

# Synapse Data Center

## PROJECT INFORMATION PACKAGE

January 27th, 2026

### Proposed Synapse Data Center Project

Dear Neighbor,

Synapse is pleased to provide you with information regarding our proposal to develop a state-of-the-art 1.0 Gigawatt AI Data Center and supporting 1.4 Gigawatt (GW) natural gas-fired electricity generation facility. The Project is proposed to be located in the industrial area at the North East corner of highway 2A and 27 in the Town of Olds, Alberta.

The project is expected to create 1000+ full time local jobs, 2000 construction jobs, and stabilize local natural gas production long term.

As part of the Alberta Utilities Commission (AUC) regulatory process, we are committed to a transparent Participant Involvement Program. The purpose of this package is to provide you with details about the Project, explain how it may affect you, and invite your feedback before we formally file our application with the AUC.

#### Community Engagement

We would like to invite you to the project open house on February 5th, 2026, from 6:00 pm to 8:00 pm at **Lecture Hall 316 at the Werklund Centre, Olds College (Building #2)**. The open house will provide an opportunity to learn more about the project in greater detail, and have your questions answered and concerns addressed by our team of experts.

We value your input and encourage you to review the enclosed materials. We are available to meet with you individually or answer questions via the contact information provided at the end of this document.

Sincerely,



*Jason van Gaal, P.Eng*  
CEO  
Synapse

## PROJECT DESCRIPTION

### *What is being proposed?*

The Project consists of two primary components:

1. **Data Center:** Approximately 90% of the site will be occupied by a 1GW data center facility that will be the sole consumer of the power generated on-site, supporting high-density computing and digital infrastructure that power today's AI workloads such as ChatGPT and Gemini.
2. **Generation Facility:** Approximately 10% of the site will be occupied by a state of the art 1.4GW natural gas-fired power plant. Upon completion, this facility will use Combined Cycle Gas Turbines (CCGT) to produce reliable, low-carbon electricity.

### *Why Olds, Alberta?*

Olds offers a strategic location with proximity to existing natural gas infrastructure, a skilled local workforce, and suitable land for industrial development. This project represents a multi-billion dollar investment in the local economy, providing tax revenue and thousands of construction and 1000+ full time local operational jobs.

### *Project Location*

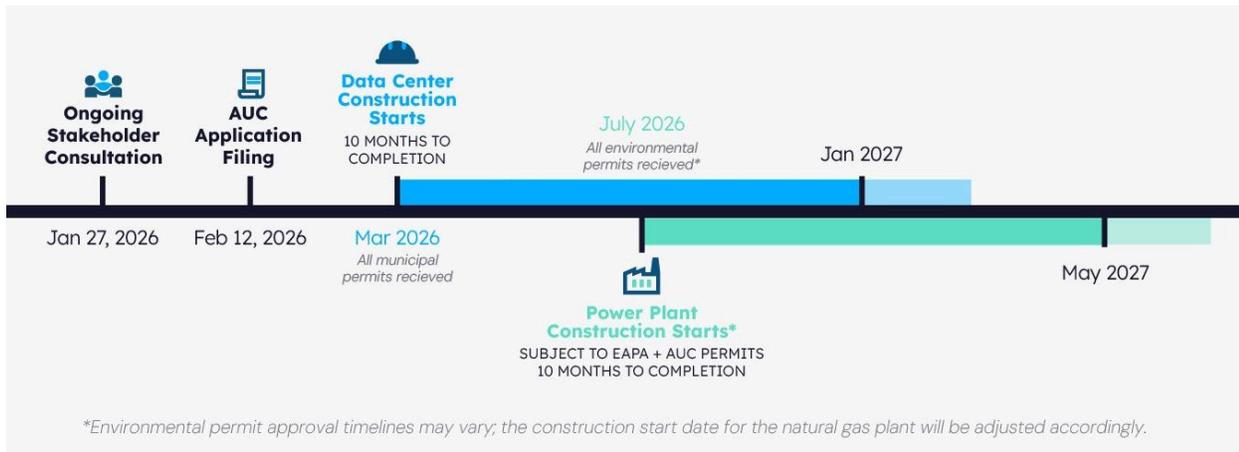
The Project is proposed to be located on 5;1;33;4;SW and 5;1;33;4;NW. Please see Appendix B and C for site location and site layout.

## POTENTIAL IMPACTS & MITIGATION

We are committed to minimizing the Project's footprint on the community and environment.

