

# **Area Structure Plan and Land Use Bylaw Amendment Open House**

# Who is TransAlta?

- » TransAlta Corporation is one of Canada's largest publicly traded power generators, owning and operating a diverse fleet across Canada, the United States and Western Australia.
- » Our portfolio includes hydro, wind, solar, battery storage, natural gas and coal generation, complemented by our world-class asset optimization and energy marketing capabilities.
- » With a history of over 100 years, TransAlta continues to drive progress in the energy sector while prioritizing environmental stewardship and social responsibility.
- » As one of Canada's largest producers of wind and thermal generation and Alberta's largest producer of hydro power, we are committed to providing the energy mix required for today and the future – a balanced, technology-agnostic energy mix that includes renewable and gas-fired generation.



# Land Acknowledgement

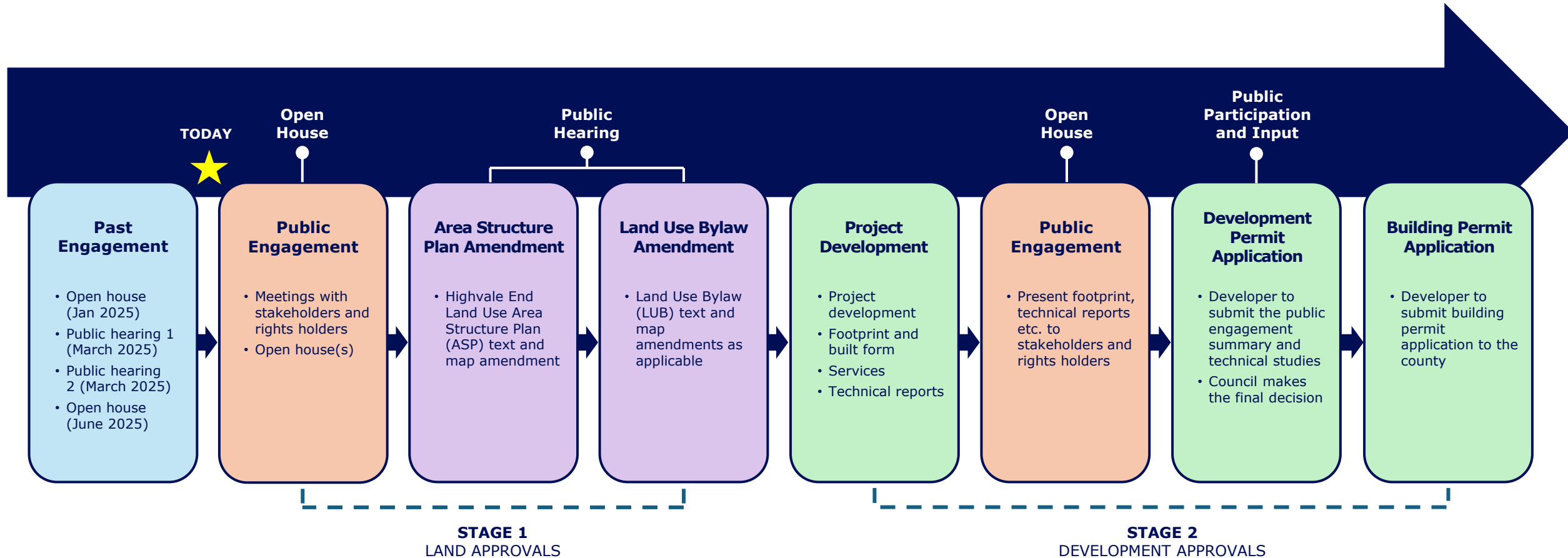
We are privileged and grateful to be able to conduct our business on these lands today. We recognize and acknowledge these lands stewarded by the Sioux, Cree, and Saulteaux speaking Nations of the area and the homeland of the Lac Ste Anne Metis district of the Otipemisiwak Metis Government. We acknowledge the many First Nations, Métis and Inuit peoples whose footsteps have marked these lands for generations, including the many places that we are joining from. We are grateful for the traditional Knowledge Keepers and Elders who are still with us today and those who have gone before us. We recognize the Lands as an act of reconciliation and gratitude to those whose territory we reside on or are visiting.

# Overview

- » TransAlta is proposing amendments to the Highvale End Land Use Area Structure Plan (ASP) and Parkland County Land Use Bylaw (LUB).
- » The ASP was last updated in 2016 and at that time, did not consider future development opportunities, like data centres.
- » Proposed changes to the LUB will create a new direct control district that gives Parkland County Council the ability to regulate developments in the amended areas.
- » The proposed changes will allow for potential data centre developments in the future.
- » Any future data centre proposals will go through the well-established Parkland County development application process, in addition to provincial regulatory review.
- » Should a proposal come forward, there will be multiple opportunities for the community to engage and provide input.



