

ROCKY VIEW COUNTY

AI DATA CENTRE COMPLEX

PRESENTATION TO THE
ROCKY VIEW COUNTY
PUBLIC PARTICIPATION COMMITTEE

APRIL 16, 2025

ABOUT KINETICOR

A Developer and Asset Manager focused on combining Data Centre Complexes and Power Generation Facilities in an integrated portfolio to expedite development while maximizing efficiencies.



DELIVERING PROJECTS FOR A SUSTAINABLE FUTURE

- **KINETICOR** is focused on constructing power and infrastructure assets in Alberta and throughout Canada.
- Over 2.7 GW in various stages of construction, operations and development throughout Alberta.
- Strong management team with a successful track record of developing, constructing, operating, managing and divesting projects throughout Canada.
- Multiple successful long-term partnerships established with significant national and international groups highlights a focus on collaboration and prudent stewardship.

\$2 Billion

ASSETS UNDER
MANAGEMENT

900 MW

POWER GENERATION
OPERATING

2,700 MW

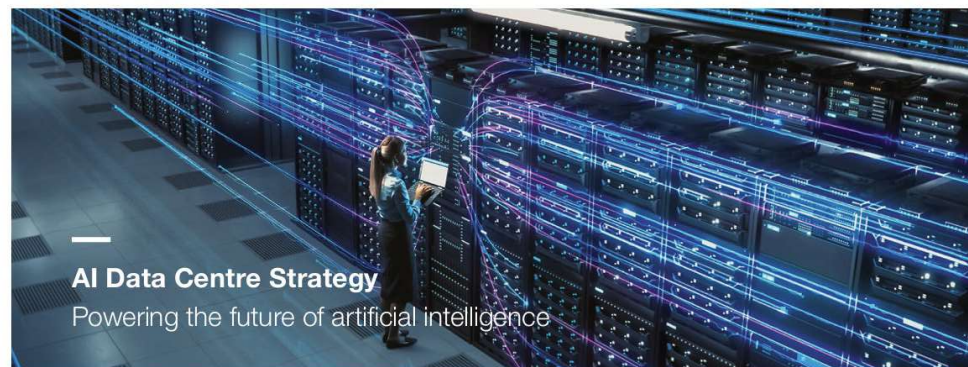
DATA CENTRES
