Thermal power plant application

Date: 2026-02-12

Applicant's company name: Synapse Real Estate Corp

Project description

Thermal power plant requirement (TP1)

State the approvals that are being applied for from the AUC and describe the power plant and collector system including:

- Number of generating units and their make, model and the nominal capability of each generating unit in megawatts (MW).
- The total capability of the power plant in MW.
- The anticipated make and model of each generating unit.

Approvals being applied for:

Synapse Real Estate Corp, is seeking approval to construct and operate the Synapse Data Center, a 1.4GW (nominal capacity) natural gas-fired power plant with an attached 1GW Data Center (the Project) under Section 11 of the Hydro and Electric Energy Act (RSA 2000, c H-16) (HEEA). Synapse Real Estate Corp also requests any other such approvals or exemptions as deemed necessary by the Alberta Utilities Commission (the AUC or the Commission) to permit the activities contemplated in this application to proceed.

Describe the power plant and collector system:

The project consists of (20) 50MW natural gas turbines and (10) 40MW HRSG units. Make and model has been intentional precluded from the submission given the proprietary nature of the work that the team has performed in co-developing the solution with a leading turbine manufacturer.

The total capacity Project will be 1.4GW. Under normal operating conditions the Project is expected to output between 800MW and 1.3GW. The Project is designed to operate permanently as an energy island.

Thermal power plant requirement (TP2)

Provide a list of existing approvals for facilities directly affected by this project, if any.

Synapse Real Estate Corp is engaging with multiple federal, provincial and municipal agencies. No approvals have been obtained at the time of submission.

Thermal power plant requirement (TP3)

Provide details of the project ownership structure, including the names of all companies having an ownership interest in the project and their ownership share, and if applicable, the name of the project operator. Confirm that the applicant is a qualified owner.

The Project is 100% owned by Synapse Real Estate Corp. It is Federally incorporated and registered in the province of Alberta.

Thermal power plant requirement (TP4)

For a municipality or a subsidiary of a municipality to hold an interest in a generating unit, provide documentation confirming compliance with Section 95 of the *Electric Utilities Act*.

Not Applicable.

Thermal power plant requirement (TP5)

Describe the location of the project:

- Provide the legal description of the proposed power plant boundary (legal subdivision [LSD], section, township, range, meridian and/or plan, block, lot, municipal address for urban parcels) and connection point, if applicable.
- Provide a Keyhole Markup Language (.kml/.kmz) file that reflects the information shown on the drawings and maps submitted to address information requirement TP6. The file should contain the geospatial data (geometry location, and attributes) of each of the major components. See the glossary definition for .kml/.kmz files for detailed specifications.

Location description:
The Project is located on two (2), contiguous quarter sections, in the North East section of the town of Olds. The land is privately owned, zoned industrial and currently farmed agricultural.

Legal description of the proposed power plant site:
The Project will be located on the NW and SW quarters of 4-4-33-1 W5

Legal description of the connection point, if applicable:
There is no connection point to the electrical grid.

Please see Attachment TP 5 – Synapse Data Center + Plant Layout.kml

Thermal power plant requirement (TP6)

- Provide the following drawings and maps with units of measure/scale and the direction of north specified.
  A legible plant site drawing showing all major equipment components, for example, generators, turbines, heat recovery steam generator, step-up transformers, boilers and the power plant project boundary.
- Legible maps showing:
  - The power plant project boundaries.
  - Land ownership of surrounding lands, including any residences and dwellings within the notification and consultation radii described in Appendix A1– Participant involvement program guidelines, Table A1-1: Electric facility application notification and consultation requirements.
  - Neighbouring municipalities, First Nation reserves, Metis Settlements, including nearby roads, waterbodies and other landmarks that may help identify the general location of the project area. This map may be at a larger scale than the detailed maps provided in response to other information requirements.
  - Important environmental features and sensitive areas in the local study area.
  - Any additional energy-related facilities within the project area.
  - The major land use and resource features (e.g., vegetation, topography, existing land use, existing rights-of-way). This information should also be provided in air photo mosaics.

Please see Attachment TP6-Drawings & Maps
Please see Attachment TP37-Which Includes Mail Out Maps with Names of Local Residents

Thermal power plant requirement (TP7)

Present the estimated power plant heat rates, efficiency of the power plant and details of the cooling system for the power plant.

