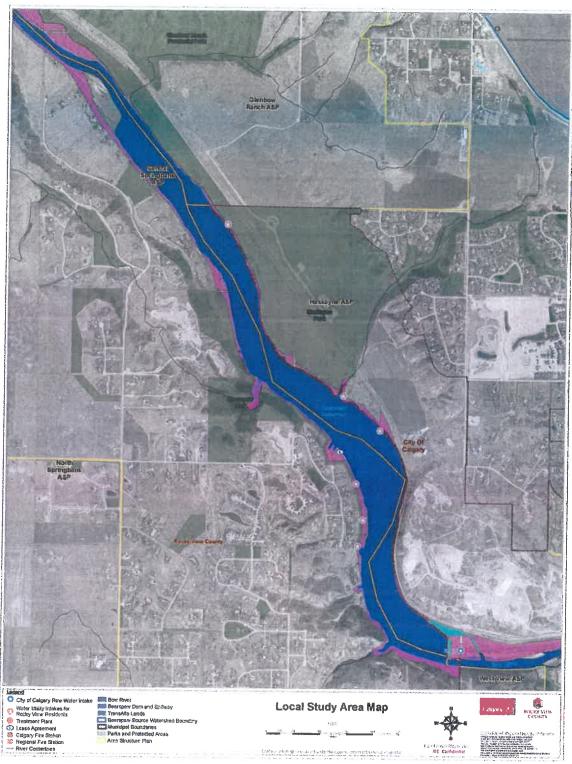


FIGURE 3. LOCAL STUDY AREA MAP

ISC: Unrestricted



## TARMAN ATM INC.

INDIVIDUAL OWNERSHIP PLAN
ACCESS RIGHT-OF-WAY
ROAD ALLOWANCE (S.W.1/4 SEC. 13, TWP. 25, RGE. 3, W.5M.)



CITY OF CALGARY, ALBERTA

CERTIFIED CORRECT:

K. LOCKHI, ALS

STONED ON (05/03/24)

SURVEYORS

PERMIT NUMBER

P266

Compass Geomatics

ALBERTA

OWNER(S):

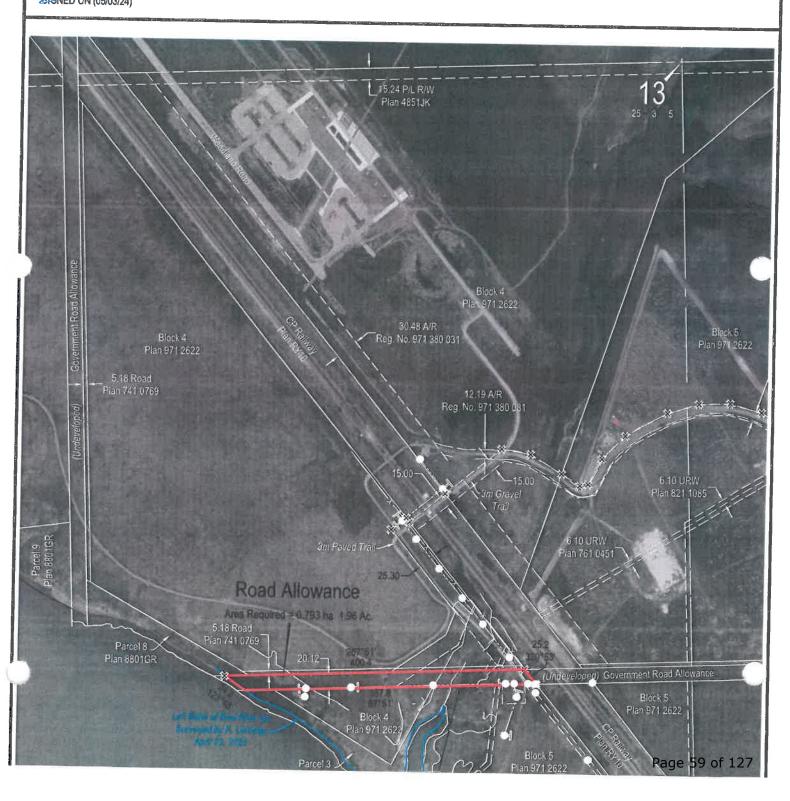
CITY OF CALGARY

AREA(S):

AREA REQUIRED

0.793 ha

1.96 Ac.



#### SURVEYORS TARMAN ATM INC. RERMIT NUMBER P266 Compass Geomatics

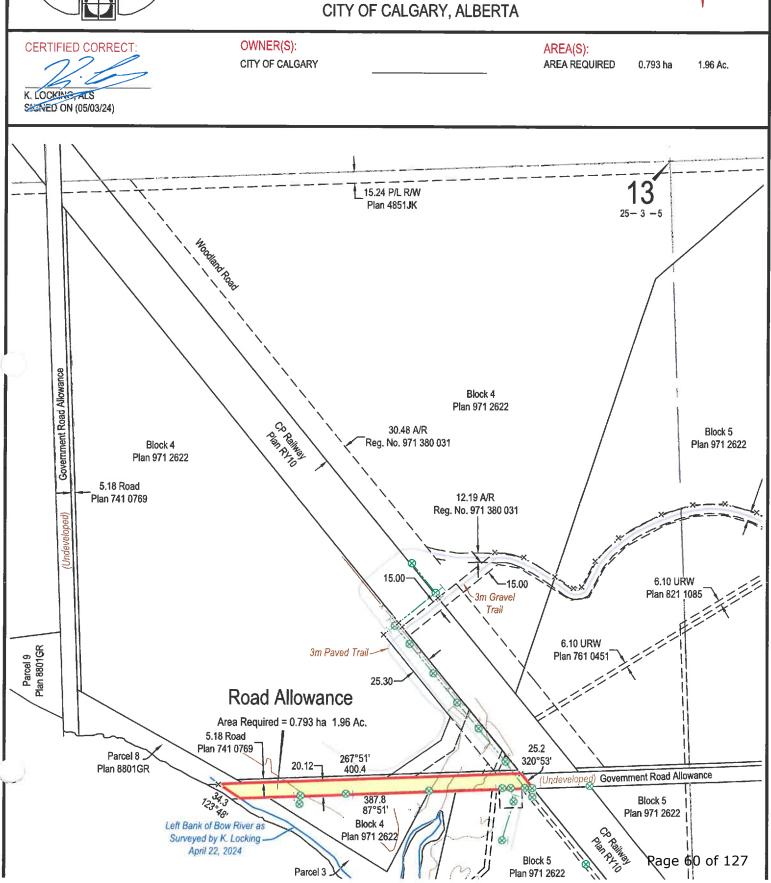
ERTA

Ltd.

INDIVIDUAL OWNERSHIP PLAN **ACCESS RIGHT-OF-WAY** 

ROAD ALLOWANCE (S.W.1/4 SEC. 13, TWP. 25, RGE. 3, W.5M.)

Page 14 of 18



#### THE BEARSPAW MARINA PROPOSAL.

June 28, 2024

## PRESENTATION TO THE PUBLIC PRESENTATION COMMITTEE (PPC) Of ROCKY VIEW COUNTY ON JULY 17, 2024

#### The Introduction

My name is Cameron Wallace, and I am a development consultant, living in the Rocky View community of Pinebrook for the last 23 years. I represent Mr. Rick Skauge who is proposing to install a marina on the Bearspaw Reservoir. Mr. Skauge could not be in attendance today.