# Development Approval Process



# What Does a Data Centre Look Like?



**Top row from left to right:** Ashburn Campus (7 buildings – 288 MW) [VA]; Red Oak Campus (4 buildings – 400 MW) [TX].

**Bottom row from left to right:** Google data centre (~76 MW) [IA]; Rocky Branch Creek Technology Park (12 buildings - 270 MW) [MO].

# Data Centre Benefits



**Telecommunications infrastructure upgrades** to enhance connectivity to the region.



Parkland County Tax Revenue **helps to support and diversify property tax base.**

Increase in annual tax payments could help support roads, schools, hospitals, emergency services and other local programs vital to the local community.



**200-550 potential construction, technical and full-time jobs.**



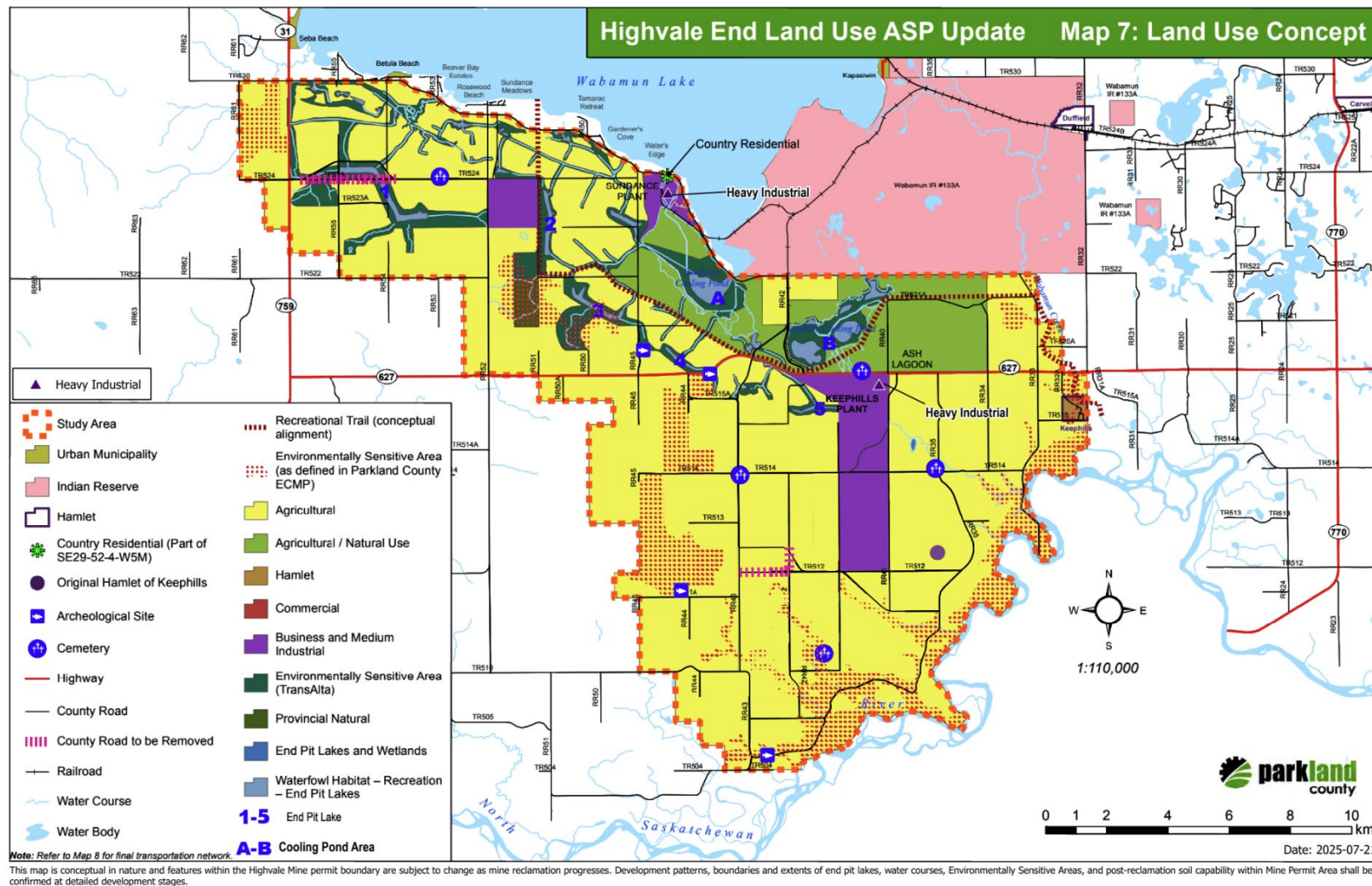
**Increase demand for local goods and service providers**, including professional and technical roles, equipment operators, mechanics, truck drivers and labourers.