The estimated heat rate of each plant within the Project is 7.48 GJ/MWh.

The estimated electrical efficiency of the Project is 48.1%.

100% Dry Cooling (Air Cooled Condensers for steam, Air Cooled Radiators for glycol/water cooling systems. There is no water consumption in this design, as all water (blowdowns, sample stations, etc.) are recovered through water treatment systems and returned to the condensate cycle.

Thermal power plant requirement (TP8)

For power plants with natural gas piping located within the power plantboundary, provide the following information:

- A schematic showing the tie-in points and associated design and operating pressures (both upstream and downstream of the tie-in points).
- The diameter, maximum operating pressure (in kilopascals), design pressure (in kilopascals), wall thickness, pipe specification, pipe grade and length of the natural gas pipelines proposed within the power plant boundary.

- The design philosophy that will be utilized for the pipeline connections.
- The associated qualifications of the gas installation contractor.
- Confirmation that the fuel gas piping within the proposed plant site will be designed and constructed as pressure piping in accordance with the *Pressure Equipment Safety Regulation* AR49/2006 administered by the Alberta Boilers Safety Association (ABSA) and that all required ABSA approvals will be obtained before operation.

Please refer to Attachment TP8- Process Flow Diagram outlining the equipment and process parameters used during the natural / fuel gas distribution system and all associated piping designs.

Natural gas will be supplied via natural gas pipeline, providing production gas directly from local natural gas producers at 5,200 kPa, and an inlet pressure to site of 4,100 kPa.

The new pipeline is in development, and local natural gas producers will ensure all necessary permits and approvals are granted to construct and operate this new gas delivery pipeline.

The demarcation point between CSA Z662 and ASME B31.3 codes of design, is after the first flange downstream of the first inlet isolation valve, located downstream of the inlet gas pipeline pig receiver. This demarcation point represents the transition from pipeline operation and management, and the facilities fuel gas distribution system. The piping specification used from specification break, to the pressure control system, is SAW-PS-FG-C600, designed to 9,090 kPa at 120 ºC, utilizing ASME B16.5 material group 1.1 components.

The main inlet header is a 16" pipe, consisting of a 0.884" nominal wall thickness (Sch. 80).The main inlet header is a 16" pipe, consisting of a 0.884" nominal wall thickness (Sch. 80). The piping which feeds each gas turbine is 4", with a 0.237" nominal wall thickness (Sch. STD) of the same specification as the distribution header.

At the inlet to each 50 MW gas turbine package, pressure is once again reduced to between 2,300 kPa and 2,500 kPa, as per turbine manufacturer specification.

All natural gas piping is designed to, and shall conform to, standard design and operating standards specified by ABSA through the Pressure Equipment Safety Regulation AR49/2006, including all amendments up to and including Alberta Regulation 132/2023.

The site is to be equipped with a natural gas distribution manifold, which reduces in size as it provides adequate natural gas flow to each data center campus power plant. The manifold has been designed to, and will be constructed to, acceptable codes and standards adopted by the Alberta Boilers Safety Association (ABSA). A mechanical contractor has not yet been selected for construction, however all potential contenders have certified QMS program approved for use by ABSA, and processes which adhere to the Pressure Equipment Integrity Management (PEIM) guidelines for compliance with AB-518.

Please refer to Attachment TP8- Process Flow Diagram

Thermal power plant requirement (TP9)

Provide the requested approval date from the Commission, the expected construction start date, the expected in-service date of the project and the requested construction completion date to be used in the project approval. Provide the rationale for these dates.

The requested approval date is April 15th, 2026, with natural gas plant construction expected to start in April 2026(or once all environmental permits have been obtained).

The expected in service date is September 30th, 2026, with 140WM of capacity being brought on line in 1 month increments thereafter.

The requested construction completion date, to be used in Power Plant Approval, is April 31st, 2029, to allow for contingencies during construction.

Thermal power plant requirement (TP10)

Describe any public benefits that will be generated by the proposed project.