#### The Applicant

Mr. Skauge is the owner of Bearspaw Tree Farm which is a 109 acre property and he is proposing the Bearspaw Marina. He and his family are 30 plus year residents of the Bearspaw Community.

#### The Proposal

Mr. Skauge is proposing the Bearspaw Marina to rent out non-motorized watercraft. The number and type of watercraft proposed are as follows: 30 row boats, 30 kayaks, 30 canoes, 20 paddle boats, and 50 paddle boards.

#### The Marina Location

The Bearspaw Marina will be located in the County of Rocky View.

#### **Transalta discussions**

Discussions with Transalta started in October 2022 to advise them of the proposal to install the Bearspaw marina. On May 28 of 2023 Mr. Skauge did put the marina docks in the water but quickly removed them upon receiving a demand letter from TransAlta stating that they owned the shoreline to the Bearspaw Reservoir. After discussions with the Legal Department of Transalta took place, Mr. Skauge was advised to prepare a draft Easement Agreement which was presented to Transalta by Mr. Skauge, liability insurance for \$5,000,000 in favor of Transalta was secured, however we were advised that

Page 1 of 4

Transalta was not interested in pursuing this issue.

In September, 2023 discussions did resume but no advance action took place until May, 2024 when Mr. Skauge contacted Transalta at which time they have agreed to revisit this issue.

Members of the PPC may be interested to know that Transalta does have a current similar Easement Agreement with the Ghost Lake marina.

#### The Jurisdiction

The Bow River comes under the Federal Navigable Water Act and the Act is administered by Transport Canada. Transport Canada has a project review tool that Bearspaw Marina has completed, and the results of the project review tool confirmed that our dock is a "minor works" project.

#### The Land Ownership

An interesting fact is that Transalta owns a little strip of land surrounding the Bearspaw Reservoir and they also own the land under the reservoir. Last September 2023 only weeks before Haskayne Park opened, we pointed out to the City as the operator of this new park, that they had no legal access to the water. They ended up putting "NO TRESSPASS" signs all along the water after they had just spent \$52 million dollars on the Haskayne Park and didn't even have river access. As a result of some research, we found out that access could be gained through the 80<sup>th</sup> Avenue NW public road allowance.

#### The Bearspaw Reservoir Trilateral Task Force

The Bearspaw Reservoir Trilateral Task Force report from June 2019 summarized access to the reservoir as follows "Governance of the Reservoir is complex and multi-jurisdictional, as the reservoir is located primarily within the municipal boundaries of Rocky View County, and the dam is owned and operated by Transalta Utilities".

In this Task Force Report it states this policy "All partners involved in providing recreation, active living and sport opportunities to Albertans work together in

Page 2 of 4

a co-ordinated system." We understand that this Task Force has not met for 5 years which means that new recreational opportunities have not been advanced. It seems like the Trilateral Task Force has completely abandoned the idea of creating recreational opportunities on the Bearsapw Reservoir and it is for this very reason, that we are seeking the approval of the marina on Bearspaw Reservoir.

#### **Alberta Environment**

We have applied to Alberta Environment for a "DOCK APPROVAL" for our marina and they refused to look at our application stating we needed to get approval, such as an easement to cross their land, from Transalta Utilities.

#### The Request

Our plan going forward is to request the City of Calgary and Rocky View County Councils inform Transalta that they have "No Objection" to the Bearspaw Marina proposal to get the kids on the lake. If this happens, then our hope is that the favorable decisions by both Councils will encourage Transalta to negotiate an easement agreement to provide access to the Bearspaw Reservoir.

Our request is for the PPC to refer this proposed marina project to the Rocky View County Council to request that it has "No Objection" to Bearspaw Marina operating on the Bearspaw Reservoir subject to the following:

- 1)that Bearspaw Marina receives approval from Alberta Environment to install their dock,
- 2) that the dock installed is not a "major works" as defined in the Canadian Navigation Act, but a "minor works",
- 3) That the Marina only rents watercraft that have no engines, and
- 4) That the Marina watercraft for rent includes: 30 row boats, 30 kayaks, 30 canoes, 20 paddle boats, and 50 paddle boards.

#### The Reasons for the Proposed Bearspaw Marina

- ✓ A precedent has already been established for a marina on the Bow River based on TransAlta's Easement Agreement with the Ghost Lake marina,
- ✓ The people living in the adjacent and surrounding communities will now
  have direct access to the Bearspaw Reservoir, which they have not had
  until September 2023 when the Haskayne Park opened to the public.
  The public have had the use of Glenmore Reservoir for many decades,
  and we hope to duplicate those experiences on the Bearspaw
  Reservoir.
- ✓ Only non-motorized watercraft will be rented, and
- ✓ Mr. Haskayne has written a letter of support to Rocky View County
  which I want to hand deliver now.

I want to conclude my presentation by saying thank you for the privilege and opportunity to present to the PPC. I would be happy to answer any questions that members of this committee may have.



#### **Public Presentation Committee**

Subject:	Synergy on behalf of the Chestermere & Area Community Coalition - Youth Safer Communities Focus Group Report
Date:	July 17, 2024
Presenter:	Jodi McKay, FCSS Coordinator, Recreation, Parks & Community Support

#### REPORT SUMMARY

Synergy on behalf of the Chestermere & Area Community Coalition will provide a presentation on Synergy on behalf of the Chestermere & Area Community Coalition - Youth Safer Communities Focus Group Report.

#### Administration's Recommendation

THAT the Public Presentation Committee receive the Synergy on behalf of the Chestermere & Area Community Coalition - Youth Safer Communities Focus Group Report presentation as information.

#### **BACKGROUND**

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as Synergy on behalf of the Chestermere & Area Community Coalition.

#### **DISCUSSION**

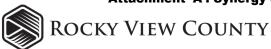
Over the past 3 years, the Chestermere and Area Community Coalition has been conducting a thorough research project to better understand how safe youth feel in their community from a physical, emotional, social, and mental standpoint. The purpose of this presentation is to present the report findings and recommendations from both the Youth and Adults Survey Report and Youth and Adult Focus Group Report.

#### **A**TTACHMENTS

Attachment A: Synergy on behalf of the Chestermere & Area Community Coalition Request to

Present Form

Attachment B: Synergy on behalf of the Chestermere & Area Community Coalition Presentation



**Date Submitted:** 06/06/2024

Page 2 of

#### **ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM**

Name of the group/individual:	Synergy on behalf of the Chestermere & Area Community Coalition		
Representative(s) for the group:	Hanna Mughal & Coralee McIntosh		
Contact telephone/cell number:	403-473-1855		
E-mail:	coralee@yoursynergy.ca		
Presentation Topic:	Youth Safer Communities Focus Group Report Presentation		
Do you have an active planning application on this matter?			
Are you planning on submitting a planning application on this in the next six (6) months? Yes No			
Please check off the appropriate information about the presentation:			
Information - Public Interest Community Group Update Development Proposal			
Other, please explain			
Overview of the topic and purpose of your presentation:			
Over the past 3 years, the Chestermere and Area Community Coalition has been conducting a thorough research project to better understand how safe youth feel in their community from a physical, emotional, social, and mental standpoint. The purpose of this presentation is to present the report findings and recommendations from both the Youth and Adults Survey Report and Youth and Adult Focus Group Report.			
If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)			
The Chestermere and Area Community Coalition is a multi-sector group of community leaders from Chestermere, Langdon & South East Rocky View County committed to thorough consultation with community members to determine the need for change, development and/or enhancement. Further, we advocate with decision makers to inform planning for the process of positive community transformation.			