IN DEVELOPMENT

2,700 MW

POWER GENERATION
IN DEVELOPMENT

PROVINCIAL AI DATA CENTRE STRATEGY

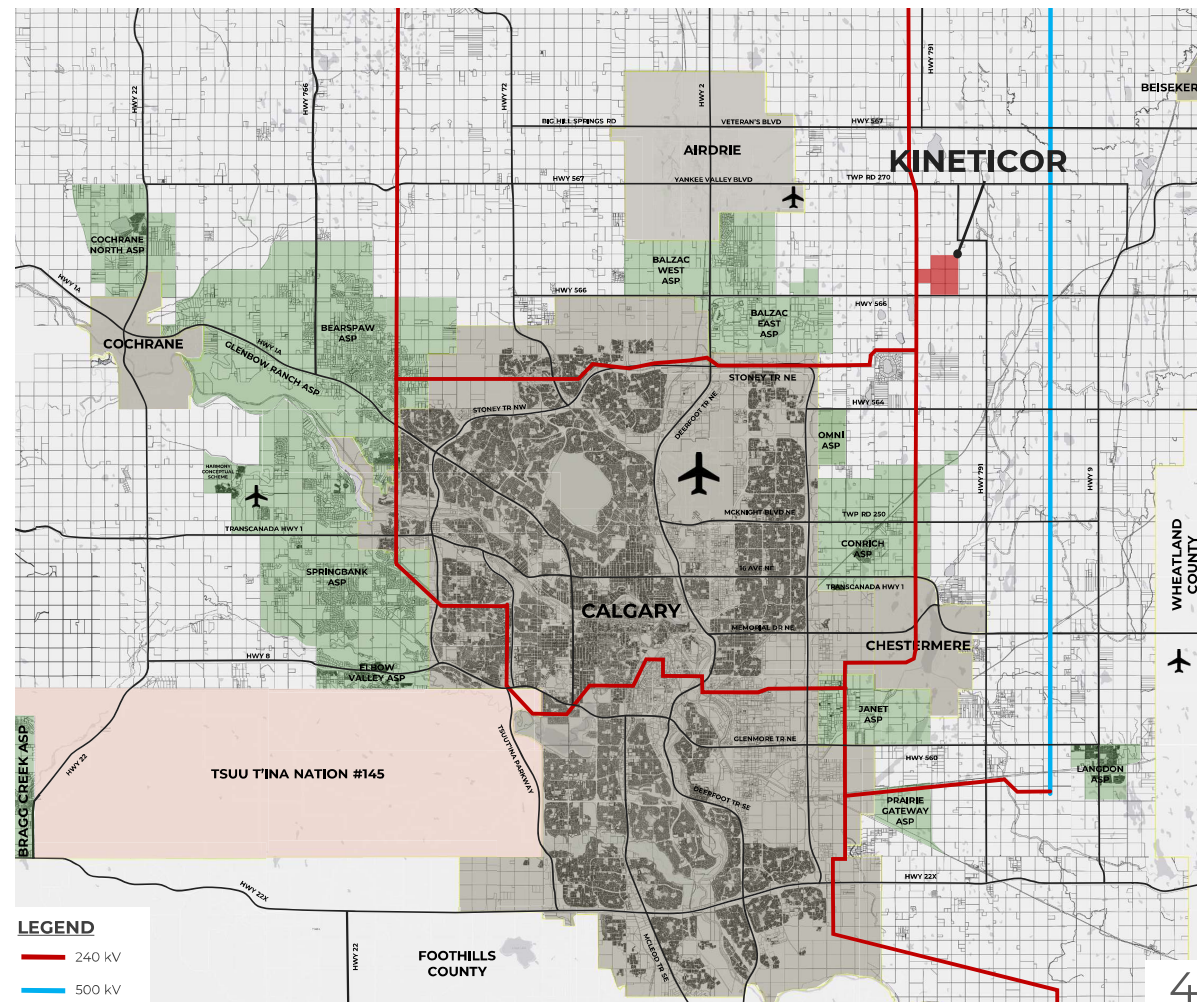
- **‘Powering the Future of Artificial Intelligence’** sets a path to securing the province’s position as the most attractive place to build Artificial Intelligence (AI) Data Centres in North America.
- The province is seeking investment in AI technology to foster innovation, create jobs, and promote economic diversification. Growing the tech sector will foster industry partnerships, catalyze economic growth, and enhance workforce skills and employment.
- Since AI Data Centres require reliable and robust infrastructure, by attracting these projects, municipalities can benefit from modernization of power, water, and internet services, making their communities more attractive to businesses and residents.
- Municipalities and AI Data Centres can forge mutually beneficial partnerships, collaborating to improve digital services, support local technology initiatives, and enhance public safety.