- 500 Direct Jobs -Full training program to be established for training of security, operation and facility technicians supporting local labour pool and schools.
- Additional 500 to 1000 - Jobs anticipated local jobs from the world's largest technology companies
- 1000 to 2000 - Construction jobs
- Located directly within 500m of local college to allow for close collaboration and facilitate student training programs
- Anticipate contributing 10 to 15% of total municipal revenue base significant investment
- Impacts on local communities and services (i.e. hotels, restaurants, local equipment suppliers, etc);

- Land development aligned with ASP land use zoning
- Co-located data center campus
- Addresses Alberta's growing need for reliable, high-density electrical supply for data-centric industries, particularly artificial intelligence (AI), high-performance computing (HPC), and cloud-service infrastructure
- Landscaping to blend industrial and natural spaces;

Project connection

Thermal power plant requirement (TP11)

If a connection order is not concurrently being applied for, provide the expected date when the connection order application will be submitted, if available.

A connection order is not being applied for at this time and is not intended to be applied. There is no intention to connect to the electrical grid.

Thermal power plant requirement (TP12)

Provide asset identification code assigned by the independent system operator (ISO) and the ISO project ID number related to the system access service request, if available.

Asset identification code: N/A
Project ID number: N/A

Thermal power plant requirement (TP13)

If the power plant is to be connected to the transmission system, provide a map with one or more conceptual layouts showing possible routes and general land locations for facilities that would be used to interconnect the power plant to the Alberta Interconnected Electric System.

If the power plant is to be connected to the distribution system, provide a statement from the distribution facility owner indicating that it is willing to connect the generating facilities.

There is no intention to connect to the transmission system at this time.

Cumulative effects

Thermal power plant requirement (TP14)

Confirm whether the applicant is aware of other existing developments in the project area that could cumulatively affect the rural setting/landscape due to their proximity and/or number.

The applicant is not aware of other existing developments in the project area that could cumulatively affect the rural setting/landscape due to their proximity and/or number.

Thermal power plant requirement (TP15)

Discuss any potential positive or negative cumulative social, economic or environmental impacts or effects that may occur considering the proposed project, existing developments and any other currently planned developments. This discussion may include, but is not limited to, any economic spinoffs, community and employment benefits, visual impacts, proliferation, land fragmentation (including fragmentation of agricultural uses, wildlife habitat fragmentation, etc.), the impact of adherence to municipal planning documents, wildlife, species at risk, air quality impacts, recreational or tourism impacts, impacts to existing or anticipated resource development, wetlands, native grasslands, watersheds and water quality impacts, and surface management.

The Project intention is designed to align with the town of Olds 2024 ASP for light industrial use. This zoning allows for Data Center projects with attached natural gas power generation plants.

Economic Impacts: The cumulative effect of these developments is expected to provide significant positive economic spinoffs, including a meaningful contribution to annual municipal tax revenue and the creation of approximately 1000-2000 construction jobs as well as 1000+ full time jobs.

Social and Visual Impacts: The natural gas power plants occupy less than 10% of the total project space. The attached data center campus will serve as a technology magnate for central Alberta economy. In working with the local municipality site planning committee, the natural gas plants are predominantly hidden from street view at the rear of the data center campus. The project is expected to increase local

tourism and hospitality industry as the average salary is anticipated to exceed local per-resident income allowing for increased discretionary spending in the region.

Environmental Impacts:

- The cumulative impact of the natural gas turbine plant on air quality remains within AAAQG Guidelines as verified by the modelling provided in TP25.
- To address land fragmentation, the project footprint has been optimized to minimize Impact on Agricultural Land/Wildlife Habitat, through its strategic placement directly adjacent to the town of Olds.
- Loss of agricultural land use, however the land was already included in the town of Olds NE ASP from 2024 and would have otherwise been used for industrial purposes through future development
- Impacts to the environment, including soil and terrain, groundwater, vegetation, wetlands, and wildlife species and habitats, however, the Project is not expected to have significant adverse impacts;

Thermal power plant requirement (TP16)

Discuss the applicant's alignment, or efforts to align, with Alberta's Land-use Framework and the economic, orderly and efficient development of industrial facilities including efficient land use principles.

The Project was intentionally designed to adhere to the 2024 Olds North East ASP and supports the Alberta Land-use Framework's principles of orderly and efficient development.

