



COUNCIL REPORT

Wild Rose Power Hub Area Structure Plan: Terms of Reference

Electoral Division: 6

File: N/A

Date:	July 8, 2025
Presenter:	Althea Panaguiton, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to present a Terms of Reference (TOR) to prepare an area structure plan (ASP) to guide development of the Wild Rose Power Hub for Council's consideration.

On April 22, 2025, Council directed Administration to work with the proponents for the Wild Rose Power Hub to draft a developer-led and developer-funded ASP TOR. The objective of the ASP is to outline the land use and servicing policies for the site, which would be primarily developed as a data centre, located southwest of the Hamlet of Langdon. Land use redesignation to the County's new Special, Data Centre (S-DAT) district is also proposed within the TOR to be approved concurrent to ASP adoption.

County staff resources would be required to support the progress of the ASP project, with the estimated costs of \$50,000 to be covered by the proponent. A budget adjustment would be required to initiate the transfer of funds.

ADMINISTRATION'S RECOMMENDATION

THAT Council approves the Wild Rose Power Hub Area Structure Plan Terms of Reference as presented in Attachment A.

THAT Council approves a budget adjustment of \$50,000 for the Wild Rose Power Hub Area Structure Plan project as presented in Attachment B.

BACKGROUND

Location

The site is located approximately 10 kilometres (6.21 miles) east of the city of Calgary limits, and approximately 2 kilometres (1.24 miles) southwest of the Hamlet of Langdon. The subject site is along Township Road 232 and 1.6 kilometres (1 mile) east of Highway 797. The extent of the area covers three quarter sections, measuring approximately 194 hectares (479 acres) in area and legally described as:

1. SW-09-23-27W04;
2. SE-09-23-27W04; and
3. NE-09-23-27W04.

The site is currently zoned Agricultural General (A-GEN) district and remains undeveloped with no existing buildings or any previous development permits. The site was chosen due to its proximity to an electrical substation located directly north of the site, to which the data centre facility would connect. Adjacent lands beyond the substation are similar to the subject site, which are predominantly undeveloped agricultural quarter sections.

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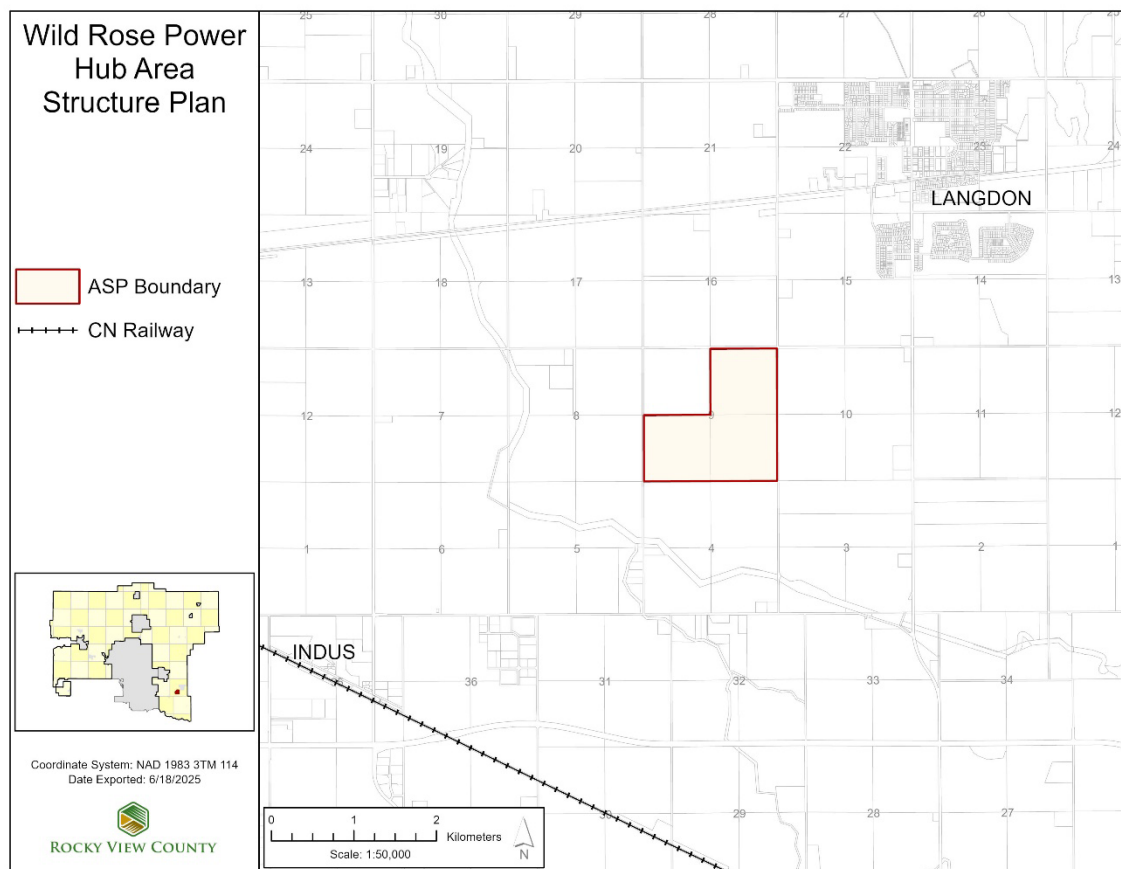


