MASKWA
ENVIRONMENTAL CONSULTING

Report

Initial Project Description

Mihta Askiy Data Center Project

Prepared for

Cree Ative Datacenter Corp GP

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Acronyms and abbreviations

AAAQOG	*Alberta Ambient Air Quality Objectives and Guidelines*
AACSW	Alberta Arts, Culture and Status of Women
ACIMS	Alberta Conservation Information Management System
ACO	Aboriginal Consultation Office
AIES	Alberta Interconnected Electric System
AESO	Alberta Electric System Operator
AER	Alberta Energy Regulator
ATCO	ATCO Electric Ltd.
AUC	Alberta Utilities Commission
Carmon Creek Project	Shell Carmon Creek Project
CH_4	methane
CNRL	Canadian Natural Resources Ltd.
CO_2	carbon dioxide
COP	Code of Practice
Cree Ative	Cree Ative Datacenter Corp GP
DFO	Fisheries and Oceans Canada
DML	Miscellaneous Lease
Ecosis	Ecosis Ltd.
EPA	Alberta Environment and Protected Areas
EPA-FWS	Alberta Environment and Protected Areas – Fish and Wildlife Stewardship
EPEA	*Environmental Protection and Enhancement Act*, RSA 2000, c. E-12
ESA	Environmental Site Assessment
FWIMT	Fish and Wildlife Internet Mapping Tool
FWMIS	Fisheries and Wildlife Management Information System
GHG	greenhouse gas
GOA	Government of Alberta
GOC	Government of Canada
ha	hectare(s)
HEEA	Hydo and Electric Energy Act, RSA 2000, c. H-19
HRA	*Historical Resources Act*, RSA 2000, c. H-9
HRV	Historic Resource Value

IAA	*Impact Assessment Act*, SC 2019, c. 28, s. 1
IAAC	Impact Assessment Agency of Canada
ISD	in-service date
ISO	International Standards Organization
km	kilometre(s)
kV	kilovolt(s)
LAIRT	Landscape Analysis Indigenous Relations Tool
LPRP	Lower Peace Regional Plan
m	metre(s)
Maskwa	Maskwa Environmental Consulting Ltd.
Matrix	Matrix Solutions Inc.
MSSC	*Master Schedule of Standards and Conditions*
MW	megawatt(s)
N_2O	nitrous oxides
NGTL	NOVA Gas Transmission Ltd.
NO_x	nitrogen oxides
NRC	Natural Regions Committee
PCA	pre-consultation assessment
PIL	Pipeline Installation Lease
PIP	Participant Involvement Program
Power Plant	a 650 MW combined cycle power generation facility
the Project	the Mihta Askiy Data Center Project
PLA	*Public Lands Act*, RSA 2000, c. P-40
PSIP	Project-specific Information Packages
ROW	right-of-way
Rule 007	*Rule 007: Facility Applications*
Rule 012	*Rule 012: Noise Control*
SARA	*Species at Risk Act*, SC 2002, c. 29
Shell	Shell Canada Ltd.
SOMC	Species of Management Concern
Stantec	Stantec Consulting Ltd
Three Creeks Power Plant	Kineticor Three Creeks Power Plant
Wesley Creek Substation	ATCO Wesley Creek Substation

1 Part A – General information

This Initial Project Description has been prepared in accordance with the Impact Assessment Agency of Canada (IAAC) *Guide to Preparing an Initial Project Description* (Section 25) under the *Impact Assessment Act* (IAA).

1.1 Item 1 – Project name and location

The project's name, type or sector and proposed location.

Cree Ative Datacenter Corp GP (Cree Ative) is proposing the Mihta Askiy Data Center Project (the Project) in Northern Sunrise County, approximately 40-kilometres (km) northeast of Peace River (Appendix A, Figure A1: *Project Location*). The Project involves the construction of a 650-megawatt (MW) combined cycle power generation facility (Power Plant). The Power Plant will initially be built as a 400 MW natural gas facility using simple cycle natural gas turbine technology and then be upgraded in a future phase to add an additional 250 MW heat recovery generator. The Power Plant is considered a designated physical activity under Section 30 of the *Physical Activities Regulations* (SOR/2019-285). Therefore, the Project, within the context of this Initial Project Description, refers primarily to the Power Plant as the designated physical activity of the IAA and describes other incidental or ancillary infrastructure components.

The Project will provide on-site power generation for the data center, which will initially be built in two phases of 200 MW blocks. The upgrade of the Power Plant will be coupled with an additional 250 MW load expansion of the data center. Two new 240-kilovolt (kV) single-circuit transmission lines will connect the site to the existing ATCO Electric Ltd. (ATCO) Wesley Creek Substation. Other anticipated ancillary infrastructure includes a natural gas pipeline, a telecommunications line and other associated utility infrastructure. All of the power generation, data center and substation facilities are located on a previously disturbed and partially constructed brownfield site within NE-15-85-18-W5, further described below.

The existing brownfield site was originally permitted, approved and partially constructed under Shell Canada Ltd. (Shell)'s Carmon Creek Project (Carmon Creek Project) development. The required infrastructure for the Carmon Creek Project and associated interconnection to the Alberta Interconnected Electric System (AIES) has been previously reviewed and approved twice by the Alberta Utilities Commission (AUC) (under the Carmon Creek Project and Kineticor Three Creeks Power Plant [Three Creeks Power Plant]). Although this power plant was never put into production, the site has been most recently held and maintained as the TransAlta Three Creeks Thermal Electric Power Plant. Table 1 provides details on the current active permits and permitting status for the Project and ancillary infrastructure.

Table 1 - Permits and Approvals

Jurisdiction	Agency/Regulator	Applicable Act, Rule, Code of Practice (COP), approvals, permit etc.	Permit/Approval	Status
Provincial	AUC	*Alberta Utilities Commission Act* *Hydro and Electric Energy Act* *Rule 007: Facility Applications* (Rule 007) *Rule 012: Noise Control* (Rule 012)	Power Plant Approval Permit and Licence for transmission line and substation	The Carmon Creek Power Plant and Three Creeks Power Plant were previously approved under AUC U2014-98 and 24077-D02-2019, respectively. Associated transmission line and substation were previously approved under AUC 22840-D02/D03-2017 and 22488-D03-2017. These approvals were rescinded as the projects were cancelled; however, they are being refreshed and re-applied for based on this Project. New applications are in development for submission to the AUC in late 2025 or early 2026.
	Alberta Arts, Culture, and Status of Women (AACSW)	*Historical Resources Act* (HRA)	HRA approval	HRA approval for the Power Plant will be applied for prior to submission of the AUC Power Plant submission. HRA clearance was previously received for the Carmon Creek Project. As no additional site clearing is planned, a Historic Resource Impact Assessment is not anticipated to be required. HRA approval for ancillary infrastructure will be applied for based on final detailed design of the transmission line and pipeline. The Project will adhere to any standard terms, conditions, and mitigation as needed.
	Aboriginal Consultation Office (ACO)	*Public Lands Act, Water Act, Environmental Protection and Enhancement Act* (EPEA), HRA	Letter of Adequacy	A pre-consultation assessment (PCA) has been submitted to the ACO and consultation is on-going with the ACO. Further submission to support acquisition of a Letter of Adequacy will be made as the Project and engagement with Indigenous communities progresses.
	Alberta Environment and Protected Areas (EPA) or Alberta Energy Regulator (AER)	EPEA	EPEA approval 396024-00-01, expires August 15, 2027	Valid lease for the Power Plant site through August 15, 2027; continued compliance with environmental conditions and standards.
		Public Lands Act	Power Plant Miscellaneous Lease (DML)170029, expires April 22, 2050	Valid lease for the Power Plant through April 22, 2050; continued compliance with environmental conditions and reclamation standards.
			Pipeline Installation Lease (PIL) 140712, expires December 7, 2039	Valid lease for the pipeline installation through December 7, 2039; continued compliance verification necessary.
			Transmission Line Easement (EZE) XXXXXX	Required right-of way (ROW) easement will be applied for based on transmission line routes submitted to the AUC for approval
			Pipeline Agreement (PLA) 141536, indefinite term, no expiry.	Valid pipeline agreement for a pipeline to transport a PNG/OS product; continued compliance verification necessary. Agreement has no expiry.
		Pipeline Act	Pipeline Licence (XXXXXX-1)	A licence to construct and operate a pipeline under the *Pipeline Act* will be applied for.
		Water Act	Notification under *COP - Wetland Assessment Impact Form*	Not required for Power Plant; will be applied for as needed for ancillary infrastructure based on final detailed design of the transmission line and pipeline.
			Water Licence	Previous water licence was cancelled for the Carmon Creek Project. A new water licence will be applied for under the *Water Act.*
			Notification under *COP - watercourse crossing*	Not required for Power Plant; will be applied for as needed for ancillary infrastructure based on final detailed design of the transmission line and pipeline.