Emergency response plan

Thermal power plant requirement (TP17)

Confirm the applicant has or will have a corporate or site-specific emergency response plan for the construction and operation of the proposed power plant.

If the applicant will have a corporate emergency response plan, explain why it decided not to develop a site-specific emergency response plan.

Synapse Real Estate Corp will have a site specific emergency response plan for both construction and operation of the proposed power plant completed ahead of the commencement of construction.

Thermal power plant requirement (TP18)

Provide a summary of the following:

- The site-specific risks (construction phase and operations phase) that have been identified to date.
- The emergency mitigation measures that have been identified.
- The site monitoring and communication protocols that will be put into place.

Site-specific risks have been identified, to date, during construction and operation, include:

- Worker and public safety
- Transportation to and from the site
- Emergency response
- Trespass and property damage
- Environmental disturbances, including those to sensitive areas and species
- Nearby wildlife habitats
- Wildlife restricted activity periods
- Accidental spills or releases; and
- Noise impacts.

To reduce or eliminate these potential site-specific risks, a number of general and site-specific mitigation measures have been identified, based on requirements and guidelines from federal and provincial regulatory agencies, industry best practices, and professional experience and judgement. This includes monitoring and mitigation measures during construction and operation, with work planned and executed to minimize site-specific risks, as much as able.

Please also see Attachment TP26 – Environmental Evaluation and Attachment TP28 – Environmental Protection Plan.

Thermal power plant requirement (TP19)

Confirm that local responders and authorities have been contacted or notified regarding the project emergency response plan.

Describe any requirements or feedback received and describe how the applicant intends to address the requirements and feedback received.

Confirmed: We have spoken with local public services, including local responders within the town of Olds, who have been notified of the project, as part of the engagement and consultation process.

As it relates to the ERP, some specific feedback received to date has included ensuring access past security and automated electrical driven fences for local responders, as well as an approved lock box to open gates in the event of emergency. Synapse data center has incorporated this feedback into design of the project. Synapse will continue to work with the fire department in establishing an ERP that covers construction through to site completion.

Municipal land use information

Thermal power plant requirement (TP20)

Confirm whether the proposed project area complies with the applicable municipal planning documents including municipal development plans, intermunicipal development plans, area structure plans, land use bylaws (including applicable setbacks) and other municipal bylaws.

Identify any instances where the proposed project area does not comply with applicable municipal planning documents and provide a justification for any non-compliance.

Confirmed.

The project is situated in land zoned for industrial use. A Development Plan for the site is in late stages of review by the Town of Olds with comments received by Synapse Real Estate Corp from the town of Olds. There are presently no requests for bylaw amendment and the town has not indicated that any will be required.

A completed AUC municipality form engaged has been provided in TP 40.

Thermal power plant requirement (TP21)

Provide the current land use zoning for the proposed project area. If applicable, provide the land use amendment and/or development permit status for the proposed project area.

Current land use zoning is light industrial. Permitted use allows for data centers with attached natural gas power generation plants.

Environmental information

Thermal power plant requirement (TP22)

Identify the current emissions standards or guidelines that are applicable to the proposed project. Submit a table that provides the plant's emission rates (e.g., kg/MWh) for nitrogen oxides (NOx), sulphur dioxide (SO2), and primary particulate matter. The table must compare the emission rates to the current *Alberta Air Emissions Standards for Electricity Generation* and any other emission standards or guidelines that are applicable to the proposed project.

Please see Attachment TP25 – Air Quality Assessment, specifically Table 6 Maximum predicted ground-level NO2 concentrations associated with the operation of stationary combustion equipment at the Plant.

Thermal power plant requirement (TP23)

Indicate whether the proposed plant will be in compliance with the Alberta air quality standards or guidelines (e.g., *Ambient Air Quality Objectives and Guidelines Summary*) applicable to the proposed project for ground-level concentrations of pollutants. Identify all standards and guidelines that apply.

Confirmed. The proposed natural gas plant will comply with the Alberta Ambient Air Quality Objectives and Guidelines. Please also see Attachment TP25 – Air Quality Assessment.

Thermal power plant requirement (TP24)

Provide a summary of any feedback received to date from Alberta Environment and Protected Areas (AEPA) addressing the environmental aspects of the project and any mitigation measures and monitoring activities recommended by AEPA.

