June 3, 2026

Notice of Public Hearing

Wheatland County has received applications to amend an Area Structure Plan (ASP), adopt a new Area Concept Plan (ACP), and redesignate lands in your vicinity. As required by the Municipal Government Act, County Council will hold a Public Hearing to receive public input before making a decision on the applications. The Public Hearing will be held in Wheatland County Council Chambers on:

July 7th, 2026, at 9:00AM

File Numbers:	PL2025-005
Bylaw Numbers:	2025-32, Goldfinch Industrial ASP Amendment 2025-33, Diode Ventures Data Centre ACP 2025-34, AG → IG Land Use Redesignation
Legal Description:	Lot 3, Block 4, Plan 2312026 within NE-7-22-26-W4M; Lot 2, Block 4, Plan 0412931 within NW-8-22-26-W4M; Blocks 2 & 3, Plan 0012457 within NE-8-22-26-W4M; and N-9-22-26-W4M
Division:	3
Applicant/Owner:	Brittany Shewchuk, WSP Canada Inc./Diode Ventures
Area:	± 232.97 hectares (± 576.34 acres)
Existing Land Use District:	Agricultural General (AG)
Proposed Land Use District:	Industrial General (IG)
Proposal:	To amend the Goldfinch Industrial ASP, adopt a new ACP, and redesignate the subject lands from AG District to IG District in order to facilitate the future development of a data processing facility.
Location:	Located 3.27 kilometres (2.00 miles) west of the Hamlet of Carseland, immediately southwest of the intersection of Highway 24 and Township Road 222, within the Goldfinch Industrial ASP area.
Reply By:	June 24, 2026

More information about this application is available on the County's website. Please visit:

wheatlandcounty.ca/projects-under-review/

If you wish to provide comments regarding this application, please submit them in writing via email, post, or fax. All submissions will become part of the public record and may be released to Council, MPC, the applicant or third parties upon request. Council agenda packages are published on the Thursday prior to the Public Hearing on the County's website at:
wheatlandcounty.ca/agendasandminutes

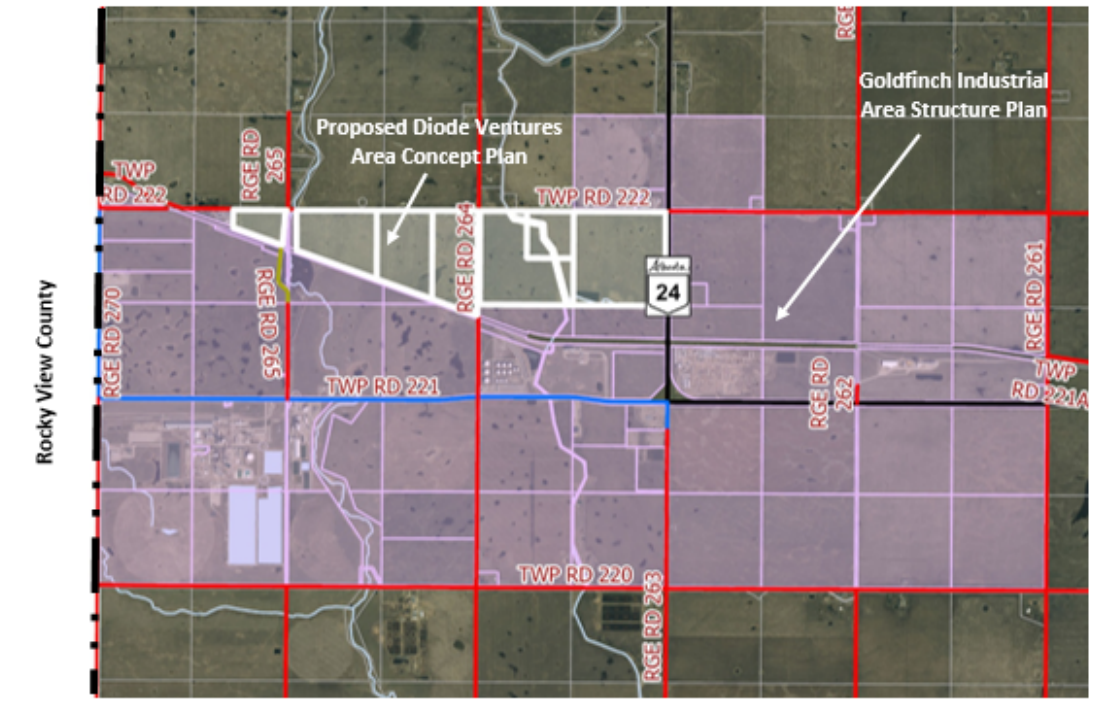
Sincerely,

Taylor Felt, Senior Planner
Planning & Development Services

taylor.felt@wheatlandcounty.ca

SUBJECT LANDS

Proposed Diode Ventures ACP



Note: Post processing of aerial photography may cause visual distortion.