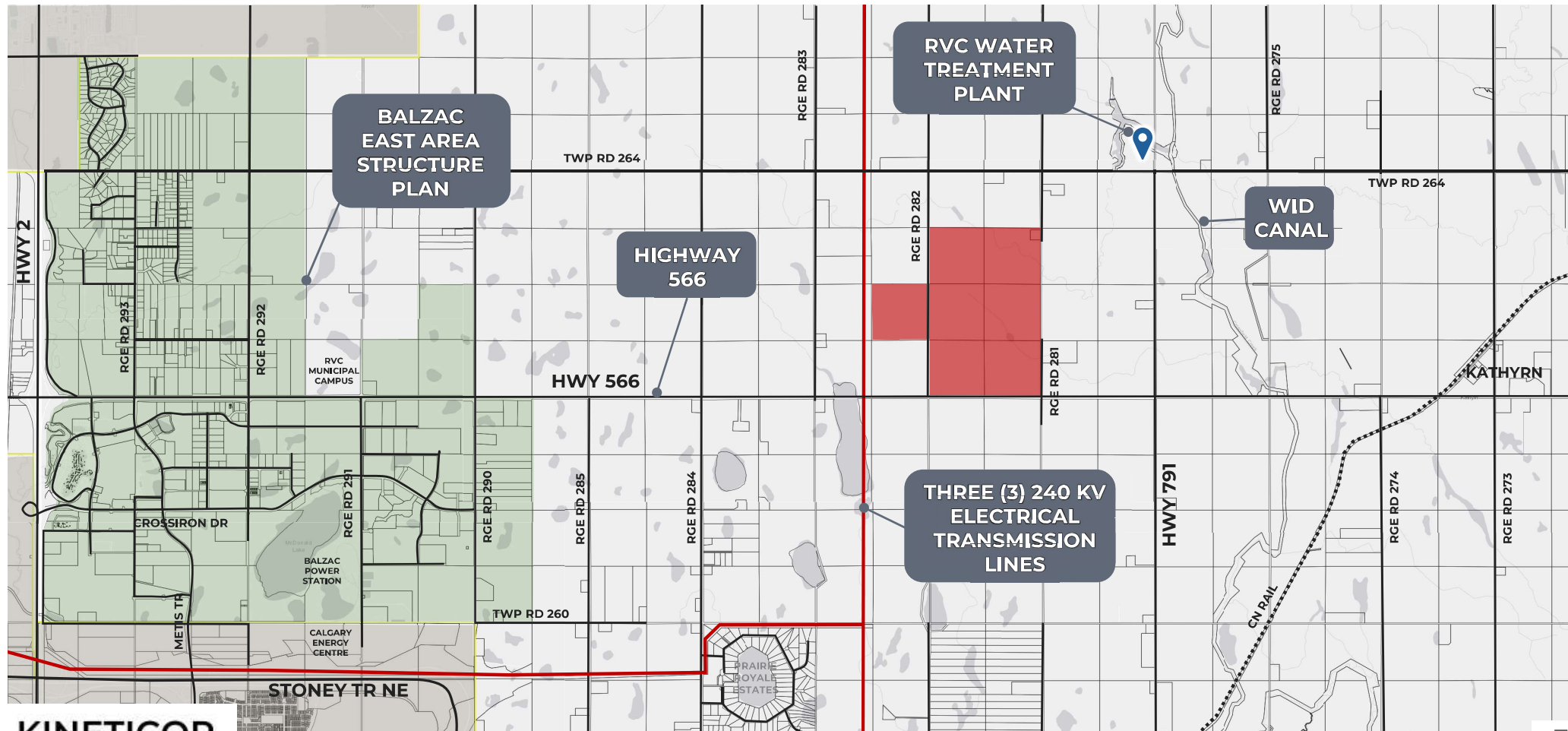
Alberta

REGIONAL CONTEXT

- The Calgary Metropolitan Region is well-served by a robust regional electrical transmission grid.
- A network of 240 kV and 500 kV Electrical Transmission Lines provides electricity across the region.
- The proposed Kinetikor AI Data Centre Complex is located immediately adjacent to three (3) existing 240 kV Electrical Transmission Lines.