# Youth Safer Communities Project

Chestermere & Area Community Coalition Synergy Youth and Community Development Society Hanna Mughal

# Agenda

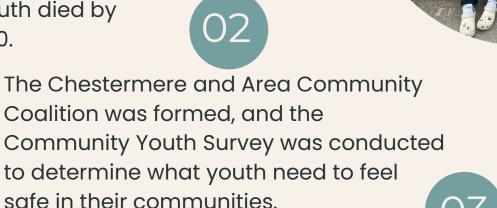


# Background



Concern for youth safety and wellbeing in Chestermere, Langdon, and SE Rocky View increased after a youth died by suicide in September 2020.





These focus groups are a recommendation from the Survey project. Focus groups were conducted with youth to provide clarity on survey results and gain a deeper understanding of youth safety and wellbeing. Page 69 of 127



# Methods

Ethics approval was given by Rocky View Schools Division and Calgary Catholic Schools Division. Prior and informed consent was received.

## 2021-2022 Youth Survey

- 1,694 students (251+ students in SE Rocky View)
- Grades 5-12
- Administered in 8 schools (3/5 SE Rocky View schools participated)

## **Adult Survey**

- 359 adults
- Youth-serving professionals and adults who care for youth

## 2022-2023 Youth Focus Groups

- 13 focus groups (3 focus groups in Langdon)
- 87 students
- Grades 5-12, most gr. 5-10
- Administered in 8 schools

### **Adult Focus Groups**

- 4 focus groups
- 23 adults
- Adults across Chestermere & Langdon

# Results

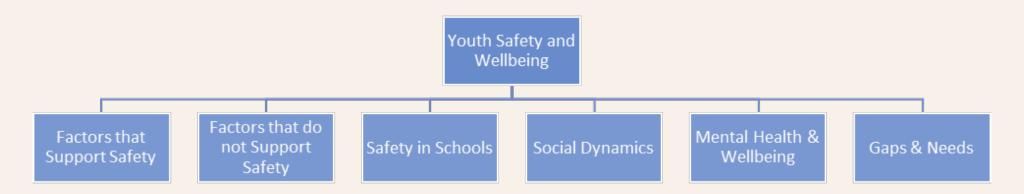
#### Sa fety means:

- · Youth will not be physically harmed
- Youth have access to emergency services, basic necessities, and a place and/or person that they can go when they need
- Youth do not feel scared or anxious

#### The characteristics of a safe space are:

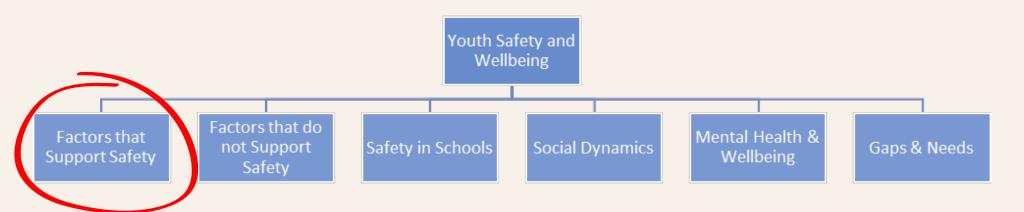
- Youth feel accepted, welcomed, loved, happy, respected, and comfortable in this space
- This space includes positive ideas, friends, and fun things
- It is non-judgemental, quiet, and private
- And it is a place where they can think freely and express themselves freely

# Results



## Results

## Theme 1



# Theme 1: Factors in the community that support safety

1. Locations and/or circum stances where youth feelsafe in Langdon

- There were many locations in Langdon that youth feel safe at for a variety of reasons
- Youth connect with people who feel safe at:
  - Home (80%)
  - School (65%)
  - By text (51%)
  - In person (47%)



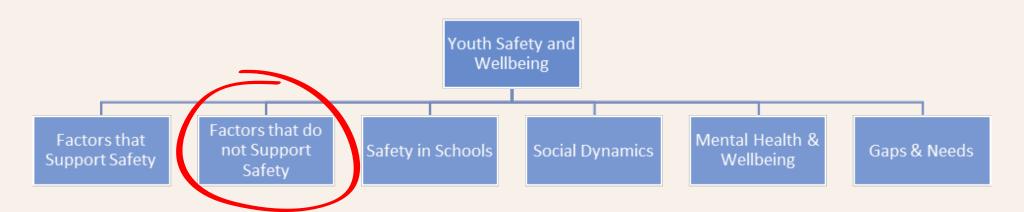
# Theme 1: Factors in the community that support safety

- 2. People contribute to youth feeling safe
  - 95% of youth stated they have one or more safe people in their lives.
  - Some people increased feelings of safety for youth, without being linked to a particular location.
  - A familiar face often led to feeling safe, and sometimes even seeing strangers increased feelings of safety. Hence, people often make youth feel safer.



## Results

## Theme 2



#### What makes youth feel unsafe?

```
Being physically attacked (with weapons) (51%)
Being physically attached (without weapons) (51%)
Others breaking into my house (49%)
In-person harassment or bullying (45%)
Being yelled at in anger (43%)
```

# Theme 2: Factors in the community that do not support safety

1. Locations and/or circum stances where youth do not feel safe in Langdon

- 49% of youth stated that they have times when they do not feel safe. More than 50% of youth reported 1-3 days/week.
- Most indicated they feel unsafe in community spaces.
- Examples from youth: Crossing Centre St. when dark, walking around and feeling like someone could kidnap them, Langdon Park
- Examples from adults: The skatepark, the outdoor rink.



# Theme 2: Factors in the community that do not support safety

- 2. People contribute to youth not feeling safe
  - Predatory adults on video games and social media
  - Boys/men can make girls feel uncomfortable when walking in community spaces
  - Younger youth tended to report a fear of being kidnapped

"You can probably tell if somebody's not gonna keep an area safe judging by how they're behaving. So I guess what makes it unsafe is just general behaviour of people."

### Results

## Theme 3



#### Theme 3: Safety in Schools

- 1. Perceptions and experiences of safety in schools
  - 19% of youth said they would go for help at school if they were feeling unsafe
  - Some youth in the focus groups said school is a safe space for them
  - Physical safety concerns in school hallways
  - Issues with teacher-student relationships
  - Concerns with gossiping between peers/peer groups
  - Concerns related to feeling supported and welcome: self-expression & academic pressure
  - From adults: Concerns regarding class sizes, more difficulties with self-regulation

#### Theme 3: Safety in Schools

#### 2. Changes to learning

- Improve delivery of curriculum
- More variety in options/electives
- Adults identified additional educational topics



"But it's the whole class literally saying that that they have a problem learning in [teacher B's] class, that they're not learning anything, that it's like hard to actually engage in [teacher's] class."

#### Theme 3: Safety in Schools

- 3. Changes to school structure
  - Desire for school to meet more than just educational needs
  - Both youth and adults identified a need to change how consequences for poor behaviour are handled
  - More extracurricular and/or clubs that aren't sports-related



"..make connections with people because at this age, like during your adolescence, it's very important to make connections with people. And make... as many friends as you can because it helps with the development of the brain, you know, emotionally like helps you."