Existing Goldfinch Industrial ASP

Portions within NE-7-22-26-W4M, E-8-22-26-W4M, NW-8-22-26-W4M, NW-9-22-26-W4M, and W-9-22-26-W4M

Proposal: To amend the Goldfinch Industrial Area Structure Plan (ASP), adopt a new Area Concept Plan (ACP), and redesignate the subject lands from Agricultural General (AG) District to Industrial General (IG) District in order to facilitate the future development of a data processing facility.

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Note: Dimensions and areas are approximate and based on information submitted by the Applicant. Dimensions need to be verified by an ALS. All dimensions are in meters, unless otherwise stated.

2026-06-01

Sherry Baers
Wheatland County
242006 Range Road 243
Wheatland County, AB T1P 2C4

Re: Formal Submission No. 3, re: Diode Ventures Area Concept Plan & Supporting Applications for the Development of a Proposed Data Centre Development

Dear Madam:

On behalf of Diode Ventures, WSP is pleased to submit the third submission of the Diode Ventures Data Centre Area Concept Plan (ACP), the associated amendment to the Goldfinch Industrial Area Structure Plan (ASP), and supporting technical materials, in continued support of Application PL2025-005.

This submission represents the third formal iteration of the ACP, following the initial submission dated August 29, 2025, and the second submission dated January 16, 2026. Since the first submission, a number of updates and refinements have been made in response to feedback received through the community engagement process, municipal review, and circulation comments. These updates have focused on improving policy clarity, strengthening alignment with supporting technical materials, and ensuring the proposed development responds appropriately to site context and surrounding land uses.

A key refinement in this submission is the introduction of a new "Medium Industrial" land use designation within the Goldfinch Industrial ASP, in lieu of the previously contemplated Heavy Industrial designation. The Medium Industrial designation is intended to accommodate light to medium industrial developments that may generate low to moderate off-site operational impacts, to be managed through site design, buffering, landscaping, screening, and other mitigation measures. This approach more accurately reflects the operational characteristics of a data centre, which:

- Does not involve heavy industrial processes, manufacturing, or the handling of hazardous materials typical of heavy industrial uses;
- Generates relatively low traffic volumes compared to traditional industrial developments due to low staffing requirements;
- Does not produce emissions, odours, or continuous industrial outputs characteristic of heavy industrial facilities; and
- Operates within enclosed, controlled environments, resulting in minimal off-site impacts when appropriately mitigated.

Redesignation of the subject lands to Medium Industrial within the ASP enables the site to be rezoned to Industrial General (IG) rather than Intensive Industrial (II), which more appropriately aligns with the proposed use. In this context, "Industrial, Medium" is a discretionary use within the IG district, and future development will proceed through a discretionary development permit process. This approach allows Wheatland County to evaluate detailed site design, mitigation measures, and technical studies at the appropriate stage.

Consistent with the ASP and ACP policy framework, the plan maintains that appropriate mitigation measures will be integrated into the development to minimize potential off-site impacts. These include berming, landscaping, setbacks, and screening, as well as adherence to overlay policy requirements for adjacent country residential and highway corridor areas.

Additional clarification has been provided in this submission regarding water use and servicing. The proposed data centre will not require process water from the local aquifer for cooling. As such, water demand will be limited to:

- Domestic uses (e.g., drinking water and sanitary services); and
- Fire protection, supported by a dedicated on-site fire water storage system.

While an initial water supply will be required to fill fire protection infrastructure, the system will not function as a continuous high-demand user. Fire protection will be supported by a self-contained on-site reservoir, with water drawn from storage during emergency events rather than continuous supply draws.

Primary fire protection will be provided on-site through a combination of integrated fire suppression systems, dedicated fire water infrastructure, and potential on-site emergency response capabilities, reducing reliance on municipal services while supporting rapid first-response capability.