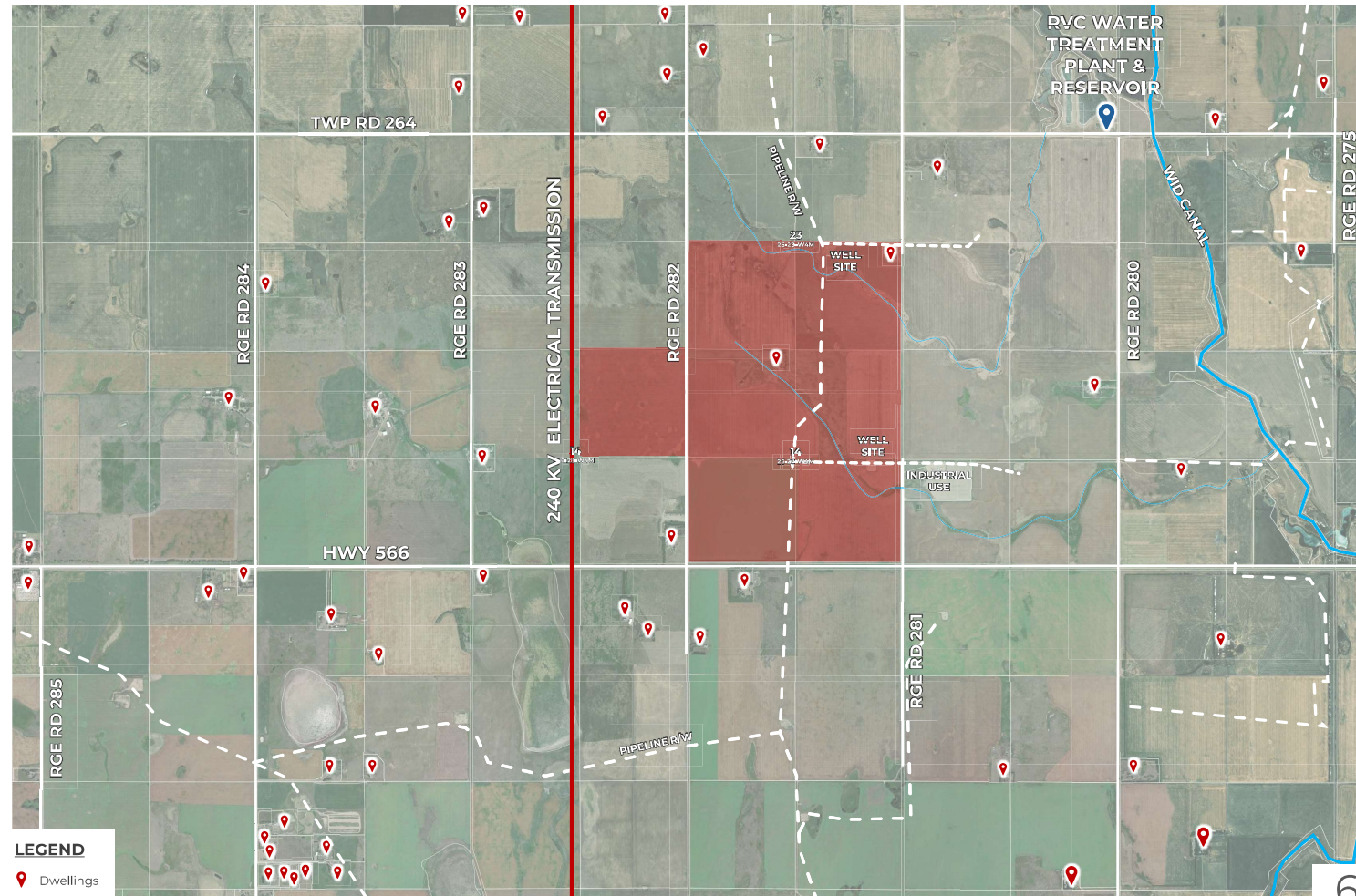


COMMUNITY CONTEXT



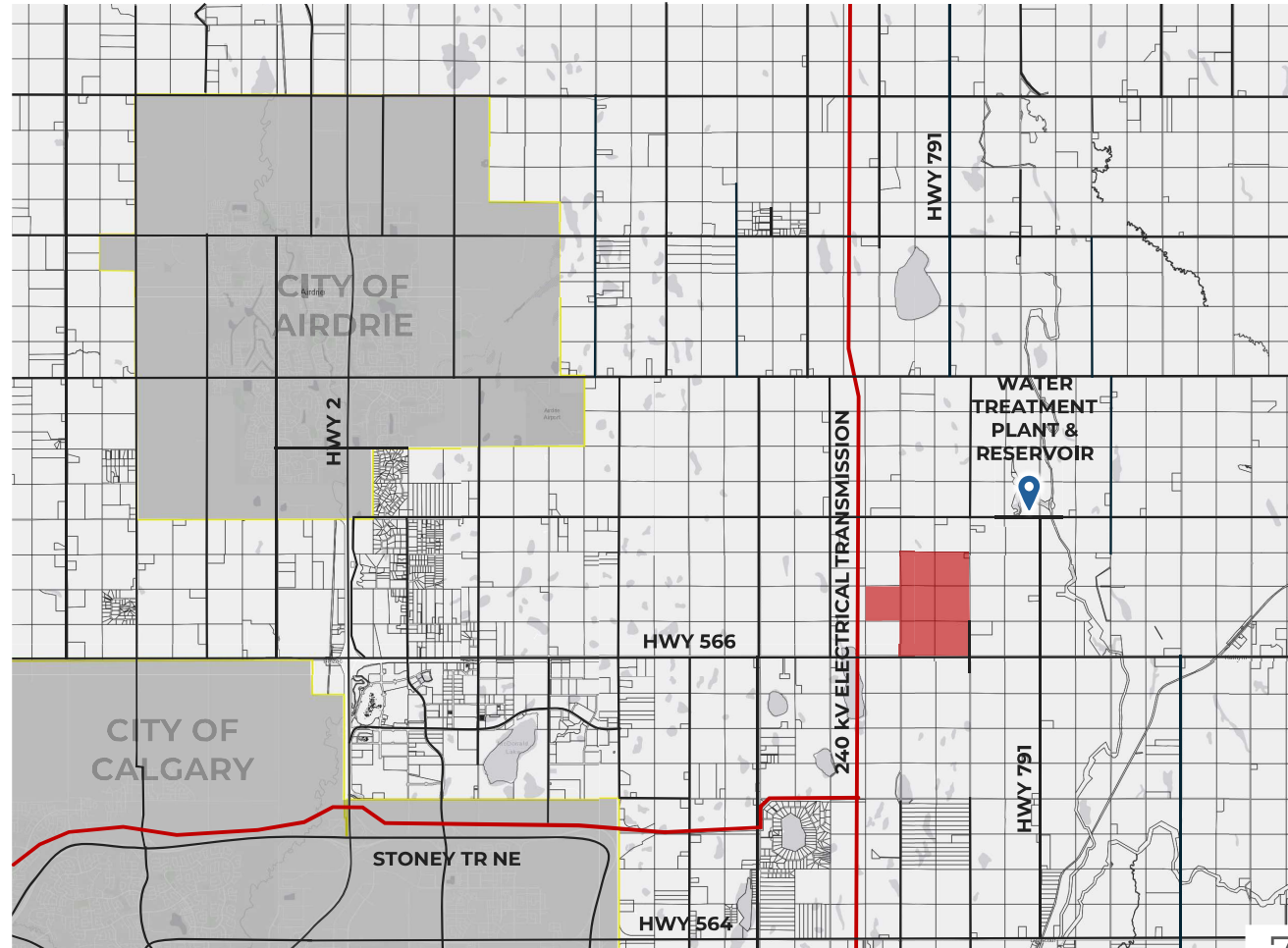
SITE CONTEXT

- ± 1,120 ac
- Predominantly Class 1 & 2 agricultural soils
- Two (2) farm building sites
- Two (2) well sites
- Pipeline ROWs
- Electrical transmission lines
- Natural drainages
- Existing adjacent industrial development
- Relatively sparse local residential population



STRATEGIC LOCATION ADVANTAGES

SCALE	Opportunity to assemble extensive land holdings required for a comprehensive AI Data Centre Complex
PLANNING POLICY	RVC MDP 'Other Business Development' policy framework – <i>MDP under review</i>
FIBER	Proximity to the Calgary Region Fiber Interconnection
SERVICING	Proximity to RVC Water Treatment Plant & Reservoir
POWER	Directly adjacent to three (3) 240kV Electrical Transmission Lines
LABOUR	Proximity to urban centres with sizeable skilled operations workforce
ACCESS	Connected & efficient regional and municipal Transportation Network



WHAT IS AN AI DATA CENTRE COMPLEX?

- An AI Data Centre Complex is a facility designed to house and manage a relatively large number of computer systems, storage, and networking equipment, providing a centralized location for storing, processing, and distributing data and applications.
- AI Data Centres include various components, including:
 - **Servers:** Computers that store and process data.
 - **Storage:** Hard drives, solid-state drives, and other storage devices.
 - **Networking Equipment:** Routers, switches, and other devices that connect the servers and storage to the internet and other networks.
 - **Power Infrastructure:** Require a reliable power supply to keep the equipment running.
 - **Cooling Infrastructure:** Servers generate a lot of heat, so Data Centres need to have effective cooling systems to prevent overheating.
 - **Security:** Data Centres need to have robust security measures to protect the data and equipment from unauthorized access.