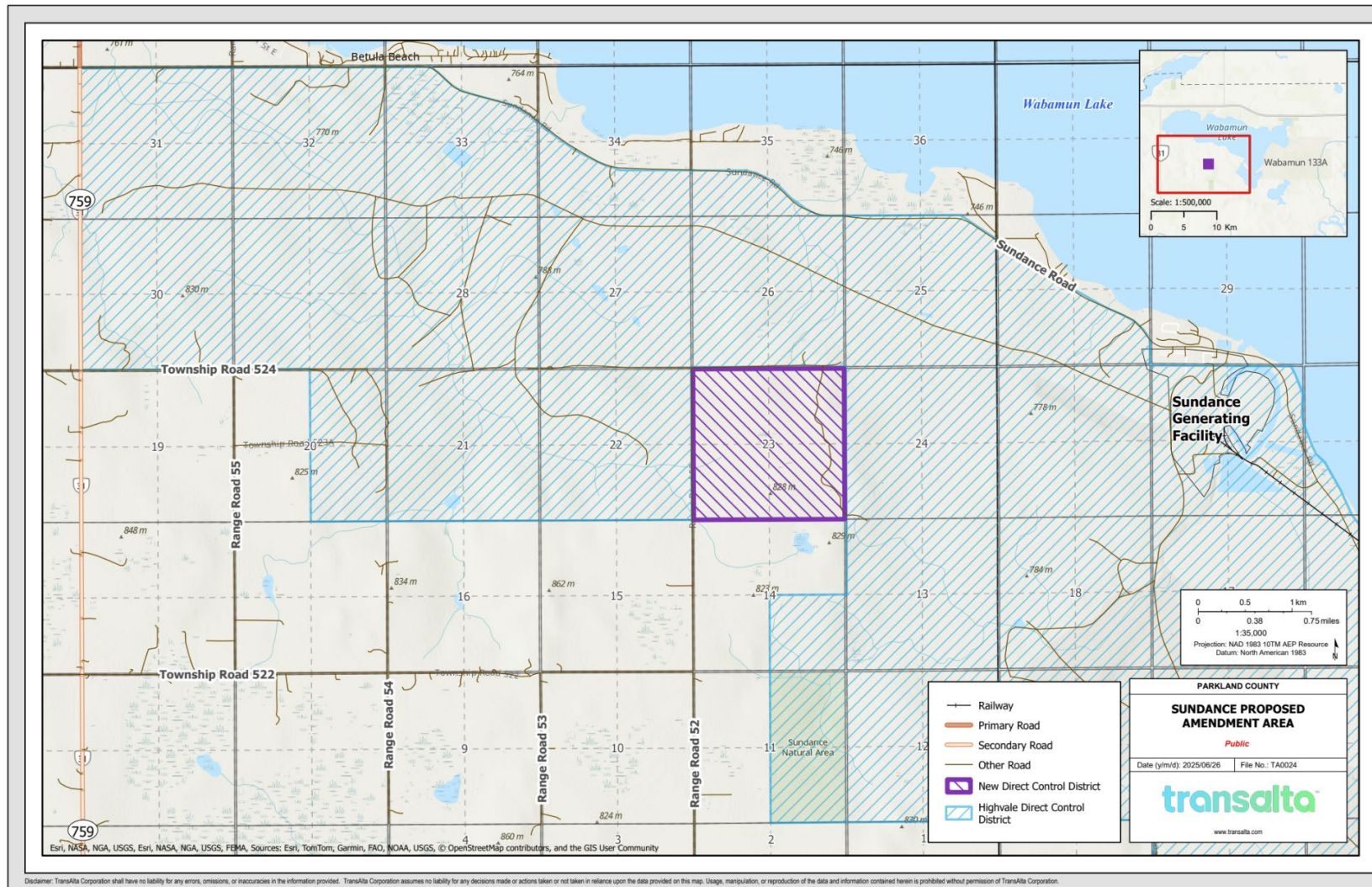
**Investment in local infrastructure and services.**