- **Noise:** A professional Noise Impact Assessment (NIA) is being conducted. The Project will be designed to meet or exceed **AUC Rule 012** noise limits at the nearest residences. Mitigation measures may include acoustic lagging, silencers, and strategic building orientation.
- **Air Quality:** The facility will utilize advanced emission-control technology. An Air Quality Assessment is underway to ensure compliance with the Alberta Ambient Air Quality Objectives (AAAQO).
- **Traffic:** During construction, there will be an increase in local traffic. We are working with Mountain View County/Town of Olds to develop a Traffic Management Plan to ensure safety and minimize disruption on local roads.
- **Water Usage:** The data center and natural gas plant will each utilize a closed-loop cooling system to minimize water consumption saving 100s of millions of liters per year in water consumption compared to comparable designs.
- **Visual:** The facility will be designed with neutral colors. The project adheres to all municipal bylaw setback requirements. See Appendix D for architectural renderings.

## PROJECT SCHEDULE (2026-2027)



## HOW TO PARTICIPATE

The AUC is an independent quasi-judicial agency of the Province of Alberta that ensures utility projects are in the public interest.

- **Provide Feedback:** Please contact our Project Team (details below) to share your thoughts, ask questions, or request a one-on-one meeting.
- **AUC Brochure:** We have enclosed the AUC brochure: *Participating in the AUC's independent review process*. This document explains your rights and the regulatory process.
- **Public Record:** Please note that any feedback provided may be included in the public record as part of our application to the AUC.

## CONTACT INFORMATION

For more information, to request a meeting, or to provide written comments, please contact:

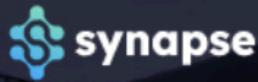
**Synapse Real Estate Corp Project Team**

**Phone:** 438-842-1868

**Email:** [info@synapsedatacenter.com](mailto:info@synapsedatacenter.com)

**Website:** [www.synapsedatacenter.com/auc](http://www.synapsedatacenter.com/auc)

## APPENDIX A - ECONOMIC AND TOWN SERVICES BENEFIT



# Canada's First 1GW AI Data Center

POWERING THE NEXT PHASE OF CENTRAL ALBERTA'S ECONOMY

Through local employment, infrastructure investment, and community revenue, this project delivers long-term economic value. It supports a strong and sustainable future for Central Alberta.



**7,000**  
JOBS CREATED

Each direct job  
creates six jobs

\*Based on 6:1 employment multiplier  
industry model, PWC Report



**LOCAL  
ENERGY**

Buying energy from  
local natural gas plants  
stabilizes plants longterm



**WORKFORCE  
DEVELOPMENT**

Exploring partnerships with  
local colleges to provide  
youth with training



**2,000**  
CONSTRUCTION JOBS

A multi-year construction  
pipeline provides  
long-term stability for  
regional tradespeople



**1,000**  
PERMANENT JOBS

Roles in engineering, IT,  
and site operations



**+100M LITERS  
OF WATER SAVED**

Our closed-loop energy  
plant saves water annually  
and cuts our carbon footprint