FOR ILLUSTRATION PURPOSES ONLY

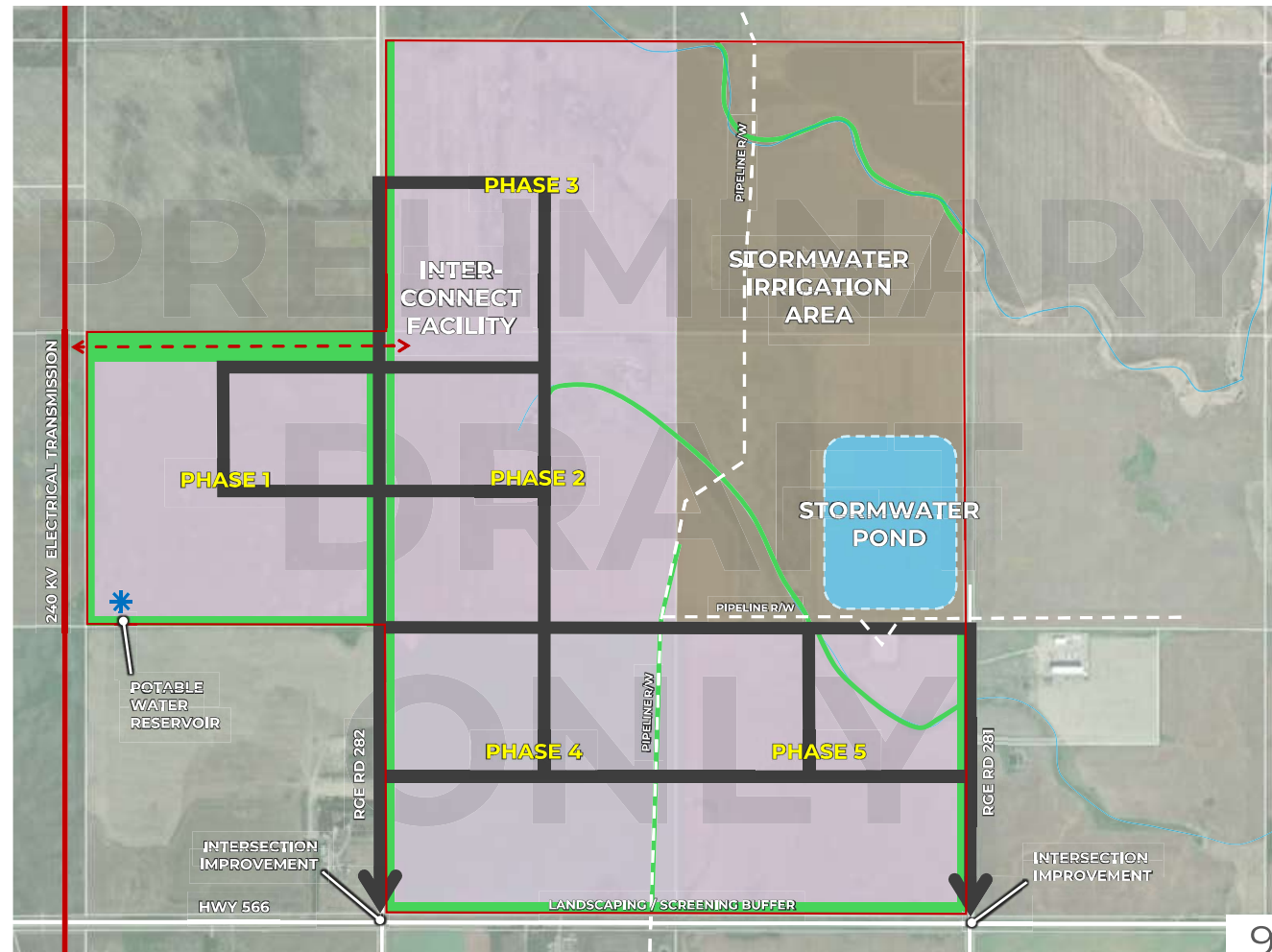


FOR ILLUSTRATION PURPOSES ONLY



PRELIMINARY DEVELOPMENT CONCEPT

- Comprehensively-planned AI Data Centre Complex with multiple users
- 900 MW data processing power
- $\pm 4\text{M ft}^2$ to $\pm 6\text{M ft}^2$ industrial buildings
- Phased development
- Utility servicing and transportation infrastructure to be provided by developer:
 - Internal subdivision roads and highway intersection improvement
 - Potable water service (via RVC Water Treatment Plant)
 - Fire suppression
 - Sanitary service via pump-out or on-site treatment
 - On-site stormwater retention and irrigation



SUPPORTING ASP TECHNICAL STUDIES

- Environmental Site Assessment (*ESA*)
- Historical Resource Impact Assessment (*HRIA*)
- Biophysical Impact Assessment (*BIA*)
- Geotechnical Investigation Report
- Stormwater Master Drainage Plan and Conceptual Level Stormwater Management Plan
- Utility Servicing Design Brief
- Traffic Impact Assessment (*TIA*)
- Landscaping Plan
- Fiscal Impact Assessment (*FIA*)



COMMUNITY ENGAGEMENT

PREPARE ENGAGEMENT PLAN & KEY MESSAGING – MARCH 2025

- The Engagement Plan will be finalized via the ASP Terms of Reference (*TOR*) process.

