



Beacon Area Structure Plan Terms of Reference

Terms of Reference

TOR #1011-475

Executive Summary

Direction

- On October 8, 2024 Council directed that a Terms of Reference be prepared for a project to create the Beacon AI Hub Area Structure Plan.

Schedule and Deliverables

Phase 1 – Project Initiation

Q4 2024

- Project workplan (County)
- Prepare Background Summary Report (Proponent)
- Prepare Public Engagement Strategy (County)
- Commence technical studies (Proponent)

Phase 2 – ASP Preparation

Q1 2025

- Prepare Draft ASP (Proponent)
- Release for public review (County)

Phase 3 – Public Engagement

Q2 2025

- Conduct Public Engagement (County/Proponent)
- Engagement Summary (Proponent)
- Complete Technical Studies (Proponent)

Phase 4 – Refinement and Approval

Q2 2025

- Final ASP draft
- Council public hearing
- CMRB referral
- Council adoption

Project Focus

The ASP will outline a land use strategy and servicing plan for an artificial intelligence (AI) hub and supporting solar farm. Key considerations are:

- The provision of water and wastewater servicing.
- Stormwater management.
- Demonstrating the economic benefits to the County and wider Calgary region.
- Demonstrating the unique locational requirements for the development's location and alignment with regional and County policies.

Project Budget

The project is to be wholly funded by the developer (Beacon Data Centers Inc.). Administration is proposing that a budget of \$50,000 is allocated by the County to complete the project, which will account for County's staff time devoted key tasks on the project. This cost will be recovered from the developer through a cost contribution agreement.

Principal Risks

- There may be unforeseen delays in completing technical studies, leading to project deadlines not being met.
- Approval of the new Municipal Development Plan may create timing complexities with respect to aligning with higher order County policies.
- The addition of a new employment area in the County may have risk in receiving approval from the Calgary Metropolitan Region Board, even where the ASP is considered to align with the Growth Plan.



Beacon Area Structure Plan Terms of Reference

Direction

- 1 Alberta's *Municipal Government Act (MGA)* Section 633 provides that a council may adopt an area structure plan (ASP) for the purpose of providing a framework for subsequent subdivision and development of an area of land.
- 2 There is currently no area structure plan in place for the area. However, it is noteworthy that the site adjoins the eastern boundary of the *Prairie Gateway Area Structure Plan*, which is currently underway.
- 3 The Beacon AI Hub ASP will outline a plan for the land use and servicing provisions for the site as an AI hub and solar farm.
- 4 This Terms of Reference will guide the creation of ASP amendments for Beacon. Under the *MGA* s.633(2)(a), an ASP must describe:
 - (1) The sequence of development proposed for the area;
 - (2) The land uses proposed for the area, either generally or with respect to specific parts of the area;
 - (3) The density of population proposed for the area either generally or with respect to specific parts of the area, and
 - (4) The general location of major transportation routes and public utilities
 - (5) Any other matters that Council considers necessary.
- 5 In undertaking the Beacon AI Hub ASP review project, considerations will include (but may not be limited to):
 - (1) The statutory planning framework – to ensure the ASP aligns with higher-order plans;
 - (2) Alignment with Council's Strategic Plan objectives.
 - (3) Community input – to ensure the planning framework aligns with residents' vision;
 - (4) Intergovernmental input – to ensure external agencies' interests are reflected where applicable and appropriate;
 - (5) Growth projections and land;
 - (6) Servicing – to ensure that development is serviced sufficiently and efficiently;
 - (7) Natural Environmental features – to ensure the inherent and intrinsic value of natural features are preserved;
 - (8) Fiscal impacts on the County's services and tax assessment ratio.



Beacon Area Structure Plan Terms of Reference

Beacon AI Hub ASP Area

- 6 The extent of the area to be covered by the ASP is shown below in Figure 1.
- 7 The subject site measures approximately 383 hectares (946 acres) in area and legally described as NW-11-23-28-W04M, NE-11-23-28-W04M, SW-11-23-28-W04M, SE-11-23-28-W04M, SW-14-23-28-W04M, and SE-14-23-28-W04M. It adjoins the eastern boundary of the area covered by the Prairie Gateway ASP.

