



# Kinetikor Area Structure Plan Terms of Reference

## Terms of Reference

TOR #1013-475

## Executive Summary

### Direction

On March 4, 2025, Council directed that a terms of reference be prepared for a project to create the Kinetikor Area Structure Plan (ASP).

### Schedule and Deliverables

#### Phase 1 – Project Initiation (Q2 2025)

- Project workplan
- Engagement Strategy
- Initiate technical studies

#### Phase 2 – Prepare Draft ASP (Q2 2025)

- Preliminary land use concept
- Draft ASP
- 1st draft of technical studies

#### Phase 3 – Stakeholder Engagement (Q2/Q3 2025)

- Implementation of the engagement strategy
- Engagement summary
- Circulation (County-led)

#### Phase 4 – Finalize ASP (Q3 2025)

- Final ASP
- Final bylaws
- Public hearing (County-led)

### Project Focus

The ASP will outline a land use strategy and servicing plan for a data centre complex, which is anticipated to accommodate multiple data centre facilities and a supporting 900 MW Power Generation Facility.

The key project considerations are:

- Provision of appropriate transportation, water, wastewater, and stormwater management infrastructure.
- 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 funded wholly by the developer (Kinetikor Asset Management). Administration is proposing a budget of \$50,000 be 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.



## Direction

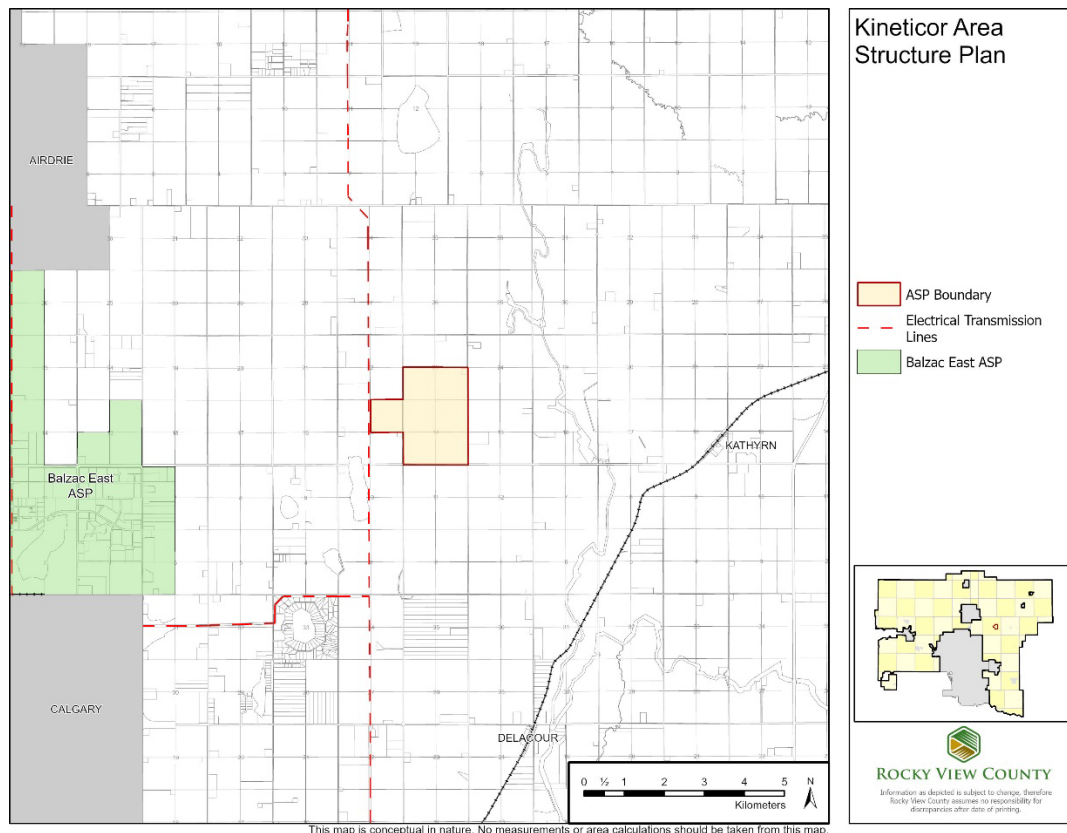
- 1 Alberta's *Municipal Government Act (MGA)* Section 633 provides that a council may adopt an area structure plan (ASP) for the purpose of providing a framework for subsequent subdivision and development of an area of land.
- 2 The site is bordered to the south by Highway 566, immediately adjacent to a 240 KV electrical transmission line, and located approximately 800 m (½ mile) from the Graham Lake Water Treatment Plant.
- 3 The Kinetikor Data Centre ASP will outline a plan for the land use and servicing provisions for the site.
- 4 This Terms of Reference will guide the creation of a new ASP. 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 Kinetikor Data Centre Complex ASP, the proponent will consider the following matters (but not necessarily 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) Demonstration of the relationship between municipal and other provincial regulatory approval processes required to implement the project;
  - (4) Infrastructure – to ensure that development is supported by appropriate transportation, utility servicing and stormwater management infrastructures;
  - (5) Natural environmental features – to ensure the inherent and intrinsic value of natural features are preserved;
  - (6) Fiscal impacts on the County's services and tax assessment ratio.
  - (7) Community input – to ensure the planning framework aligns with residents' sentiments and potential for off-site impacts are reasonably mitigated; and
  - (8) Intergovernmental input – to ensure external agencies' interests are reflected.



