



Terms of Reference

TOR # XXXX

Executive Summary

Direction

On April 22, 2025 Council directed the development of terms of reference for the Wild Rose Power Hub Area Structure Plan (ASP).

Schedule and Deliverables

Phase 1 – Project Initiation

Q3 2025

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

Phase 2 – ASP Draft Preparation

Q3 and Q4 2025

- Preliminary Land Use Concept (Proponent)
- Complete Draft ASP (Proponent)
- Technical Studies (Proponent)
- Initial circulation of Technical Studies (County)
- Initial Review of Draft ASP (County)

Phase 3 – Public Engagement

Q4 2025 and Q1 2026

- Full circulation of ASP (County)
- Implementation of Public Engagement Strategy (Proponent)
- Engagement Summary (Proponent)

Phase 4 – Refinement and Approval

Q2 2026

- Resolution of outstanding issues
- Preparation of Final ASP
- Council public hearing
- Council adoption

Project Focus

The ASP will outline a land use strategy and servicing plan for the Wild Rose Power Hub Data Center project. Key considerations are:

- Development of a data centre south west of the Hamlet of Langdon.
- Development of a water, wastewater and stormwater management servicing strategy.
- 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 (Chinook Development L.P.). 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 to 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.



Direction

- 1 Council directed Administration on April 22, 2025 to work with proponents from Wild Rose Power Hub on the drafting of a developer-led, and wholly developer-funded area structure plan terms of reference.
- 2 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.
- 3 There is currently no area structure plan in place for the subject area. The Wild Rose Power Hub ASP will outline a plan for the land use and servicing provisions for the subject site.
- 4 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 proposed density or intensity for the subject 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 Wild Rose Power Hub ASP, 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' input and potential for off-site impacts are reasonably mitigated;
 - (4) Intergovernmental input – to ensure external agencies' interests are reflected where applicable and appropriate;
 - (5) Servicing – to ensure that development is serviced sufficiently and efficiently;
 - (6) Natural Environmental features – to ensure the inherent and intrinsic value of natural features are preserved;
 - (7) Fiscal impacts on the County's services and tax assessment ratio.



Wild Rose Power Hub Area Structure Plan

Wild Rose Power Hub ASP Area

- 6 The site is located approximately 10 km east of the City of Calgary limits, and approximately 2 km southwest of the Hamlet of Langdon. The subject site is along Township Road 232 and 1.6 km east of Highway 797. The extent of the area to be covered by the ASP is shown below in Figures 1 and 2.
- 7 The subject site measures approximately 194 hectares (479 acres) in area and legally described as:
- SW-09-23-27-W4M
 - SE-09-23-27-W4M
 - NE-09-23-27-W4M