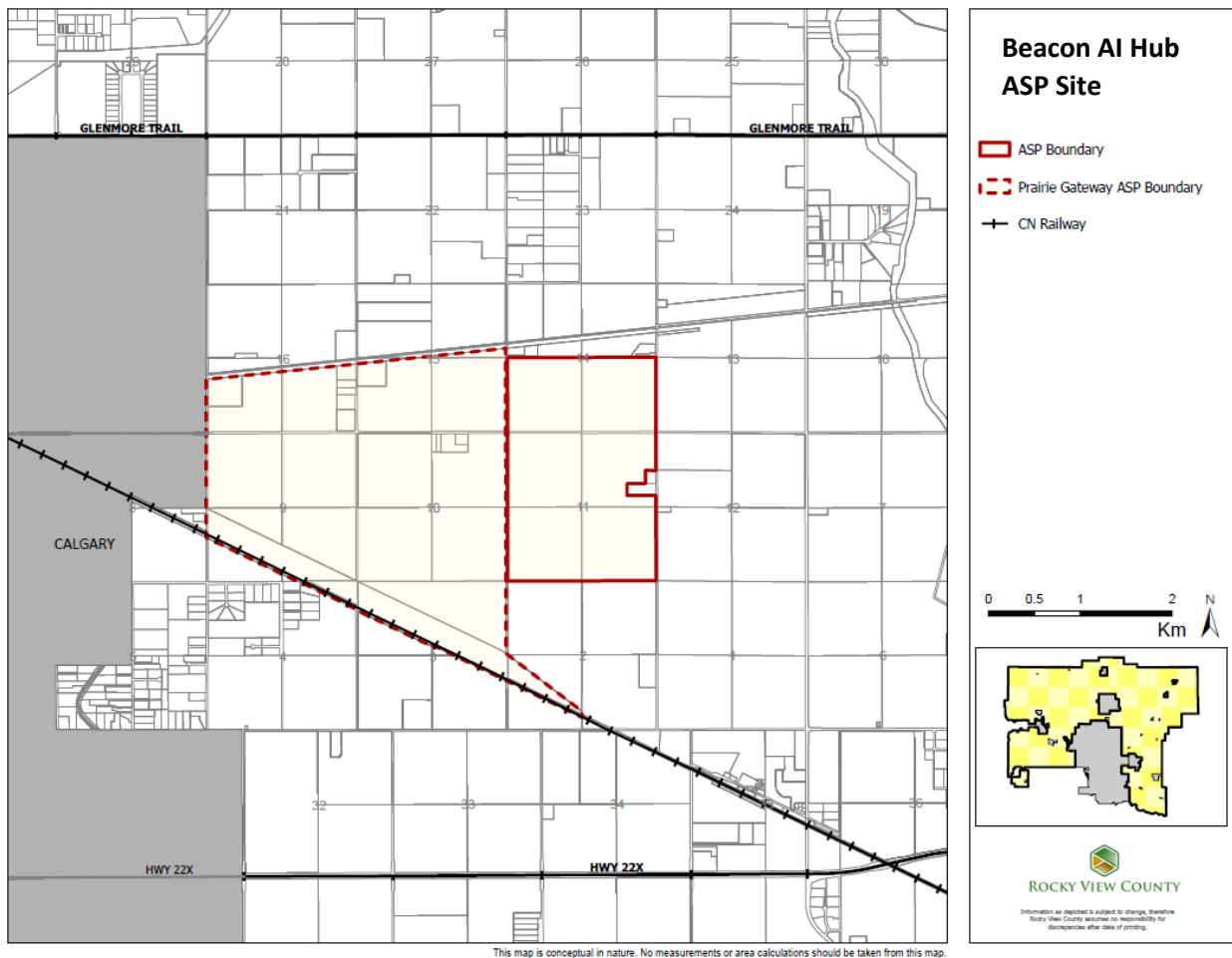


Figure 1: Beacon AI Hub Area Structure Plan – Site

Background

- 8 The site is located approximately 3.2 kilometres (2 miles) east of the City of Calgary. The project area is adjacent to, but not within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). The area directly west of the site (sections 9, 10, 15, 16, 21, 22) are identified as a City of Calgary Industrial Growth Area under the IDP.