Stormwater management has also been further refined through this submission. The conceptual strategy confirms that stormwater will be managed entirely on-site through a system of detention facilities designed to retain runoff from significant storm events and comply with Western Irrigation District requirements restricting discharge during the irrigation season.

These facilities have been conservatively sized at the ACP stage to ensure that:

- No adverse impacts occur to adjacent lands or infrastructure; and
- On-site containment objectives are maintained, regardless of refinements made at the development permit stage.

Finally, the ACP has been updated to further clarify the role of development permitting in advancing the project. As a discretionary use within the IG district, future development will be subject to a comprehensive review process, including the submission of detailed technical studies such as noise impact assessments, servicing designs, and site-specific engineering. In particular, a Noise Impact Assessment will be required at each development permit stage to demonstrate compliance with applicable regulatory standards and confirm that cumulative sound levels remain within allowable thresholds.

Key updates included in this submission are as follows:

- Refinements to the ACP to address County and agency comments and improve clarity, internal consistency, and alignment with the County's planning framework;
- Updates to supporting technical memoranda (water, sanitary, stormwater, and transportation) to address reviewer comments, including incorporation of revisions requested through Sedulous and confirmation of alignment with current regulatory requirements;
- Revisions to the Goldfinch Industrial ASP amendment to ensure consistency with the intended function of the Medium Industrial designation and the overall policy framework of the ASP;
- Introduction and refinement of ACP policies developed in consultation with Wheatland County to:
    - Ensure alignment with the overarching vision and intent of the Goldfinch Industrial ASP;
    - Provide clear direction for future development permitting and detailed design;
    - Mitigate potential impacts to adjacent lands, infrastructure, and irrigation systems; and
    - Establish a robust framework for managing servicing, stormwater, and site development in a phased and coordinated manner.

In particular, the ACP has been strengthened through the addition of policy direction to ensure that site servicing, including water and stormwater management, is designed conservatively at the conceptual stage while allowing for refinement at future development permit stages, subject to detailed engineering analysis and regulatory approval. These updates reflect a collaborative approach with Wheatland County to balance flexibility with appropriate controls to support long-term buildout of the site.

Along with this cover letter, this submission package includes:

- All updated application forms for this ACP, the ASP amendment, and LUB amendment application;
- Required authorization forms;
- All land titles and instruments;
- The updated T-Plan;
- The proposed LUB re-zoning map;
- The proposed ASP amendment language and adjusted maps;
- Abandoned well map and information;
- Preliminary Geotechnical Investigation Report – August 2025;
- Phase I Environmental Site Assessment – August 2025;
- Biophysical Impact Assessment – February 2026;
- Transportation Impact Assessment – March 2026;
- Preliminary Stormwater Management Assessment – May 2026;
- Water Preliminary Conceptual Design Memo – April 2026;
- Sanitary Preliminary Conceptual Design Memo – March 2026;
- Update Comment-Response Table;
- Area Concept Plan – June 2026.

We trust this submission addresses the outstanding comments and provides a clear and coordinated framework to support consideration of the application at Wheatland County's July 7th Public Hearing. We appreciate the continued collaboration with Wheatland County throughout this process and remain available to discuss any aspect of the submission in further detail.