Page 83 of 127

## Results

## Theme 4



#### Theme 4: Social Dynamics

- 1. Relationships between youth
  - Bullying: how often it occurs for individuals, descriptions of what it can look like, and who bullies
  - The struggle to address bullying
  - Queer youth



"...And he's also like, pretty inappropriate towards me like he always like, touch me, like rather inappropriately, but no one will do anything about it. Because it's just boys being boys."

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#### Theme 4: Social Dynamics

#### 2. Bullying on line

- On all social media, texting platforms, video games
- Bullying online looks similar to bullying face-to-face
- Adult concerns with youth witnessing mistreatment of others online consistently
- Despite this, youth relayed that online can be a place of connection and they have many strategies they use to stay safe online. Adults noted they need more education on how to support youth to stay safe online.

"Like a lot of online things that like normalize bullying like to the point where like, you can like just like try to be playing game with your friends and then just like having people just like ...yelling at you, like swearing at you...they get mad and so like try to leak your IP address so then a bunch of people shut off your wifi..."

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#### Theme 4: Social Dynamics

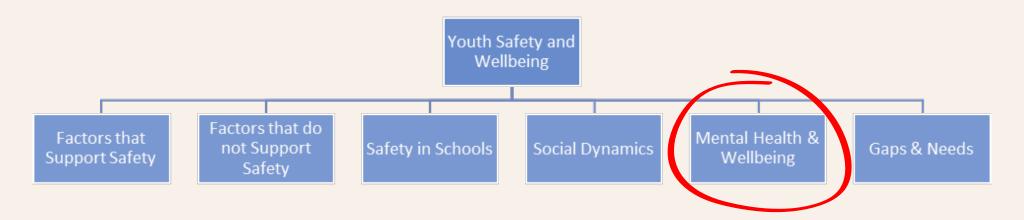
#### 3. Racis m

- 17% of youth said that having a different first language makes them feel like they do not belong
- Youth called racial slurs
- White peers not being respectful or understanding
- The adult perspective



## Results

## Theme 5



#### Theme 5: Mental Health and Wellbeing

- 1. Attitudes towards mental health and wellbeing
  - · Most youth shared that it is good to talk about how you feel with others
  - There is a range of attitudes and reactions to mental health and wellbeing, but most felt that there was still a stigma towards this.
  - Differences in how peers and adults react to asking for help or sharing.

#### Theme 5: Mental Health and Wellbeing

- 2. Youth support characteristics
  - The people youth go to for help: friends, parents, teachers, sibling, cousins
  - Characteristics of these people: trust, give good advice, privacy/confidentiality, truly listen, care for you and are kind

"...especially my parents because like they've been there and they've done that. So I know that whatever they tell me, it's something that they've experienced and they've learned from."

"...my best friend [Name], like, we both struggled with the same problem.

So... we both feel like we can talk to each other."

#### Theme 5: Mental Health and Wellbeing

#### 3. Suicide and self-harm

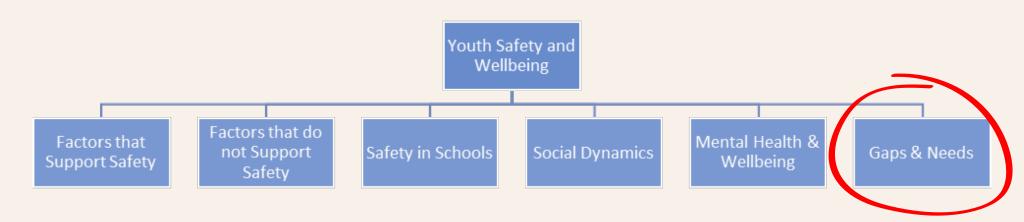
- 19% of youth have considered harming themselves.
  - Of these 19%, 60% considered harming themselves during the last year.
- Only two comments were made in the focus groups about suicide.





## Results

## Theme 6



#### Theme 6: Gaps and Needs

- 1. Facility and amenity enhancements
  - In Langdon:
    - Recreation centre
    - Hockey rinks (that are available)
    - Gravel road in park presents accessibility issues
    - A library (QRC)
    - · More tennis courts
    - More activities for play in Langdon Park or other parks
    - Another Field House
    - A location for social programming (QRC)
    - More places to buy food and support local businesses
  - 56% of youth stated the community needs more safe spaces.
    - Wanted a space to hang out and talk

These places were important for connection and a sense of belonging



#### Theme 6: Gaps and Needs

2. Social, Recreation, and Special Interest Program ming

- In Langdon:
  - More activities/clubs for teens
  - Creative programming
  - Social programming rehabilitative/support programs for bullies

These programs are important for wellbeing and mental health



#### Theme 6: Gaps and Needs

- 3. Support services
  - Youth identified support services that are missing in our communities
  - Necessary to promote safety



## Next Steps

Four overarching recommendations:

- 1. Community effort
  - a. Sustained collaboration on all levels of the community, open lines of communication.
- 2. Youth engagement
  - a. Youth are experts in their experience, so consult them in responses to safety concerns.
- 3. Address the lack of empathy
  - a. This will need to be holistic, but is important to facilitate change in multiple domains (i.e., mental health, bullying, asking for help).
- 4. Continuous evaluation
  - a. Assess and improve interventions based on feedback from youth, and involve youth in the evaluation process.



## Next Steps

Specific recommendations directed towards systems in the community: governments, community/recreation services, parents/caregivers, protective services, schools, and the business community.

See Appendix E.

**Examples:** 

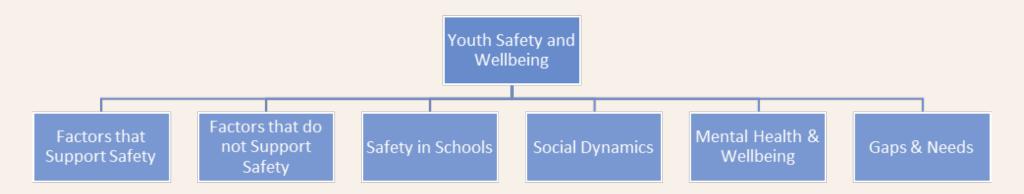
**#7:** Build more and/or deeper relationships with youth. This applies to both Council and Administration. The strategies you use for this should be applied consistently – a practice that centres building relationships with youth should become the norm for all public service staff.

Applies to: City/County Government

#43: Based on the experiences shared throughout Theme 5 and the gap in mental health services identified in Theme 6, establish accessible and stigma-free mental health support services in schools and the community. This includes counselling, stress management, and resources for students facing emotional challenges, among others. Applies to: Provincial Government, City/County Government, Public Health Care, Community Agencies, School Divisions

## Conclusion

The stories and details youth shared with us gave incredible insight into the way youth experience safety and wellbeing in Langdon, and SE Rocky View.



Full copies of the Youth Safer Communities Survey Report and Youth Safer Communities Focus Group Reports can be found at <a href="https://www.yoursynergy.ca/youthsafercommunitiesproject">www.yoursynergy.ca/youthsafercommunitiesproject</a>

Thank you!

Questions?