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### The Kinetikor ASP Location

- 6 The extent of the area to be covered by the Kinetikor ASP is shown below in **Figure 1: Location**.
- 7 The subject site measures approximately 453 hectares (1,120 acres) in area and legally described as Section 14-26-28-W4M, NE 15-26-28-W4M, and S ½ Section 23-26-28-W4M. The site is some 3 miles east of the Balzac East ASP, and generally situated between Range Roads 282 and 281.
- 8 The site is bordered to the south by Highway 566, immediately adjacent to a 240 KV electrical transmission line to the west, and located approximately 800 m (½ mile) from the Graham Lake Water Treatment Plant to the north-east.



**Figure 1: Location**

### Background

- 9 The subject lands are currently zoned Agricultural, General (A-GEN) with the exception of Lot 1, Block 1, Plan 161 2564 situated in the northeast corner of SE-23-26-28-W4 which is R-RUR (Residential, Rural).
- 10 In January 2025, the proponent (Kinetikor Asset Management) provided a proposal to develop a data centre complex on the site that is subject to this Terms of Reference. The use, being a business use under the *Municipal Development Plan*, requires the adoption of an Area Structure Plan.



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- 11 The Kinetikor ASP project will include data centres as the primary use and a 900 MW Power Generation Facility.
- 12 The project proposes the potential to create 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 data centre complex may attract other technology companies to the County.

### Municipal Development Plan

- 13 The County is currently updating its Municipal Development Plan, 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.
- 14 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 allows for the consideration of new business areas subject to the area's location being justified and another criteria being met.
- 15 The adoption of the proposed ASP is not contingent on the update to the Municipal Development Plan being completed.

### Project Vision

- 16 This project will establish a new ASP for the subject site to facilitate the development of the Kinetikor data centre complex, with particular regard for the planning of servicing, stormwater, and transportation infrastructure.

### Project Objectives

- 17 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 Kinetikor Data Centre Complex.

#### 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.



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### Phasing

- (6) To facilitate orderly and efficient development of the Kinetikor data centre complex through phased development.

### Fiscal Considerations

- (7) Strive 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.

## Statutory Plan Alignment

- 18 The ASP will be drafted to align with the following statutory plans as guided by the *Municipal Government Act*:

- (1) South Saskatchewan Regional Plan; and
- (2) Municipal Development Plan (the County Plan).

## Schedule and Deliverables

- 19 The project is anticipated to occur in five phases, described in **Table 1 – Project Schedule**.
- 20 The dates listed represent the latest date by which the deliverables will be completed; deliverables may be completed ahead of the timeline.

**Table 1 – Project Schedule**

Phase	Deliverables	Timing	Max. Timeline
<b>1. Project Initiation</b>	Project work plan	Q2 2025	N/A
	Initiate technical studies	Q2 2025	N/A
	Public engagement strategy	Q2 2025	N/A
<b>2. Prepare Draft ASP</b>	Preliminary land use concept for County review	Q2 2025	N/A
	1 <sup>st</sup> Draft of technical studies provided to the County	Q2 2025	N/A
	Draft ASP for County review	Q2 2025	N/A
	Redesignation application	Q2 2025	N/A
<b>3. Public and Stakeholder Engagement</b>	Implementation of the engagement strategy	Q2 2025	N/A
	Engagement summary	Q2/Q3 2025	N/A
	Technical studies ready for circulation	Q3 2025	July 22, 2025



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	ASP ready for circulation		July 22, 2025
	Circulation to agencies	Q3 2025	July 24, 2025
	Landowner circulation	Q3 2025	July 24, 2025
	Internal circulation	Q3 2025	July 24, 2025
4. ASP Finalization	Final land use concept	Q3 2025	August 19, 2025
	Final ASP	Q3 2025	August 19, 2025
	Final bylaws	Q3 2025	August 19, 2025
	Public hearing circulation	Q3 2025	August 22, 2025
	Council report for ASP	Q3 2025	September 2, 2025
	Public hearing and three readings	Q3 2025	September 16, 2025

## Roles and Responsibilities

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

<i>County-led</i>	<i>County and Proponent</i>	<i>Proponent-led</i>
Intergovernmental collaboration	Communication and Engagement Plan Drafting	Technical Studies Background Report

## Costs

- 22 Costs relating to the completion of this developer-led ASP project shall be borne entirely by the developer group.
- 23 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.

## Public Engagement

- 24 A detailed public engagement strategy, to be prepared by the developer group, will identify all relevant interest groups within the County and external stakeholders affected by the planning process outcomes.
- 25 The strategy will delineate 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.
- 26 Overall, the developer group will be responsible for implementing these strategies, with oversight provided by the County.
- 27 All outgoing communications material will require approval from the County prior to release.
- 28 An engagement summary, detailing the findings of engagement endeavors, is to be prepared to the satisfaction of the County. The engagement summary will also demonstrate how the feedback received has been addressed within the ASP.



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### Communication and Engagement Principles

- 29** 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.
- 30** Appropriate consultation will be conducted with the Alberta Utilities Commission, the Ministry of Transportation and Economic Corridors, and Alberta Environment.

### Principal Project Risks

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

### Variance

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



Approval Date

- May 20, 2025

Replaces

- n/a

Lead Role

- Chief Administrative Officer

Committee Classification

- Council

Last Review Date

- n/a

Next Review Date

- n/a

Reegan McCullough  
Chief Administrative Officer  
May 20, 2025  
Approval Date