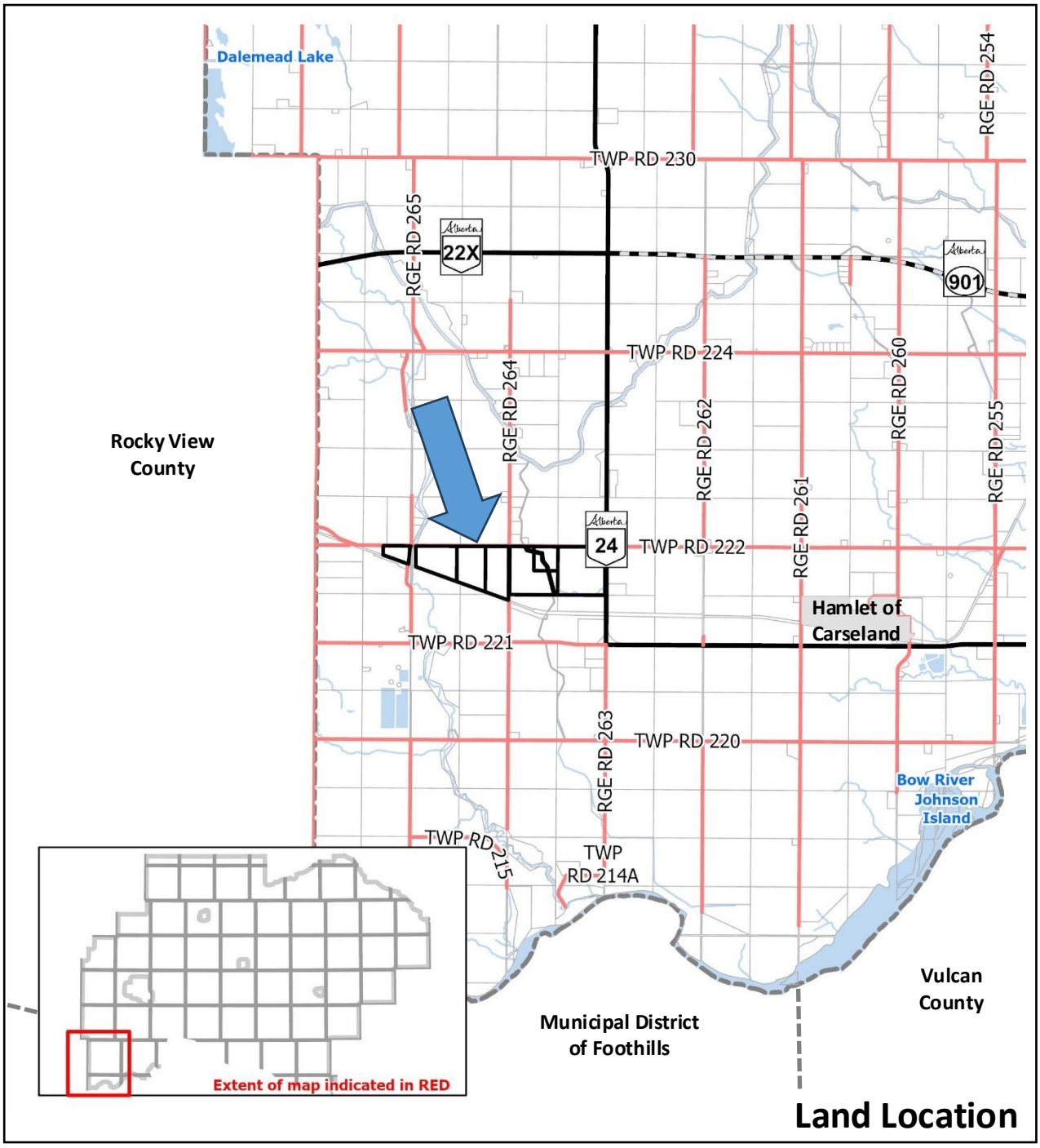
Please do not hesitate to contact me at 587-489-0112 or Brittany.Shewchuk@wsp.com should you have any questions or require additional information.

Yours sincerely,

Brittany Shewchuk, WSP

BS/cp

cc: Jeremy George, Diode Ventures
Chern Peng, WSP



Portions within NE-7-22-26-W4M, E-8-22-26-W4M, NW-8-22-26-W4M, NW-9-22-26-W4M, and W-9-22-26-W4M

Proposal: To amend the Goldfinch Industrial Area Structure Plan, adopt a new Area Concept Plan, and redesignate the subject lands from Agricultural General District to Industrial General District in order to facilitate the future development of a data centre.