Questions later? Contact us:

Synergy Youth and Community Development Society In partnership with the Chestermere and Area Community Coalition

involved@yoursynergy.ca 403-212-0242

101-340 Merganser Dr. W, Chestermere, AB, T1X 0Z6 (Centre for Community Leadership)



#### **Public Presentation Committee**

Subject:	EPCOR Utilities Inc. – Introduction to EPCOR as Future Owner of HAWSCo
Date:	July 17, 2023
Presenter:	Mason Austen, Acting Manager, Utilities

#### REPORT SUMMARY

EPCOR Utilities Inc. will provide a presentation on EPCOR Utilities Inc. – Introduction to EPCOR as Future Owner of HAWSCo.

#### Administration's Recommendation

THAT the Public Presentation Committee receive the EPCOR Utilities Inc. – Introduction to EPCOR as Future Owner of HAWSCo presentation as information.

#### **BACKGROUND**

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as EPCOR Utilities Inc..

#### DISCUSSION

The purpose of this presentation is to inform the Committee that on June 10, 2024, EPCOR, Qualico and Bourdeaux Developments jointly announced the execution of a share purchase agreement through which EPCOR will acquire Harmony Advanced Water System Corp. (HAWSCo), the water and wastewater utility servicing the Harmony Community. With the transaction having been announced, we believe it is an opportune time to introduce EPCOR to Council, highlight some of our capabilities and how current and future residents of Harmony will benefit from this expertise.

#### **ATTACHMENTS**

Attachment A: EPCOR Utilities Inc. Request to Present Form

Attachment B: EPCOR Utilities Inc. Presentation

**Date Submitted:** 06/13/2024

Page 2 of

#### **ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM**

Name of the group/individual:	EPCOR Utilities Inc.	
Representative(s) for the group:	Jay Baraniecki, Marcus Ostrowerka, Thomas Stachowski	
Contact telephone/cell number:	780-974-7100	
E-mail:	mostrowerka@epcor.com	
Presentation Topic:	Introduction to EPCOR as Future Owner of HAWSCo	
Do you have an active planning application on this matter?		
Are you planning on submitting a planning application on this in the next six (6) months? Yes No		
Please check off the appropriate information about the presentation:		
✓ Information - Public Interest Community Group Update Development Proposal		
Other, please explain		
Overview of the topic and purpose of your presentation:		
On June 10, 2024, EPCOR, Qualico and Bourdeaux Developments jointly announced the execution of a share purchase agreement through which EPCOR will acquire Harmony Advanced Water System Corp. (HAWSCo), the water and wastewater utility servicing the Harmony Community. With the transaction having been announced, we believe it is an opportune time to introduce EPCOR to Council, highlight some of our capabilities and how current and future residents of Harmony will benefit from this expertise.		
If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)		
EPCOR is a premier essential services company that provides clean water and safe, reliable energy. EPCOR Commercial Service's mandate is to bring our expertise as a premier utility company to new communities across North America by owning and operating utility assets. Given EPCOR's soon to be finalized presence in Harmony, we think it is a very good time to go before Council to highlight our expanded presence in the region, engage in dialogue and answer any questions that Council may have.		









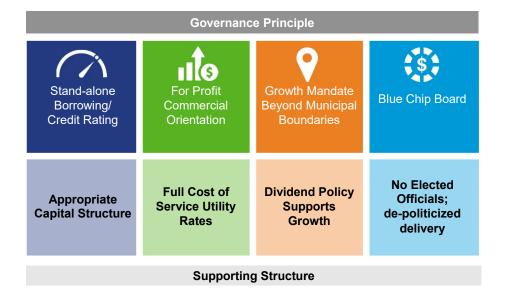
#### **About EPCOR**

- Predecessor company City of Edmonton power and water utilities
- Became a stand-alone corporation on January 1, 1996
- 100% municipally owned company with a strong commercial orientation
- Utility infrastructure developer/operator/financier
- Electricity, water and natural gas lines of business
- Independent Board of Directors operates at arms length
- Raises own debt without credit support from Shareholder. Stand alone credit is A- (S&P) and A (low) (DBRS); report on SEDAR
- Headquartered on Treaty 6 Territory





#### **Governance Structure**



- City of Edmonton is EPCOR's sole Shareholder, reporting issuer for securities law purposes (publicly traded debt)
- Independent Board of Directors solely responsible for stewardship of the company; authority to determine strategy and make business decisions
- Directors are public and private sector executives from Edmonton, Calgary, Toronto, Washington and California

4





#### **EPCOR Today**

**3,500+** employees

Over \$15.1 billion in assets (Q3 2023)

800+
power
professionals

EUI is rated by S&P: A-/Stable (Credit Rating)

Largest private water distributor in Arizona and New Mexico

**132** 

**years** of experience

2 million

customers

served

2 counties, 4 provinces, and 3 states

6,300 km
of electrical
distribution
lines

\$3.4 billion
in dividends
paid to the City of Edmonton since 1

Over

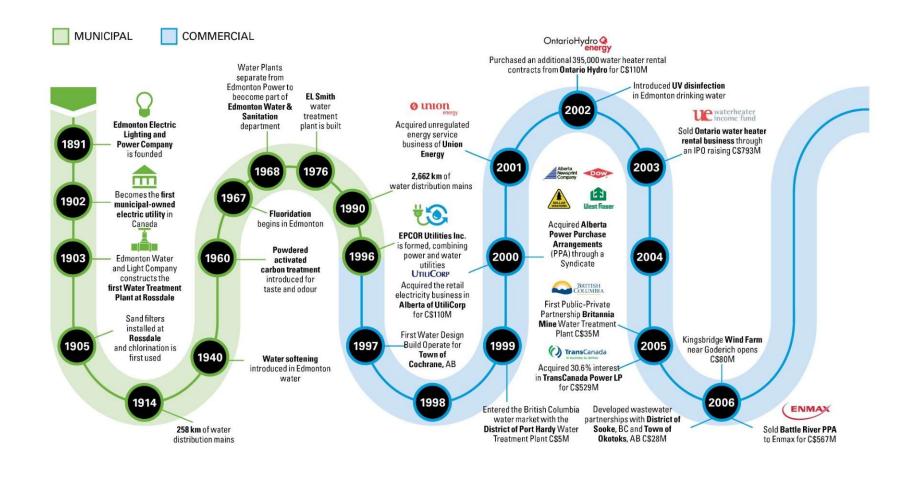
252,000 ML water treated annually 1,900+
water
professionals

4,200 km
of pipe
(Edmonton Water
Distribution Network)