EARLY STAKEHOLDER ENGAGEMENT – EARLY APRIL 2025

- The applicant will initiate outreach to adjacent landowners and local stakeholders to provide early information about the project and discuss mitigations as required.

FINALIZE ASP ENGAGEMENT PLAN AND LAUNCH PROJECT WEBSITE – BY APRIL 30, 2025

- The applicant will create a project website to provide a resource for interested stakeholders to access project details and obtain contact information for inquiries.
- The website will advertise the scheduling of the public Open House.

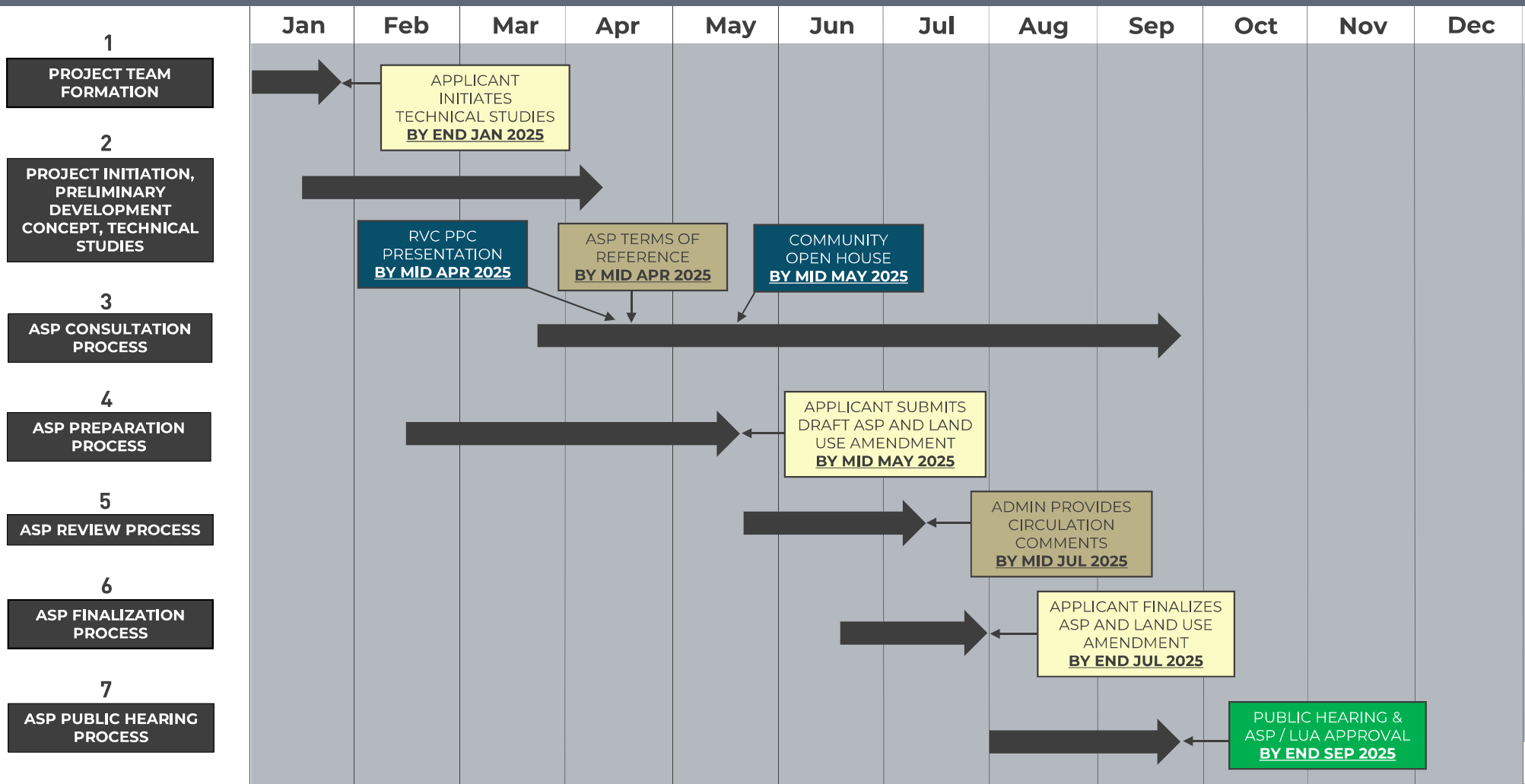
COMMUNITY OPEN HOUSE – END OF MAY 2025

- The Open House will be held in person at a local venue, with promotional efforts beginning in early May 2025.
- Notification areas will align with Rocky View County (RVC) circulation requirements.