Synapse Real Estate Corp engaged Alberta Environment and Protected Areas (AEPA) to provide a high-level overview of the Project. Multiple consultations have been conducted.

An application for an EPEA approval for the Project is expected to be submitted the week of February 17th. Synapse Real Estate Corp will work with AEPA to obtain the necessary approvals.

Thermal power plant requirement (TP25)

Provide the emissions modelling report that was prepared for the *Environmental Protection and Enhancement Act* application to AEPA.

Please see Attachment TP25 – Air Quality Assessment.

Thermal power plant requirement (TP26)

If preparation of either a federal impact assessment or a provincial environmental impact assessment report was required, provide a copy as an appendix to the application and a separate environmental evaluation is not required. [Attach]

If a federal impact assessment or a provincial environmental impact assessment is not required, submit an environmental evaluation of the project. The environmental evaluation must:

- Describe the present (pre-project) environmental and land use conditions in the local study area. Provide all definitions and standards (i.e., *Alberta Wetland Identification and Delineation Directive*) used to prepare this description.
- Identify and describe the project activities and infrastructure that may adversely affect the environment. Include a description and the area (hectares) of permanent and temporary project activities and infrastructure.
- Identify what specific ecosystem components (i.e., terrain and soils, surface water bodies and hydrology, groundwater, wetlands, vegetation species and communities, wildlife species and habitat, aquatic species and habitat, air quality and environmentally sensitive areas) within the local study area may be adversely affected by the project.
- Describe any potential adverse effects of the project on the ecosystem components during the life of the project.
- Describe the methodology used to identify, evaluate and rate the adverse environmental effects and determine their significance, along with an explanation of the scientific rationale for choosing this methodology.
- Describe the mitigation measures the applicant proposes to implement during the life of the project to reduce these potential adverse effects.
- Describe the predicted residual adverse effects of the project and their significance after implementation of the proposed mitigation.
- Describe any monitoring activities the applicant proposes to implement during the life of the project to verify the effectiveness of the proposed mitigation.
- List the key environmental regulations and guidelines applicable to the project and provide rationale for any deviations from the guidelines.
- List the qualifications of, or provide a CV for, the individual(s) who conducted or oversaw the environmental evaluation and indicate the respective practice areas, practice standards or standards of competence demonstrated by these individuals.

Federal Impact assessment is not required for Data Center project or thermal plants under amended C-69 as of June 20, 2024. Thermal plant regulation is a provincial matter. "The federal government can only regulate a thermal plant's construction if it may cause non-negligible adverse changes to areas of federal power". The supreme court ruled that GHG emissions from thermal plants do not allow for federal regulation. The distance and location of the plant is more than 5km from any crown, federal and indigenous land.

Provincial impact assessment is not required for Data Centers or thermal plants generating power exclusively for a data center that are not connected to the grid. An EIA summary table was submitted on January 5th 2026, with requests for clarification received on January 27th 2026, and response provided on February 9th, 2026.

The Project is listed under the provincial Activities Designation Regulation (Alta Reg 276/2003) as a "power plant", where a plant that has a rated peak production output of greater than one megawatt under peak load. However, the Project does not represent an activity that is listed in the Environmental Assessment (Mandatory and Exempted Activities) Regulation (Alta Reg 111/1993). Therefore, the Project will require an approval issued under EPEA, but an environmental impact assessment(EIA) is not mandatory under the EPEA. An environmental evaluation was prepared for the Project. Please see Attachment TP26 – Environmental Evaluation.

The Environmental Evaluation describes the present environmental conditions, identifies Project activities and infrastructure, discusses specific ecosystem components, describes potential adverse effects of the Project along with proposed mitigation measures, and identifies predicted residual effects of the Project and their significance and describes proposed monitoring programs.

Thermal power plant requirement (TP27)

For projects wholly or partially located on federal lands (First Nation reserves, national parks or military bases), provide a copy of the environmental impact analysis completed for the corresponding federal government department. [Please submit along with your application].

Indicate whether the project has the potential to cause effects that may cross into another jurisdiction. Environmental effects that originate on federal lands, but cross into another jurisdiction, must be addressed as part of the environmental review process. If not contained within the impact analysis, include information describing all potential environmental effects of the project. Projects on federal lands may be subject to provincial laws, standards and permits.