**EPC⊕**R



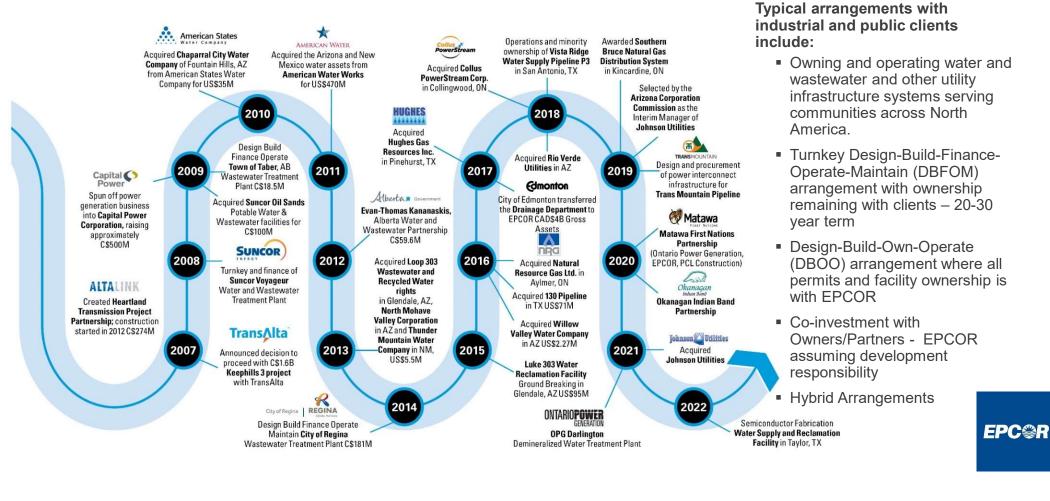
#### **Infrastructure Delivery Experience**





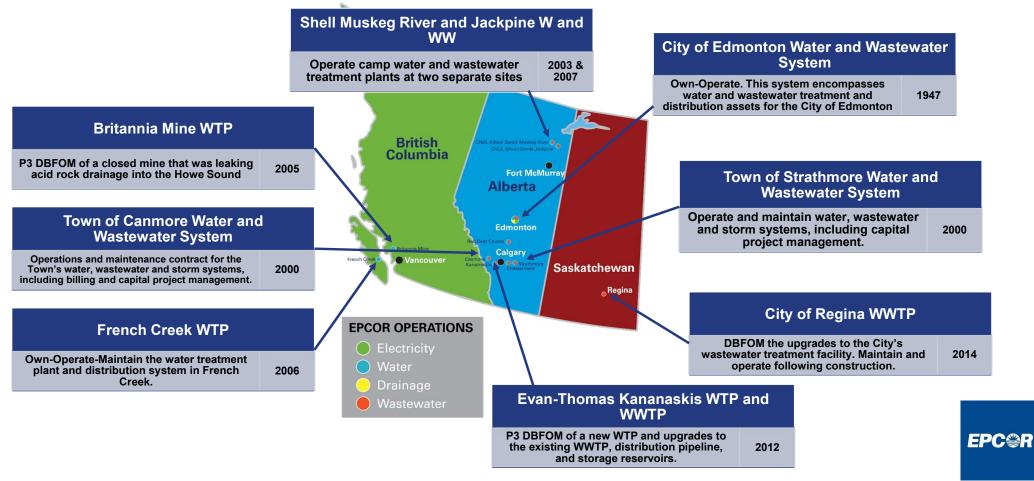


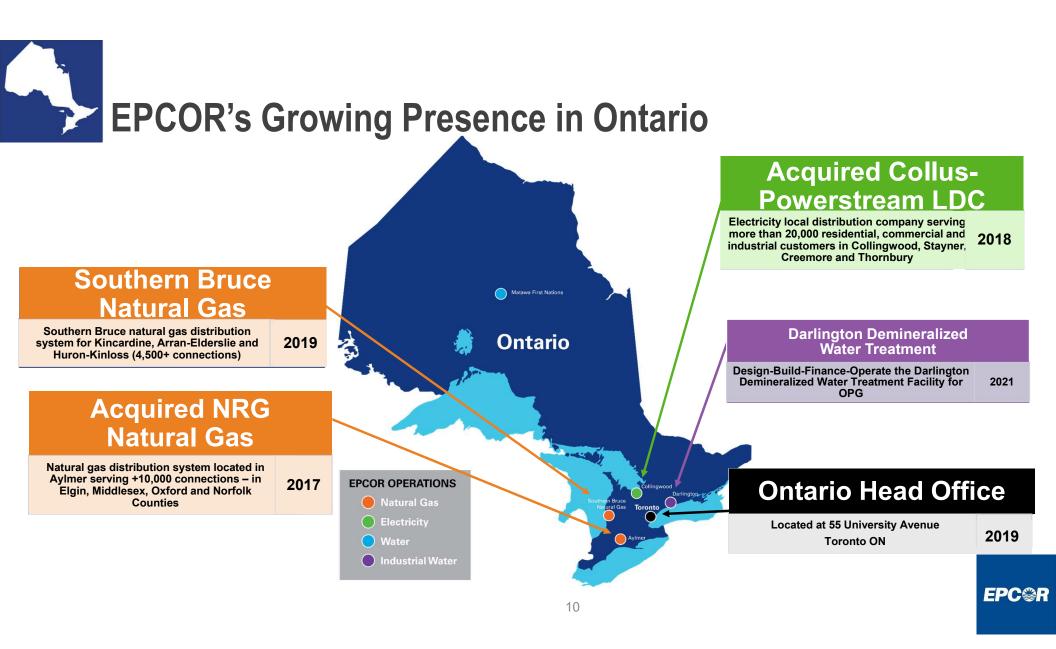
# **Infrastructure Delivery Experience**





# **EPCOR's Presence in Western Canada**







# **EPCOR's O&M Strategy**

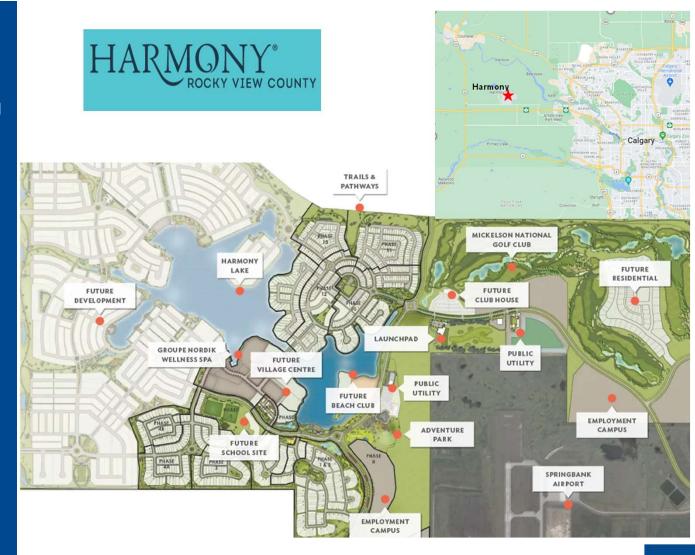
- Over 130 years of experience in allocating technical and commercial risk, navigating unique regulatory and compliance processes
- Life-cycle focus from initiation of a project, ongoing review; focus on total cost of project
- Fixed O&M cost achieving cost certainty
- O&M risks assumed by EPCOR include but are not limited to:
  - Asset replacement value and durations
  - O&M resourcing including labour relations
  - Supplier/contractor management
  - Consumable (i.e. chemicals, membranes, etc.) sourcing and pricing
- Ability to transition union employees to EPCOR
- Capacity building of local personnel, including attaining certifications





# **Harmony Acquisition**

- 1,753-acre master planned development community 29km west of downtown Calgary. Expected to have 4,480 units at full build.
- June 10, 2024 announcement that EPCOR had entered into an agreement to purchase the Harmony Water and Wastewater Utility (HAWSCo), subject to AUC approval.
- EPCOR runs water and wastewater operations in Canmore, Chestermere, Kananaskis, Red Deer County and Strathmore. EPCOR also owns and operates community utility systems in 44 communities and 19 counties across Arizona and New Mexico – serving a combined population of more than 830,000 people – including award-winning masterplanned communities in the metropolitan Phoenix area.