Jurisdiction	Agency/Regulator	Applicable Act, Rule, Code of Practice (COP), approvals, permit etc.	Permit/Approval	Status
Federal	IAAC Minister of Environment and Climate Change	*Impact Assessment Act* Designated Classes for Projects Order Physical Activities Regulation	Impact Assessment Approval	Consultation with IAAC is ongoing and Initial Project Description submission in progress.
	Transport Canada	*Aeronautics Act* and *Canadian Aviation Regulations*	Aeronautical Obstruction Clearance Aeronautical Lighting Permit	To be submitted based on final design of Project facilities.
		Canadian Navigable Waters Act, R.S.C., 1985, c. N-22	Approval for Construction of Works in Navigable Waters	There are no impacts to navigable waters.
	NAV Canada	*Aeronautics Act* and *Canadian Aviation Regulations*	Land use approval	To be submitted based on final design of Project facilities.
Municipal	Northern Sunrise County	Local Land Use bylaw	*Land Use Bylaw B458/24*	To be submitted based on final design of Project facilities.
Third-party permits and misc.	Third-party agreements	N/A	Pipeline Crossing Agreements, Proximity Agreements, and Road Use Agreements	To be determined with third parties based on final design of Project facilities.

1.2 Item 2 – Proponent Information

The proponent's name and contact information and the name and contact information of their primary representative for the purpose of the description of the project.

Cree Ative is the general partner acting for and on behalf of Mihta Askiy LP as the proponent. The Mihta Askiy LP is an Indigenous partnership that is 51% owned by Woodland Cree First Nation and 49% owned by Sovereign Digital Infrastructure. The Mihta Askiy LP will own the Power Plant and data center infrastructure assets. Table 2 details the proponent contact information.

Table 2 - Proponent contact information

Proponent contact information	Details
Name of the designated project	Mihta Askiy Data Center Project
Proponent name	Cree Ative Datacenter GP
Proponent address	Suite 3819 - Bankers Hall West 888, 3 Street SW, Calgary, Alberta T2P 5C5
Proponent primary representative contact	Darin Watson, VP Engineering and Construction (403) 651-2303 Darin.Watson@creeativedata.com

1.3 Item 3 – Engagement summary

A summary of any engagement undertaken with any jurisdiction or other party, including a summary of the key issues raised and the results of the engagement, and a brief description of any plan for future engagement.

As a vital component to the success of the Project, Cree Ative is committed to open and thorough engagement with Indigenous groups, local communities, agencies and other potentially affected parties.

Maskwa has developed a Participant Involvement Program (PIP) following the guidelines in Rule 007 (AUC 2025) that is intended to meet or exceed all AUC and other associated regulatory requirements. The PIP includes identifying all parties who must be notified and consulted. Boundaries for the notification and consultation for the Project are presented in Table 3.

Table 3 - AUC notification and consultation requirements for the Project

Type of Facility Application	Notification	Personal consultation
Overhead transmission line and new substation development – rural or industrial setting.	Provide personal notification to occupants, residents, landowners, First Nation reserves, and Métis Settlements within 800 metres (m) measured from the edge of the proposed ROW for the transmission line and/or the edge of the proposed substation site boundary. Notice of Project-specific information to postal code addresses is generally sufficient to satisfy this communication requirement. If the applicant considers that certain landowners that should be notified of the proposed project may be missed because they do not reside at the property, additional efforts to notify them should be considered.	Personal consultation with occupants (including trappers), residents, landowners, First Nation reserves, and Métis Settlements on or directly adjacent to the proposed ROW for the transmission line and/or proposed substation site location.
Thermal, hydro or other power plants or pumped hydro energy storage, 10 MW or greater, urban and rural.	Provide personal notification to occupants, residents, landowners, First Nation reserves, and Métis Settlements within 2,000 m measured from the edge of the proposed power plant site boundary. For major power plant applications, if there are populated areas just outside the 2,000 m distance, applicants should consider including those areas in the personal notification. If the applicant considers that certain landowners that should be notified of the proposed Project may be missed because they do not reside at the property, additional efforts to notify them should be considered.	Personal consultation with occupants, residents, landowners, First Nation reserves, and Métis Settlements within 800 metres measured from the edge of the proposed power plant site boundary.

Table 4 summarizes the current consultation schedule for the Project. The first Project newsletter delivered for notification and/or consultation purposes is provided in Appendix B.

Table 4 - Consultation timeline

Activity	Original/Target schedule	Current status
First mailout of Project-specific Information Packages (PSIP) to those identified in Table 3	July 8, 2025	Completed
Outbound phone calls to landowners identified in Table 3	Started July 16, 2025	In progress
Meeting with Northern Sunrise County Council	August 26, 2025	Completed
Community meeting with Woodland Cree First Nation	August 27, 2025	Completed
Second mailout of PSIP to those identified in Table 3	Fall 2025	In progress
Public event	Potentially Fall/Winter 2025/2026	To be determined
Second round of outbound phone calls to landowners and agency consultation	Fall/Winter 2025/2026	To be determined

Table 5 provides a high-level summary of consultation completed for the Project to date. Ongoing engagement will continue through the lifecycle of the Project.

Table 5 - Consultation summary

Name	Status	Engagement notes
IAAC	Active	Met virtually on August 27, October 21, and November 20, 2025 to discuss requirements and Initial Project Description process for the Project under the IAA. Consultation ongoing. Provided feedback for Indigenous engagement on October 16, 2025, this included additional Indigenous and Métis communities to be engaged.
Alberta Consultation Office (ACO)	Active	A PCA has been submitted to the ACO. See Section 1.4 for more detail. Consultation ongoing. The PCA was returned with recommended Level 2 Consultation with 8 Indigenous and Métis communities.
Alberta Electric System Operator (AESO)	Active	The Project System Assess Service Request was submitted in April 2025 and the Project is actively advancing through the AESO connection process.
EPA – Fish and Wildlife Stewardship (EPA-FWS)	Active	Notified via email on May 20, 2025. Received request for meeting June 18, 2025. Met virtually on June 19, 2025 to discuss environmental approach for the Project. Follow-up e-mail communications addressed inquiries related to the Project.
EPA – Regulatory Assurance	Active	Notified via email July 16, 2025. Received request for meeting July 31, 2025. Met virtually on August 6, 2025 to discuss requirements for the Project under the EPEA process. In follow-up e-mail communications, EPA determined that no EPEA approval amendment was deemed necessary.
Northern Sunrise County	Active	Notified via mailout July 2025. Received request for meeting July 14, 2025. Met in-person on August 26, 2025. Letter of Support received September 3, 2025. See Appendix C.
ATCO	Active	Notified via email July 16, 2025. Met virtually on July 23, 2025. Comments and concerns raised included transmission line routing feedback, impacts to existing infrastructure, and road/land crossings. ATCO is actively engaged with the AESO connection process and has confirmed no footprint changes are needed at the Wesley Creek Substation.
Industry	Active	Industry consultation will be ongoing as part of the Project planning and development.
Landowners identified within the PIP	Active	Landowner and resident consultation will be ongoing as part of the Project planning and development. Landowner feedback provided to date relates to ecological impacts, potential noise, potential vibration, impacts to recreational lands, routing and siting process, and compensation for easements.

1.4 Item 4 – Indigenous groups engagement

A list of the Indigenous groups that may be affected by the carrying out of the project, a summary of any engagement undertaken with the Indigenous peoples of Canada, including a summary of key issues raised and the results of the engagement, and a brief description of any plan for future engagement.

Indigenous communities, stakeholders, and interested parties have been identified through multiple processes. These include land title searches, using the Landscape Analysis Indigenous Relations Tool (LAIRT), PCA to the ACO, identifying industry partners and agencies with potential impacts, review of the Indigenous communities that were consulted with as part of the two previous projects and other known individuals and groups who have been identified to have interest in the Project area, as well as consultation with the IAAC. The ACO PCA determined that no additional consultation for the Power Plant and data center is required as no new lands are being acquired. A level 2 standard consultation is recommended for the transmission line component of the Project.

The Project proximity to Indigenous groups are shown on Appendix A, Figure A2: *Project Proximity to First Nation Reserves and Métis Settlements*. Indigenous groups that we are consulting with for this Project include:

- Peavine Métis Settlement
- Gift Lake Métis Settlement
- Dene Tha' First Nation
- Duncan's First Nation
- Driftpile Cree Nation
- East Prairie Métis Settlement
- Otipemisiwak Métis Government
- Sucker Creek First Nation
- Woodland Cree First Nation
- Lubicon Lake

As indicated, the existing brownfield site for the Project has been through two rigorous permitting processes previously (as part of the Shell and Kineticor projects). The previous permitting processes included many of the same requirements that this currently proposed Project involves. This involves reconnecting with Indigenous communities previously engaged and consulted with during the two earlier projects. Their prior involvement has strengthened current engagement efforts by providing historical context, familiarity with the Project site, and access to past feedback and collaborative work, which helps in assessing potential impacts and addressing questions or concerns. The proponent has already initiated the regulatory process with the ACO and is in active discussions with all the Indigenous communities listed above. As the majority owner, Woodland Cree First Nation is leading engagement efforts with the Indigenous communities involved. As engagement efforts continue, the proponent will continue to work closely with all the involved communities to ensure multiple opportunities are provided to not only give feedback but also participate in discussions as the Project progresses and evolves. Table 6 summarizes the current status of engagement with Indigenous groups.

Table 6 - Indigenous groups engagement

Name	Status	Engagement notes
Dene Tha' First Nation	To be notified	Engagement to begin following direction from IAAC on October 16, 2025
Driftpile Cree Nation	Active	Notified via email July 14, 2025
Duncan's First Nation	Active	Notified via email July 14, 2025
East Prairie Métis Settlement	To be notified	Engagement to begin following direction from IAAC on October 16, 2025
Gift Lake Métis Settlement	Active	Notified via email July 14, 2025 Requested site visit and meeting July 21, 2025
Lubicon Lake Band	Active	Notified via email July 14, 2025
Otipemisiwak Métis Government	To be notified	Engagement to begin following direction from IAAC on October 16, 2025
Peavine Métis Settlement	Active	Notified via email July 14, 2025
Sucker Creek First Nation	Active	Notified via email July 14, 2025 Requested meeting August 27, 2025
Woodland Cree First Nation	Active	Notified via email July 14, 2025 Project introduced at community meeting held on August 27, 2025

1.4.1 Preliminary topics of interest

As engagement with Indigenous groups is ongoing, some but not all potentially impacted groups have identified topics of interest related to the Project. Feedback received to date following notification, correspondence and meetings have been compiled into a list of preliminary topics of interest and listed below.

- Economic benefits
- Demand for data centers
- Employment and training opportunities
- Environmental impacts
- Project lifespan
- Water usage

Continued engagement will help to inform the topics of interest, which will be considered in ongoing Project design and relevant approval processes.

1.4.2 Future Indigenous engagement activities

Ongoing engagement will continue through the lifecycle of the Project, based on the interest of each Indigenous group. Future activities as part of ongoing engagement with Indigenous groups include circulation of Project updates, introductory meetings, and any other preferred engagement options of each Indigenous group as requested (e.g., in-community meetings, site visits, participation in field work and studies, community discussions, attendance at Indigenous events).

1.5 Item 5 – Section 92 or 93 studies or plans

Any study or plan, relevant to the project, that is being or has been conducted in respect of the region where the project is to be carried out, including a regional assessment that is being or has been carried out under section 92 or 93 of the Act or by any jurisdiction, including by or on behalf of an Indigenous governing body, if the study or plan is available to the public.

No regional assessments, known by the IAAC, have been conducted under Section 92 or 93 of the *IAA* in the region where the Project is to be developed (IAAC 2025, pers. comm.).

Under provincial jurisdiction, EPA does not currently have a regional plan for the Peace Region under the Land-use Framework (Government of Alberta [GOA] 2008). A Surface Water Quality Management Framework is under development for the region and, while not applicable at the time of writing, may have application in the future once completed (EPA – Regulatory Assurance 2025a, pers. comm.).

1.6 Item 6 – Section 95 studies or plans

Any strategic assessment, relevant to the project, that is being or has been carried out under section 95 of the Act.

Under Section 95 of the IAA, the *Strategic Assessment of Climate Change (revised October 2020)* (Government of Canada [GOC] 2020), enables consistent, predictable, and transparent consideration of climate change throughout federal impact assessments, and may be relevant to the Project (IAAC 2025, pers. comm.). The strategic assessment of climate change requires proponents to provide greenhouse gas and climate change information through each phase of federal impact assessment, as well as a plan to achieve net-zero emissions by 2050, should the Project have a lifetime beyond 2050 (GOC 2020).

2 Part B – Project information

2.1 Item 7 – Purpose and benefits of the Project

A statement of the purpose of and need for the project, including any potential benefits.

The purpose of the Project is to provide grid-connected power generation for private and cultural computing services in the form of a data center. The Project is driven by and provides a solution for an idle and unused existing brownfield site, while supporting the growing demand for cloud services, data storage, and sovereign artificial intelligence compute, in alignment with the global shift towards technology-driven development.

The main benefits of the Project relate to its alignment of economic growth with meaningful community engagement and sustainable development. The Project will achieve this by generating economic benefits for the local Indigenous and non-Indigenous communities from a brownfield site that has been disturbed since 2012 and idled since 2015. It will repurpose the existing site (including rights-of-way and infrastructure) while disturbing as little incremental land as possible. The Project will be executed alongside the Woodland Cree First Nation to ensure responsible stewardship throughout the 30+ year life of the Project. With the Project being majority-owned by the Woodland Cree First Nation, the pursuit, evaluation, and assessment of potential impacts and inquiries by Indigenous communities is and will continue to be a priority for the Project. This will generally benefit Indigenous communities involved as the importance of avoiding or minimizing potential impacts to Indigenous communities continues to be recognized and addressed by Project owners as the Project progresses. Additionally, a portion of the compute will be dedicated to the preservation of Indigenous language and heritage resources for northern Indigenous groups more broadly.

The Project strives to drive economic growth and create long-term, high-value jobs through its lifetime. Employment benefits anticipated by the Project include opportunities during the 4-year construction period as well as opportunities during the 30-year operating life. A full-time work force of approximately 40 people is anticipated for both the Power Plant and data center. Contract opportunities for local business will be available during construction, operation, and maintenance throughout the Project life cycle. Additional opportunities would provide economic benefits to local hospitality, lodging, and construction services in the broader Peace River and north of Edmonton regions. This has been a key topic in discussions with Indigenous and local non-Indigenous communities as it represents potential benefits for all community members.

Another key benefit is that the Project will enable the development of technology infrastructure and reduce reliance on foreign infrastructure for data services, a key consideration for federal and provincial governments, healthcare providers, Canadian telecommunication organizations and banks, and other organizations handling sensitive and private Canadian data. The Project creates access to ‘compute power’ for domestic and local initiatives (such as Indigenous language and heritage preservation, Indigenous data sovereignty, research, government

databases, etc.). As a result, the Project also encourages innovation and collaboration and introduces new opportunities for skills development and research.

2.2 Item 8 – Physical activities regulations

The provisions in the schedule to the Physical Activities Regulations describing the project, in whole or in part.

The *Physical Activities Regulations* lists the activities and types of projects (designated projects) potentially requiring an impact assessment. Section 30 includes:

> *"The construction, operation, decommissioning, and abandonment of a new fossil fuel-fired electrical generating facility with a production capacity of 200 MW or more".*

The Project involves a 650 MW combined cycle power generating facility; therefore, it is a designated physical activity under Section 30 of the *Physical Activities Regulations*. The Power Plant will be built initially as a 400 MW natural gas facility using simple cycle natural gas turbine technology and then upgraded in a future phase to add an additional 250 MW heat recovery generator.

2.3 Item 9 – Activities and infrastructure

A list of all activities, infrastructure, permanent or temporary structures and physical works to be included in and associated with the construction, operation and decommissioning of the project.

The Project component for which IAAC approval is being sought is as follows:

- Power Plant – power generation facility with a capacity of 650 MW, consisting of gas turbines and heat recovery steam generation units

The Project is intended to support or be supported by the following incidental/ancillary infrastructure:

- Data center
- Substation
- Transmission line interconnection (two, 240 kV transmission lines)
- Natural gas pipeline connection to NOVA Gas Transmission Ltd. (NGTL)
- Telecommunications

A description of the primary Project, and Project activities, as well as ancillary infrastructure is provided below.

2.3.1 Power Plant

2.3.1.1 Site history

The existing brownfield site for the Project was originally permitted, approved, and partially constructed for the Carmon Creek Project, a proposed in situ heavy oil development for recovering bitumen from the Peace River oil sands deposit. Associated with this heavy oil project was the partially constructed Carmon Creek Cogeneration Power Plant. When the Carmon Creek Project was cancelled by the original proponent (Shell), the power plant portion was re-permitted as a stand-alone combined cycle merchant power plant by Kineticor, who named it the Three Creeks Power Plant. Although these projects were cancelled, there is existing generation and electrical infrastructure on the site that was preserved in "as new" condition. The existing generation and electrical infrastructure have favourably tested for viability for use in the proposed development being pursued by Cree Ative, allowing many existing facilities to be utilized in lieu of constructing new facilities. As indicated, the required infrastructure for the Power Plant and associated interconnection to the AIES has been previously reviewed and approved twice by the AUC. The Carmon Creek[1] Power Plant and Three Creeks[2] Power Plant were approved under the AUC in 2015 and 2019, and under the EPEA in 2013[3] and 2019[4], respectively.

The brownfield site for the Project includes approximately 20.6-hectares (ha) of Crown land for which all civil earthworks have already been completed. Existing infrastructure on site from the prior projects include two partially constructed powerhouse buildings that will house the gas turbines, an electrical substation, and miscellaneous construction-related infrastructure and equipment. Although site construction has been suspended since 2015, the site, as well as the idle and unused infrastructure and equipment, has been maintained by subsequent owners.

2.3.1.2 Construction and operations

The Power Plant will be located on the brownfield site and utilize the partially constructed foundations and infrastructure from the original Carmon Creek Project. As the brownfield site is on Crown land, the lease is currently being transferred from the current tenant (TransAlta) to Cree Ative, and Mihta Askiy LP will own the Power Plant. Based on consultation with EPA, the existing EPEA Approval No. 366024-00-01 (issued April 3, 2019) will be transferred to the Project via the Consent-to-Transfer process; given that the Power Plant is similar to the facility previously applied for, an Approval Amendment is not required at this time (EPA – Regulatory Assurance 2025b, pers. comm.). One of the major benefits of this Project is the ability to utilize the existing facilities constructed during previously assessed and approved projects on the site,

[1] AUC Power Plant Approval No. U2014-98, March 21, 2014
[2] AUC Power Plant Approval No. 24077-D02-2019, April 29, 2019
[3] EPEA Approval No. 1642-02-03, June 14, 2013
[4] EPEA Approval No. 396024-00-01, April 3, 2019

thus reducing the need for new disturbances and associated impacts. There will be no increase in physical land footprint or clearing required for the Power Plant. Once completed, permanent Power Plant infrastructure will include two gas turbine buildings, two heat recovery steam generator units, a steam turbine generator, an air-cooled condenser tower, and an operations building. A Site Plan outlining the proposed facilities is included in Appendix A, Figure A3: *Site Plan*.