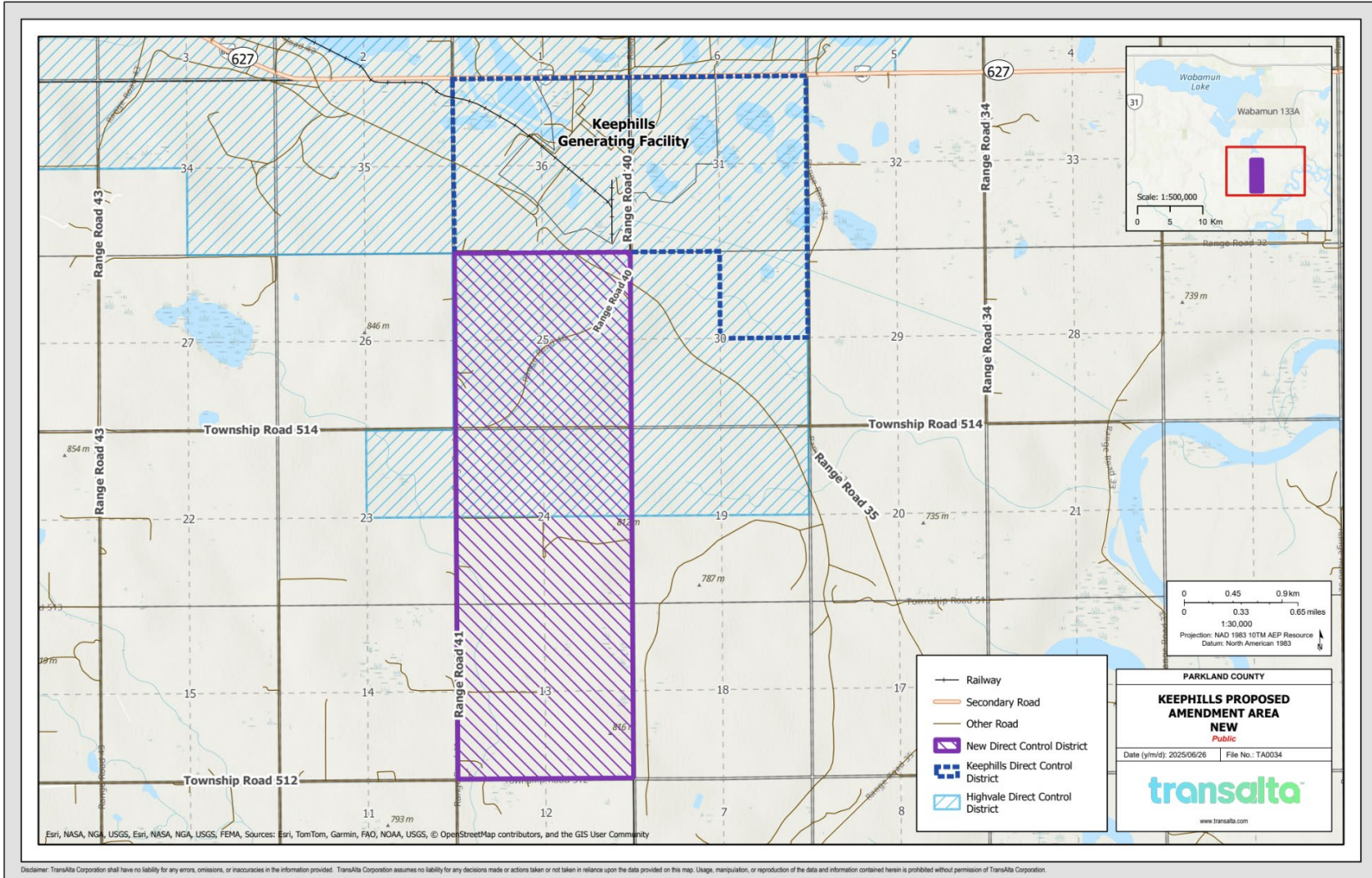
# Proposed Highvale End Land Use Area Structure Plan (ASP) Amendments