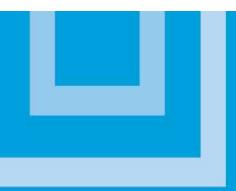




# **EPCOR** as a Strong Regional Partner

- EPCOR expects to make significant capital investment into the Harmony systems over the next 25 years as the community grows.
- Engaged in CHRC discussions regarding regional wastewater servicing.
- Desire to engage in discussions regarding HAWSCo franchise area expansion.
   Opportunity to leverage our experience to bring value to other communities in the area.





# COMMUNITIES COUNT ON US. WE COUNT ON EACH OTHER.





# **QUESTIONS?**





### **Public Presentation Committee**

Subject:	Beacon Data Centres Inc. – Proposed Development of an Artificial Intelligence (AI) Hyperscale Data Centre within Rocky View County
Date:	July 17, 2024
Presenter:	Aaron Latimer, Manager, Economic Development

#### REPORT SUMMARY

Beacon Data Centres Inc. will provide a presentation on Beacon Data Centres Inc. – Proposed Development of an Artificial Intelligence (AI) Hyperscale Data Centre within Rocky View County.

#### **ADMINISTRATION'S RECOMMENDATION**

THAT the Public Presentation Committee receive the Beacon Data Centres Inc. – Proposed Development of an Artificial Intelligence (AI) Hyperscale Data Centre within Rocky View County presentation as information.

#### BACKGROUND

The Public Presentation Committee provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities. One of the Committee's functions is to hear presentations from organizations, groups, or individuals such as Beacon Data Centres Inc.

#### DISCUSSION

The purpose of the presentation is to highlight the socioeconomic benefits to the region of the development of a hyperscale AI hub. The presentation will focus on the immediate and wider economic benefits and the huge potential in creating thousands of AI focused jobs for both Rocky View County and the Province to leverage from this computer power.

Beacon Data Centres intends to develop an AI hub in Indus, this will require rezoning of the current lands, the presentation will highlight the plans and invite comments from the County on the idea.

#### **ATTACHMENTS**

Attachment A: Beacon Data Centres Inc. Request to Present Form

Attachment B: Beacon Data Centres Inc. Presentation



Date Submitted:

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June 17th, 2024

# ROCKY VIEW COUNTY PUBLIC PRESENTATION COMMITTEE (PPC) REQUEST TO PRESENT FORM

Name of the group/individual:	Beacon Data Centers Inc.	
Representative(s) for the group:	Joseph Shovlin	
Contact telephone/cell number:		
E-mail:	joseph@beacondatacenters.com	
resentation Topic:	Proposed Development of AI Hyperscale Data Centre within Rockyview County	
Do you have an active planning application on this matter?  Yes  No		
Are you planning on submitting a planning application on this in the next six (6) months?  Yes  No		
Please check off the appropriate information about the presentation:		
Information - Public Inte	rest Community Group Update X Development Proposal	
Other, please explain		
Overview of the topic and purpose of your presentation:		
The purpose of the presentation is to highlight to Rocky View County members the socioeconomic benefits to the region of the development of a hypersacle AI hub. The presentation would focus on the immediate and wider economic benefits and the huge potential for both Rocky View County and the Province to leverage from this compute power in creating thousands of AI focused job Beacon intend to develop an AI hub at Indus, this will require a rezoning of the current use and Beacon will use the presentation to highlight its plans and invite the comments of the County on its proposals.		
If a group, tell us about your group (mandate/membership, including a statement on why this matter should go before PPC)		



Beacon AI Hub at Indus, Rocky View County July 2024









Operational Jobs



**Construction Jobs** 



Compute Capacity

- ✓ Application for Capacity with AESO at an advanced stage with energisation date of December 2026
- ✓ Transformative supply chain opportunities for local companies
- ✓ Secure and robust compute power for local AI Developers and Researchers within a domestic setting
- ✓ World Class telecommunication infrastructure for Rocky View County public services, businesses and residents
- Training and Development opportunities for Rocky View County and local educational stakeholders

- Beacon Data Centers (Beacon) is an entrepreneurial digital infrastructure company providing comprehensive data center solutions from planning to operation
- We undertake rigorous research driven approach towards site selection
- With a global network of best-in-class partners, we aim to deliver digital infrastructure at the scale and efficiency demanded by global market expansion
- Beacon strives to achieve ambitious timelines on digital infrastructure build out, serving a market which is growing at an unprecedented rate and supporting the rapid transformation of entire industries through the use of Artificial Intelligence (AI) infrastructure

# Team



#### Joseph Shovlin (CEO)

Joseph is an experienced developer both in the energy and digital infrastructure space. Joseph has developed a portfolio of more than 1800MW of energy infrastructure and played a central role in the Grange Castle Digital campus in Dublin where he was part of the development team of a 170MW flexible gas power station to deliver consistent and reliable power to the Microsoft data center



#### Eanna Murphy (General Manager)

Former COO and Founder of Yondr Americas, where he led the largest data center land transaction and joint venture in Datacenter Alley, Northern Virginia in 2021. At Yondr, Eanna scaled a team from zero to 45 people in 24 months. Prior to Yondr, Eanna spent 9 years at Google, where he was one of six members on the Datacenter Delivery and Engineering Executive Leadership team, with global responsibility for the strategic direction and operations of Google's Datacenter delivery portfolio



#### Jack O'Connell (Head of Talent Acquisition)

Founded and Exited Falcon Green, one of the largest construction and Data Center recruiter's in Europe. Attracts and retains global talent to Beacon



#### Kelly Littlewood (CFO)

Senior finance professional (CPA) with 15+ years experience and proven track record leading the finance functions, advising on acquisitions and IPOs



#### **Nelson Fonseca (Head of Transactions)**

25 years of experience in Data Center business as President of Cirion Technologies and CEO of Cyxtera (exited to Blackstone). Nelson has operated and transacted over 60 Data Centers in 29 regions



#### Aidan Kehoe (Executive Chairman)

Founder & managing partner of Nadia Partners, building companies in both AI and Energy. Founded and exited Skout Cybersecurity and Oxford Global. Owns and manages a portfolio of AI companies with deep hyperscaler contacts



#### John Halpin (Director)

International lawyer and VC with track record of securing government backed incentives and private investment for large scale development projects



#### Tommy Fitzpatrick (Head of Data Center Solutions)

Over a decade of experience overseeing data center solutions for CBRE and consulting across various data center development projects



#### Don O'Neill (COO)

CPA with 15+ years experience and proven track record leading operations in both private and public companies



#### Ed De Palezieux (Head of Interconnection)

Ed has 25 years' experience in Alberta's electrical market and was previously Vice President of the Alberta Electricity Supply Operator (AESO). Ed has played a pivotal role in Beacon's rigorous site selection process



# Honourable Ken Hughes ECA (Senior Canadian Advisor)

Former Minister for Energy for Alberta with extensive board experience across public and private sectors. Played a pivotal role in Beacon's entry to the Alberta market and continues as a core advisor, ensuring Beacon's development objectives, remain aligned with Alberta economic policy.