Construction of the Power Plant will include the following activities:

- Completion of partially construction facilities, including the installation of:
  - (Phase 1) Two 230 MW (International Standards Organization (ISO)) Gas Turbines in Simple Cycle/Ultra Low nitrogen oxides (NOx) Combustor, which will have an at site rating of 205 MW due to elevation
  - (Phase 2) 250 MW Steam Turbine Generator when converted to Combined Cycle Gas Turbine combined with condenser cooling tower
- Connection of ancillary equipment;
- Commissioning of Power Plant; and
- Site clean-up.

Operation of the Power Plant will include:

- Monitoring and control of equipment for power generation (including operation of turbines for electrical generation, cooling system infrastructure, electrical power systems, etc.);
- Operation of services and utilities (e.g., sewage, stormwater, domestic water services);
- Regular safety and operational checks; and
- General routine maintenance.

The combined cycle power facility is comprised of both gas and steam power production technologies to utilize otherwise wasted energy from the gas turbine exhaust to produce steam which drives the steam-turbine generator. In operations, natural gas will be combusted in a gas turbine to generate electricity. Combustion efficiency and output will be optimized by ultra-low NOx burners. Hot exhaust from the gas turbine will be used to produce steam, which will produce additional power supplied to the steam turbine. The benefit of the process is that up to 50% more electricity is produced from the same amount of fuel compared to the simple cycle facility. It is anticipated that large cooling loads, such as the steam turbine condenser, will use evaporative cooling so as to reduce internal electricity consumption, and increase fuel efficiency. The data center, having smaller and vastly more distributed cooling loads, is anticipated to utilize closed loop cooling. A step-up transformer will be used to increase the voltage of generated electricity to 240 kV prior to the AIES interconnection. As per the EPEA Approval, the *Alberta Ambient Air Quality Objectives and Guidelines* (AAAQOG; GOA 2024a) will be achieved during the operational phase of the Power Plant, which include Continuous Emissions Monitoring System in accordance with applicable Provincial regulations.

The Power Plant, including any incidental and ancillary infrastructure (i.e., data center, etc.), will require an initial daily water usage of up to 5,000 cubic metres (m^3). A *Water Act* licence will be required for the Project and initial planning is in progress to source this water under a previously approved Shell licence or licence(s) for up to 11,000 m^3 per day. In this scenario, the daily water requirements would be fulfilled by using makeup water from the Peace River. A design for additional pumpage and modification of the river intake structure was completed as part of the Shell project but never installed by the local water utility. The proponent is re-engaging with the water utility for its water supply to reinstate all, or part of, the Shell designs. Water usage requirements will vary based on potential closed loop cooling that is likely in the final design of the data center; however, in any case, water requirements are anticipated to be the same, or less, than what is required initially. The Project will adhere to the requirements of the *Water Act* and applicable licence(s).

2.3.1.3 Decommissioning

The Project is expected to operate for approximately 30 years. At the time of decommissioning and reclamation, applicable regulatory requirements will be adhered to in consultation with landowners, occupants, relevant government agencies, and other stakeholders having an interest in the proposed works. It is expected that decommissioning will require AUC approval and that final reclamation will require the approval of additional applicable agencies, including EPA.

2.3.2 Ancillary Infrastructure

2.3.2.1 Data center and industrial ancillary facilities

The data center, owned by Mihta Askiy LP, will be an industrial warehouse that will house computer processing equipment. The technology has not been selected for the data center, although it is currently being evaluated by Cree Ative. Figure 1 is an initial rendering of the Project, with the data center as the four warehouse buildings in the foreground. Other facilities will include an employee parking area, security gate house, fence, and lighting. The digital output produced by the data center is anticipated to be transferred by a major service provider via existing fiber optic infrastructure along Highway 986.

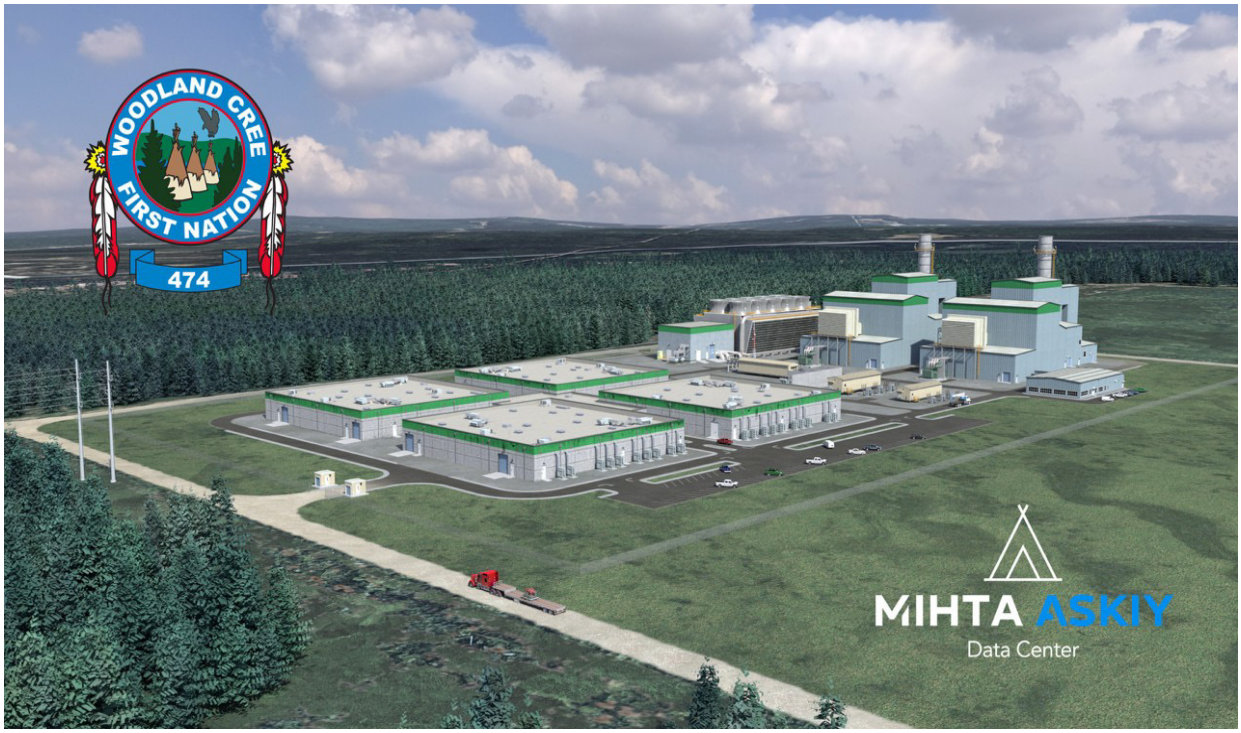

Figure 1 - Proposed Project Rendering

2.3.2.2 Transmission lines and substation

The Project will require two single-circuit 240 kV transmission lines. As a Market Participant Choice project, Cree Ative will be responsible for the pre-construction and construction phases of the transmission facility, with ownership of the facilities transferred to the designated Transmission Facility Owner, ATCO, upon completion. The new transmission lines will connect an existing substation (to be commissioned) at the Power Plant site to the AIES at the existing ATCO Wesley Creek Substation (Wesley Creek Substation). There are no major upgrades anticipated at the Wesley Creek Substation, as it was upgraded to support two 240 kV lines for the Three Creeks Power Plant.

Maskwa is currently conducting a routing and siting assessment to review and consider the previously approved transmission line routes for use as well as assess any potential new transmission line routes for submission to the AUC. Preliminary routes were mailed out to stakeholders in July 2025, and consultation is in progress to assist in route determination (Appendix A, Figure A4: *Preliminary Routes and Study Area).* These preliminary routes will be included in stakeholder engagement discussions, including all Indigenous communities involved with the Project, collectively contributing to route refinements as the Project progresses.

2.3.2.3 Natural gas pipeline

The Power Plant will require a new natural gas pipeline connection to the existing NGTL system. The nearest existing NGTL system option located north of the Power Plant is preferred over secondary options (e.g., Cranberry Lake, a produced gas/acid gas injection facility) as it is associated with minimal disturbance. The new pipeline will be constructed within an existing cleared ROW that is approximately 1 to 2 km in length depending on the connection preferred by NGTL; this was included in the original design for the Carmon Creek Project power plant and ROW dispositions acquired. Once the ROW dispositions are transferred, the permitting, and construction of the pipeline would be completed by NGTL. The Project is coordinating with NGTL to ensure all necessary permits with the AER will be obtained prior to construction of the pipeline.

2.3.2.4 Telecommunications

Telecommunications will be required for the operation of the Project. A fiber optic connection is currently being contemplated.

2.4 Item 10 – Production capacity

An estimate of the maximum production capacity of the project and a description of the production processes to be used.

The Project will be capable of producing a maximum power output of 650 MW. The Power Plant construction will be completed in phases:

- In the first phase, a total of 400 MW of electricity will be generated via two 200 MW natural gas-powered turbines. It is expected that the turbines will be commissioned sequentially as work is completed, meaning there will be an interim state where 200 MW is being generated for a 4- to 6-month period.
- In the second phase, 250 MW of additional power will be produced through the addition of a steam turbine that will convert the facility to combined cycle power generation, which is currently anticipated to be in service in late 2029, depending on the commercial environment, equipment availability, and general economic climate at that time.

2.5 Item 11 – Anticipated schedule

The anticipated schedule for the project's construction, operation, decommissioning and abandonment, including any expansions of the project.

The Project will be constructed in a phased approached and the schedule is detailed in Table 7. The estimated life span of the Power Plant is 30 years.

Table 7 - Project schedule

Milestone	Estimated schedule
Power Plant Transfer of Ownership	Q1 2026
AUC transmission lines and substation approval	Q2 2026
AUC Power Plant approval	Q2 2026
Transmission line construction	Q4 2026
Re-commencement of construction for 400 MW simple cycle gas generators	Q4 2026
Transmission lines and substation in-service date (ISD)	Q1 2027
Data center ISD	Q2 2027
Power Plant ISD	Q4 2027
650 MW (total) combined cycle gas generation and 250 MW data center expansion	Q4 2029
Decommissioning of all Project facilities	2056
Surface reclamation	2057

2.6 Item 12 – Project alternatives

A list of:

(a) potential alternative means of carrying out the project that the proponent is considering and that are technically and economically feasible, including through the use of best available technologies; and

(b) potential alternatives to the project that the proponent is considering and that are technically and economically feasible and directly related to the project.

No potential generation alternatives (i.e., alternative fuels, alternative site layouts) are being considered for the Project as the Project is utilizing an existing brownfield site, associated land dispositions and partially constructed power plant infrastructure (including an existing substation located on cleared and graded land). As one of the main benefits of the Project is to repurpose an existing brownfield site while disturbing as little incremental land as possible, the Project is utilizing the best feasible option (and existing turbine technology) to reduce impact to the environment and provide benefit to the community.

While the Project is intended to provide on-site generation to supply power for the data center, alternative power can be supplied by the AIES. A connection to the AIES is intended to provide redundancy for the Project should onsite generation become unavailable for some unforeseen reason. The Project is working with the AESO on the interconnection and has confirmed that on site generation is required to support a load of this size in this area.

Additionally, the AESO has confirmed that new data center loads must include their own generation so as not to degrade the reliability of the AIES or substantially impact the wholesale market price of the Alberta Power Pool, as demand for data centers outstrips current available capacity[5]. Given this constraint, and the fact that repurposing an existing brownfield site is preferred over new greenfield developments, and the brownfield site meets all of the requirements for the power generation and datacenter developments, no other alternatives have been assessed.

[5] AESO Large Load allocation process

3 Part C – Location Information

3.1 Item 13 – Proposed project location

A description of the project's proposed location, including

(a) its proposed geographic coordinates, including, for linear development projects, the proposed locations of major ancillary facilities that are integral to the project and a description of the spatial boundaries of the proposed study corridor;

The Project is located in Northern Sunrise County, on a brownfield site at NE-15-85-18-W5, approximately 40 km northeast of Peace River (at approximately 56.376, -116.745).

Transmission lines are proposed between the Project and the ATCO Wesley Creek Substation within SW 17-084-19 W5.

(b) site maps produced at an appropriate scale in order to determine the project's proposed general location and the spatial relationship of the project components;

Appendix A, Project Maps includes:

- Figure A1 – Project Location
- Figure A2 – Project Proximity to First Nation Reserves and Métis Settlements
- Figure A3 – Site Plan
- Figure A4 – Preliminary Routes and Study Area
- Figure A5 – Project Proximities
- Figure A6 – Environmental Overview

(c) the legal description of land to be used for the project, including, if the land has already been acquired, the title, deed or document and any authorization relating to a water lot;

The Project is located on Crown lands owned by the GOA and leases (e.g., DML, PIL) are administered/registered under the *Public Lands Act* through EPA or the AER.

- The Power Plant, data center and substation will be located within NE-15-85-18-W5, under DML170029, expiry April 22, 2050. The DML is anticipated to be transferred to Cree Ative in Q4 2025.
- The transmission line route development is underway and must ultimately be approved by the AUC. The associated transmission line easement, and ROW on private land, will be acquired as needed, for the approved route.
- The pipeline easement is authorized through the AER under PIL140712, expiry December 7, 2039. The lease is anticipated to be transferred to Cree Ative in Q4 2025.

(d) the project's proximity to any permanent, seasonal or temporary residences and to the nearest affected communities;

The nearest residence is 11.3 km from the Project. The nearest affected communities are Woodland Cree No. 226 (11.1 km), the locality of Simon Lakes (13.3 km), the locality of Three Creek (21.1 km), the Hamlet of St. Isidore (29.2 km), and the Town of Peace River (34.5 km). See Appendix A, Figure A5: *Project Proximities*.

(e) the project's proximity to land used for traditional purposes by Indigenous peoples of Canada, land in a reserve as defined in subsection 2(1) of the Indian Act*, First Nation land as defined in subsection 2(1) of the* First Nations Land Management Act*, land that is subject to a comprehensive land claim agreement or a self-government agreement and any other land set aside for the use and benefit of Indigenous peoples of Canada; and*

The nearest reserve, Woodland Cree No. 226, is 11.1 km northeast of the Project. Other First Nation reserves and Métis settlements in proximity to the Project include Lubicon Lake Band (36.2 km), Peavine Métis Settlement (46 km), Gift Lake Métis Settlement (55.4 km), Duncan's First Nation (72.4 km), Sucker Creek First Nation (102.9 km), Driftpile Cree Nation (123.5 km), East Prairie Metis Settlements (124.3 km), and Dene Tha' First Nation (228.4 km – 382.2 km). See Appendix A, Figure A2: *First Nation Reserves and Métis Settlements* and Figure A5: *Project Proximities.*

(f) the project's proximity to any federal lands.

The nearest federal land is the Woodland Cree No. 226 reserve, which is approximately 11.1 km northeast of the Project. The nearest national park is Wood Buffalo National Park of Canada, which is approximately 251.6 km northeast of the Project. See Appendix A, Figure A5: *Project Proximities*.

3.2 Item 14 – Physical and biological description

A brief description of the physical and biological environment of the project's location, based on information that is available to the public.

The main components of the Project (i.e., Power Plant, data center, and substation) are located within Northern Sunrise County and within the Central Mixedwood Subregion of the Boreal Forest Natural Region, with some of the associated ancillary infrastructure (e.g., preliminary transmission lines) also occurring within the Dry Mixedwood Subregion. The Central Mixedwood Subregion is characterized by a mosaic of aspen, mixedwood and white spruce forests on upland areas and wet, poorly drained fens and bogs on level to gently undulating plains (Natural Regions Committee [NRC] 2006). The Boreal Forest Natural Region generally supports a large diversity of vascular and non-vascular plant species and wide-ranging wildlife species; however, the highest species richness tends to be associated with mixedwood forests that incorporate habitat features such as swamps, beaver ponds, streams and lakes (NRC 2006).

The nearest reserve, Woodland Cree No. 226, is 11.1 km northeast of the Project. The landscape supports several land uses including Indigenous traditional use activities (e.g. hunting, fishing, and trapping) and recreation as well as aspen and conifer harvesting, oil and gas exploration and development, and agriculture.

3.2.1 Field assessment

Maskwa completed a desktop review of publicly available databases and existing studies for the Project, which include the Environmental Impact Assessment associated with the application for approval of the Carmon Creek Project (Shell 2009), Wesley Creek to Brock Transmission Project Environmental Evaluation (Tetra Tech EBA Inc. 2014) and Three Creeks Power Project Environmental Evaluation (Stantec Consulting Ltd. [Stantec] 2018a).

Based on the review, Maskwa planned and executed a field assessment for the Project between June and August of 2025 to confirm current environmental conditions and features. Wildlife surveys were planned and conducted following guidance within the *Sensitive Species Inventory Guidelines* (GOA 2013). Field program dates were June 11 to 13, June 23 to 25, July 21 to 23, and August 14 to 18, 2025. Work completed included:

- General wildlife reconnaissance, including incidental raptor nest search and wildlife feature identification/verification;
- Two rounds of breeding bird surveys;
- Preliminary wetland and watercourse reconnaissance; and
- A sampling of late season rare plants surveys, weed surveys and wetland verification.

Results of the field assessments are incorporated into the following subsections.

3.2.2 Environmental Site Assessments

Environmental Site Assessments (ESA) have been completed for the Power Plant site on NE-15-85-18 W5 in 2016 and 2025.

Matrix Solutions Inc. (Matrix) completed a Phase I ESA in August 2016 for the Shell Carmon Creek Power Plant site (Matrix 2016a) in order to determine if past or present activities at the site have resulted in known or potential environmental concerns and inform potential soil or groundwater impacts resulting from the operation of a future (yet to be constructed) power plant. Based on the results, there were no indications of subsurface impacts resulting from the partial construction of the power plant and an intrusive Phase II ESA was not deemed warranted. However, Matrix also completed a Phase II ESA (Matrix 2016b) in order to establish baseline soil and groundwater conditions at the site. A total of 24 hand auger holes were used to assess soil to a maximum depth of 1.0 m below ground surface to visually assess soil and collect samples for laboratory analysis. Groundwater samples were also collected from three existing monitoring wells in the area for analysis. Analysis of both soil and groundwater samples focused on parameters indicative of potential contamination from chemicals that are likely to be used

during operation of a fully constructed power plant. Results were below laboratory method detection limits or consistent/representative of natural background conditions. Both the Phase I and Phase II ESAs yielded similar findings that suggested that there were no activities of concern associated with Shell's operations.