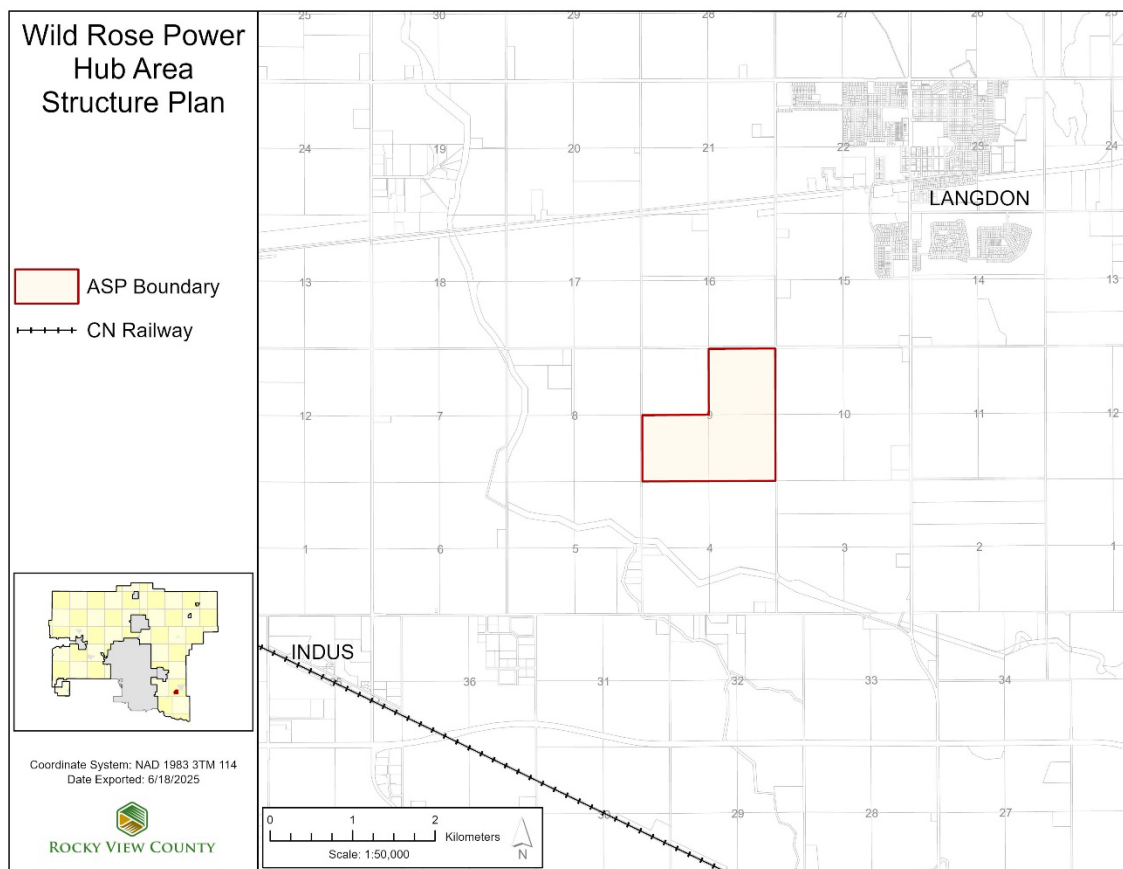


Figure 1: Wild Rose Power Hub Area Structure Plan – Subject Site



ROCKY VIEW COUNTY

Wild Rose Power Hub Area Structure Plan

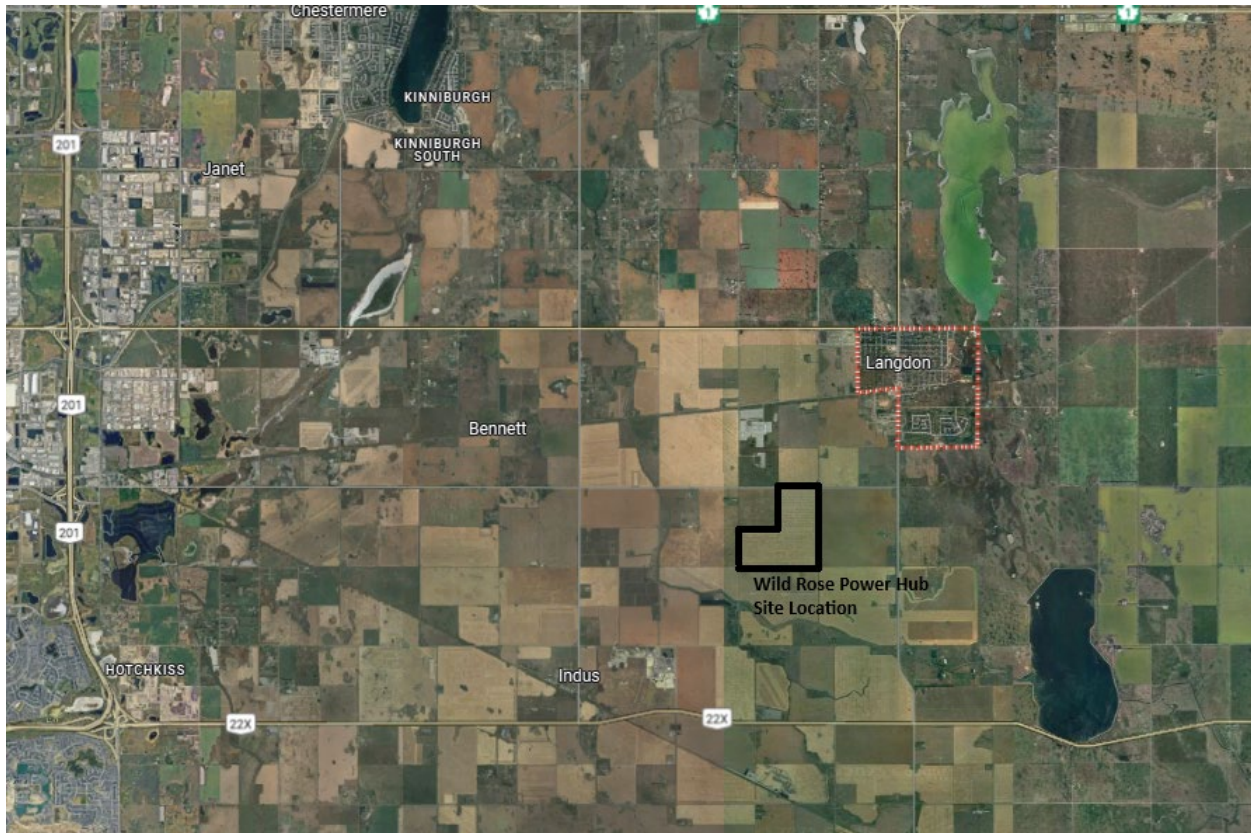


Figure 2: Wild Rose Power Hub Area Structure Plan and Surrounding Area

Background

- 8 The Wild Rose Power Hub ASP project is intended as a data centre as the primary use for the subject site.
- 9 The subject lands are current zoned Agricultural, General (A-GEN) and is currently cultivated for agricultural use.
- 10 The project proposes the potential to deliver both local and regional benefits by stimulating economic growth through job creation, generating tax revenue, and facilitating the construction of essential infrastructure to support future development in the area. Additionally, the AI Hub component of the project may serve as a catalyst for attracting other technology firms and investment to the County and region.
- 11 Currently, there is no ASP in place that encapsulates the subject 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*.



ROCKY VIEW COUNTY

Wild Rose Power Hub Area Structure Plan

Municipal Development Plan

- 12 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.
- 13 Notwithstanding any forthcoming update to the MDP, Section 14.0 of the County Plan guides business development in the County. The adoption of the proposed ASP is not contingent on the update to the Municipal Development Plan being completed.

Project Vision

- 14 This project will create a new ASP for the subject site and obtain a land use redesignation in order to facilitate the development of the Wild Rose Power Hub, a hyper-scale level data center, with particular regard for the planning of servicing, stormwater, and transportation infrastructure.

Project Objectives

- 15 The ASP and land use redesignation 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 Wild Rose Power Hub data centre 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 the Wild Rose Power Hub through appropriate phasing.

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



ROCKY VIEW COUNTY

Wild Rose Power Hub Area Structure Plan

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

Baseline Technical Studies

- (9) Technical studies shall be prepared to guide the land use strategy and identify requirements for subsequent planning phases. Studies will include:
- (a) Fiscal Impact Study to determine how development in the Plan Area and proposed land use scenario will impact the County's services, infrastructure and tax base at full-build out.
 - (b) Transportation Network Analysis update to determine future transportation needs and connection.
 - (c) Stormwater, Wastewater, & Potable Water Servicing Analysis to determine servicing options and capacity; and
 - (d) Environmental Screening Report to determine environmentally significant areas.

Statutory Plan Alignment

- 16 The Wild Rose Power Hub ASP will be drafted to align with the following statutory plans as guided by the Municipal Government Act:
- (1) South Saskatchewan Regional Plan
 - (2) Rocky View County Municipal Development Plan

Schedule and Deliverables

- 17 The project is anticipated to occur in four phases, described in Table 1.

Table 1 – Project Schedule

Phase	Deliverables	Timing
1. Project Initiation	<ul style="list-style-type: none"> Background Summary Report 	July – Sept 2025
Draft the Background Summary Report	<ul style="list-style-type: none"> Public Engagement Strategy 	
Prepare the Public Engagement Strategy	<ul style="list-style-type: none"> Project Workplan 	
Draft the Project Workplan	<ul style="list-style-type: none"> Commencement of technical studies 	
2. Creation of Draft ASP	<ul style="list-style-type: none"> Draft ASP 	Sept – Nov 2025
Draft the ASP document	<ul style="list-style-type: none"> Land Use Concept 	
Land Use Concept	<ul style="list-style-type: none"> Initial review of technical studies 	
Initial Reviews	<ul style="list-style-type: none"> Initial review of draft ASP 	
3. Public Engagement	<ul style="list-style-type: none"> Full circulation of application 	Dec 2025 –Feb 2026



ROCKY VIEW COUNTY

Wild Rose Power Hub
Area Structure Plan

Circulation of application	<ul style="list-style-type: none"> Public Engagement events Engagement summary Completion of technical studies 	
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 (Land Use Redesignation and ASP) Report 	Feb – Apr 2026
Finalize Draft for Public Hearing and ASP adoption		

Roles and Responsibilities

- 18** The principal project tasks shall generally be divided between the County and Proponent as follows. Specific task responsibilities will be determined in the workplan that is prepared in Phase 1 of the project.

County-led	County and Proponent	Proponent-led
Intergovernmental collaboration	Communication and Engagement	Technical Studies
	Plan Drafting	Background Report

Costs

- 19** Costs relating to the completion of this developer-led ASP project shall be borne entirely by the developer group.
- 20** 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

- 21** 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 outline 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.
- 22** The developer group is responsible for the development and implementation of an engagement strategy. The County will be responsible for oversight and executing the internal and external circulation of the formal application.
- 23** An engagement summary outlining the results of all engagement activities will be prepared and submitted to the County. This summary will illustrate how feedback received has been considered and incorporated into the Wild Rose Power Hub ASP.

Communication and Engagement Principles

- 24** 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;



ROCKY VIEW COUNTY

Wild Rose Power Hub
Area Structure Plan

- (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

- 25 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.

Variance

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



Approval Date

- July 8, 2025

Replaces

- n/a

Lead Role

- Chief Administrative Officer

Committee Classification

- County Council

Last Review Date

- n/a

Next Review Date

- n/a

Reegan McCullough, CAO

Approval Date