Figure 1 –ASP Site

Project Context

On April 16, 2025, representatives from Wild Rose Power Hub presented to the County's Public Presentation Committee information on a proposed new data centre hub.

On April 22, 2025, Council directed Administration to work with the proponents from the Wild Rose Power Hub to draft a terms of reference for a developer-led and funded area structure plan. Administration has since been coordinating with the proponent to develop the ASP TOR.

ANALYSIS

Municipal Development Plan

Per the Municipal Development Plan (MDP), a new business area requires the creation of a new ASP. The proposed location was selected due to the opportunity to be adjacent to a transmission substation for power generating. The development is considered a business area and is subject to the relevant requirements outlined in Section 14 of the MDP, as well as other County policies, standards and regulations.

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The project is proposed to be undertaken in four phases:

- **Phase 1 – Project Initiation**
 - Workplan and engagement strategy would be prepared.
 - Technical studies would commence these typically include a transportation network analysis, water and wastewater servicing strategy, stormwater management strategy, and environmental screening report.
 - The proponent would submit a land use redesignation application to amend the current zoning of Agricultural General (A-GEN) to Special, Data Centre (S-DAT) district.
- **Phase 2 – ASP Drafting**
 - Initial draft of the ASP would be completed with the findings from the technical studies informing the preparation of the Plan.
- **Phase 3 – Public and Stakeholder Engagement**
 - The draft ASP would be released and formal circulation to agencies and adjacent landowners would be initiated.
 - Technical studies would be finalized.
 - Public engagement event would conducted in accordance with the engagement strategy.
- **Phase 4 – Finalization**
 - Revisions to the draft Plan would be completed to address feedback received from circulation and public engagement events.
 - The ASP and land use amendment would be presented to Council at a scheduled public hearing.

The TOR for the ASP reflects the phases introduced above and further outlines the project scope and deliverables. As a developer led project, the proponent would be responsible for drafting the ASP, initiating the technical studies, implementing engagement endeavors, with the County providing oversight and approval of the content and activities carried out. The County would also lead the formal circulation of the documents to internal departments and external agencies.

COMMUNICATIONS / ENGAGEMENT

As part of Phase 1 of the project, the proponent would prepare an engagement strategy identifying all relevant interest groups within the County and other stakeholders affected by the proposed project. The strategy would detail the objectives, methodology, and deliverables, including dates and timeline of the events. An engagement summary would be published outlining results of the events and the activities that were implemented.

IMPLICATIONS

Financial

As a developer-led project, the proponent would be responsible to cover all costs of the project. County staff resources would be required to support the progress of the project, and this staff time is estimated to be valued at \$50,000. The expenditure of these staff resources has already been accounted for within the Planning department's existing budgeted staff, and the amount would be recovered by the developer, resulting in the project being net-zero-cost to the County.

The developer would contribute a lump sum deposit of \$50,000 at the commencement of the project, to be drawn upon by the County throughout the project. In the event of the deposited balance decreasing to \$10,000, the developer would replenish the funds with a further \$50,000. Any remaining funds at the conclusion of the project would be refunded back to the developer.

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A budget adjustment is set out in Attachment B to reflect the anticipated revenue from the project proponent.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities	The proposed ASP would be prepared in alignment with the Municipal Development Plan and Council's Strategic Plan objectives.
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.1: Land use approvals that are supported/aligned with the Regional Growth Plan & MDP	As above.

ALTERNATE DIRECTION

THAT Council directs amendments to the proposed Wild Rose Power Hub Area Structure Plan Terms of Reference.

ATTACHMENTS

Attachment A: Wild Rose Power Hub Area Structure Plan Terms of Reference
Attachment B: Budget Adjustment Request Form

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer