



# Synapse Data Center Participant Involvement Program (PIP) Summary Report

April 3rd, 2026

## **Site Location**

NW and SW quarters of 4-4-33-1 W5

Town of Olds

Alberta, Canada

Version 1.1

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# 1. Introduction

## 1.1 Project Overview

Synapse Real Estate Corp. (The Applicant) is proposing the construction and operation of the Synapse Data Center, which includes a 1.4 GW (nominal capacity) natural gas-fired thermal power plant and 1,800MW emergency/backup generators and an attached 1 GW Data Center (the Project).

The natural gas power plant is designed to operate as a permanent energy island and consists of twenty (20) 50 MW natural gas turbines and ten (10) 40 MW Heat Recovery Steam Generator (HRSG) units. These components are organized into ten substantially identical 140 MW modular power plant blocks.

The Project utilizes a phased execution plan:

- **Phase 1:** Installation of the gas turbine generators (GTGs) for simple-cycle operation.
- **Phase 2:** Integration of the HRSGs and a steam turbine generator (STG) for combined-cycle operation, which increases the total efficiency to approximately 48.1%.

## 1.2 Purpose of Report

This report summarizes the Participant Involvement Program (PIP) conducted by Synapse Real Estate Corp. in accordance with Alberta Utilities Commission (AUC) Rule 007. The purpose of the PIP is to identify and engage with stakeholders, including local residents, landowners, and indigenous groups who may be affected by the project, to provide clear information and gather feedback.

This report describes the engagements that took place between January 26th, 2026 and April 3rd, 2026. Due to the size of the Program it includes a summary of concerns raised and respective mitigation measures as well as specific examples.

The Applicant is dedicated to ongoing collaboration with all local community members and stakeholders.

## 2. PIP Strategy and Objectives

### 2.1 Program Design and Methodology

The Participant Involvement Program (PIP) for the Synapse Data Center Project was designed in accordance with AUC Rule 007 and Rule 012 to ensure all potentially affected stakeholders were identified and engaged. The program utilized a multi-layered approach to maximize outreach, incorporating tiered consultation and notification radii, in-person engagement, digital resources, and public forums.

### 2.2 Stakeholder Identification and Consultation Overview

Stakeholders were identified based on their proximity to the project boundary (NW and SW quarters of 4-4-33-1 W5) and their potential to be impacted by project operations.

- **Personal Consultation Radius (<800 m)**
  - Over **700** residences were identified within this range.
  - All occupants and residents in this range were visited in person for consultation
    - A Project Information Package (see TP 36.1) and AUC Public Involvement Brochure (see TP 36.2) was provided
  - Landowners with registered mailing addresses that differed from addresses within consultation range were mailed a Project Information Package(see TP 36.1) and AUC Public Involvement Brochure (see TP 36.2)
- **Extended Consultation Radius (800 m+)**
  - Personal consultation range was extended in the county to include occupants on quarters outside 800m range as shown in Figure 2.3.1.2
- **Personal Notification Radius (801m to 2000 m)**
  - Over 1000 residences were identified in this range
  - A Project Information Package(see TP 36.1) and AUC Public Involvement Brochure (see TP 36.2) was mailed to all landowners
  - Town of Olds social media, local radio interviews, local newspaper articles and televised media coverage of the project would occur as shared in section 3.1
- **Indigenous Groups:**
  - The Aboriginal Consultation Office (ACO) indicated no formal consultation is required (see Appendix A)
  - Synapse engaged with **five** Indigenous groups via email and telephone
- **Municipalities, Township and Olds College**
  - The Municipality of Mountainview, the Town of Olds, and Olds College have been consulted and coordinated with as part of this program.
    - See TP 40 for Town of Olds Municipal Engagement form.
    - See Section 5.4 for Mountainview inquiry and coordination

#### 2.2.1 Mailing Lists

Applicant has retained copies of all mailing labels and mailing lists for stakeholders contacted by mail, as listed above in section 2.2, within the personal consultation and personal notification radius.

## 2.3 Organization and Training

### 2.3.1 Consultation Zones

Given the size of the in-person consultation campaign in the town of Olds, teams were established and assigned to five distinct zones marked in colour in Figure 2.3.1.1. Figure 2.3.1.2 shows the in-person consultation zone outside of the town of Olds.

Primary and secondary in-person consultants were assigned consultation zones of responsibility.

Zone Colour	Primary Consultant	Secondary Consultant
County + College	Jason	James
Purple	Jason	James
Blue Zone	Bailey/James/Jason	Jocelyn
Orange Zone	Jason	James
Red Zone	Zack/Jason/James	
Grey Zone	Jason	N/A
Green Zone	Council Members	James

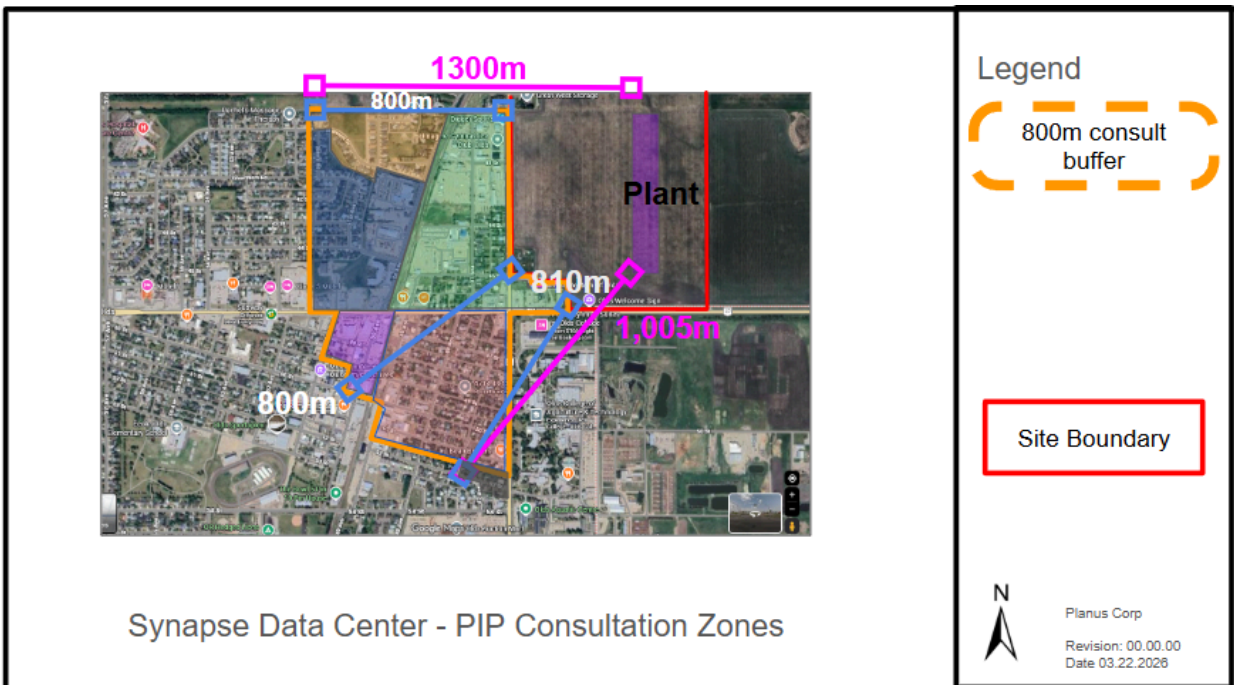


Figure 2.3.1.1 Consultation Zones - Town of Olds

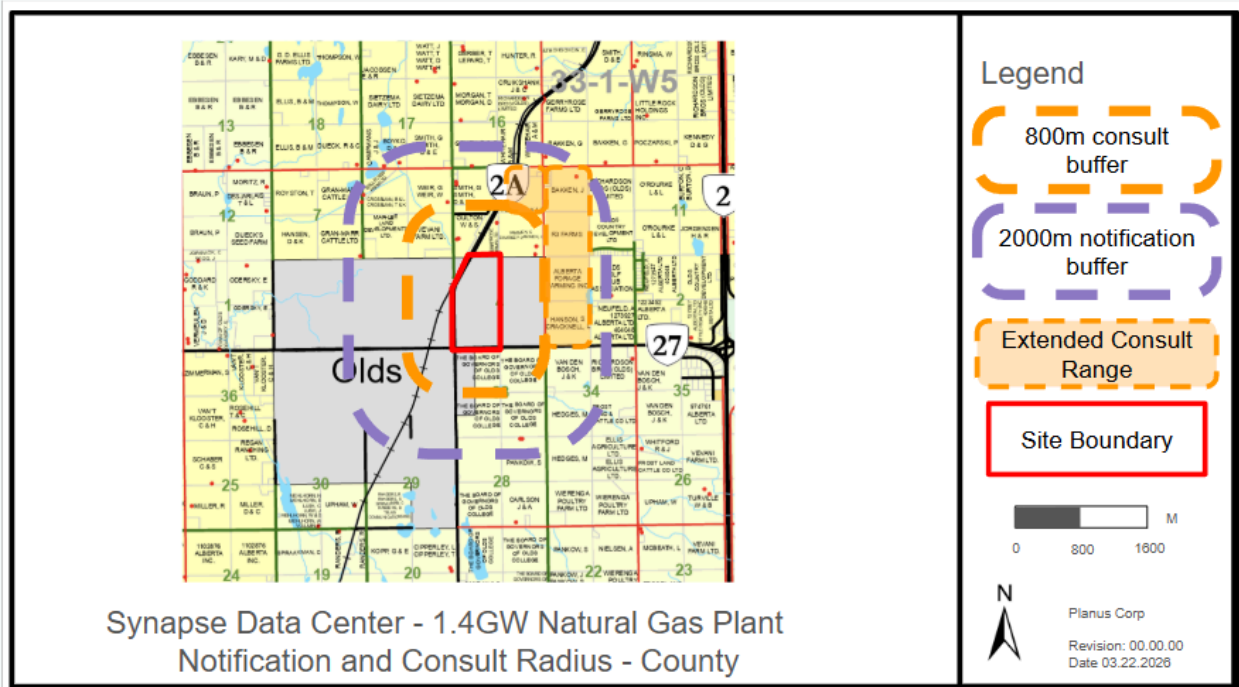


Figure 2.3.1.2 Consultation Zones - Municipality of Mountainview

### 2.3.2 Training

Council members were provided in-person project-specific information training by Jason van Gaal (Consultation Lead). Due to the council’s significant experience in public consultation and level of understanding of the project, accompanying council members door-to-door for applied consultation training was not required to ensure full conformance with Rule 007 consultation requirements. Council members were provided with means to contact the Consultation Lead in the event of any questions or clarification was required as in person consultation was conducted.

All individuals engaged to conduct public consultation (Consultants) were provided with project specific information training by the Consultation Lead. Consultants were accompanied door-to-door for applied consultation verification by Consultation Lead until it was deemed consultation could be provided in full conformance with Rule 007. Consultants have prior door-to-door public engagement and/or customer service experience.

As part of the first visit to each consultation zone, the Consultation Lead completed all consultation zones alongside candidates. Candidates generally worked in pairs for safety and further ensuring Rule 007 consultation requirements were met.

### 2.3.3 Personal Consultation and Recording Procedures

Throughout the in-person consultation, every door-to-door interaction or engagement activity was documented using Record of Contact (ROC) forms. These forms detailed the type of engagement, participants, and any concerns or feedback provided. A summary of door to door consultations who expressed a view on the project are collectively documented in the Door to Door Summary table shown in Appendix C.

Applicant has retained scanned copies of all ROC forms.

A sample ROC form is included in Appendix B.

### 2.3.4 Failed Attempt To Contact In Person

Zone visits were coordinated to ensure occupants and residents we could not reach in person where visited at different times of day on next attempt. If after three in person consultation attempts, an occupant or resident was not reached, a package was left at the door and a photo taken of the drop-off by the Consultant.

Applicant has retained copies of all photos taken.

### 2.3.5 Project Information Package

A Project Information Package(see TP 36.1) was provided to stakeholders as identified in Section 2.2. Contents of the package included and where not limited to:

- Project description (capacity, fuel type, location)
- Site maps
- AUC Public Involvement Brochure (TP36.2)
- How to file a statement of concern with the AUC
- Contact information for the applicant
- Key project parameters (emissions, noise, water, traffic)

### 3. Public Engagement Activities

#### 3.1 Stakeholder Engagement Activities and Timelines

Synapse Real Estate Corp. employed several methods to facilitate two-way communication with the public:

Activity	Date(s)	Details
<b>Digital Engagement</b>	Ongoing	Project website ( <a href="https://synapsedatacenter.com/auc_page/">https://synapsedatacenter.com/auc_page/</a> ) featuring the PIP package, FAQs, contact information and contact forms.
<b>Door-to-Door Campaign</b>  <b>Attempt #1</b>	January 26th to 28th  <i>January 29th to 31st</i>	First attempt was made to county +college, red, orange, blue, purple zone. (See figure 2.3.1.1 for zone map)  <i>The first attempt was made to the green zone.</i>  Zone visits were coordinated to ensure occupants and residents we could not reach in person where visited at different times of day on next attempt.
<b>Radio Interview</b>	January 27th	Local radio station interviews were conducted sharing information about 1GW data center and 1.4GW natural gas power plant facility.
<b>Mail Out Campaign</b>	January 28th and 29th	Mailout packages were sent via Canada Post to: 1) all landowners within 801m to 2000m 2) all landowners within <801m with mailing addresses that differed from addresses within the personal consultation range

<b>Attempt #2</b>	January 28th to February 1st	Focus was on visiting residences at times of day not previously visited.
<b>Attempt #3</b>	January 31st to February 3rd	<p>If the occupant/resident was not home after three attempts to contact, a package was left for the resident. A photo taken of the delivered package</p> <p>It was noted by consultants that by third attempt to visit most residents and occupants that we spoke with were already aware of the project. Special effort was made to ensure all residents and occupants were visited ahead of Municipal and Application information sessions.</p>
<b>Municipal Information Sessions</b>	February 4th	<p>Two sessions were conducted by the Town of Olds from 11am to 1pm, and 5:00pm to 7:00pm at the Olds Sportsplex. Over 200 attendees in total.</p> <p>Social Media Link <a href="#">Here</a>.</p>
<b>Applicant Information Session</b>	February 5th	<p>Hosted by Synapse Real Estate Corp. with ~300 attendees. To help answer any detailed questions, the event was attended by four of the Applicant's senior prospective team members. Including representatives for HR, Data Center Operations/Security, and Natural Gas Power Plant Operations/Engineering(Participant Team). Two Consultants also attended.</p> <p>ID verification was conducted to ensure attendees were visiting from the town of Olds or surrounding Mountainview County.</p> <p>To accommodate higher than expected attendance, two presentations were provided by Applicant CEO Jason van Gaal. Dozens of questions were answered in each presentation. A copy of the presentation is available in Appendix E.</p> <p>The Participant Team provided additional consultation, speaking one on one with dozens, and likely in excess of 100 attendees providing additional information about</p>

		the project and attempting to speak to and address any points of concern.
<b>Presentation to Council</b>	February 23rd	The Applicant presented additional information to the Council and replied to councilmembers' questions. This was live streamed for public viewing.  See Appendix F for a copy of the presentation.
<b>Attending Community Open House</b>	February 24th	Consultation Lead attended a community open house organized by concerned stakeholders. Consultation Lead listened to all concerns presented and was available for 1:1 consultation with stakeholders. At least a dozen 1:1 consultations were held.  Emails were sent to three to reply to follow-up requests.
<b>Emailing Interveners</b>	Sunday March 8th	Some interveners had noted they were too busy to talk or review new website material generated to speak to stakeholder concerns.  In an effort to accommodate all interveners schedules an email was sent to all registered email addresses offering availability for by phone consultation any time of day Sunday March 8th, to schedule a time to speak 1:1 throughout the week, and/or to host another open house. Two interveners replied expressing no interest. One intervener replied expressing interest in an open house. No response was received to the email from 41 interveners.
<b>Phone Call Follow Up</b>	March 6th, 12th, 13th	Interveners were contacted by phone. Voicemail messages were left offering to speak by email, phone or 1:1 in person the week of March 16th, 2026.  Successfully contacted 22 of 44 interveners.

		See Appendix D for summary of conversation and/or status.
<b>Ongoing 1:1 Engagement</b>	Ongoing	Stakeholders continue to contact The Applicant with questions, predominantly by email.  In person, phone or email consultations occur with all individuals requesting.
<b>Media Outreach</b>	Ongoing	Interviews conducted with local radio, local newspaper, CTV, CBC News, and Global News to broadcast project details.  The Albertan <a href="#">Synapse chooses Alberta town for Canada's largest data centre - The Albertan News</a> - January 27th, 2026 <a href="#">Synapse gives details of proposed \$10 billion Alberta data centre - The Albertan News</a> - February 9th, 2026 <a href="#">Central Alberta CAO addresses residents' data centre concerns - The Albertan News</a> - February 19th, 2026 <a href="#">CEO outlines steps to alleviate Alberta data centre concerns - The Albertan News</a> - March 6th, 2026  Local Radio Station 96.5 Link <a href="#">Here</a> - January 27th, 2026  CTV/CBC/Global News <a href="#">Proposed \$10-billion data centre and natural gas plant has Olds, Alta. residents split</a> - February 10th, 2026 <a href="#">'I'm feeling absolutely sick about it': Olds could get massive data centres, residents demand answers</a> - February 13th, 2026 <a href="#">Split on Olds data centre</a> -February 11th, 2026
<b>Provincial Outreach</b>		Various well known Albertan politicians have shared project updates on Social Media:  Danielle Smith (LinkedIn, X and Facebook) Link <a href="#">Here</a> - January 30th, 2026

<p><b>Town Of Olds Outreach</b></p>		<p>The town of Olds has provided multiple updates to the community about the Project. The proponent provides the town with immediate response to any inquiries. Examples of outreach:</p> <p><a href="#">SYNAPSE DATA CENTER INC. Announces Major Data Centre Development in Olds, Alberta   Town of Olds</a></p>
<p><b>Olds Fire Department Consultation</b></p>	<p>March 10th and Ongoing</p>	<p>In addition to regular development permit and building permit consultation with the town of Olds, an ERP consultation occurred with the building and fire department on March 10th.</p> <p>Development site plant, egress and entrance plan as well as hazardous materials were reviewed. The town of Olds and fire department submitted requests for information that will be provided by the applicant and submitted feedback on items to be incorporated into ERP, site plant and building layouts.</p>
<p><b>Door-to-Door Campaign</b></p> <p><b>Additional Consultation</b></p>	<p>March 17th to 19th</p>	<p>Occupants that could be reached, in the grey zone, located over 1km from nearest plant and 800m from site boundary, were consulted in person. All residents consulted were aware of the project.</p> <p>Residential occupants on highway 2A directly facing the site boundary were visited for second in person consultation.</p> <p>Occupants requesting follow up in Appendix C were visited in person. 2 of 4 occupants were reached.</p>
<p><b>Second Mailout Project Update</b></p>	<p>March 25th and 26th</p>	<p>A project update mailout was distributed on March 25th and 26th by mail to Occupants and Landowners within 2000m range. Mailout included detailed technical specifications on project, why we are re-submitting to AUC, information on project benefits, and encouraging residents to pre-register/vote for a preferred method of engagement. See Appendix G for the mailout example.</p> <p>Copies of mailout were provided to local newspapers, circulated on social media data center related forums,</p>

		<p>paid social media advertising, and emailed to all previously registered interveners. A radio interview with the local radio station was held.</p> <p>The mailout included reference to the we-are-listening website asking interested individuals to vote for small forum discussions to be hosted with senior management from March 31st to April 2nd <u>or</u> for an open house with a panel of experts to be hosted on April 1st.</p> <p>For open house community members were asked to submit questions in advance to provide panel member experts time to prepare detailed responses.</p> <p>Over 65% of the 60+ respondents voted for an open house. All individuals(with addresses within notification range) asking for small forum discussions with management, where emailed offering for individual.small group consultation on April 2nd.</p> <p>Three personal consultations were held on April 2nd.</p> <p>Over 75% of respondents indicated that they had watched at least one we-are-listening video, with over 32% indicating they had watched all.</p>
<p><b>Second Open House</b></p>	<p>April 1st</p>	<p>An open house was held at Pomeroy hotel with seating capacity for over 200 people(expandable to up to 800). Approximately 30 of the 60+ pre-registered individuals attended. 16 individuals registered at the door. Additional attendees refused to provide registration details.</p> <p>Panel members included:</p> <ul style="list-style-type: none"> <li>● Sound expert</li> <li>● Noise expert</li> <li>● Environmental expert</li> <li>● VP of Plant</li> <li>● HR consultant</li> <li>● CEO</li> <li>● Residential real estate agent</li> <li>● Legal council</li> <li>● Local residential real estate agent</li> </ul>

		<ul style="list-style-type: none"> <li>Noise canceling solutions provider</li> </ul> <p>Over 70 questions were prepared for response in advance based on community question submissions. Attendees asked questions to panel members through the presentation.</p> <p>All panel members remained following the end of presentation to provide additional personal consultation with some panel members staying as much as 2.5 hours afterwards.</p> <p>A recording of the open house is posted on the we-are-listening website for stakeholders unable to attend in person.</p>
<b>Geotargeted Advertising</b>	March 25th	Geotargeted advertising began to further promote we-are-listening websites.
<b>Digital Engagement</b>	<p>Soft launch new website March 3rd</p> <p>Full Launch new website March 6th</p>	<p>Launched additional websites specifically in response to intervener submission questions as part of application 30625 in a continued effort to answer questions and address concerns.</p> <p><a href="https://synapsedatacenter.com/we-are-listening">https://synapsedatacenter.com/we-are-listening</a></p>

## 3.2 Indigenous Consultation

The Aboriginal Consultation Office (ACO) indicated no formal consultation is required (see Appendix A). The Proponent also utilized the Government of Alberta Landscape Analysis Tool (LAT) to request a LAIRT report.

The LAIRT report indicated five first nations for potential consultation.

Tribe	1st Attempt	2nd Attempt	Final Notes
Tsuut'ina First Nation	Morning February 2nd, Email	February 2nd - 4:30pm, left voicemail	No response was received
Blood Tribe	Morning February 2nd, Email	February 2nd - 4:30pm, left voicemail	No response was received
Piikani Nation	Morning February 2nd, Email	February 2nd - 4:30pm, left voicemail  Feb 3rd - Spoke to Megan at Pikaninnation, sent email to Joshua, Megan, Ira with PIP Information Package	No response was received
Stoney Nakoda First Nation	Morning February 2nd, Email	February 2nd - FebSpoke with Reception, recent PIP information package	No response was received
Siksika Nation	Morning February 2nd, Email	February 2nd - 4:30pm, left voicemail	No response was received

# 4 Summary of Key Concerns

## 4.1 In-Person Consultation Program

Key statistics from the in person consultation program as follows:

- 70 to 75% of occupants/residents were successfully reached within the 800m consultation range as part of the in person consultation campaign.
  - Many occupants/residents indicated that they would read the information package and reach out if they had any questions.
  - Many occupants/residents inquired about job opportunities and economic benefit.
- Occupants/residents not included in Appendix C summary did not express an opinion of note on the project.
- Occupants/residents expressed interest in attending the information session once they had time to further read information and conduct personal research before providing comment.
- Consulted occupants/residents who expressed a view positive or negative are as summarized as follows:
  - 17 expressed positive views towards the project, predominantly as it pertains to economic benefit and job creation
  - 17 expressed concerns about the project, predominantly around water consumption, housing, and property value
    - 4 participants requested follow-up
    - 2 of 4 individuals requesting follow up could be reached by Lead Consultant

Summary of door-to-door occupants/residents who expressed an opinion of note are available in the-person consultation summary table shown in Appendix C.

## 4.2 Intervener Key Concern Summary

Rule 007 project application was submitted on February 12th, 2026. From February 12th, 2026 through to March 6th, 2026 interveners submitted concerns about the project to the AUC. A file closure notice was provided by the AUC on March 6th, 2026.

Consultation has continued on the project from January 26th, 2026 through to present.

A summary of key areas of concerns provided by written intervener submission is as follows:

<u>Concern Category</u>	<u>Number of Occurrences</u>	<u>Specific Issue Examples</u>
Public Health & Safety	46	Long-term respiratory health risks (asthma); "Incineration zone" safety and lack of evacuation plans; Impact on children's developing nervous systems.
Noise & Vibrations	41	Constant low-frequency hum/vibration affecting sleep; Structural damage to heritage home foundations; Impact of sound levels on individuals with autism and sensory processing disorders.
Property Values & Economics	29	Immediate loss of property value (estimated at \$50k–\$100k per home); Negative impact on insurance and mortgages; Long-term depreciation of adjacent residential properties.

Infrastructure & Emergency Services	21	Extreme strain on local police, hospital, and fire departments; Traffic congestion from 2,000+ construction workers; Risks to emergency response capacity due to rail line proximity ("blast zone").
Site Location & Zoning	20	Misclassification of a "Heavy Industrial" plant as "Light Industrial" zoning; Proximity of a massive 1.4GW facility to schools and town limits; Loss of close-knit community character.
Air Quality & Emissions	18	Emissions from 10 large stacks (NOx, greenhouse gases, particulates); Storage of hazardous chemicals (ammonia, glycol); Odor and "exhaust" issues within residential areas.
Transparency & Regulatory Process	17	Rushed application timeline and lack of honesty/transparency; Inadequate public engagement; Lack of operational record for the applicant regarding power generation.
Water Supply & Usage	12	Potential for 1.5%–3% daily town water consumption; Impact on potable water availability during extreme drought; Risks of groundwater contamination.
Environmental & Agricultural Impact	6	Permanent loss of 320 acres of prime agricultural land; Impacts on wildlife (birds, livestock) and wetlands; Concerns regarding global "water bankruptcy" and sustainability.
Community & Quality of Life	2	General detriment to the established way of life; Disruption of peace and quiet in town parks and seniors' residences.
Other / Not Specified	3	Construction delays due to equipment lead times; Not Specified.

The Applicant continues to engage in public consultation and attempts to address concerns as outlined in Section 3.1.

## 5. Ongoing Consultation - Mitigation and Response to Stakeholder Concerns

This section outlines the specific measures Synapse Real Estate Corp. has committed to in response to the feedback received during the Participant Involvement Program. The Applicant continues to engage in public consultation and attempts to address concerns as outlined in Section 3.1.

### 5.1 Mitigation Strategies by Theme

Concern Theme	Mitigation and Response Measures
<p><b>Land Use</b></p>	<p>The project is located on land designated for industrial development. The Town of Olds has ensured alignment of zoning requirements as part of the municipal development plan.</p> <p>Screening and landscaping plans will be implemented to minimize visual impact on adjacent agricultural lands and nearby residences.</p>
<p><b>Noise Impacts</b></p>	<p>A comprehensive Noise Impact Assessment (NIA) was conducted in accordance with AUC Rule 012. The project will comply with AUC Rule 012. Design features to be incorporated include MIP building assembly for natural gas power plants, installation of sound barriers, selection of chillers with appropriate levels of noise mitigation, and vibration dampening..</p> <p>Operational policies are being developed to minimize noise impact. For example, emergency generator testing will be limited to day-time hours to minimize disturbance.</p> <p>Emergency/backup generators have been included in sound model at the request of the AUC with both 65dB and 75dB options provided.</p>
<p><b>Air Impacts</b></p>	<p>The facility utilizes high-efficiency natural gas turbines and Combined-Cycle technology to minimize emissions. The project will adhere to the <b>Environmental Protection and Enhancement Act (EPEA)</b> approval limits.</p>

	<p>Selective catalytic reduction (SCRs) are proposed to be installed to limit NOx emissions from turbines to substantially below government 1-hour and annual limits.</p> <p>SCRs are proposed to be installed to limit NOx emissions from emergency generators.</p> <p>Continuous Emissions Monitoring Systems (CEMS) is expected to be installed to ensure ongoing compliance.</p>
<p><b>Water Usage</b></p>	<p>The Project utilizes a closed-loop cooling system for all data center and natural gas power plants. The data center and natural gas power plant are estimated to consume approximately 1/3rd of all onsite water consumption with ~2/3rds consumed by staff.</p> <p>Synapse has consulted with the town of Olds to ensure no adverse impact on local residential or agricultural water tables as part of sourcing water directly from the town of Olds.</p>
<p><b>Home Value</b></p>	<p>The Applicant is not an expert in forecasting land and home prices. In seeking consultation with groups that provide home price impact assessments, and local residential real estate agents it is expected that land and home prices will increase short term. Once new housing supply enters the market to balance supply and demand home prices are expected to normalize.</p> <p>The Applicant has been approached by residential real estate developers interested in purchasing property. The Applicant will provide individuals expressing concern about their home prices with developer contact information.</p>
<p><b>Traffic Implications</b></p>	<p>A Traffic Impact Assessment (TIA) will be completed with the province. Coordination has been conducted with the municipality of Mountain View, the Town of Olds and various local stakeholders on preferred routes for construction workers and delivery in order to minimize traffic impact D.</p>

	<p>During the peak construction phase, Synapse will implement a Traffic Management Plan as shared in our traffic planning video on our website.</p>
<b>Post-Implementation Monitoring</b>	<p>The Applicant will establish a Community Liaison Committee that will meet each quarter during the first two years of operation. Operational data related to noise and emissions will be shared via the project website.</p>

## 5.2 Specific Stakeholder Commitments

In addition to general mitigation, Synapse has made the following specific commitments to individual stakeholders:

- **Stakeholder Phil XXX:** In person consultation at home February 23rd
  - Concern - Line of site from some parts of mechanical yard to their home
    - Committed - Expanding size of sound wall to remove line of site to his property.
- **Stakeholder Ryan XXX:** Email dated February 10th, 2026, with 7 concerns listed. Concern #1 pertained to traffic plan, and #6 pertained to community benefits programs.
  - Concern #1 - Facility traffic
    - Commitment - Coordination meetings were conducted with the Town of Old's and Mountain View County and local contractors to determine preferred transit routes to site. Collaborative Traffic Management video was launched on we-are-listening website March 11th, 2026. As shared in video process will be implemented to minimize traffic at 27 and 2A.
  - Concern #6 - That town will not benefit directly from project
    - Commitment - Community benefits program will be included as part of the project. Meetings being conducted with local community members and the town of Olds to collect feedback and preferred framework of program.
- **Stakeholder Town of Olds:**
  - Concern #1 - Aesthetics of facility due to visibility form 27 and 2A
    - Commitment - Install screening berms and aesthetic trees around property to improve aesthetic appearance of property.
  - Concern #2 - Facility proximity to road given the size of development
    - Commitment -The power plant and data center be offset by more than the bylaw minimum from highway 2A and highway 27 to provide increased aesthetic buffer
  - Concern #3 - Position of natural gas power plant on property
    - Commitment - That the natural gas plants be installed at rear of data center to increase buffer zone from residential
  - Concern #4 - Visibility of facility in winter months
    - Commitment - 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
  - Concern #5 - Noise conformance to provincial permitting requirements
    - Commitment - That noise assessments be submitted and that project be built in conformance with AUC and AEPA permitting requirements
  - Concern #6 - That efforts be made to exceed AUC noise minimums
    - Commitment - That noise attenuation panels be incorporated into facility design to further dampen any potential noise impact
  - Concern #7 - Cumulative noise impact of Data Center and Power Plant
    - Commitment - That the cumulative impact of noise emissions from natural gas electricity plant, generators and chillers be examined as part of the noise study
  - Concern #8 - Impact of emergency generator testing procedures on noise levels
    - Commitment - Ensure that emergency generator testing is conducted in a manner that minimizes overall noise transmission
  - Concern #9 - Concerned about water use of facility
    - Commitment - That closed loop systems be used for both data center and natural gas power plant

## 5.4 Direct Communication

Below is a summary table of a few of the email correspondence that occurred following door to door consultation.

Email File # and Correspondent Name	Summary of Correspondence	Date Range
11-Mountain View	<p>Discussed traffic impacts on Mountain View County roads and the requirement for a Traffic Impact Assessment (TIA).</p> <p>Additional coordination occurred on Monday March 2nd with the administrative team discussing ERP, Traffic, water and other items requiring joint coordination.</p>	Feb 6, 2026 – Feb 9, 2026
9-Jana	Inquiry regarding sponsorship for a local female hockey provincial event and future community benefit programs.	Feb 7, 2026 – Mar 7, 2026
12-Mary	Questions regarding daily water usage for cooling and the specific source of the water.	Mar 2, 2026 – Mar 7, 2026
4-Robert	Queries on water/wastewater management and which municipality receives the tax revenue from the project.	Feb 5, 2026 – Feb 6, 2026
8-Philip	<p>Concerns over noise, light pollution, construction dust, and traffic near his residence.</p> <p><b>Had 1 in person brief chat and 1 in person consult</b></p>	Jan 29, 2026 – Feb 23, 2026
5-Charmaine & John	Requested high-resolution site plans and information on the visual appearance of the natural gas plant and water usage.	Feb 17, 2026 – Feb 19, 2026
10--Marla	Inquiry into the geographic distribution and location of the 1,000 projected permanent tech jobs.	Feb 4, 2026 – Feb 7, 2026

3-Ryan	Detailed exchange on traffic, job descriptions, emissions mitigation (SCR), noise suppression, and local bidding.	Feb 11, 2026 – Mar 7, 2026
1- Janae	Resident concerns regarding health impacts, noise frequencies, glycol use, and property offsets. <b>Had 2 in-person consults in addition to emails</b>	Jan 29, 2026 – Feb 2, 2026
6-Andre	Technical discussion on emission controls, specifically the use of SCR and oxidation catalysts.	Feb 9, 2026 – Feb 10, 2026
7-Anne	Concerns regarding the "humming" noise of the facility and discussion of decibel thresholds.	Jan 30, 2026
2- Jason	Questions on backup generator testing, flaring protocols, and requests for examples of similar facilities.	Feb 9, 2026 – Feb 18, 2026
13-Eric	Concerned about noise, emissions, VOC's etc Offered in-person meeting multiple times. Had 1.5 hour phone call March 6th.	Feb 9, 2026 - March 1, 2026

Applicant has retained PDF copies of direct communications shared above as well as those summarized in Appendix D.

## 5.5 Ongoing Communication

The Applicant remains committed to transparent communication. See Section 3.1 for summary of ongoing communication with stakeholders.

## 6. Conclusion and Future Commitment

### 6.1 Summary of PIP Outcomes

Synapse Real Estate Corp. has conducted a comprehensive Participant Involvement Program (PIP) for the Synapse Data Center Project in alignment with **AUC Rule 007**. Through various engagement channels—including mail-outs, door-to-door visits, media coverage, and public information sessions—Synapse has ensured that potentially affected stakeholders were notified, consulted with and given the opportunity to provide input.

As of April 3rd, 2026, stakeholder concerns regarding noise, air quality, and land use continue to be addressed through project design modifications and formal commitments to mitigation. Synapse remains dedicated to resolving any remaining or emerging concerns through transparent, site-specific discussions.

### 6.2 Ongoing Stakeholder Engagement

The conclusion of the formal PIP consultation period does not mark the end of Synapse's engagement with the community. Synapse commits to the following ongoing activities:

- **Project Website:** The website ([https://synapsedatacenter.com/auc\\_page/](https://synapsedatacenter.com/auc_page/)) will be updated as required on a **monthly** basis with construction milestones and regulatory updates. Comprehensive videos speaking to and attempting to address most common concerns will be released on the website (<https://synapsedatacenter.com/we-are-listening/>) on an ongoing basis.
- **Enquiry Management:** The project email and phone line will remain active throughout the construction and operational phases to promptly respond to urgent stakeholder inquiries and concerns.
- **In-Person Consultation:** 1:1 and group in-person consultation will continue to be made available on a proactive and as-requested basis by the community.

# Appendix A - Aboriginal Consult Office Assessment



Aboriginal Consultation Office Digital Service

## FNC202650329 Synapse Data Center

Proponent 1036440001 - SYNAPSE REAL ESTATE CORP.

Pre-Consultation Assessment		Adequacy Assessment	
✓ Application	January 30, 2026	Application	—
✓ Recommendation	February 11, 2026	Recommendation	—
ACO Reviewer	Mirae Kim	ACO Reviewer	—
Phone	(780) 422-1834	Phone	—
Email	mirae.kim@gov.ab.ca	Email	—
Proponent	Jason van Gaal	Proponent	—
Phone	(613) 797-3311	Phone	—
Email	jason@synapsedatacenter.com	Email	—

## Project information

### Project buffer

No, this project does not have a buffer.

### Buffer description

N/A

### Project duration

Project duration is expected to be 100 years.

### Construction duration

Construction duration is expected to be 100 years.

### Project description and supporting information

Synapse Data Center is constructing a 1GW data center with an attached 1.4GW natural gas power plant.

The facility is to be constructed on privately owned, zoned industrial land in the Olds NE ASP. No known indigenous, crown or federal land is within 5km of the site. The land is currently farmed agricultural with class D wetlands.

EAPA and AUC permits will be obtained.

Work will occur on two quarters approximately 100 hectares of land.

## Pre-Consultation Assessment Recommendation

### 1 Project Activities

Activity	Regulator	Disposition	Purpose	Consultation Recommended?
001	EPA	EPC	Environmental Protection and	No

			Enhancement Act	
Area	ATS From	ATS To	Amended Site	Communities to be consulted
109 ha	SW - 4 - 33 - 1 - W5	NW - 4 - 33 - 1 - W5	No	
<b>Amendment/Renewal description</b>				
-				
<b>EPEA activity description</b>				
Construction of a 1GW data center with 1.4GW natural gas facility.				
<b>Activity Duration</b>				
100 Years				
<b>EPEA Start Date</b>				
February 16, 2026				
<b>Notes</b>				
-				

**Pre-consultation Assessment comments**

This file has been assessed and processed using the 2024 Proponent Guide. To review the 2024 Proponent Guide please see:

<https://www.alberta.ca/indigenous-consultations-in-alberta>

<https://open.alberta.ca/publications/goa-proponent-guide-first-nations-metis-settlements-consultation-procedures>

# Appendix B - Record of Contact Template

**Project: Synapse 1GW Data Center Project Olds**

**Field Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

## 1. Stakeholder Information

- Name(s): \_\_\_\_\_
- Civic Address: \_\_\_\_\_
- Legal Land Location (if rural): \_\_\_\_\_
- Contact Type:  In-Person (Spoke to resident)
  - Left Information Package at Door (Not home)
  - Refused Information

## 2. Information Package Provided - Yes No

## 3. Consultation Concern Summary

- Noise: (e.g., "Concerned about nighttime humming from data center fans")
- Visual Impact: (e.g., "Requested information on landscaping/berms to hide facility")
- Traffic: (e.g., "Asked about heavy equipment during the construction phase")
- Environment: (e.g., "Concerns about local water table or wildlife")
- Property Value: (e.g., "Worried about long-term impact on resale")
- Other: \_\_\_\_\_

**Specific Resident Comments:**

## 4. Action Items & Commitments

- Applicant's Response provided on-site: \_\_\_\_\_
- Follow-up Required?  Yes  No
- Next Steps: (e.g., "Email Noise Impact Assessment to resident by Friday")

## 5. Outcome Status

- Information Only: Resident received package; no concerns raised.
- Resolved: Concerns were discussed and addressed during the visit.
- Unresolved/Outstanding: Resident has ongoing objections; requires escalation to Project Manager.

# Appendix C - In Person Consultation Summary Table - Concerns and Other Comments

Name	Address	Intervener Report Submitted	Contact/Day/Time/Information package provided	Concern Summary	Specific comments	Action items & commitments
Vicky	#3 45		In person on Jan 28/2026 @ 5:38pm, Yes	Environment	Happy About Jobs, Water Usage concern	Response Provided on site, Discussed closed loop system, no follow up required
Rach	#5 45		In person on Jan 28th/2026 @ 5:40pm, Yes	Other: Housing for 1000 workers	Housing concerns, Generally positive	response provided on site, Discussed housing strategy, no follow up required
Barb	5001		In person, N/A, Yes	Other:House value	Concerned about value of homes.	No follow up required
Hwa	#1 45		In Person on Jan 30/2026 @ 3:46pm, Yes	Other: Housing for 1000 workers	Housing Concerns-enough for 1000 people	Response provided on site, discussed housing plan, no follow up required
Boos	4205		In person on Jan 29/2026 @ 12:24pm, Yes	Noise, Other:Additives to water	Additives to water, Increased Theft attention	Follow up required
Good	4221		In person on Jan 29/2026 @ 1:00pm, Yes	Noise	Audio Video noise, high/low frequencies, Diesel Engine- they have recording studio	Resolved, no follow up required
Syner	4202		In Person on Jan 29/2026 @ 11:35pm, Yes	Noise, Visual, Traffic	Humming Noise, Looking at, Traffic performance	Follow up required
F	4106		In person on Jan 29/2026 @ 11:53am, Yes	Noise, Visual, Traffic, Environment, Property Value, Other	Happy to wait for public hearing to get specific talked to for 45 minutes	Response provided on Site-touched on every topic of handbook, no follow up required
Alter	A-410		In Person on Jan 29/2026 @ 2:45pm, yes	other: too fast	speed of development, concerned its being "pushed"	Response provided on site, Long AUC process, No follow up required
UFA	4334		In person on Jan 29/2026 @ 12:05pm, Yes	other: exposure to raditation	Store employees have concerns about exposure to radition or similar health issues	No follow up required
Crist	4346		In person on Jan 29/2026 @ 11:30am, Yes	Visual Impact	Transmission trucks	No follow up required
Robe	4614		In person on Jan 30/2026 @ 5:30pm, Yes	Noise, Visual Impact, Traffic, Environment Property Value, Other	Increase to water and electricity usage, wants guarantees from town	Follow up required
Rach	4611		In person N/A, Yes	other: water	Water consumption	No follow up required
Refus	4613		In person N/A, Yes	Noise, visual Impact, Traffic, Environment Property Value, Other	All concerns	No follow up required
Refus	10A s		In Person Jan 27th @ 5:35pm	Other	Has multiple concerns	Follow up required
Wes	33114		In Person, N/A, Yes	Visual Impact, Environment	Water usage concerns and Visual concerns of the building	No follow up required
Jacki	10 Rd		In Person, Jan 26, 1:30pm, Yes	Noise, Environment	Wasted energy, Class 1 Agriculture land	no follow up required
Amar	5038		In person, N/A, Yes	None	Generally supportive	No follow up required
Joel S	112 S		In person N/A, Yes	None	Jobs questions, positive feedback	No follow up required
Wayn	26A S		In person N/A, Yes	None	Would love local servicing jobs	No follow up required
Collin	4033		In Person N/A, Yes	None	Would like a job	No follow up required
Levi E	4726		In person, N/A, Yes	None	Likes job creation	No follow up required
Darcy	4908		In Person, N/A, Yes	None	Very Positive	No follow up required
Dusti	20-33		In person, N/A, Yes	None	Positive on Project and bringing in jobs	No follow up required
Jame	4102		In person on Jan 29 @4pm, yes	Noise	Not overly concerned, as long as provincial regulations are adhered to	No follow up required
Jame	4908		In person, Jan 27 2:31pm, Yes	None	Great its creating jobs for community	no follow up required
H&R	4908		In person N/A, yes	None	Very happy-small community needs jobs	no follow up required
Abby	4912		In person, N/A, Yes	None	Very positive on Data Centers	No follow up required
Leon	5002		In Person, N/A, Yes	None	No concerns, very positive about project	no follow up required
From	A-411		In person on Jan 30/2026 @ 11:00am, Yes	None	Very Happy	No follow up required
Sazz	#4 45		In Person on Jan 30/2026 @4:00pm, Yes	None	Happy	No follow up required
Neme	#10 4		In person on Jan 29/2026 @ 5:47pm, Yes	None	Positive-thinks its a good thing	No follow up required
Tim K	4506		In person on Jan 30/2026 @2:00pm, Yes	None	Very excited-Great opportunity	No follow up required
Quinn	#2 45		In person on Jan 30/2026 @2:00pm, Yes	None	No concerns-great opportunity	No follow up required

# Appendix D - 30625 Intervener Consultation Summary Table

Participant Name	Email All Interveners	Call History	Status/Summary of Conversation
Jolene	08-03 -- offered to do open house, or be available for personal phone consultation	Left VM 06-03	No reply received to date
Terry	08-03 - No Answer	Called No answer - 06-03	No reply received to date
Neil H	08-03 - No Answer	Left VM 06-03	No reply received to date
Rebecca	08-03 - No Answer	N/A	Have spoken with via email a few times. Did a podcast together answering questions to some of the most common questions/concerns in the community on March 18th at her home. <a href="https://youtu.be/P6tOhleeNcg?si=s_aEMBJungBxvylb">https://youtu.be/P6tOhleeNcg?si=s_aEMBJungBxvylb</a>
Carry	08-03 - No Answer	Left VM 06-03	No reply received to date
Lindy	08-03 - No Answer	Left VM 06-03	No reply received to date
Cathy	08-03 - No Answer	Spoke to 06-03 - 1 minute	Not a good time, her brother passed away Have been respectful in not following up given family situation and waiting for participant to follow up
Rena	08-03 - No Answer	Spoke to 06-03 - 45 minutes	Concerned about: 1) Foundation walls of house 2) Transparency 3) House prices 4) everything she had mentioned in her submission Her daughter suffered an accident and she seems very worried about how the DC might adversely impact her daughter
Helen	08-03 - No Answer	Left VM 06-12	-Replied by email March 18th with 9 points of concern -Responded March 23rd to all points, offering for the 4th time to meet in person to discuss <b>-Reach out on next visit to olds for in person consult</b>
Sandy	08-03 - No Answer	No Answer - 03-12	-Replied via email 03-11 -Replied offering to have a phone call to discuss concerns or meet in person -Sandra replied indicating she was not interested
Cathy	08-03 - No Answer	Phone Number Not Valid	-March 14th - received email with a number of questions on sound, noise, water, battery risk, financial implications, etc. -March 15th - provided detailed response, referencing we-are-listening website for a number of answers -Current - have not received additional communication to response provided
Michael	08-03 - No Answer	Left VM - 03-12	No reply received to date
Ryan	08-03 - No Answer	Left VM - 03-12	Spoke via email at least 17 times from Feb 11th to March 21st -Tried to arrange in person meeting March 19th, Ryan returned to town later than anticipated and wasn't possible -Working together to setup time for discussion <b>-Text messaged asking if he would be available for video call</b>
Peter	08-03 - No Answer	Left VM - 03-12	No reply received to date
Michael	08-03 - No Answer	Left VM - 03-12	No reply received to date
Jason	08-03 - No Answer	03-12 - Spoke with - 1 minute	-Spoke via email at least 10 times -03-12 spoke briefly by phone, wasn't a good time for him to talk. Let him know was available throughout the day and would be in town next week if he'd like to meet in person. -Asking technical questions seems mostly concerned about facility noise and town water -Final response 03-23 - offering again to have in person meeting, asked if he was worried about 5dB rule or that we wouldn't be compliant with the rule
Darryl	08-03 - No Answer	Spoke with - 1 minute	Has studied these sites all over north america Thinks lots of mistakes made in previous projects Not interested in talking about this
Bailey	08-03 - No Answer	Left VM - 03-12	No reply received to date
Janey	08-03 - No Answer	06-07 - Thr 6 minutes	Concerned about the cumulative impact of DCs, water, health care, etc. Would like to see larger maps
Jordan	08-03 - No Answer	Left VM - 03-12	No reply received to date
Rachael	08-03 - No Answer	Invalid Number	No reply received to date

Eric C	08-03 - No Answer	Spoke to 06-03 - 1.5 hours	Asked for list of benchmarks he would like to see us hit above and beyond AUC process. Indicated he would prefer not to provide formal list of concerns to be resolved and that he trusted in AUC process to ensure mistakes aren't made
Kayla	08-03 - No Answer	Left VM - 03-12	No reply received to date
Olds F	08-03 - No Answer	Represents Eric	Represents Eric
Jeff T:		Spoke with -03-12 - 53 minutes	-concerned that 600 generators will run all the time and not be on emergency -concerned about house prices -concerned we won't have enough gas -not concerned about the NG plant proximity to town, noise and emissions can be managed from those
Lisa R	08-03 - No Answer	Invalid Number	No reply received to date
Jasmi	08-03 - No Answer	Left VM - 03-12	No reply received to date
FRED	08-03 - Asked us to leave	N/A - replied by Email	-Replied by email saying please leave
Carol	08-03 - Will meet for community benefits program convo	N/A - meeting time to be coordinated	-Met with Carol in person March 18th for 1 hour+ consultation -Concerns around site safety, LFN concerns, how site was selected, would be supportive of site in a different location -Shared with her about us looking into Zero Sound to target specific frequencies and how site was selected, asked her for specific well cited papers on infrasound to provide our engineering team for review -Email reply in regards to meeting received on March 21st, she is concerned about Zerodsound reliability, expresses concern about us following the rules, provided links to youtube videos on infrasound
Karen	08-03 - No Answer	Left VM - 03-13	-Karen and ken replied with list of questions, they prefer in writing, -Replied to list of questions March 21 and 22 -She replied expressing she is not in support of the project, that she does not feel NG power plants should be built near towns, that the AUC has considerable experience regulating power generating facilities, that she doesn't like videos as a means of communication
Greg	08-03 - No Answer	Spoke -03-13 for 17 minutes	-project is too big for town of olds -former engineer in oil and gas --concerns about mistakes being made -talked a lot about how we are managing risks at various phases as part of the project build
Bonni	08-03 - No Answer	Left VM - 03-13	No reply received to date
Shann	08-03 - No Answer	Left VM - 03-13	No reply received to date
Sara L	08-03 - No Answer	Spoke -03-13 - for 5 minutes	-hard to understand sound ---scary -large stacks ---what has been the impact -shared with her what 1-2.5dB impact from sound would be at her home, much less than one volume increase on her car sound
Natas	08-03 - No Answer	Left VM - 03-13	No reply received to date
Micha	08-03 - No Answer	Spoke - 03-13 - 23 minutes	-spoke to water concerns, home prices, etc. Michael isn't entirely sure what to think of the project, he wants to make sure its done correctly.
Crysta	08-03 - Interested in Open House	Meeting to be set later date	-Have had multiple email correspondance, and 1 hour inperson consultation -Implemented requested for noise wall that has line of site to their home -Committed to reach out on next visit to olds for additional in person consult
Craig	08-03 - No Answer	Left VM - 03-13	No reply received to date
Merril	08-03 - No Answer	Spoke to -03-13 - 5min	-she's simply looking for more information
Alexa	08-03 - No Answer	Left VM - 03-13	No reply received to date
Jade V	08-03 - No Answer	Left VM - 03-13	-concerned --- property value -less well with cancer -March 23rd, followed up with her in regards to her real estate consult and to see how she is doing
Kelly I	08-03 - No Answer	Not available	No reply received to date
David	08-03 - No Answer	03-13 - called - mailbox is full	No reply received to date
Daniel	08-03 - No Answer	Left VM - 03-13	-left VM specifically pertaining to climate change concerns -no reply received to date

## Appendix E - AUC Participant Information Session (February 5th)

A dark blue banner with a faint background image of a data center. At the top center is the Synapse logo, which consists of a stylized 'S' made of four colored dots (green, blue, yellow, red) followed by the word 'synapse' in white lowercase letters. Below the logo, the title 'AUC Participant Information Session' is written in large, bold, white sans-serif font. Underneath the title, the tagline 'Connecting High-Performance Compute to Enterprise-Grade Power.' is written in a smaller, light blue font. At the bottom center, there is a circular portrait of a man with short dark hair, wearing a dark jacket. To the right of the portrait, the text 'Jason van Gaal, P.Eng' is written in white, with 'Synapse Data Center' in a smaller white font below it.

 synapse

# AUC Participant Information Session

Connecting High-Performance Compute to Enterprise-Grade Power.



**Jason van Gaal, P.Eng**  
Synapse Data Center

# Community Engagement

Understanding how this projects impacts and benefits local area residents.

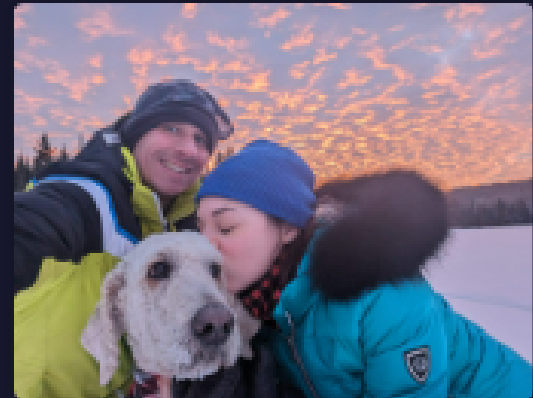
- 600+ doors visited in the last week
- 3 attempts to reach every resident within 800m
- 1500+ mail out packages



# Meet Jason van Gaal

Proven Track Record:

- 15+ years building and operating data centers across Canada
- Founder of ROOT Data Center – Constructed Canada's largest data center in Montreal (2013–2019)
- 5 years mentorship of CDL green stream startups



# Management Team



**Jason van Gaal**

FOUNDER / CEO  
P.Eng

Three Time Data Center  
Founder  
15 years of on time  
delivery



**Paul Cornellier**

VP OF PLANT  
OPERATIONS  
P.Eng

15+ years of Oil, NG  
and Plant  
design/operation  
experience in Alberta  
and BC



-

VP OF  
ENGINEERING  
P.Eng, M.Eng

25 years of  
international  
engineering at  
hyperscale facilities



-

VP OF DC  
OPERATIONS  
B.Eng

25 years of data  
center operations  
management for  
Fortune 50



-

FINANCE TEAM  
Managing Partner

Private Equity with  
\$10B+ AUM and 20  
years investing in  
infrastructure

ENGAGED TO START UPON CONTRACT SIGNING

# Who Is In The Room?



**ENGINEERS & PROFESSIONALS** Oil, Gas, and Power specialists.



**LOCAL AREA FARMERS** Our vital agricultural neighbors.



**CONSTRUCTION WORKERS** Building the foundation of growth.



**PROSPECTIVE STAFF** Future operators of Synapse, including Security, Customer Service, and IT

# Site Plan

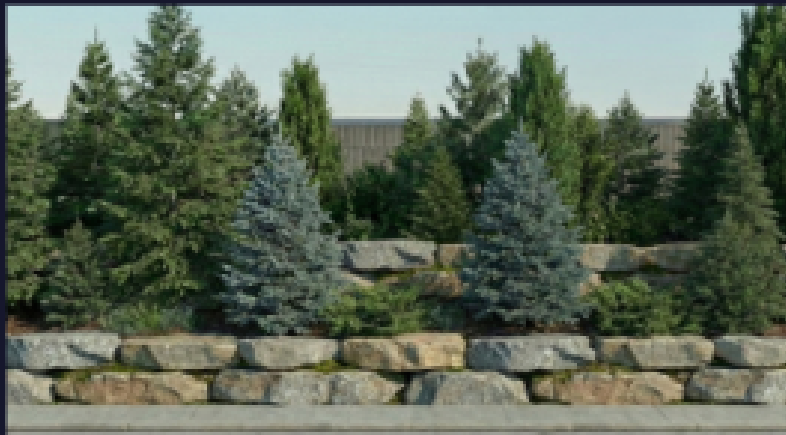
## OPTIMIZED FOR NOISE, EMISSIONS AND AESTHETICS:

Our standardized modular approach ensures speed and reliability at scale.

- **Road Offset**—Space for Berms + Landscape
- **Sound Barriers**—To Suppress Noise
- **NG Plants at Rear**—Aesthetics and Emissions



# Berm Landscaping



**Dense Coniferous**



**Normal Coniferous**

# 10<sup>3</sup> Modular Data Center Design

## SCALABLE ARCHITECTURE:

Our standardized modular approach ensures speed and reliability at scale.

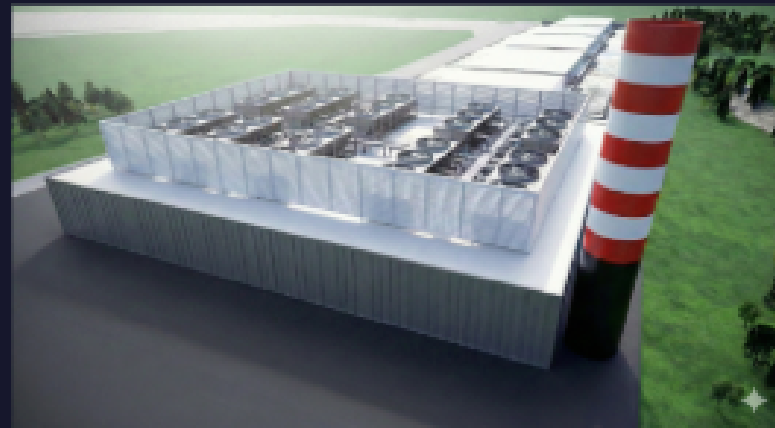
- 10 MW Data Hall
- 100 MW Data Center
- 1GW Campus



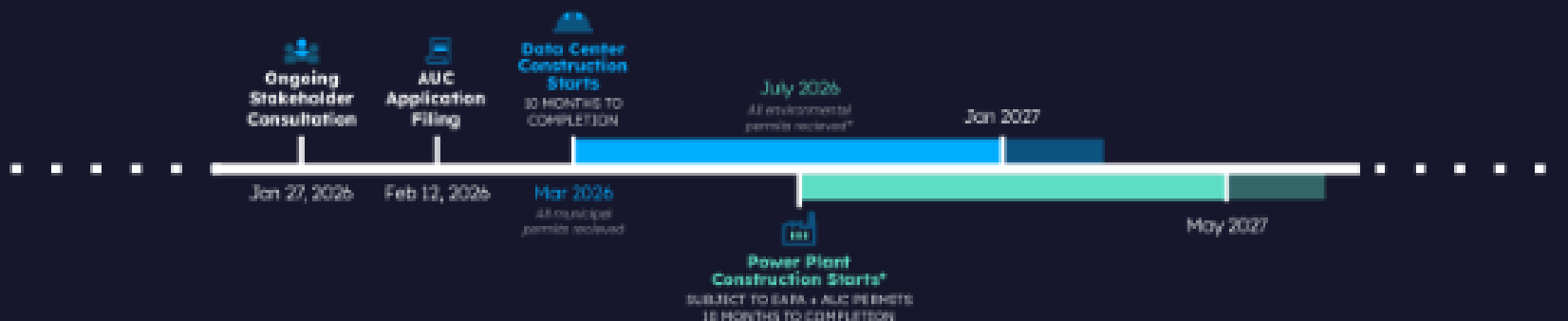
# Modular NG Plant Architecture

Our standardized modular approach ensures speed and reliability at scale while minimizing environmental footprint.





- 50MW x 2 Simple Cycle Turbine
- 40 MW HRSG
- ACC Closed Circuit Cooling



# Master Project Schedule



\*Environmental permit approval timelines may vary; the construction start date for the natural gas plant will be adjusted accordingly.

-  **HIGH VISIBILITY** Collaborating with Premier's Office
-  **BUYING DIRECT** from local gas producers at AECO+ stabilizes the industry long-term and simplifies gas connection
-  **MODULAR PLANT AND DATA CENTER DESIGN** Allows for fast-tracking construction, minimizing environmental footprint
-  **BEHIND THE METER** Simplifies regulatory approvals and eliminates energy rate risk for consumers

# Provincial Compliance



**NOISE** A professional Noise Impact Assessment (NIA) is being conducted. The Project will be designed to meet or exceed AUC Rule O12 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.



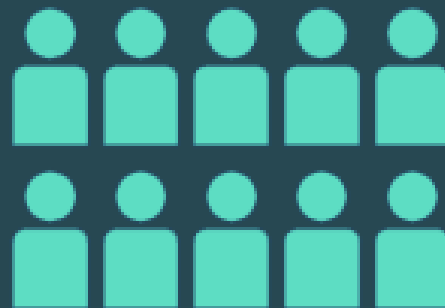
**VISUALS** The facility will be designed with neutral colors. The project adheres to all municipal bylaw setback requirements.

# Myth **VS** Reality

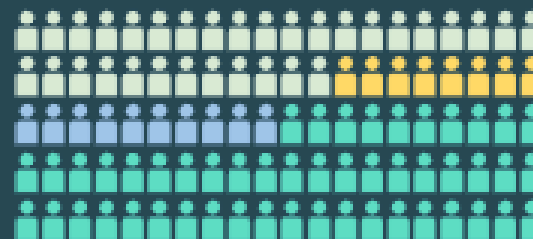
Addressing Community Concerns with Data

# Myth #1: Data Centers & Jobs

CRYPTO MINES: 10 people / 100 MW



DATA CENTERS: 100 people / 100 MW



- 32 DC technicians
- 8 management, specialists, admin
- 10 NG plant
- 50 customer hiring

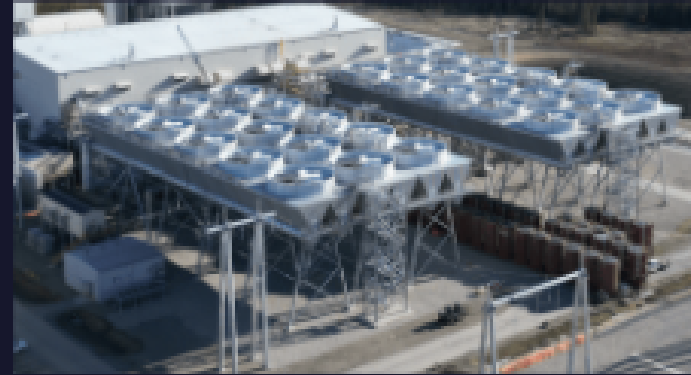
AI infrastructure requires highly-skilled, long-term operational staff to maintain high-density clusters.

## Myth #2: Water Consumption



### OPEN LOOP Shepard Power Project

- Requires hundreds of millions of liters of water per year
- Cooling water evaporates to environment



### CLOSED LOOP Cascade Power Project

- Uses same amount of water as our 1000 staff
- Cooling water remains inside system

# Myth #3: Data Centers Are Noisy

We will follow strict adherence to Alberta AUC noise regulations



## RURAL RESIDENTIAL 40 dBA

- The nearest rural residential receptor will be 40 dB or less – comparable to a quiet library



## HIGHWAY RESIDENTIAL 53 dBA

- The nearest highway 2A residential will be at 53 dB or less – below that of the nearby highway

# Economic Impact



**1,000 PERMANENT JOBS** Roles in engineering, IT, and site operations



**LOCAL ENERGY** Buying energy from local natural gas plants stabilizes plants long-term



**WORKFORCE DEVELOPMENT** Exploring partnerships with local colleges to provide youth with training



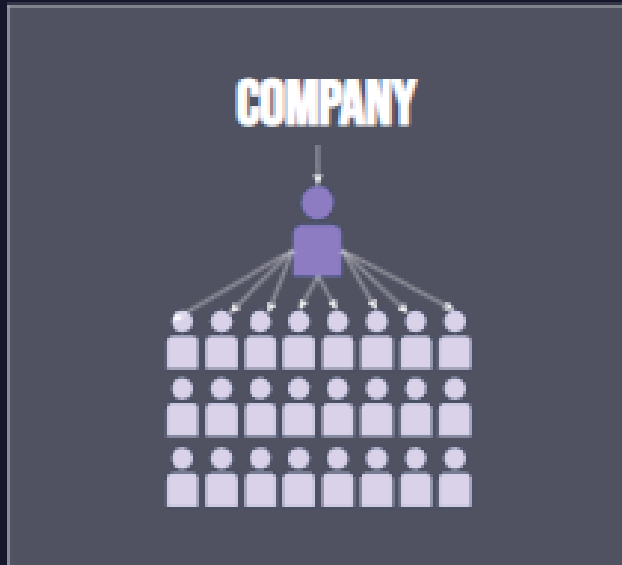
**2,000 CONSTRUCTION JOBS** A multi-year construction pipeline provides long-term stability for regional tradespeople



**7,000 JOBS CREATED** Each direct job creates six jobs \*Based on 6:1 employment multiplier industry model, PWC Report

# Construction: Job Creation

## HIRING A GENERAL CONTRACTOR



Tend to hire their own network of workers, which may not always be local

## BEING THE GENERAL CONTRACTOR



Will hire each sub trade directly, helping small local contractors to compete

# Training Program

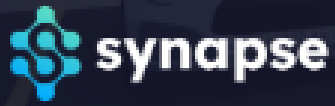
How we hire locally:

- **2-4 week dedicated training program;** gain specialized, industry-specific knowledge from data center experts
- **Integration period;** apply what you've learned by working independently while being supported and mentored.
- **Career development;** become an expert and help train others



# Q&A

Deploying Hyperscale Standards with Community Integrity




[synapsedatacenter.com](https://synapsedatacenter.com)

Jason van Gaal, P.Eng  
Synapse Data Center




## Appendix F - Olds Council Information Session (February 23rd)



**Olds Council  
Information Session**

Connecting High-Performance Compute to Enterprise-Grade Power.



**Jason van Gaal, P.Eng**  
Synapse Data Center

The background of the slide features a dark, stylized illustration of a large industrial building, likely a data center, with a parking lot in the foreground containing several cars and a truck. The overall aesthetic is professional and technical.

# Management Team



**Jason van Gaal**

FOUNDER / CEO  
P.Eng

Three Time Data Center  
Founder

15+ years of on time  
delivery



**Paul Cornellier**

VP OF PLANT  
OPERATIONS  
P.Eng

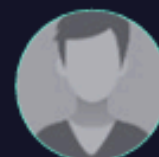
15+ years of Oil, NG  
and Plant  
design/operation  
experience in Alberta  
and BC



-

VP OF  
ENGINEERING  
P.Eng, M.Eng

25 years of  
international  
engineering at  
hyperscale facilities



-

VP OF DC  
OPERATIONS  
B.Eng

25 years of data  
center operations  
management for  
Fortune 50



-

FINANCE TEAM  
Managing Partner

Private Equity with  
\$10B+ AUM and 20  
years investing in  
infrastructure

ENGAGED TO START UPON CONTRACT SIGNING

# Provincial Compliance



**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 ATEC/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.



**VISUALS** The facility will be designed with neutral colors. The project adheres to all municipal bylaw setback requirements.

# Normal and Emergency Operations



# Strategic Site Layout

OPTIMIZED FOR NOISE, EMISSIONS AND AESTHETICS:

- **North East**—Well situated for prevailing winds
- **Road Setback**—Maximized acoustic and emissions distance
- **Sound Umbrella**—Data centers provide natural sound barrier



# Average Facility Sound Pressure Level

**62 dB** 

**without Noise Control**

Range of 70 dB to 55 dB

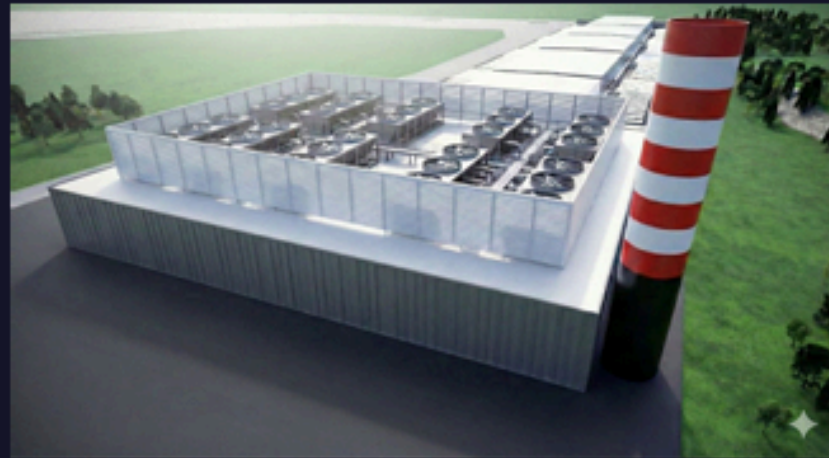
25dB increase vs Ambient

# Noise - Source Level Control

## 65 dB The Standard For Quiet Power

Stopping the sound before it starts

- **Target Output**
  - Normal - 65 db or less(10m)
  - Emergency - 75 db or less(10m)
- **Hush-Enclosures**-Secondary sound insulation for high output noise sources
- **Precision Mounts**-Specialized dampening to eliminate structural vibration



# Chiller and Generator Example

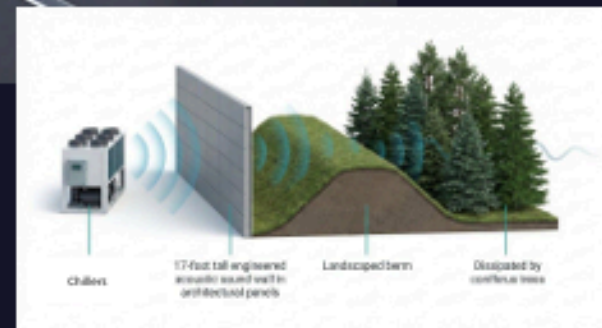


# Noise - Multi-layer Suppression

## Engineered Barriers. Natural Buffers

Nature and engineers working together to neutralize noise.

- Data Centers
- Sound Walls
- Earthen Berms
- Coniferous Screening



# Average Facility Sound Pressure Level

**37.5 dB** 

**with Noise Control**

\*berms and trees not yet included

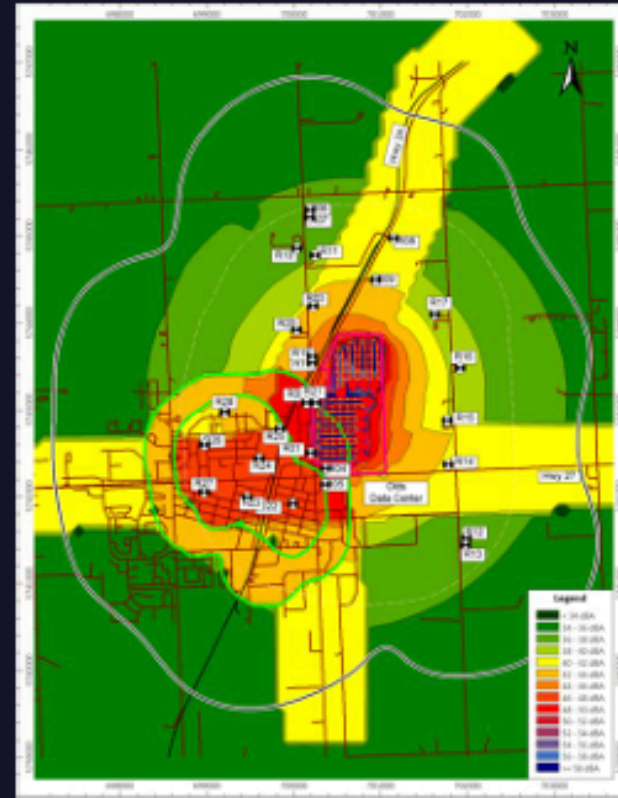
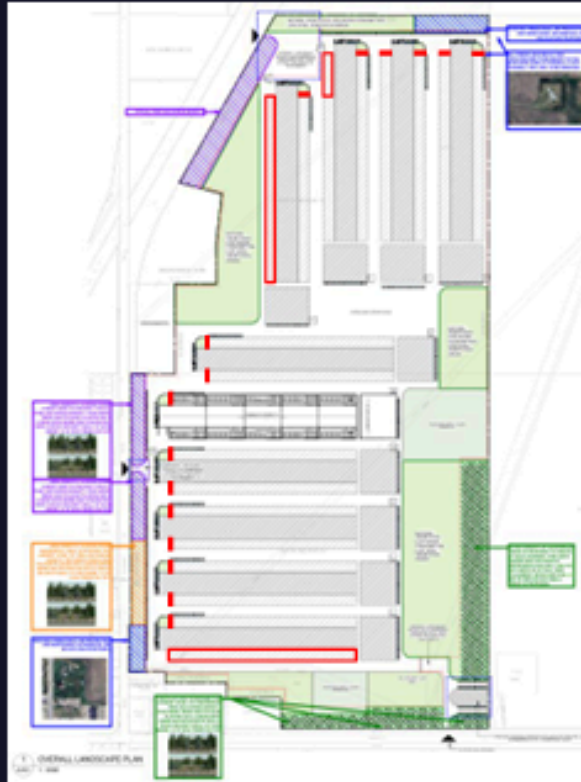
\*\*wind blowing worse case direction

\*\*\*chillers at full load on hot summer day

Range of 45 dB to 31 dB

2.6dB increase vs Ambient

# Noise - Details



Model shows average 2.6 dBA increase – 3 to 5 dBA audible by most humans

# Berm Landscaping

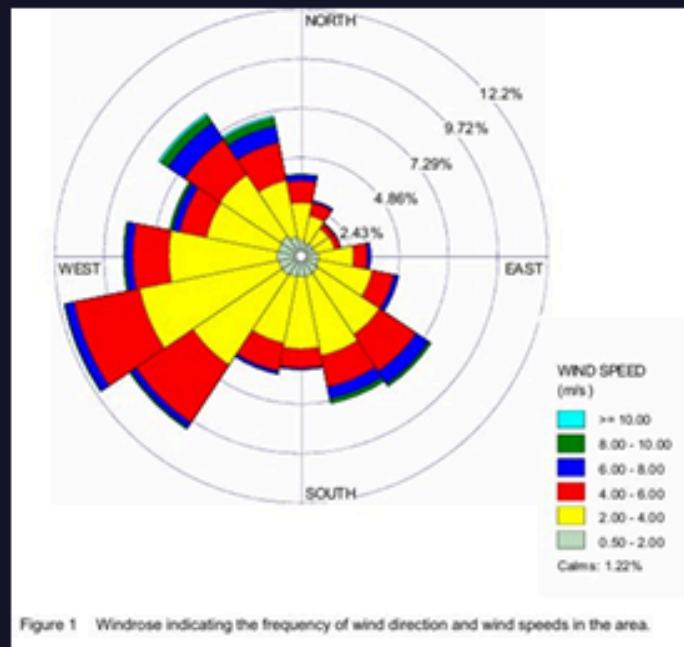


Dense Coniferous



Normal Coniferous

# Air Emissions- Wind Info



# Air Emissions- Worse Case Thresholds

Averaging Period	Predicted NO <sub>x</sub> (µg/m <sup>3</sup> )	Predicted NO <sub>2</sub> <sup>(a)</sup> (µg/m <sup>3</sup> )	Background NO <sub>2</sub> Concentrations (µg/m <sup>3</sup> )	Predicted NO <sub>2</sub> with Background (µg/m <sup>3</sup> )	AAAQO (µg/m <sup>3</sup> )	Isopleth Figure No.	Location of Maximum	
							Distance (m)	Direction
<b>Case 1: Normal Operation</b>								
One-Hour <sup>(b)</sup>	128.9	102.7	9.0	111.7	300	5	2906	NNE
Annual <sup>(c)</sup>	2.5	1.0	3.7	4.7	45	6	261	ESE
<b>Case 2: Normal Operation without HRSG</b>								
One-Hour <sup>(b)</sup>	128.9	102.7	9.0	111.7	300	7	2906	NNE
Annual <sup>(c)</sup>	2.5	1.9	3.7	5.6	45	8	2884	NE
<b>Case 3: Normal Operation with Emergency Backup Generator Testing</b>								
One-Hour <sup>(b)</sup>	128.9	102.7	9.0	111.7	300	9	2906	NNE
<b>Case 4a: Total Emergency Backup Generation at ISR of 0.083</b>								
One-Hour <sup>(b)</sup>	2191.9	452.5	9.0	461.5	450 <sup>(d)</sup>	10	920	SSE
<b>Case 4b: Total Emergency Backup Generation at ISR of 0.15</b>								
One-Hour <sup>(b)</sup>	2191.9	526.4	9.0	535.4	450 <sup>(d)</sup>	11	793	NNE

<sup>(a)</sup> NO<sub>2</sub> concentrations predicted using PVMRM as outlined in the 2021 Alberta AQMG  
<sup>(b)</sup> Ninth-highest one-hour average predicted concentration as per the 2021 Alberta AQMG  
<sup>(c)</sup> Maximum predicted annual concentration as per the 2021 Alberta AQMG  
<sup>(d)</sup> Non-routine upset tolerance for NO<sub>2</sub> as described in Section 3.1.2.2 of the *Guidance for Interpreting Regulatory Air Quality Modelling Assessments*

## Worse Case – Wind Blowing Worst Direction

- **Normal Operations (99%+/year)** – Operating more than 60% below threshold
- **Emergency Operations** – 2 to 20% over threshold
  - **With Wind Considered** – Estimated 2.2 hours/year

# Increasing NG Supply Robustness

## Near Term - >200MW

- **Power Plant Redundancy** - Ability to cross connect for planned and unplanned maintenance
- **Natural Gas Producer Redundancy** - Sourcing from multiple natural gas providers

## Future Considerations

- **Diverse Pipelines** - Multiple feeds to site
- **Provider Diversity** - Connecting to ATCO/NGTL
- **Strategic Reserves** - Exploring LNG and underground storage

# Water Consumption

Status	Plant	Staff
Commissioning	900m <sup>3</sup> /month 9000m <sup>3</sup> (total)	N/A
Normal Operations	20m <sup>3</sup> /day	40m <sup>3</sup> /day

## Glycol Loop Maintenance

- Treated/balanced in operation (not purged)
- Any plant wastewater brought off regulating ministry approved disposal