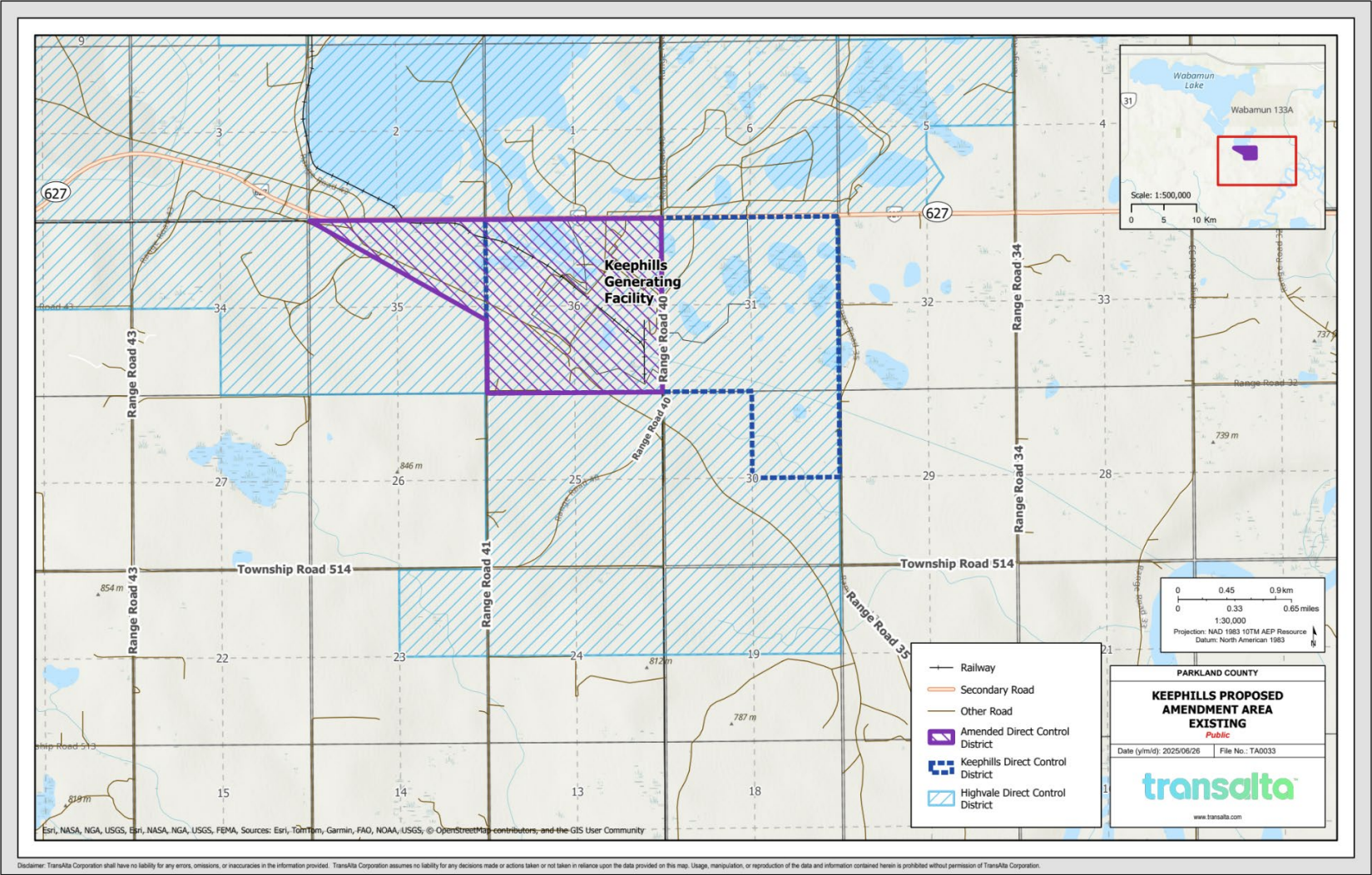
# Proposed Land Use Bylaw (LUB) Amendments – Sundance



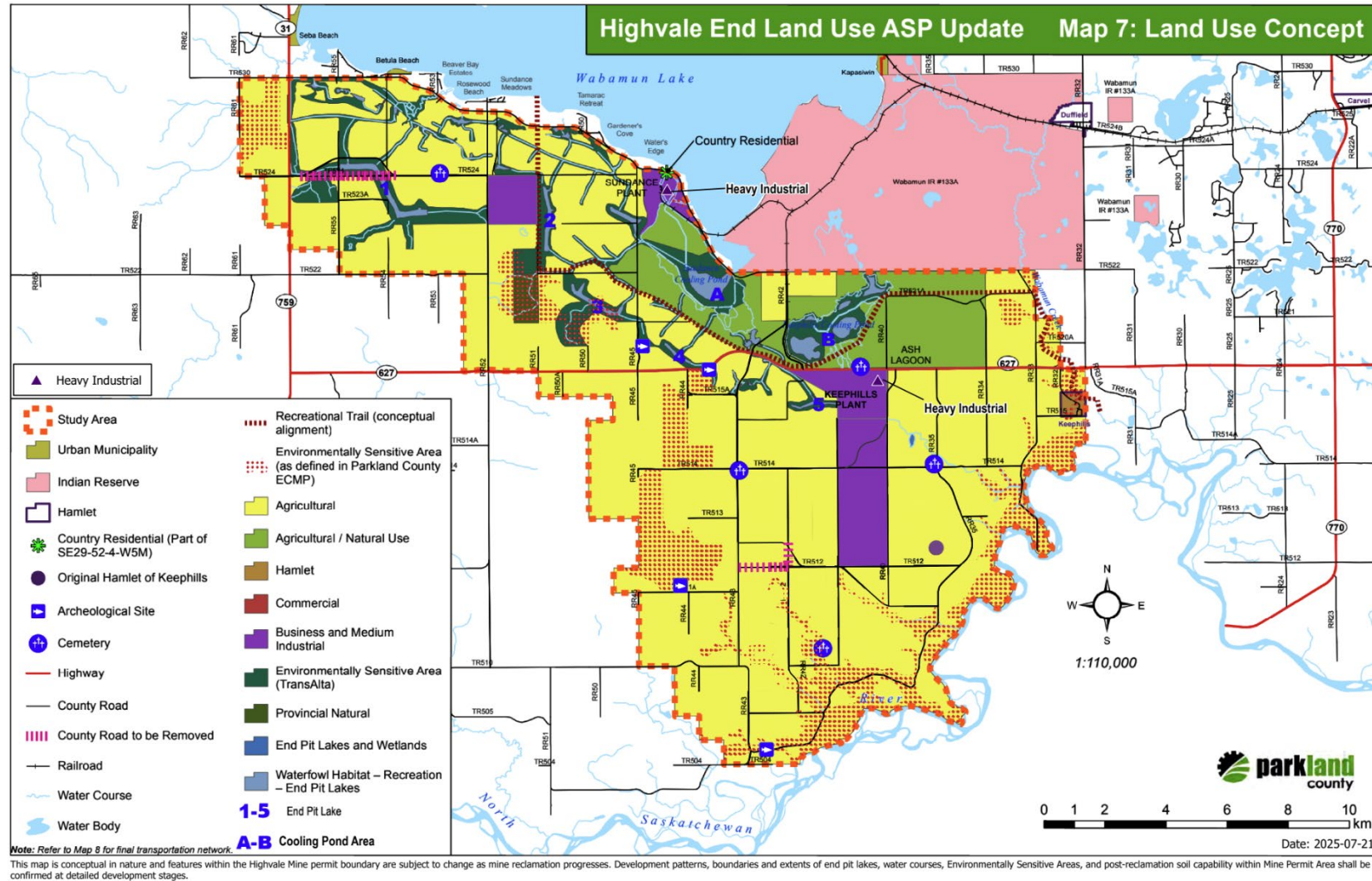
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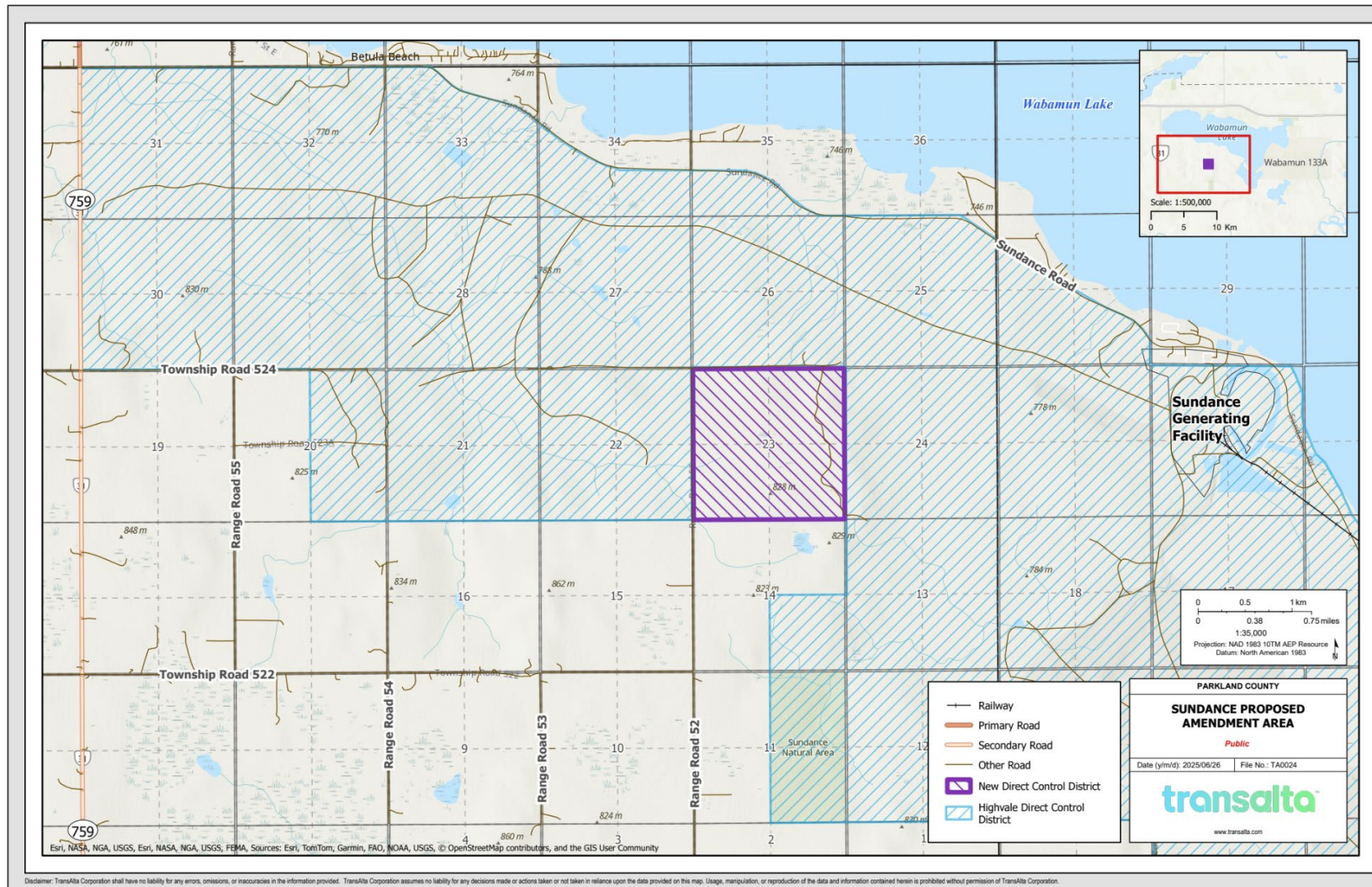