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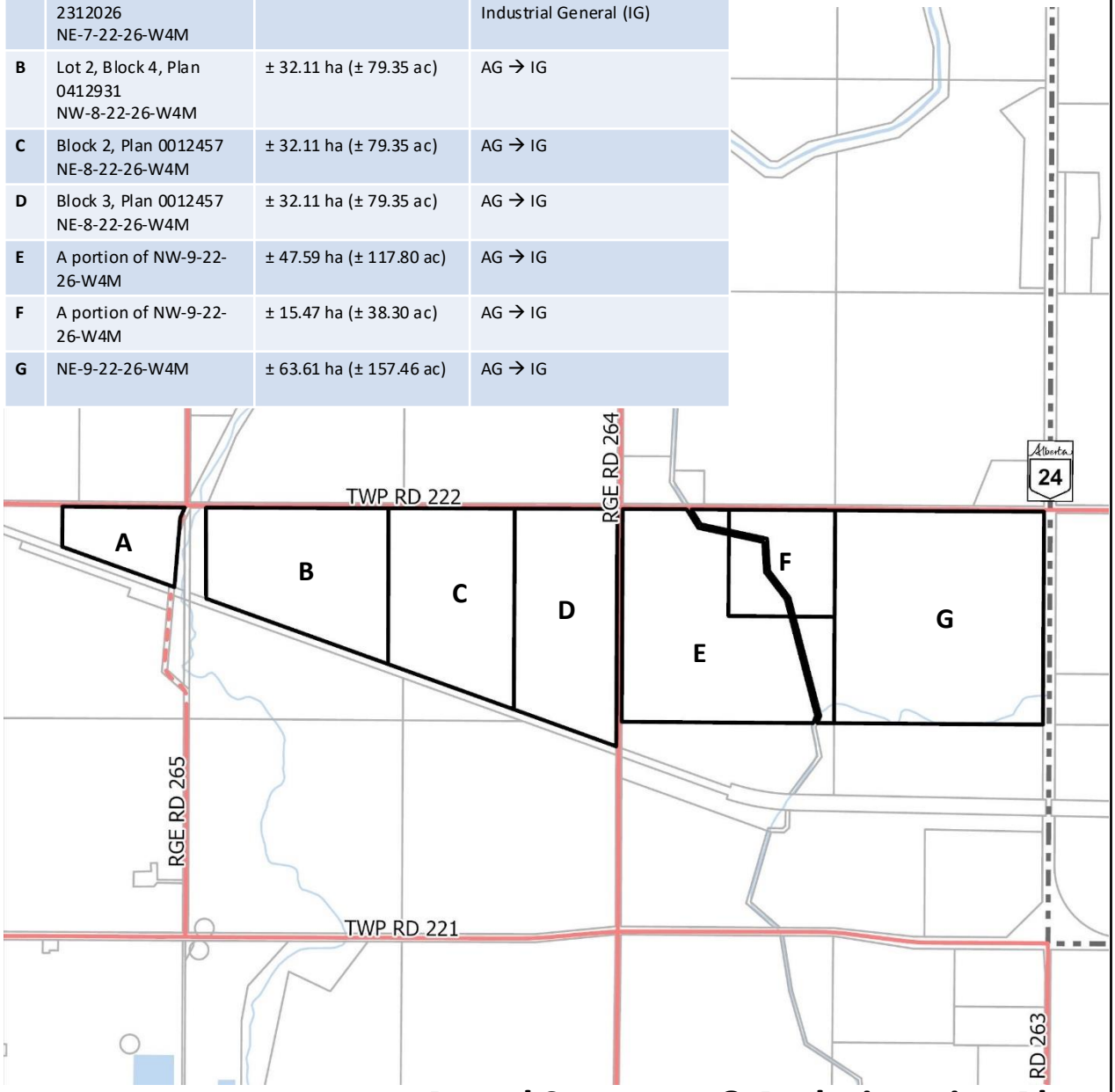
	Legal Description	Area	Redesignation
A	Lot 3, Block 4, Plan 2312026 NE-7-22-26-W4M	± 9.60 ha (± 23.73 ac)	Agriculture General (AG) → Industrial General (IG)
B	Lot 2, Block 4, Plan 0412931 NW-8-22-26-W4M	± 32.11 ha (± 79.35 ac)	AG → IG
C	Block 2, Plan 0012457 NE-8-22-26-W4M	± 32.11 ha (± 79.35 ac)	AG → IG
D	Block 3, Plan 0012457 NE-8-22-26-W4M	± 32.11 ha (± 79.35 ac)	AG → IG
E	A portion of NW-9-22-26-W4M	± 47.59 ha (± 117.80 ac)	AG → IG
F	A portion of NW-9-22-26-W4M	± 15.47 ha (± 38.30 ac)	AG → IG
G	NE-9-22-26-W4M	± 63.61 ha (± 157.46 ac)	AG → IG



Parcel Summary & Redesignation Plan

Portions within NE-7-22-26-W4M, E-8-22-26-W4M, NW-8-22-26-W4M, NW-9-22-26-W4M, and W-9-22-26-W4M

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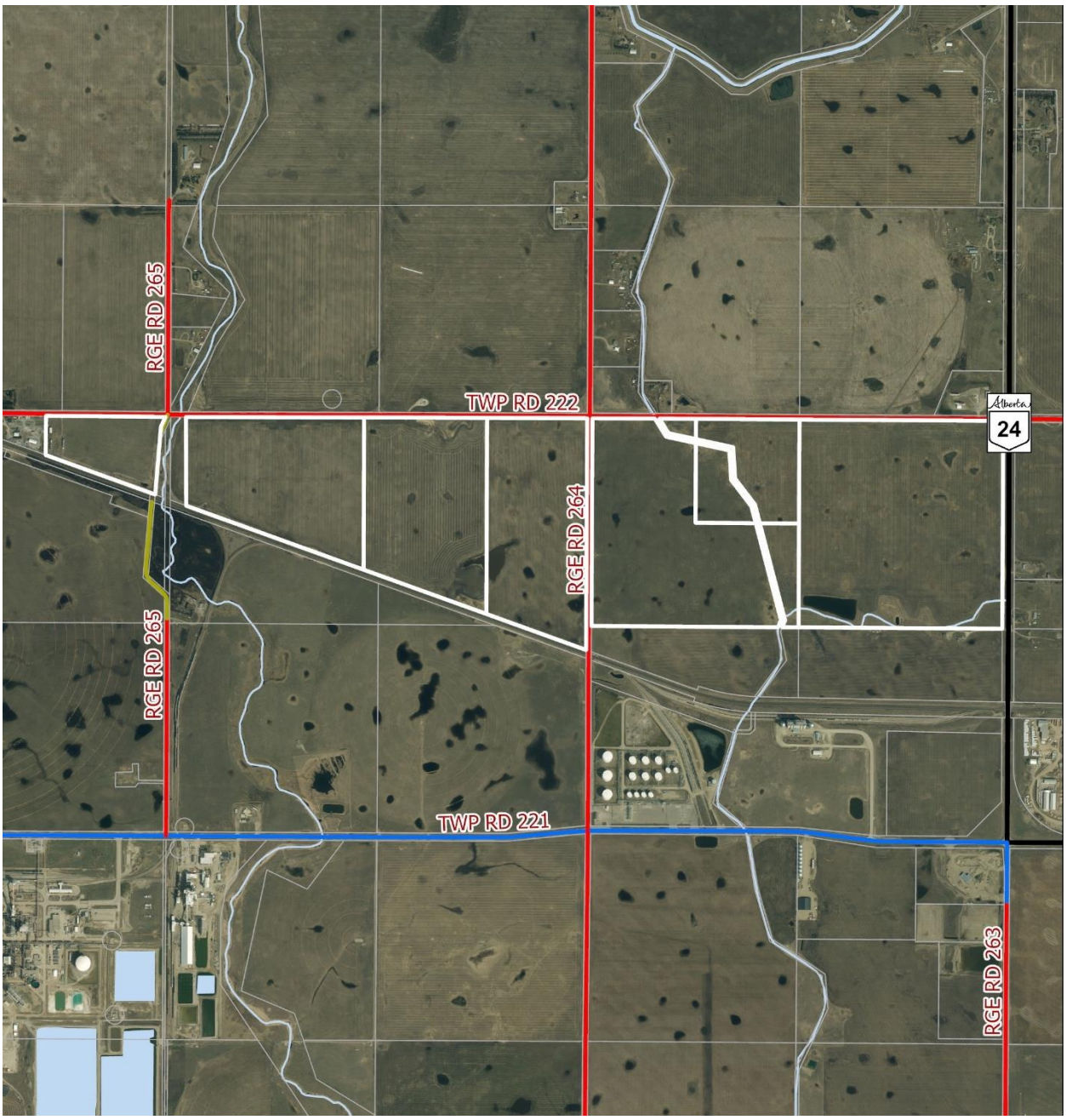

Note: Post processing of aerial photography may cause visual distortion.