# Economic Impact



**1,000 PERMANENT JOBS** Roles in engineering, IT, and site operations



**LOCAL ENERGY** Buying energy from local natural gas plants stabilizes plants long-term



**WORKFORCE DEVELOPMENT** Exploring partnerships with local colleges to provide youth with training



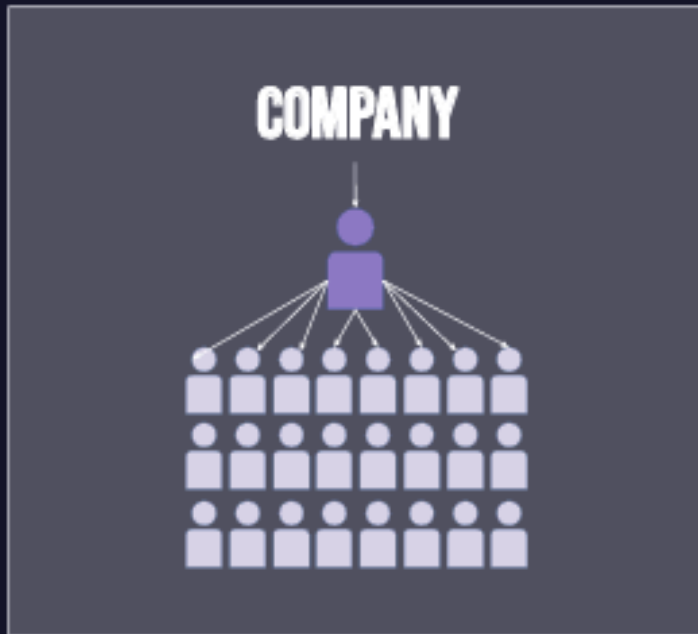
**2,000 CONSTRUCTION JOBS** A multi-year construction pipeline provides long-term stability for regional tradespeople



**7,000 JOBS CREATED** Each direct job creates six jobs \*Based on 6:1 employment multiplier industry model, PWC Report

# Construction: Job Creation

## HIRING A GENERAL CONTRACTOR



Tend to hire their own network of workers, which may not always be local

## BEING THE GENERAL CONTRACTOR



Will hire each sub trade directly, helping small local contractors to compete

# Training Program

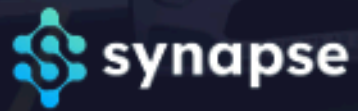
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# Q&A

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Jason van Gaal, P.Eng  
Synapse Data Center



# Appendix G - March 25th and 26th Mailout



## A Project Update for Our Neighbors in Olds

March 25th, 2026

Dear Resident / Landowner,

At Synapse Data Center, we believe that building a world-class Data Center project requires being a world-class neighbor. As we move forward with our 1.4 GW natural gas power plant and connected 1GW Data Center we want to ensure you have the most accurate, up-to-date information regarding our recent activities and our commitment to the community.

### Why We Are Resubmitting Our AUC Application

Following the Alberta Utilities Commission's closure of our initial application, we have taken time to incorporate additional technical detail and continue our engagement with the community. For projects of this scale, the regulatory process often involves refining and expanding information to ensure all requirements are fully addressed. We are now preparing to resubmit our application with a more comprehensive and detailed package that reflects both regulatory guidance and community input.

This resubmission is far more than a formality; it represents our commitment to the following pillars:

- **Meaningful Community Consultation:** A core reason for our resubmission is to ensure our Participant Involvement Program (PIP) meets the highest standards. We recognize that true consultation means more than just sharing information; it involves listening, responding to objections, and documenting exactly how we will mitigate your concerns.
- **Full Project Transparency:** Our updated application ensures every detail of this world-class facility is clearly communicated. This includes specific details regarding our 600 emergency backup generators (3 MW each), which are essential for data center reliability and are now fully integrated into our project descriptions and impact models.
- **Advanced Noise & Environmental Modeling:** We have overhauled our Noise Impact Assessment (NIA) to reflect "worst-case" scenarios, ensuring we model the simultaneous operation of equipment to protect the peace and quiet of the Olds community. Our technical updates also include complete environmental field studies (with spring assessment results provided in June) to ensure our mitigation strategies for local wildlife and wetlands are based on complete, year-round data.
- **Regulatory Rigor:** We have used this time to ensure our filing is robust, transparent, and fully compliant with AUC Rule 007 and Rule 012. By addressing previous inconsistencies, we aim to provide a clear roadmap for how this \$10 billion investment will operate safely and responsibly.





## Project Technical Details

The Synapse Data Center is designed as an "energy island," generating its own power "behind-the-fence". This means we utilize Alberta's natural gas resources without placing a burden on the provincial electrical grid.

### The Facility Configuration:

- **Power Generation:** The project consists of twenty (20) natural gas-fired combustion turbine units (~50 MW each) and ten (10) ~40MW Heat Recovery Steam Generators (HRSGs).
- **Operating Range:** While the nameplate is 1,400 MW, the expected net output will typically range between 800 MW and 1,300 MW depending on client demand conditions.
- **Emergency Infrastructure:** The project includes a dedicated 1.8GW of **emergency generators** as a critical component of the data center to ensure continuous reliability and site safety. As part of AEPA permitting requirements, these generators will be allowed to run no more than 1% of the year.
- **Grid Independence:** There is no connection to the Alberta Interconnected Electric System (AIES). We are not requesting system access from the AESO, ensuring no impact on your local power grid stability.

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## Visit Our "We Are Listening" Portal

We have launched a dedicated section on our website to address the questions that matter most to you. By visiting [synapsedatacenter.com/we-are-listening](https://synapsedatacenter.com/we-are-listening), you can find detailed project specific videos, draft documents that will be included in our upcoming AUC submission and more.

---

## Have Your Say: Open House vs. Small Group Sessions

We want to engage with you in the format you find most comfortable. Our team will be visiting Olds March 31st to April 2nd. On our website, you now have the option to **vote** on how you would like to engage with us if you have further questions:

1. A **Large-Scale Open House** with a moderated panel focused on noise and emissions.
  - Would be hosted April 1st from 6-8pm (venue TBD)
2. More intimate, **Small Group Sessions** for focused technical discussion.
  - Would be hosted March 31st through April 2nd at the Pomeroy Hotel

**Registration is required** on our website in advance. If a large scale open house is selected this will ensure a venue with sufficient capacity to provide a productive environment for all attendees. Be sure to get your vote in by 5pm March 30th, 2026.

We remain dedicated to an open, respectful dialogue as we work together to make Olds a cornerstone of the global AI economy.

Sincerely,

**The Synapse Data Center Team**



**Economic Benefits**

The Project is expected to provide significant and sustained public benefits at both the local and provincial levels, including economic development, workforce training, infrastructure investment, and support for emerging high-demand industries.

**Community Benefits Program**

As the largest initiative in the history of the Town of Olds, the Community Benefits Program moves beyond traditional philanthropy by establishing a collaborative governance model where community members, town leadership, and company representatives jointly decide how funds are allocated. This partnership ensures that the Project's economic momentum translates directly into tangible, self-determined local priorities—from infrastructure and education to environmental stewardship—guaranteeing that the community remains a primary stakeholder and long-term beneficiary of the economic activity generated from the Project.

**Employment and Workforce Development**

Approximately 1000 long term local jobs. 500 employed by us and 500 expected to be employed by our clients. Our 500 direct long-term operational jobs, including roles in operations, maintenance, security, power plan operations and facility management. Our clients typically locally employ individuals with IT backgrounds related to server and server infrastructure management. A structured training and workforce development program will be established in collaboration with local educational institutions to develop skilled labour within the region. Between 1,000 and 2,000 construction jobs are expected during the development phase.

**Educational and Institutional Collaboration**

The Project's strategic proximity—located within approximately 500 metres of the local college—creates a unique opportunity for a vertically integrated talent pipeline. By establishing a direct physical and operational link, we can facilitate real-time collaboration on specialized training programs and co-op placements tailored specifically to high-density computing and power systems. This proximity ensures that workforce development is not just theoretical but aligned with the immediate technical needs of the facility, providing students with a clear pathway to high-value careers and ensuring the Project has access to a skilled, locally-grown workforce.

**Alignment with Municipal Planning and Land Use**

The Project conforms with the Area Structure Plan and the town's long-term developmental vision. By focusing growth within a designated industrial zone, the Project optimizes the use of lands already earmarked for high-intensity development, preventing urban sprawl and preserving the integrity of non-industrial areas. This alignment demonstrates a commitment to orderly and planned growth, ensuring our presence serves as a cornerstone for the municipality's broader industrial strategy.

**Strategic Infrastructure for Emerging Industries**

As Alberta positions itself as a global hub for the digital economy, this co-located data center campus provides the essential infrastructure required for next-generation computing. By integrating on-site power generation, we address the critical provincial demand for reliable, high-density electrical supply that traditional grids may struggle to support. This infrastructure is purpose-built to host AI, High-Performance Computing (HPC), and cloud-based services, ensuring that Olds becomes a primary node in the global digital supply chain and a leader in Alberta's technological diversification.

### **Taxes and Royalties to Government**

The Project will contribute meaningfully to public funds via taxes paid to the Town of Olds, Government of Alberta, and Government of Canada. A comprehensive estimate of tax contributions cannot be calculated at this time, and will not be known until detailed assessments become possible as the Project advances. However, the Project will provide property taxes, corporate income taxes, royalties, other specific levies, and other public fiscal benefits to each of the federal, provincial, and municipal levels of government. The Government of Alberta also collects royalties and tax contributions on any natural gas sourced and produced within the province, and the Government of Alberta intends to sector-specific levies on certain elements of data centres. The Project will provide considerable fiscal benefits to various levels of government through these tax, royalty, and levy mechanisms.

### **Efficient Land Use and Integrated Development**

The integration of power generation directly with data center infrastructure represents a "behind-the-fence" solution that significantly enhances system-wide efficiency. By co-locating these facilities, we minimize the need for extensive new transmission lines and reduce the line losses typically associated with transporting electricity over long distances. This integrated approach not only lessens the Project's physical footprint on the landscape but also reduces the burden on the provincial transmission grid, creating a more sustainable and self-sufficient model for industrial development.

### **Environmental and Aesthetic Considerations**

We recognize that being a good neighbor requires a commitment to visual and environmental harmony. Our site design goes beyond basic functionality, incorporating proactive landscaping and architectural buffering to visually integrate industrial infrastructure into the natural character of the Olds region. By utilizing strategic setbacks, noise mitigation technologies, and aesthetic screening, we ensure that the facility remains compatible with adjacent land uses. This focus on "low-impact" industrial design protects the visual landscape of the community while maintaining the high operational standards required for a project of this scale.

### **Support for Local Businesses and Services**

The Project is expected to act as a major catalyst for the regional service economy. The influx of construction personnel, specialized technicians, and long-term operational staff are expected to drive significant sustained demand for Olds' hospitality sectors. From increased occupancy in local hotels and restaurants to the utilization of regional equipment suppliers and maintenance contractors, the "multiplier effect" of this \$10 billion project will circulate capital throughout the local business ecosystem, strengthening the town's overall economic resilience.

### **Direct to Producer Natural Gas Purchasing Model**

Natural gas is expected to be sourced from three local natural gas producers at a premium to the AECO benchmark, this project provides a critical economic floor for the region's energy sector. This localized demand creates a "locked-in" market that shields local producers from the volatility of broader commodity pricing. This may incentivize continued upstream investment and help stabilize operational revenue for regional drillers. By sourcing energy locally, we reduce the industry's reliance on constrained export pipelines. This arrangement transforms the data center into a high-value anchor tenant for the local oil and gas industry, bolstering job security and providing the financial certainty needed for future infrastructure and innovation.