Beacon Area Structure Plan Terms of Reference

- 9 Section 11 within the subject lands is currently zoned Direct Control Bylaw 166, with the intent to provide for the development of solar farm.
- 10 In August 2024, the proponent (Stantec Consulting on behalf of Beacon Data Centre Inc.) submitted a proposal to develop an AI Hub on the site that is subject to this Terms of Reference. The use, being a Business Use under the County's Municipal Development Plan, requires the adoption of an Area Structure Plan.
- 11 The Beacon AI Hub ASP project will consist of a data centre and a solar farm—the latter of which has received conditional approval, which expires in December 2024. The project will review the compatibility of this existing permit with the conceptual plan to be developed through the draft ASP.
- 12 The project poses the potential to reap local and regional benefits through catalyzing economic growth through the provision of local employment opportunities, the generation of tax revenue, and the construction of essential capital infrastructure to support the future build-out of the surrounds. It is noteworthy that the nature of the AI Hub may attract other technology companies to the locality.
- 13 Currently, there is no ASP in place that encapsulates the site. While the geographical scope of the project is considerably smaller than areas typically covered by ASPs, the creation of a new ASP is required in this instance due to the requirements of the *Municipal Development Plan*.

Calgary Metropolitan Region Growth Plan

- 14 Under the Growth Plan, Employment Areas may be considered outside of Preferred Growth Areas subject to the creation of an ASP which meets the requirements of Section 3.1.
- 15 As per section 3.3.2.1, an Environmental Screening Report will be undertaken. The ASP will align with the vision of section 3.3, accordingly.
- 16 As per section 3.5.1.2, the ASP will include transportation policies that align with the Growth Plan's objectives for future transit services.

Municipal Development Plan

- 17 The County is currently updating its Municipal Development Plan (MDP), with an estimated completion date of August 2025. The existing County Plan (C-7280-2013 as amended) is in force and therefore the applicable Municipal Development Plan.
- 18 Notwithstanding any forthcoming update to the MDP, Section 14.0 of the County Plan guides business development in the County. The subject lands are not currently identified on Map 1 (Managing Growth) of the County Plan, which identifies the County's residential and business growth areas. However, Section 14.0 of the County Plan also allows for the consideration of new business areas subject to the area's location being justified and another criteria being met.
- 19 The adoption of the proposed ASP is not contingent on the update to the MDP being completed.



Beacon Area Structure Plan Terms of Reference

Project Vision

- 20** This project will create a new ASP for the subject site in order to facilitate the development of AI hub and supporting solar farm, with particular regard for the planning of servicing, stormwater, and transportation infrastructure.

Project Objectives

- 21** The ASP will aim to achieve the following objectives:

Land Use

- (1)** To create a development framework to facilitate orderly and efficient development of the area, specifically with regard to the proposed Beacon AI hub and solar farm development.

Servicing

- (2)** To identify feasible and efficient water and wastewater servicing options that will appropriately support the proposed development and land uses for the site;
- (3)** To identify feasible stormwater management options that adequately support the scale and intensity of development.
- (4)** To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities to support anticipated development;
- (5)** To identify other required physical services to support the development.

Phasing

- (6)** To facilitate orderly and efficient development of AI hub and solar farm development.

Fiscal Considerations

- (7)** To ensure that the overall development has a positive fiscal impact on the County, balancing assessment growth with service provision.

Natural Environment

- (8)** To identify key environmental and natural features within the area and suggest methods to uphold their form and function. This includes the development of policies to minimize the impact of development on the natural environment.



Beacon Area Structure Plan Terms of Reference

Statutory Plan Alignment

- 22 The Beacon AI Hub ASP will be drafted to align with the following statutory plans as guided by the Municipal Government Act:
- (1) Calgary Metropolitan Region Growth Plan
 - (2) South Saskatchewan Regional Plan
 - (3) Rocky View County Municipal Development Plan

Schedule and Deliverables

- 23 The project is anticipated to occur in five phases, described in Table 1.