The applicant must address how it has considered AUC Rule 007 and Rule 012 and describe the steps taken, if any, to address specific requirements set out in these rules.

Not applicable. The Project is not located on federal lands, and is not anticipated to cause effects to another jurisdiction.

Thermal power plant requirement (TP28)

Submit a stand-alone, project-specific environmental protection plan (or environmental management plan) that itemizes and summarizes all of the mitigation measures and monitoring activities that the applicant is committed to implementing during construction and operation to minimize any adverse effects of the project on the environment.

Please see Attachment TP28 – Environmental Protection Plan.

Visual impact assessment

Thermal power plant requirement (TP29)

If the project is located within a buffer zone or a visual impact assessment zone, as defined in Schedule 2 and Schedule 3 of the Electric Energy Land Use and Visual Assessment Regulation and in the Pristine Viewscapes and Visual Impact Assessment Zones map, submit a visual impact assessment. The visual impact assessment must include:

- An evaluation of the anticipated visual impacts on the buffer zone or visual impact assessment zone.
- Visual simulations from key vantage points illustrating the potential visual impact of the project.
- Key vantage points should include locations with viewscapes determined to have a major or major/moderate severity of impact ranking in the visual impact assessment. If desired, visual simulations may also be provided for other viewpoints in the project area so that a range of views at different distances and in different landscapes may be presented. Some of these additional visual simulations can include viewpoints from nearby residences.
- Visual simulations must include an accurate representation of the viewscape:
    - Before project construction has commenced.
    - After project construction has been completed, but without any mitigation measures implemented.
    - After project construction has been completed, and any proposed mitigation measures have been implemented.
- The visual simulations should include an explanation of how they were prepared, how they are to be viewed, and what was done to ensure they were prepared accurately. A map must be provided that shows the location and direction of each visual simulation.
- Proposed mitigation measures to minimize or offset any adverse visual effects on the buffer zone or visual impact assessment zone.

- Where mitigation is proposed, describe the mitigation measures that will be implemented, including their location, predicted effectiveness during the project's full life cycle and whether the mitigation measures have been discussed with adjacent landowners. If vegetation screening is planned, confirm that the final plan has also been or will be discussed with local authorities.

Not applicable. Per the Pristine Viewscapes & Visual Impact Assessment Zones map issued by the Alberta Government1, the Project is not within a Buffer Zone or a Visual Impact Assessment Zone.

End-of-life management and reclamation security

Thermal power plant requirement (TP30)

Describe the reclamation security plan for the proposed power plant. The plan should include:

- A cost estimate prepared by a third party which describes the estimated costs of reclaiming the proposed project.
- Confirmation that the operator will have sufficient funds at the project end of life to meet its reclamation security plan.
- How the amount of the reclamation security will be calculated.
- The year of initial posting and when each subsequent amount will be added.
- The frequency with which the reclamation security estimate will be updated or re-assessed.
- What form the reclamation security will take (e.g., letter of credit, surety bond, other). Include an explanation of why the form of security was selected, having regard to its attributes and priority in bankruptcy, including how the secured party would be able to realize on the reclamation security should the project owner and operator be in default.
- The security beneficiaries to whom the reclamation security will be committed.
- When and how the beneficiary can access the security and any constraints on such access.
- The estimated salvage value of project components, including any supporting calculations and assumptions used to substantiate the salvage value.
- The standard to which the project site will be reclaimed upon decommissioning.

Under the EPEA, the Conservation and Reclamation Regulation dictates the restoration of land impacted by specific industrial activities. While many projects must provide financial security for reclamation—specifically those (1) require approval or registration, (2) are identified by the Minister as requiring reclamation security. This does not currently apply to thermal power plants.

Thermal power plant operators are responsible for their own financial planning to meet mandatory reclamation standards. Synapse Real Estate Corp commits to adhering to all current and future regulations, including any future security requirements for thermal plants. Because site contamination is typically localized, the company will manage and guarantee the necessary reclamation funds through its internal business processes.

Noise

Thermal power plant requirement (TP31)

Provide a noise impact assessment in accordance with Rule 012. If mitigation measures are recommended in the assessment, confirm the mitigation measures the applicant will implement.