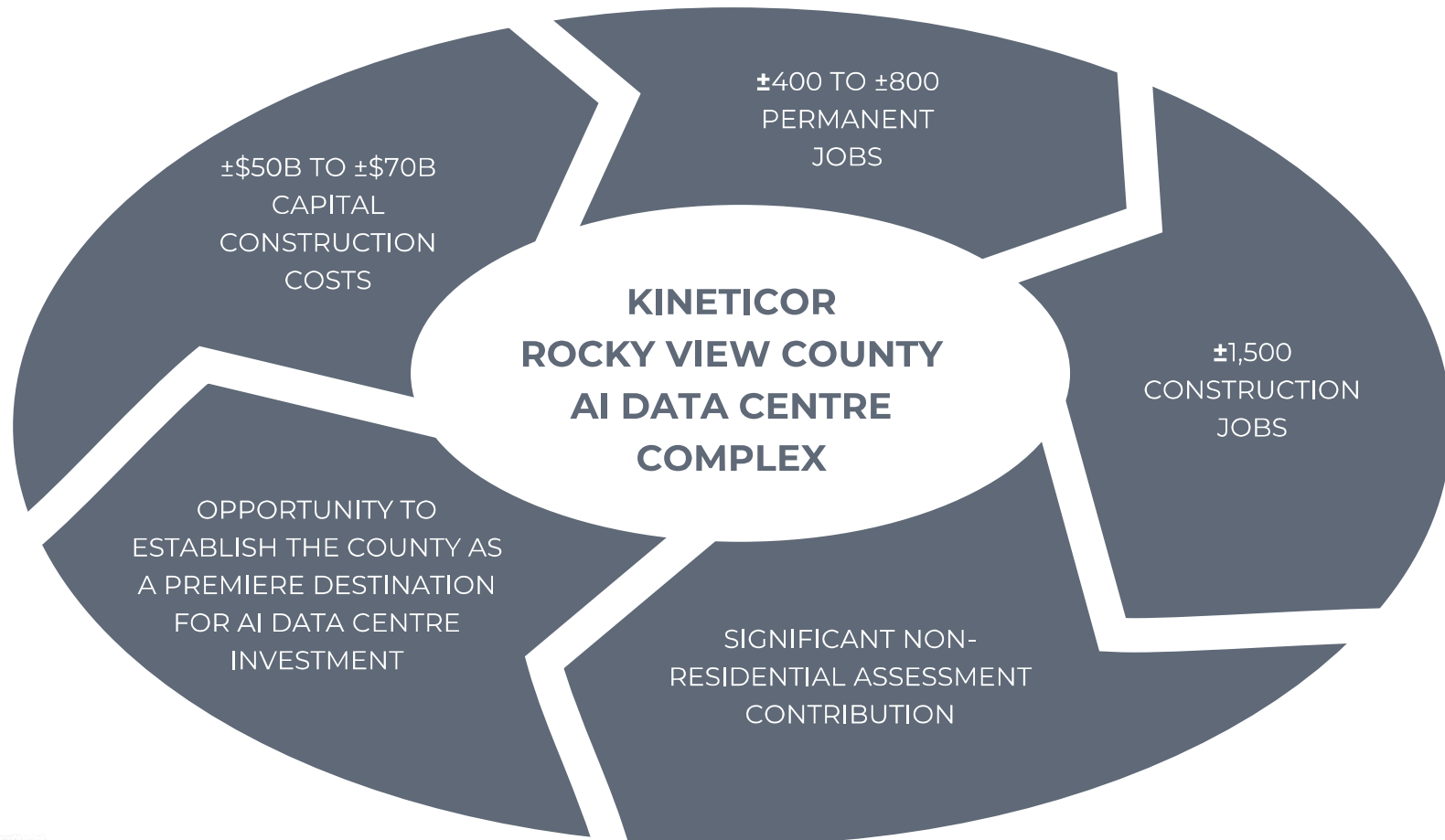
PREPARE ENGAGEMENT SUMMARY REPORT – MID JUNE 2025

- A ‘*What We Heard*’ report will be prepared summarizing the feedback received during the engagement process.

ASP PROJECT SCHEDULE (2025)



LOCAL BENEFITS



CONCLUSION & DISCUSSION