In May 2025, a Phase 1 ESA was completed for the Three Creeks Power Plant site by Ecosis Ltd. (Ecosis; 2025). The purpose was to identify former or current practices at the site that may represent issues or actual or potential environmental concern, as a due diligence exercise for the planning and development of this Project. Some potential issues or areas of potential environmental concern were identified in association with the current or historical land use of the property; however, the risk level was assumed to be low, based on findings and comparison with the 2016 Phase II ESA for the same site that did not identify any contaminants of concern. Ecosis recommended a Phase II ESA to address two spill locations documented in 2020 and 2023, in stained areas observed during Ecosis' 2025 site reconnaissance, and any other areas showing visual indications of residual effects from the historic spills.

3.2.3 Soils, terrain, and land use

Per the *Alberta Land Stewardship Act* (SA 2009, c. A-26.8) and Land-use Framework (GOA 2008), the Project is located in the Lower Peace Regional Plan (LPRP) area which extends from the northwest corner of the province to the southeast corner of the Municipal District of Opportunity. Consultation and development for the LPRP have not yet started at the time of writing (GOA 2016).

Northern Sunrise County is considered to be rich in natural resources and supports a wide range of oil and gas, forestry, agriculture, and tourism activities (NRC 2006; Northern Sunrise County 2024). The Project area is active with oil and gas development including the Canadian Natural Resources Ltd. (CNRL) Peace River Steam Assisted Gravity Drainage facility. The study area for the transmission line includes regenerating cut blocks, as well as privately owned agricultural parcels. No specific recreational or tourism facilities have been identified, however, stakeholders have indicated personal use of certain areas for recreational hunting or camping.

The nearest reserve, Woodland Cree No. 226, is 11.1 km northeast of the Project. Members of the Woodland Cree First Nation, which is composed of four reserves in northern Alberta, use the general Project location to hunt, trap, fish, harvest, and gather as a part of maintaining their livelihood and culture (Woodland Cree First Nation 2015). The Woodland Cree First Nation are majority owners of the Project and have not identified sites or concerns with the Project or the Project area.

Soils within the Central Mixedwood Natural Subregion are typically Gray Luvisolic soils on medium- to fine-textured upland sites, with Brunisols on sandy upland sites and Organic soils in poorly drained lowlands (NRC 2006). The underlying bedrock is mainly composed of Cretaceous shales with Devonian limestones, shales and siltstones (NRC 2006). Based on

satellite imagery and the field assessment, the Project is located in a generally flat to undulating landscape. The Project is located on a graded brownfield site, while the surrounding area and ancillary infrastructure primarily crosses undisturbed forest interspersed with existing infrastructure associated with oil and electric operations (e.g., transmission line, substation, well pads, roads). CNRL and Baytex Energy are primary operators of heavy oil industrial activities located in proximity to the Project. ATCO is the owner and operator of the electrical transmission line and distribution lines in the area.

3.2.4 Surface water and groundwater

Small lakes and wetlands occur throughout the Central Mixedwood Natural Subregion, with wooded shrubby fens occurring on organic deposits composing about 40% of the subregion and fens and marshes on wet mineral soils composing about 5% of the subregion (NRC 2006). The Project is within the Peace River sub-watershed of the Peace River watershed (GOA 2011), while the Peace River, which flows in a north-easterly direction, is the major river in the vicinity of the Project Area. Wet surface conditions were observed during the general site reconnaissance, suggesting a relatively shallow groundwater table.

3.2.4.1 Power plant, data center, and substation site

A review of the Fisheries and Wildlife Management Information System (FWMIS) via the *Fish and Wildlife Internet Mapping Tool – Public* (FWIMT; GOA 2025a), as well as the site visit confirmed that no provincially mapped lakes and watercourses or wetlands are present within the Project, which has been completely graded and partially developed since 2015.

Carmon Lake, which occurs approximately 3 km southwest of the Power Plant is the nearest named lake. Carmon Creek, as well as several unnamed tributaries occur throughout the general vicinity of the Project and ancillary infrastructure (GOA 2025a).

3.2.4.2 Transmission lines

There are watercourses and wetlands intersected by the preliminary transmission line routes that will potentially be spanned during detailed design. Watercourses in this area are identified within the Peace River Management Area COP Map as Class D waterbodies with no restricted activity period (GOA 2006). The sampling of wetland surveys completed for the preliminary transmission lines indicate the presence of various fens, marshes and swamps. As part of the siting process, transmission structures will be sited to avoid watercourses and wetlands, where possible.

Disturbance of wetland areas is regulated by the AER and EPA and generally requires approval in accordance with the Alberta *Water Act*. Applicable *Water Act* approval(s) will be obtained from the AER or EPA prior to the commencement of any eligible activities within wetlands or watercourses. Applicable *Water Act* COP notification(s) will be submitted a minimum of 14 calendar days prior to the commencement of any eligible activities (e.g., equipment or vehicle

access to facilitate Project construction) within wetland and watercourse features. In support of this, additional wetland and watercourse verification may be required along the rights-of-way and easements of ancillary infrastructure once the Project footprint has been finalized.

3.2.5 Aquatic species and habitat

Fish populations are known to be species-rich within the Boreal Forest Natural Region (NRC 2006. The regional area has the potential to support fish and fish habitat (GOA 2025a). A review of the Fisheries and Oceans Canada (DFO) *Aquatic species at risk map* (GOC 2025b) shows that there are no aquatic species at risk or critical habitat overlapping the Project and ancillary infrastructure or the 5 km downstream stretches of any interacting watercourses. Historically, species observed in previous surveys within 5 km of the Project include brook stickleback (*Culaea inconstans*), fathead minnow (*Pimephales promelas*) and lake chub (*Couesius plumbeus*), whose regional populations are provincially listed as Secure (GOA 2022) and federally not listed (GOC 2025c). There are no Alberta Conservation Information Management System (ACIMS) records of aquatic invertebrate occurrences within the Project vicinity (ACIMS 2022).

3.2.5.1 Power Plant, data center, and substation site

No provincially mapped lakes and watercourses or wetlands are present within the Project, where civil earthworks of the pad site were completed in 2015. As such, the Project area does not support any aquatic species or habitat.

3.2.5.2 Transmission lines

There are watercourses and wetlands along the proposed preliminary transmission line routes that will potentially be spanned during detail design of the transmission line. As transmission structures will be sited to avoid watercourses, no direct impacts to aquatic species or habitat are anticipated. Indirect aquatic impacts will be managed through mitigations developed for the final Project footprint.

3.2.6 Vegetation and wetlands

The Central Mixedwood Natural Subregion is characterized by a mosaic of aspen-dominated deciduous stands and aspen-white spruce forests with white spruce (*Picea glauca*) and jack pine (*Pinus banksiana*) stands occurring in upland areas and wet, poorly drained fens and bogs dominated by black spruce (*Picea mariana)* occurring in level to low lying areas (NRC 2006). Other common wetland vegetation includes common labrador tea (*Rhododendron groenlandicum*), peat moss and feathermosses, and willow-dwarf birch shrublands with sedges and bluejoint (*Calamagrostis canadensis*) (NRC 2006).

The ACIMS provides biodiversity information on Alberta's species and natural ecological communities. A desktop review indicated that the Project location has the potential to support

sensitive and non-sensitive vascular and non-vascular element occurrences, including several lichens and liverworts (Shell 2009, Tetra Tech EBA Inc. 2014, Stantec 2018a, ACIMS 2022). Occurrences recorded on ACIMS are rare species or rare ecological communities which are of conservation concern and are either tracked or watched in the Province of Alberta. There is a possibility for rare species to be present within intact natural plant communities. The Project does not overlap any provincial Endangered and Threatened Plant Ranges (GOA 2025a,b).

3.2.6.1 Power plant, data center, and substation site

Given that vegetation removal and earthworks associated with the Project are complete, no vascular or non-vascular element occurrences are anticipated for the Project and no vegetation surveys were completed.

3.2.6.2 Transmission lines

The preliminary transmission lines cross a variety of upland vegetation types, shrubland and wetland vegetation. Portions of the preliminary transmission line parallel existing rights-of-way, powerline easements and roads; therefore, areas of regenerating and/or non-native vegetation will also be encountered.

A sampling of late-season rare plant surveys was completed in August 2025 by a qualified biologist to target accessible and representative areas of preliminary transmission line. Non-vascular (i.e., bryophyte and lichen) specimens were collected during the survey and have been sent to non-vascular specialists for identification and species confirmation. Results of the non-vascular species identification and confirmation were not available at the time of this report. Rare species, and associated S Ranking (ACIMS 2025), observed during this limited sampling of late-season rare plants are listed below.

- Blunt-leaved watercress (*Rorippa curvipes*), S3 - Known from 100 or fewer occurrences, or somewhat vulnerable due to other factors, such as restricted range, relatively small population sizes, or other factors)
- Clustered burreed (*Sparganium glomeratum*), S1 - Known from five or fewer occurrences or especially vulnerable to extirpation because of other factor(s)
- Liverwort (*Marchantia polymorpha ssp. montivagans*), SU - Taxon is currently unrankable due to lack of information or substantially conflicting information.
    - Species confirmation outstanding.

Additional rare plant surveys were completed previously as part of the assessments supporting the Environmental Impact Assessments and Environmental Evaluations for previous projects in the area (Shell 2009, Tetra Tech EBA Inc. 2014, Stantec 2018a). Given the number of known and potential rare vascular and non-vascular species in the area, it is anticipated that development of site- and species-specific mitigations will be required once the Project footprint

has been finalized. In support of this, additional surveys may be required along the rights-of-way and easements of ancillary infrastructure once the Project footprint has been finalized.

3.2.7 Wildlife

The geographic extent and variety of habitat types within the Boreal Forest Natural Region support a high diversity of wildlife species, including a wide array of songbird species, small and large mammals, and a few amphibian species (NRC 2006). Existing wildlife conditions and Species of Management Concern (SOMC) with potential to occur within 5 km of the Project site were identified based on a desktop review of provincial databases, including ACIMS (2022), FWMIS via FWIMT (GOA 2025a) and consultation with EPA-FWS, *Wildlife sensitivity maps* (GOA 2025b), and previous studies (Shell 2009, Tetra Tech EBA Inc. 2014, Stantec 2018a).

Wildlife SOMCs are defined as wildlife species that are:

- Listed as At Risk, May be at Risk, or Sensitive in the *Alberta wild species general status listing – 2020* (GOA 2022);
- Listed as Endangered or Threatened under the Alberta *Wildlife Regulation* (Alta Reg 143/1997);
- Listed as a Schedule 1 species under the *Species at Risk Act* (SARA; SC 2002, c. 29); or
- Recommended to be listed under Schedule 1 of the SARA by the Committee on the Status of Endangered Wildlife in Canada (2025).

The Project does not overlap with any sensitive range or wildlife layers; however, provincial sensitive sharp-tailed grouse range is mapped directly north of the Project and Highway 986 (GOA 2025a, b). Additionally, the review of FWIMT (GOA 2025a) indicates that Carmon Creek, a watercourse connected to Carmon Lake, is considered a trumpeter swan (*Cygnus buccinator*) waterbody. Based on the *Master Schedule of Standards and Conditions* (MSSC), there is a 500 m setback buffer from the bed and shore of a known or identified trumpeter swan watercourse or waterbody, and activities must not be conducted within an 800 m setback buffer between April 1 and September 30 (GOA 2024b). Sensitivity ranges are shown on Appendix A, Figure A6: *Environmental Overview*. The Project is located within migratory bird nesting zone B5 (GOC 2025d), which generally has a nesting period between April 15 and August 31. The active nests of migratory birds are protected under the *Migratory Birds Convention Act* (1994, SC 1994, c. 22) and therefore, activities that could potentially interact with active nests are subject to a restricted activity period and/or pre-disturbance migratory bird sweep. The nearest Important Bird Area, AB115 Frank Lake (north), is located approximately 50 km from Project (Birds Canada 2025).

The presence of wildlife features may require restricted activity setbacks or other constraints, such as those identified within the MSSC (GOA 2024b), which specifies construction timing requirements and other mitigation measures for activities on Crown lands. Historical records of SOMC (GOA 2025a) occurring within 5 km of the Project are provided in Table 8, and include 1 amphibian SOMC, 31 bird SOMC, and 10 mammal SOMC. As the *Alberta wild species general*

status listing – 2020 (GOA 2022) and SARA (GOC 2025c) typically incorporate SOMCs that are listed under the Alberta *Wildlife Act* (RSA 2000, c. W-10) and *Wildlife Regulation* or SOMCs recommended to be listed under SARA by the Committee on the Status of Endangered Wildlife in Canada (2025), only those statuses are provided for brevity. Generally, undeveloped areas are more likely to support SOMCs, and previously disturbed sites are less likely to support SOMCs.

Table 8 - Historical wildlife records within 5 km of the Project

Common name	Scientific name	Alberta general status[1]	SARA status[2]
Amphibians			
western toad	*Anaxyrus boreas*	Sensitive	Special Concern
Birds			
American kestrel	*Falco sparverius*	Sensitive	-
bald eagle	*Haliaeetus leucocephalus*	Sensitive	-
barn swallow	*Hirundo rustica*	May Be At Risk	Threatened
barred owl	*Strix varia*	Sensitive	Special Concern
bay-breasted warbler	*Dendroica castanea*	Sensitive	-
black-backed woodpecker	*Picoides arcticus*	Sensitive	-
black tern	*Chlidonias niger*	Sensitive	-
black-throated green warbler	*Dendroica virens*	Sensitive	Special Concern
broad-winged hawk	*Buteo platypterus*	Sensitive	-
brown creeper	*Certhia americana*	Sensitive	-
Canada warbler	*Wilsonia canadensis*	May Be At Risk	Special Concern
Cape May warbler	*Dendroica tigrina*	Sensitive	-
common nighthawk	*Chordeiles minor*	Sensitive	Special concern
common yellowthroat	*Geothlypis trichas*	Sensitive	-
eastern kingbird	*Tyrannus tyrannus*	Sensitive	-
eastern phoebe	*Sayornis phoebe*	Sensitive	-
great blue heron	*Ardea herodias*	Sensitive	-
great gray owl	*Strix nebulosa*	Sensitive	-
northern harrier	*Circus hudsonius*	Secure	No Status
northern goshawk	*Accipiter gentilis*	Sensitive	-
northern pygmy-owl	*Glaucidium gnoma*	Sensitive	-
olive-sided flycatcher	*Contopus cooperi*	May be at risk	Special concern
pied-billed grebe	*Podilymbus podiceps*	Sensitive	-

Common name	Scientific name	Alberta general status[1]	SARA status[2]
pileated woodpecker	*Dryocopus pileatus*	Sensitive	-
rusty blackbird	*Euphagus carolinus*	Sensitive	Special Concern
sandhill crane	*Grus canadensis*	Sensitive	-
sharp-tailed grouse	*Tympanuchus phasianellus*	Sensitive	-
sora	*Porzana carolina*	Sensitive	-
trumpeter swan	*Cygnus buccinator*	Sensitive	Special Concern
western tanager	*Piranga ludoviciana*	Sensitive	-
western wood-pewee	*Contopus sordidulus*	May Be At Risk	-
Mammals			
Canada lynx	*Lynx canadensis*	Sensitive	-
cougar	*Puma concolor*	Secure	-
eastern red bat	*Lasiurus borealis*	Sensitive	No Status
fisher	*Martes pennanti*	Sensitive	-
grizzly bear	*Ursus arctos*	At Risk	Threatened
hoary bat	*Lasiurus cinereus*	Sensitive	-
little brown myotis	*Myotis lucifugus*	May Be At Risk	Endangered
northern myotis	*Myotis septentrionalis*	May Be At Risk	Endangered
silver-haired bat	*Lasionycteris noctivagans*	Sensitive	No Status
wolverine	*Gulo gulo*	May be at risk	Special concern

Source: GOA 2025a
Notes:
[1] GOA 2022
[2] GOC 2025c
- = Not at Risk or not listed

3.2.7.1 Power Plant, data center, and substation site

A reconnaissance visit was completed at the Project location on June 12, 2025. As vegetation removal and earthworks are complete, there is limited quality habitat available within and around existing infrastructure.

One cliff swallow colony feature (CMACLSW01) was observed within NE-15-85-18 W5 under the existing switchgear building (Appendix A, Figure A6). At the time of the visit, an estimated 150 cliff swallows were using this feature. Active cliff swallow colonies receive a recommended 30 m setback buffer during restricted activity periods.

3.2.7.2 Transmission lines

A general wildlife reconnaissance, incidental raptor nest search and two rounds of breeding bird surveys were completed as part of the wildlife field program on June 11 to 13, June 23 to 25, and July 21 to 23, 2025 for the preliminary transmission line routes.

The preliminary transmission line routes and other ancillary infrastructure primarily cross areas of undisturbed forest, shrubland, and wetland, as well as existing industrial operations and associated access. A total of 20 breeding bird point count stations were established in accessible and representative habitats for the preliminary transmission line routes, as shown on Appendix A, Figure A6. All points were surveyed twice for the Project, except for one point where land access was not received for the first round. To understand the general species presence surrounding the Project, the results of the breeding bird surveys include both targeted (i.e., songbirds) and non-targeted species. 47 bird species (39 passerines, 7 shorebirds/waterbirds, and 1 raptor species) comprised of 393 individual bird observations, were recorded within the 150 m survey point count plot during the two survey visits. 20 bird species, comprised of 97 individual bird observations, were recorded incidentally outside of the plot or survey duration. In total, there were 8 SOMCs (American kestrel, barn swallow, black tern, common yellowthroat, great blue heron, olive-sided flycatcher, sandhill crane, sora) observed systematically (i.e., within the 150 m plot and survey duration) or incidentally (i.e., outside the 150 m plot and/or survey duration) during breeding bird surveys.