Please see Attachment TP31 – Noise Impact Assessment.

Thermal power plant requirement (TP32)

Confirm that the applicant will comply with the construction noise requirements in Section 2.10 of Rule 012 or explain why it is not feasible or practical to implement them.

Confirmed.

Approvals, reports and assessments from other agencies

Thermal power plant requirement (TP33)

Identify any other acts (e.g., *Environmental Protection and Enhancement Act, Water Act, Public Lands Act* and *Wildlife Act)* that may apply to the project, identify approvals the project may require, and provide the status of each of these approvals.

The following other acts may apply to the Project:

- Activities Designation Regulation
- Environmental Assessment (Mandatory and Exempted Activities) Regulation
- EPEA
- Conservation and Reclamation Regulation
- Soil Conservation Act
- Alberta Weed Control Act
- Alberta Wildlife Act
- Water Act
- HEEA
- HRA
- Public Lands Act
- Physical Activities Regulations
- Migratory Birds Convention Act
- Species at Risk Act

Thermal power plant requirement (TP34)

Confirm that a *Historical Resources Act* approval has been obtained or has been applied for. If a *Historical Resources Act* approval has been obtained, provide a copy of it.

If a historic resource impact assessment is required, briefly describe any known historical or archaeological sites, palaeontological sites, or traditional use sites of a historic resource nature.

An HRA approval was applied for on January 23rd, 2026 (031591214) and is "In Screening".

Thermal power plant requirement (TP35)

If the government of Alberta, through the Aboriginal Consultation Office (ACO) or otherwise, directed consultation with an Indigenous group for related approvals (e.g., *Public Lands Act*, *Water Act*, *Environmental Protection and Enhancement Act*, *Historical Resources Act*, *Government Organization Act*) the applicant must provide the pre-consultation assessment, the adequacy assessment and the specific issues and response table (if prepared).

If the government of Alberta, through the ACO or otherwise, indicated that a pre-consultation assessment is not required, the applicant must provide that direction. [Please submit along with your application].

If advice from the government of Alberta has not been obtained, the applicant must provide justification for its decision to not seek advice:

There are no Indigenous Groups within the consultation and notification radii of the Project.
ACO replied indicating no indigenous consultation is recommended. Please see Attachment TP 35- ACO Consult Response FNC202650329

In waiting for feedback, Synapse Real Estate Corp engaged with 5 indigenous groups by email and phone. Two acknowledged receipt. None have provided additional requests for information or feedback.

Participant involvement program

Thermal power plant requirement (TP36)

Summarize the participant involvement information, including a description of the activities undertaken and include any engagement materials provided (see Appendix A1– Participant involvement program guidelines and Appendix A1-B – Participant involvement program guidelines for Indigenous groups).

<800m door to door campaign
An in person PIP program was conducted starting January 26th, 2026. Over 700 residences were identified within the 800m range of the property boundary. Door to door campaign was conducted on all residences with first visits occurring by January 29th, 2026. 70-75% of residences within the 800m range were spoken to in person during the campaign. In an effort to improve our ability to contact local residences, reach out was attempted at different times of day during the week and on weekends. Any residences we where unable to reach after 3 visits had a package left at their home. Provided in Attachment TP36 includes list of all residences visited door to door, scanned copies of all door to door contact forms, maps showing names of residences and photos of the drop off packages at any homes where we

where unable to reach the resident after three attempts.

<2000m mail out campaign
A mail out PIP program was performed sending out over 1400 packages to all individuals within 2000m of the property boundary. This included all landowners that where not listed as tenants in the <800m range. Mailouts where completed on January 28th and 29th. A copy of all labels from the print shop are provided.

Media coverage
The project has garnered considerable media attention. Interviews have been conducted at the local radio station, CTV, CBC and Global News informing people of the project.

Website
A website with answers to commonly asked questions as well as providing access to the PIP package has been created and is referenced in the PIP package to help individuals stay current on any new information that becomes available https://synapsedatacenter.com/auc_page/

In Person Information Session
The town of Olds conducted two in person information sessions on February 4th, 2026 with over 200 attendees. Synapse Real Estate Corp conducted an in person information sessions with over 300 attendees on February 5th, 2026.