#### Josh Rabina (Development Partner)

CEO of Sentinel Data Centers, which has developed over 2 million square feet of primary production and failover data centers since its founding in 2001



#### Kris De Palezieux (Project Manager)

10+ years of experience in the regulatory sector of Alberta's electricity industry, working with a variety of clients including generators, electrical loads and consumer groups















Drew McNaughton ABM Consulting – Dark Fibre Network Advisor Bob Wescott
Wescott Consulting Group –
Planning Consultant
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The Beacon AI Hub will be a significant asset to local areas, driving economic growth, enhancing technological infrastructure, and contributing positively to the community and environment.

## **Economic Development**

- The Indus AI Hub will represent an investment of > than \$4 billion and will support 1,500 construction jobs and 300 + operational jobs
- Stimulating local supply chain by increasing demand for construction, mechanical/electrical, landscaping and professional services
- The presence of an AI data center hub will help attract other tech companies and startups to the area, fostering a tech ecosystem and furthering innovation

## **Infrastructure Improvement**

• Enhanced connectivity and telecommunications infrastructure developed by the AI hub will create a world class ecosystem which local businesses, community organisations and residents can benefit from

## **Community Benefits**

 Beacon AI Hub will partner with local educational institutions to offer training programs and internships, equipping residents with valuable skills

# **Rocky View Economic Development Goals**

- The Beacon AI Hub proposal in achieving the above benefits seeks to mirror strategic areas of focus for economic development:
  - 1. Investment Attraction
  - 2. Business Retention and Expansion
  - 3. Sector Development & Diversification, and
  - 4. Strengthen Economic Development Capacity

Beacon believes the current proposed AI Hub at Indus advances and supports the economic development goals of the county.

#### **Investment Attraction**

- The proposal at Indus creates a high value technology proposition which can be value accretive to other business and stakeholders in the County through providing them with compute resources to advance their businesses and operations
- The strategic location of Indus in the epicentre of strategic power infrastructure leverages the County's strength and unique advantage of having a location that can support large scale digital infrastructure

## **Business Retention and Expansion**

 The AI Hub development at Indus will provide existing businesses with a digital ecosystem which will enable businesses in the County to take advantage of the unique emerging opportunities in the area of AI and position themselves for future growth

## Sector Development and Diversification

 The AI Hub would be the first dedicated hyperscale AI Hub both in Alberta and Canada. The AI Hub would position the County at the forefront of the AI Sector development and leverage the County's unique geographical position at the epicentre of energy load capacity to support such a development

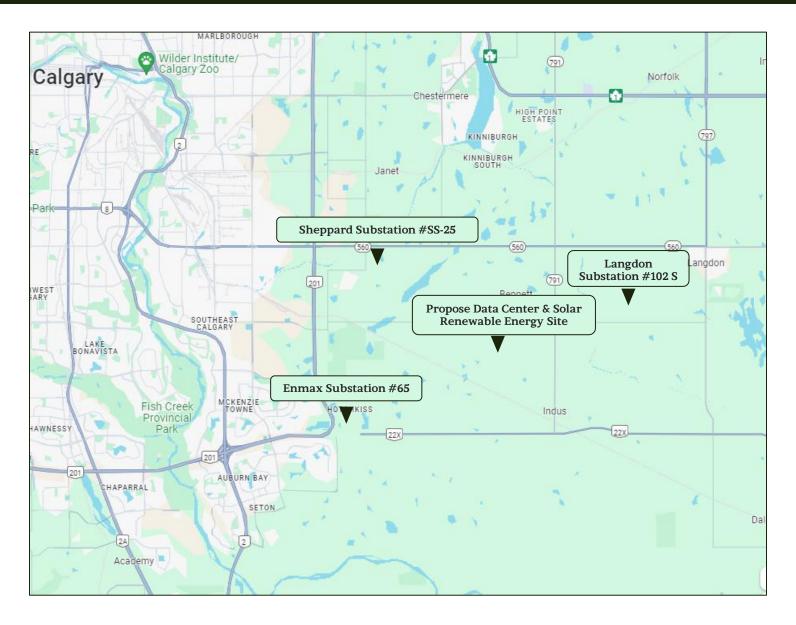
# **Strengthen Economic Development Capacity**

 The AI Hub development will provide a strong platform to support future development in the province. Beacon AI will make compute power available at competitive rates to local businesses and public sector organisations to enable them to drive efficiencies and become more competitive. Beacon will also work with local stakeholders on the provision of world class fiber which will be constructed as part of the proposed development



- The Beacon Team prides itself on research driven and rigorous approach to site selection and have agreement to acquire the site pursuant to the AI Hub/Solar farm reaching permitting consent
- With Power being the primary driver of Digital Infrastructure Development, Beacon undertook extensive studies with AESO, Altalink and Stantec to identify areas which could support the power infrastructure required for AI Hub development
- Indus is a strategic location from a power infrastructure perspective amidst a triangular location of 3 key substations: Enmax 65, Langdon and Shepherd. Please see map on the following slide
- This location provides the power quality and resilience to facilitate large scale AI Hub development
- Indus has already been designated as having suitability for solar energy development which combined with the AI Hub could create a world class green digital infrastructure
- Indus has close proximity to the Calgary Fiber interconnection allowing the AI Hub fast connectivity to AI markets both in the province and across Canada





#### **Indus Location**

- The site at Indus was selected as part of a rigorous research driven approach into where the electrical load to support such a development could be accommodated
- The development can also marry with the existing solar farm permitted on site and create a world class example of sustainable digital infrastructure

## **Existing Policy Implications**

- CMRB Regional Growth Plan: The proposed Data Centre / Solar Renewable Energy site is adjacent and contiguous to the lands identified for development within the Regional Growth Strategy and the proposed Prairie Gateway Area Structure Plan
- Direct Control District # 166: The proposed Data Centre / Solar Renewable Energy site is presently designated as DC District # 166 within the Rocky View County Land Use Bylaw in which Solar Farm is identified as a 'Discretionary Use'

# **Existing Policy Adaptation**

#### Indus AI Hub / Solar Strategic Importance

- The benefits of the AI Hub and Solar Facility at Indus will deliver benefits
  which cannot be quantified exclusively in the context of Rocky View
  County. The unique configuration of the grid infrastructure at the Indus
  site has the capacity to have a transformative impact on the technology
  sector on both a provincial and national scale
- The Indus AI Hub can provide sovereign compute capacity stimulating economic activities across the province and Canada and insulates Canadian companies from having to rely on digital infrastructure outside its own borders. For this reason, the development will act as a frontline resource in national security
- Canada is currently a laggard in the provision of domestic compute capacity and Indus AI Hub seeks to rebalance this position. The number of locations capable of supporting this electrical load is severely limited and hence the huge geographical advantage the County has to leverage the proposed AI investment at Indus

#### **CMRB Regional Growth Strategy**

 Beacon will be requesting that Rocky View County approach the CMRB to amend the existing growth strategy to facilitate the proposed Data Centre / Solar Renewable Energy proposal in view of the strategic importance of the site for power access and the wider benefits of the development to not just the County but the wider hinterland

#### **Rocky View County Land Use Bylaw**

 Beacon will be requesting the County consider a Land Use Bylaw amendment options to facilitate the Proposed Data Centre / Solar Renewable Energy site in view of the project benefits highlighted above Special thanks for Rocky View County to allow us to present the proposed development at Indus and we welcome any questions.