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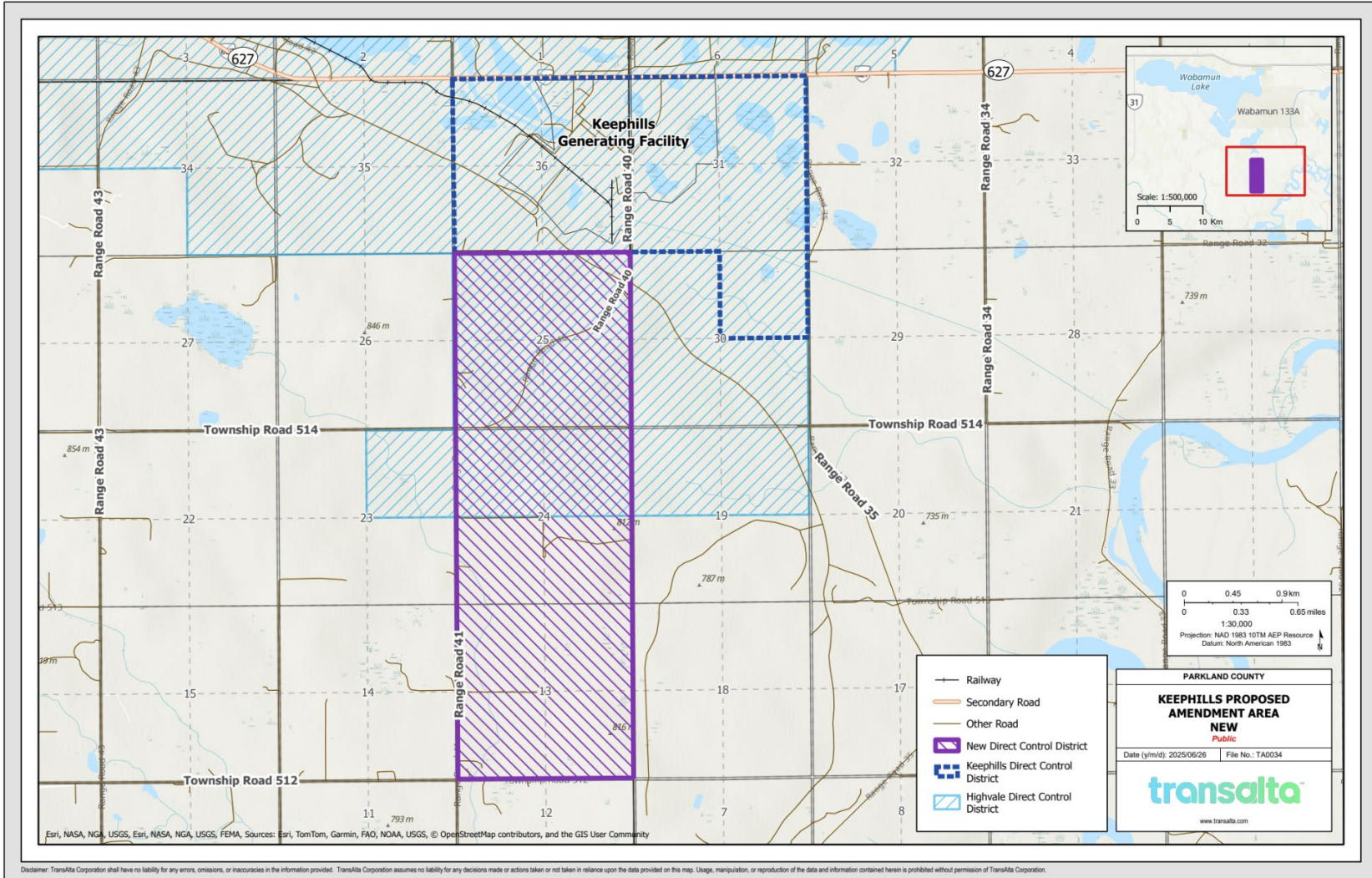
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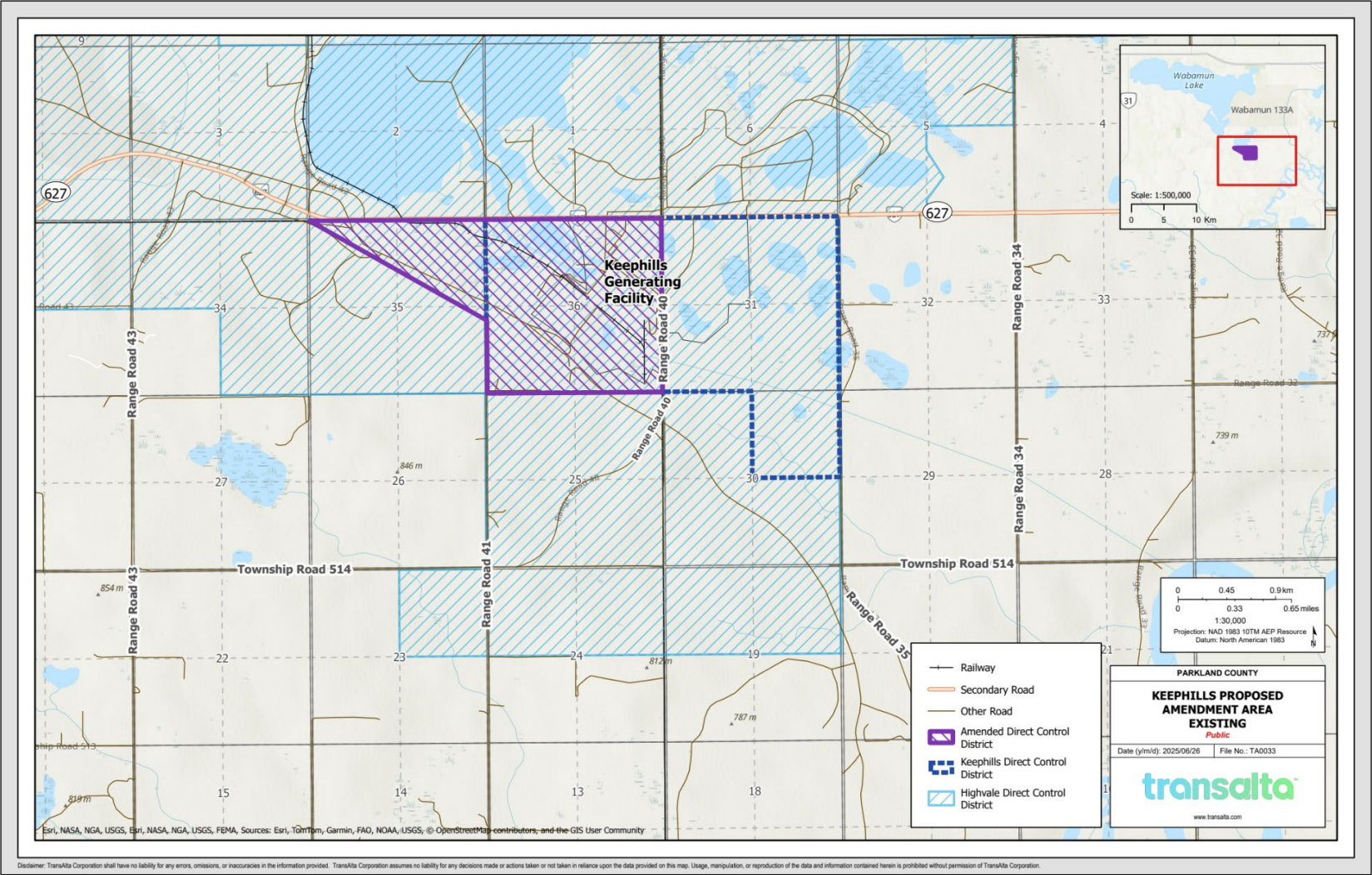
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# Contact Us

## Questions or Comments?

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