JANUARY 2026

## APPENDIX B - SITE LOCATION & NOTIFICATION REGION

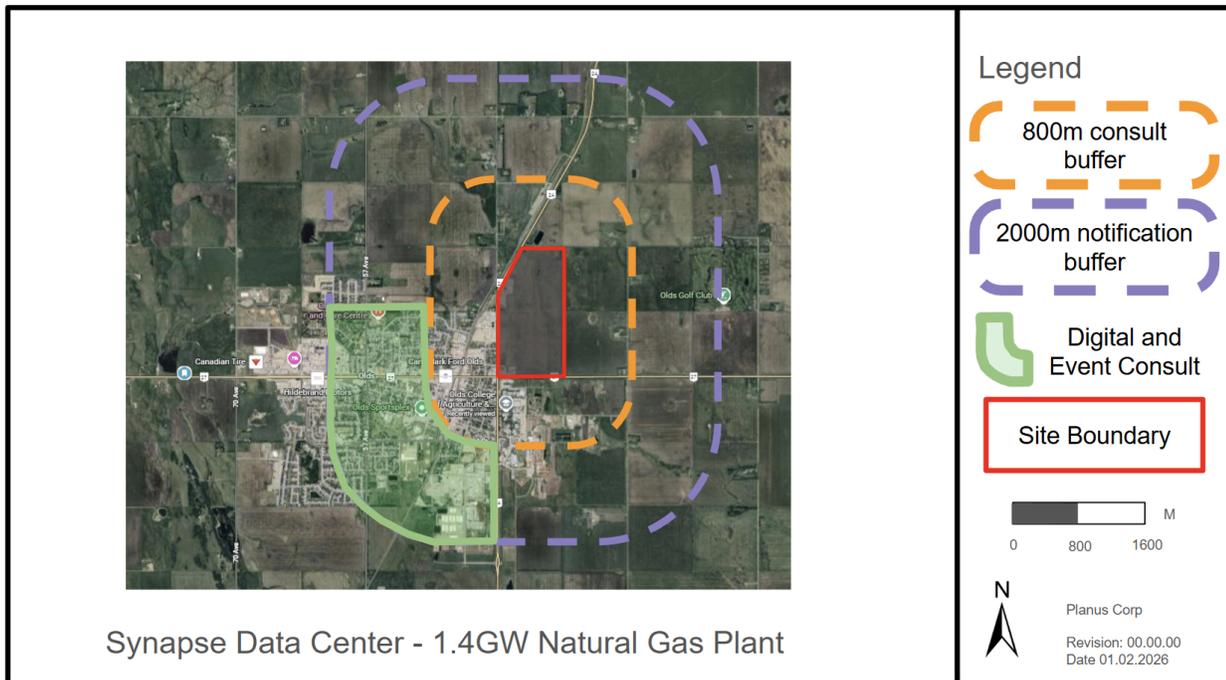


Figure 1: Site location and Notification Region

## APPENDIX C - SITE LAYOUT



Figure 2: Site Layout and location (5;1;33;4;SW and 5;1;33;4;NW)

## APPENDIX D - ELEVATION DRAWINGS



## APPENDIX E - NOISE IMPACT SUMMARY

Total noise emissions from the Project will comply with the AUC's Rule 012 – Noise Control.

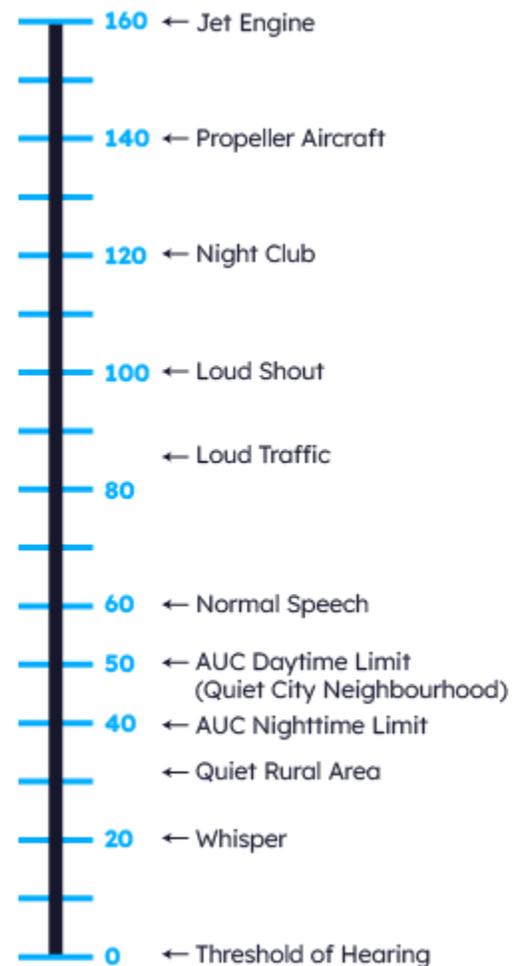
The Rule allows for the permissible sound levels at the most impacted dwelling(s) from the boundary of the facility property during summertime conditions to be:

- 40 dBA Leq nighttime
- 50 dBA Leq daytime

In addition, the Project will comply with any noise level restrictions required by the town of Old's noise bylaws and any noise conditions within the Development Permit issued by the Town of Olds for the Project.

Acoustic treatment of the buildings and placement of silencers on the air intakes and exhaust stacks of the gas turbines are some of the options to mitigate sound generation from the power plant.

Figure 3: Sound Pressure Levels (dBA)



## **APPENDIX F - AIR EMISSIONS**

The Project will use the most advanced gas and steam turbine technology commercially available and meets, or exceeds, the Clean Air Strategic Alliance's (CASA) standards and Alberta's Ambient Air Quality Objectives and Guidelines, as well as performance expectations for air emissions for the Alberta electricity sector.

Selective catalytic reduction (SCR) will be installed for controlling NO<sub>x</sub> emissions from the generating units.

Additionally, dry low NO<sub>x</sub> burners on the gas turbines and adequate stack heights will be implemented to reduce air emissions.