See attachment TP 36 - Synapse Data Center – Project Information Package that was distributed with TP36.1 AUC Public Involvement Brochure, TP6-Drawings & Maps, and TP 37 - PIP Program - Mailout labels, contact addresses, 3rd visit photos

Thermal power plant requirement (TP37)
List all persons within the appropriate notification radius as described in Appendix A1– Participant involvement program guidelines, as well as Indigenous groups or other interested persons that were notified or consulted as part of the participant involvement program.

See folder TP 37 - PIP Program - Mailout labels, contact addresses, 3rd visit photos for all mailout labels, list of addresses visited (spoken to or package left after 3rd attempt), scans of all in person consultations,

See TP 35- ACO Consult Response FNC202650329 identifying no consultation required

Indigenous Consultation
February 2nd - Morning of February 2nd - emails sent to bloodtribe, piikani nation, stoney nation, siksika nation, tsuut'ina nation using email addresses found on website
February 2nd - 430pm - no email reply received, left voicemails for all groups
February 2nd - Spoke with reception of stoney-nation, resent PIP information package
February 3rd - Spoke to Megan at Pikanination, sent email to Joshua, Megan, Ira as requested with PIP information package
February 9th - Have not received response to emails or messages left

Thermal power plant requirement (TP38)
Supply a list of contact information for all persons listed in TP37 who had been contacted as part of the participant involvement program in an Excel spreadsheet in accordance with the template included in Appendix A1 – Participant involvement program guidelines.

See Attachment TP-38 – Individuals Contacted In Appendix A1 Format

Thermal power plant requirement (TP39)
Summarize consultation with local municipal jurisdictions (e.g., cities, towns, municipal districts, counties). Describe any concerns or requests identified by the local municipality(ies) and steps taken to resolve those concerns or requests.

Mountainview County –attended PIP open house session on February 5th. February 6th contacted Synapse Real Estate Corp asking for information about highway 2 traffic. A response was provided to the confirmed satisfaction of the county on February 9th.

Town of Olds –see Attachment TP40

Thermal power plant requirement (TP40)
As described in Section 6.3 of Appendix A1, confirm that the municipal engagement form was provided to the applicable municipality to complete for a minimum of 30 days, before filing the application. If the municipality completed the municipal engagement form, provide this form. If the municipality declined to complete the municipal engagement form, confirm what steps were taken to follow up with the municipality, including submitting copies of correspondence.

See Attachment TP40

Thermal power plant requirement (TP41)

Describe how the applicant engaged with applicable municipalities to modify the proposed power plant or to mitigate any of its potential adverse impacts to the municipality, prior to filing the application.

The town of olds requested that:

- The power plant and data center be offset by more than the bylaw minimum from highway 2A and highway 27 to provide increased buffer zone
- That the natural gas plants be installed at rear of data center to increase buffer zone from residential
- That elevated berms and dense coniferous landscaping be installed to improve aesthetic/natural appeal and dampen noise from the property, specifically as pertained to residential
- That noise assessments be submitted and that project be built in conformance with environmental permitting requirements
- That noise attenuation panels be incorporated into facility design to further dampen any potential noise impact
- That the cumulative impact of noise emissions from both the natural gas electricity plant and chillers be examined as part of the noise study
- Ensure that emergency generator testing is conducted in a manor that minimizes overall noise transmission

Thermal power plant requirement (TP42)

Provide a feedback summary table to identify all persons who expressed a concern(s) about the project that includes the following information:

- The name and land location of the person(s).
- The specifics of the concern(s).
- Steps taken to try and resolve the concern(s).
- Whether the concern(s) was resolved.

The themes of the key concerns raised during consultation and engagement include the following:

- Change of Land Use
- Noise Impacts
- Air Impacts
- Water Usage
- Post implementation monitoring
- Traffic implications

Synapse Real Estate Corp addressed all issues and concerns with appropriate mitigative measures relative to the respective categories where applicable. Synapse Real Estate Corp has updated our publicly available website FAQ section and will be presenting to council in an open session on February 23, 2026 to help provide additional clarity to the public on how the AUC and EAPA permitting process occurs and the required regulations we must adhere too as part of obtaining permitting.

When complete, save a copy of this form as a PDF file and submit the file to the AUC through the eFiling System.