



NOTICE OF MOTION

Submitted in accordance with Procedure Bylaw C-8277-2022

Presented By: Councillor Samra, Division 6
Seconded By: Councillor Schule, Division 7

This notice of motion is read into the Council record on **September 24, 2024**. The motion as read into the record will be debated on **October 8, 2024**.

TITLE: **Direction to draft a terms of reference for the Beacon Artificial Intelligence (AI) Hub and Solar Farm Area Structure Plan (ASP)**

WHEREAS On July 17, 2024, Beacon made a presentation to the Public Presentation Committee outlining its plans to develop a world class hyperscale AI Data Center Hub and Solar Farm on the lands identified in Attachment A;

AND WHEREAS The proposed ASP will allow for an estimated investment of more than \$4 billion, potentially supporting 1,500 construction jobs and over 300 operational jobs, benefitting the County and wider Calgary region;

AND WHEREAS The development is proposed on lands currently designated and approved as DC District #166 within the County's Land Use Bylaw which provides for the development of a solar farm;

AND WHEREAS The ASP would provide a framework for the complementary co-location of the Beacon AI Hub with the existing approved solar farm;

AND WHEREAS from initial review, there is potential for the ASP to be in full alignment with the requirements of both the Calgary Metropolitan Region Growth Plan and the County's statutory plans.

THEREFORE BE IT RESOLVED THAT Administration be directed to draft a terms of reference for a developer-led and wholly developer-funded Area Structure Plan for the lands identified in Attachment A for Council's consideration in Q1 2025. The Terms of Reference shall:

- Require the ASP to demonstrate alignment with all relevant regional and County plans, policies and regulations.
- Ensure strong engagement with provincial agencies, CMRB member municipalities, and affected landowners.
- Be supported by all necessary technical studies to provide assessment of matters, including, but not limited to:
 - Servicing;
 - Transportation;
 - Environmental impacts;
 - Stormwater management; and
 - Fiscal impacts.



Beacon AI Hub And Solar Farm Area Structure Plan

Terms of Reference

ATTACHMENT A:

Beacon AI Hub and Solar Farm Area Structure Plan

The Beacon AI Hub and Solar Farm developer led Area Structure Plan includes ± 624 acres of land located Range Road 282 south of TWP 233 road. These lands are legally described as NW/NE/SW/SE 11-23-28- W04M.