Air Photo

Portions within NE-7-22-26-W4M, E-8-22-26-W4M, NW-8-22-26-W4M, NW-9-22-26-W4M, and W-9-22-26-W4M

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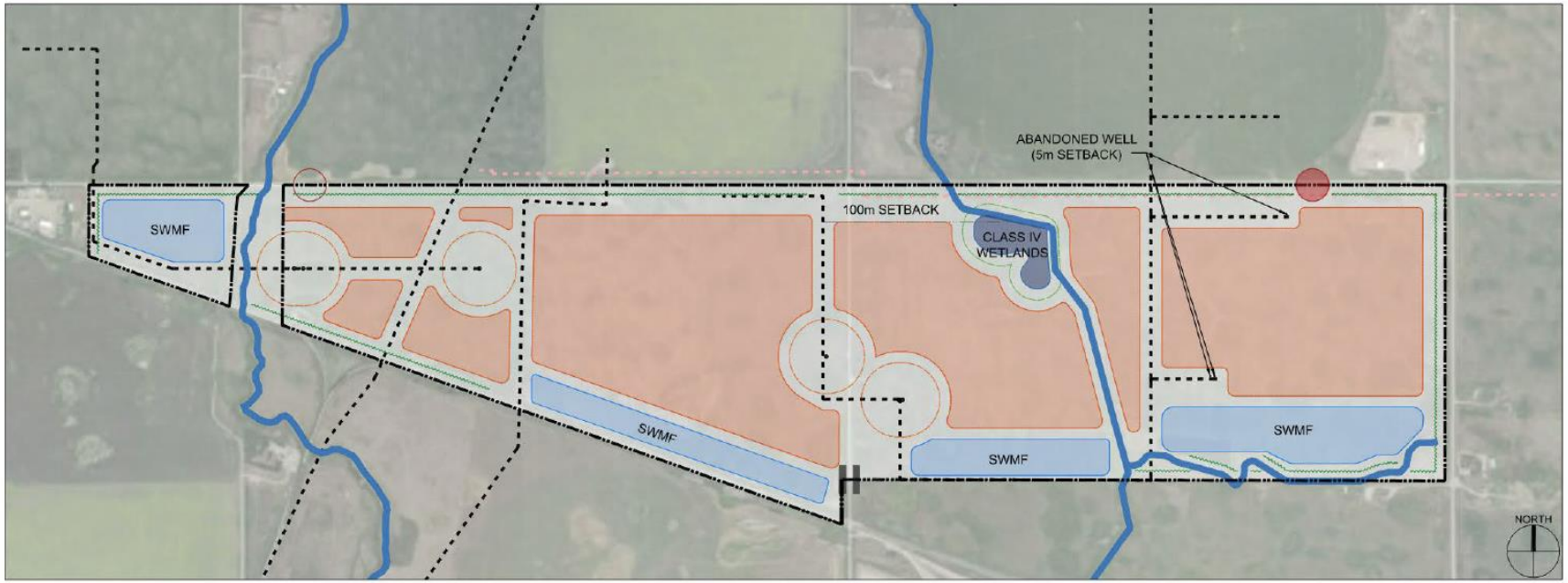

LEGEND

- ALL-DIRECTION ACCESS LOCATION
- POTENTIAL SECONDARY ACCESS LOCATION
- 100m WELL CENTER RADIUS
- 30m CLASS IV WETLANDS RADIUS
- DEVELOPABLE AREA
- GATE ACCESS (FOR ACTIVE WELLS)
- PLAN AREA BOUNDARY (*)
- 100m SETBACK
- FUTURE ATCO LINE
- GAS LINES
- WESTERN IRRIGATION DISTRICT CANAL
- LANDSCAPE SCREENING

ADDITIONAL NOTES

- (*) SECURITY FENCING WILL BE ESTABLISHED AROUND THE PLAN AREA. LANDSCAPE SCREENING AND BERMING WILL BE ESTABLISHED ON THE EXTERIOR OF THE SECURED PERIMETER TO PROVIDE SUPPLEMENTAL VISUAL AND ACOUSTIC BUFFERING FOR ADJACENT RESIDENCES.
- DEVELOPABLE AREAS WILL BE SET BACK FROM ALL WETLANDS, SWMFs AND CANALS AT A MINIMUM OF 30m.
- ALL FIGURES ARE CONCEPTUAL IN NATURE, AND ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. FIGURES ARE SUBJECT TO CHANGE BASED ON FURTHER ANALYSIS, DETAILED ENGINEERING, AND REGULATORY APPROVAL.

Conceptual Plan

Portions within NE-7-22-26-W4M, E-8-22-26-W4M, NW-8-22-26-W4M, NW-9-22-26-W4M, and W-9-22-26-W4M

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