Table 1 – Project Schedule

Phase	Deliverables	Timing
1. Project Initiation	<ul style="list-style-type: none"> • Background Summary Report • Public Engagement Strategy • Project Workplan • Commencement of technical studies 	Nov 2024 – Jan 2025
Draft the Background Summary Report		
Prepare the Public Engagement Strategy		
Draft the Project Workplan		
2. Creation of Draft ASP	<ul style="list-style-type: none"> • Draft ASP • Engagement Summary • Draft technical studies 	Jan – Mar 2025
Draft the ASP document		
Public Review of Draft ASP		
3. Public Engagement	<ul style="list-style-type: none"> • Engagement Summary • Land Use Strategy • Completion of technical studies 	Mar – May 2025
Conduct public engagement according to the Engagement Plan		
Complete technical studies as applicable		
4. Refinement and Approval	<ul style="list-style-type: none"> • Final ASP document • Public Hearing Report • CMRB REF Application • Council Report 	May – Jun 2025
Finalize Draft for Council first reading and public hearing		
Calgary Metropolitan Region Board review		
Council third reading and adoption		

Roles and Responsibilities

- 24 The principal project tasks shall generally be divided between the County and Proponent as follows:

County-led	County and Proponent	Proponent-led
Intergovernmental collaboration	Communication and Engagement	Technical Studies
Calgary Metropolitan Region Board process	Plan Drafting	Background Report



Beacon Area Structure Plan Terms of Reference

Costs

- 25** Costs relating to the completion of this developer-led ASP project shall be borne entirely by the developer group.
- 26** The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.

Communication and Engagement

- 27** A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.

Communication and Engagement Principles

- 28** The project will be underpinned by a thorough engagement process with the communities, identified stakeholder groups, and intergovernmental organizations that:
- (1)** Raises the awareness of the planning process and encourages participation;
 - (2)** Shapes the content of the Plan through a blend of research and stakeholder input;
 - (3)** Responds constructively to the interests of various audiences; and
 - (4)** Ensures broad support for the resulting policies.

Intergovernmental Engagement

- 29** While the site falls outside of the Policy Areas and Notification Zones identified within the Rocky View County/City of Calgary Intermunicipal Development Plan, it directly adjoins the Policy Area containing Janet and Shepard. The infrastructure and servicing implications for the development may have impacts to the City of Calgary; as such, direct, early and consistent engagement with the City will be undertaken for this project.
- 30** Appropriate consultation will be conducted with the Alberta Utilities Commission, the Ministry of Transportation and Economic Corridors, and Alberta Environment.

Principal Project Risks

Risk	Mitigation Strategy(ies)
<ul style="list-style-type: none"> • There may be unforeseen delays in completing technical studies, leading to project deadlines not being met. 	<ul style="list-style-type: none"> • Clearly scope technical studies and ensure that all internal departments and external agencies are engaged early on in the project.



Beacon Area Structure Plan Terms of Reference

<ul style="list-style-type: none"> Approval of the new Municipal Development Plan may create timing complexities with respect to aligning with higher order County policies. 	<ul style="list-style-type: none"> Ensure continued engagement with MDP project team to ensure that the development is accommodated within the new growth strategy established by the Plan and to align timing of project approvals.
<ul style="list-style-type: none"> The addition of a new employment area in the County may have risk in receiving approval from the Calgary Metropolitan Region Board, even where the ASP is considered to align with the Growth Plan. 	<ul style="list-style-type: none"> Seek early engagement with CMRB Administration and CMRB member municipalities to ensure there is agreement on policy alignment.

Variance

- 31** Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.



Approval Date	<ul style="list-style-type: none"> _____, 2024
Replaces	<ul style="list-style-type: none"> n/a
Lead Role	<ul style="list-style-type: none"> Chief Administrative Officer
Committee Classification	<ul style="list-style-type: none"> n/a
Last Review Date	<ul style="list-style-type: none"> n/a
Next Review Date	<ul style="list-style-type: none"> n/a

Reeve

Approval Date