As part of the general reconnaissance, three active wildlife features were identified in the vicinity of the preliminary transmission line routes, as shown on Appendix A, Figure A6:

- An active trumpeter swan breeding feature (CMATRUS01) was identified within NE-08-85-18 W5 in Carmon Lake. Two trumpeter swans were observed resting on a small island within Carmon Lake and flushed farther into the lake once observers came into sight. Given that Carmon Creek is a known trumpeter swan waterbody, and Carmon Lake has confirmed trumpeter swan presence, Carmon Lake receives a recommended 800 m setback buffer and restricted activity period.
- One active red-tailed hawk nest (CMARTHA01) was identified within SW 17-84-19 W5 in forest habitat northeast of the Wesley Creek 834S substation. A nest location was estimated based on territorial behaviour, circling and calling by two adult red-tailed hawks. Active red-tailed hawk nests receive a recommended 100 m setback buffer and restricted activity period.
- One western toad breeding feature (CMAWETO01) was identified within NE-27-64-18 W5. Hundreds of western toad tadpoles were observed during the site reconnaissance. Active western toad breeding ponds receive a recommended 100 m setback buffer and restricted activity period.

A FWMIS record indicated that one historical sharp-tailed grouse lek was identified within SW-33-84-19 W5 during surveys in 2005. Based on a visit to this location, the forested habitat did

not appear to be representative of quality lekking habitat. The historical record was discussed with EPA-FWS, who agreed that the habitat appeared to be unsuitable for sharp-tailed grouse lekking (EPA-FWS 2025, pers. comm.). Identified wildlife features will be used to inform siting and site- and species-specific mitigation measures will be developed based on pre-disturbance sweeps that will be completed prior to construction, if the Project is approved.

Overall, the area surrounding the preliminary transmission line routes provides habitat for several birds and mammals, as well as a few amphibians. Amphibians observed incidentally during the field reconnaissance included boreal chorus frog (*Pseudacris maculata*), wood frog (*Lithobates sylvatica*), and western toad (*Anaxyrus boreas*). Of these, western toad was the only amphibian SOMC observed and is listed provincially as Sensitive (GOA 2022) and federally as Special Concern (GOC 2025c). Mammals or signs of mammals (e.g., features, tracks, scat) observed incidentally during the field reconnaissance included beaver (*Castor canadensis*), black bear (*Ursus americanus*), coyote (*Canis latrans*), gray wolf (*Canis lupus*), moose (*Alces alces*), mule deer (*Odocoileus hemionus*), red fox (*Vulpes vulpes*), red squirrel (*Tamiasciurus hudsonicus*), elk (*Cervus elaphus*), snowshoe hare (*Lepus americanus*), white-tailed deer (*Odocoileus virginianus*), and woodchuck (*Marmota monax*). None of the mammal species observed are considered SOMC.

3.2.8 Historical resources

The *Listing of Historic Resources – Spring 2025 Edition* (AACSW 2025) was reviewed relative to the Project. The Project does not overlap any lands assigned a designated Historic Resource Value (HRV); however, ancillary infrastructure (e.g., transmission lines) may cross quarter sections designated HRV 4c, which indicates that areas have been identified as having the potential to contain cultural (e.g., traditional land use) historic resources that may require avoidance or assessment. The Project will require review and clearance under the HRA, via application to the AACSW.

If archaeological, cultural or palaeontological features are discovered, any historical resources-based mitigation that arises from obtaining the HRA approval will be adhered to during construction.

3.3 Item 15 – Health, social, and economic context

A brief description of the health, social and economic context in the region where the project is located, based on information that is available to the public or derived from any engagement undertaken

The Project is located in Northern Sunrise County, which is a municipal district comprising 20,915.18 km^2 in northern Alberta, Canada, east of the town of Peace River. Several localities and hamlets are located within the county, including Simon Lakes, Cadotte Lake, and Three Creeks.

As of the 2021 census, the population of Northern Sunrise County decreased 10.9% from a 2016 population of 1,921 to a 2021 population of 1,711 (Statistics Canada 2021). Of the total population, 9.0% (155 people) identified as Indigenous (Statistics Canada 2021). The age composition of the county shows the largest population in the 15 to 64 years age group at 60.6%, followed by the 0 to 14 years age group at 21.0% (Statistics Canada 2021). The average age of the population is 40.7 (Statistics Canada 2021). In 2021, men+ (i.e., men and/or boys as well as some non-binary persons) comprised the majority (53.6%) of the county population (Statistics Canada 2021).

The median employment income in 2019 for full-year full-time individuals (aged 15 years and over) in 2020 was reported as $76,000 (Statistics Canada 2021). Median household income for a two-or-more person household in 2020 was reported as $121,000 (Statistics Canada 2021). The 2021 unemployment rate in Northern Sunrise County was 6.2%, which was lower than that of the province (11.5%).

The Project is located within the North Zone of Alberta Health Services. The health of people within Northern Sunrise County is anticipated to be typical of suburban and rural regions in Alberta. Alberta Health's 2019 community profile summary for the local geographic area of Peace River indicates that the North Zone reports lower key population health indicators when compared to the overall province (Alberta Health 2019). The North Zone reported a higher percentage of obese adults than the provincial percentage in 2017 (30.3% North Zone vs 22.1% provincially), as well as a higher proportion of inactive people compared to the provincial proportion during the same year (30.7% North Zone vs 26.8% provincially) (Alberta Health 2019). Key indicators of population health relate to primary care utilization and availability of primary care services, health conditions or health status such as incidence and prevalence of disease, as well as life expectancy at birth (Alberta Health 2019). The life expectancy for Northern Sunrise County was reported as 77.8 years in 2022 (GOA n.d.)

Overall, the Project is expected to have minimal impact on population growth and healthcare services, and a moderately positive impact with respect to the local economy for employment and service providers.

No health, social or economic concerns regarding the proposed Project have been identified during engagement to date.

4 Part D – Federal, provincial, territorial, Indigenous, and municipal involvement

4.1 Item 16 – Federal financial support

A description of any financial support that federal authorities are, or may be, providing to the project.

At this time, there is no proposed or anticipated federal financial support for the Project. However, Indigenous involvement will take the form of majority equity owners and subsequent business opportunities as the Project is 51% owned by Woodland Cree First Nation. As Woodland Cree First Nation may receive funding through a mix of economic development initiatives and grants from federal programs, federal financial support may be considered to be indirectly provided to the Project through this Indigenous partnership with Woodland Cree First Nation (refer to Sections 1.2 for further details).

4.2 Item 17 – Federal lands

A list of any federal lands that may be used for the purpose of carrying out the project.

There are no federal lands that will be used for any purpose of the Project.

4.3 Item 18 – Environmental effects jurisdictions

A list of any jurisdictions that have powers, duties or functions in relation to an assessment of the project's environmental effects.

4.3.1 Federal regulatory requirements

In addition to the current process under the IAA, including consultation with the IAAC, adherence to the following federal legislation is required for construction of the Project and/or ancillary infrastructure (e.g., transmission, pipeline).

- *Fisheries Act* (RSC 1985, c. F-14)
- *IAA* (SC 2019, c. 28, s. 1)
- *Migratory Birds Convention Act* (SC 1994, c. 22)
- *SARA* (SC 2002, c. 29)

Authorizations or approvals are not anticipated to be required based on the current understanding of the Project.

4.3.2 Provincial

Adherence to the following provincial legislation and associated approval, where applicable, is required for the Project and/or ancillary infrastructure (e.g., transmission, pipeline).

- Alberta ACO process (see Section 1.4)
- *Alberta Land Stewardship Act* (SA 2009, c. A-26.8)
- *Alberta Utilities Commission Act* (SA 2007, c. A-37.2)
- *COP for Powerline Works Impacting Wetlands* (GOA 2019)
- *Electric Utilities Act* (SA 2003, c. E-5.1)
- EPEA *(RSA 2000, c. E-1)*
- HRA (RSA 2000, c. H-9)
- *Hydro and Electric Energy Act* (RSA 2000, c. H-16)
- *Municipal Government Act* (RSA 2000, c. M-26)
- *Public Lands Act* (RSA 2000, c. P-40)
- Rule 007 (AUC 2025)
- Rule 012 (AUC 2024)
- *Soil Conservation Act* (RSA 2000, c. S-15)
- *Water Act* (RSA 2000, c. W-3)
- *Weed Control Act* (SA 2008, c. W-5.1)
- *Wildlife Act* (RSA 2000, c. W-10)

Based on consultation with EPA, the existing EPEA Approval No. 366024-00-01 (issued April 3, 2019) will be transferred to the Project via the Consent-to-Transfer process (EPA – Regulatory Assurance 2025b, pers. comm.). Given that the components of the Project are similar to those applied for previously, an Approval Amendment is not required at this time and any potential changes can be captured during the upcoming Approval Renewal Application in 2027 (EPA – Regulatory Assurance 2025b, pers. comm.).

An Environmental Evaluation will be submitted to the AUC as part of the Power Plant facility application and the transmission line and substation applications. HRA approvals will be applied for in advance of the AUC submission.

Applicable *Water Act* approval(s) will be obtained from AER or EPA prior to the commencement of any eligible activities within wetlands or watercourses. Applicable *Water Act* COP notification(s) will be submitted a minimum of 14 calendar days prior to the commencement of any eligible activities (e.g., equipment or vehicle access to facilitate Project construction) within wetland and watercourse features.

4.3.3 Municipal

Adherence to the following municipal legislation and associated approval, where applicable, is required for the Project and/or ancillary infrastructure (e.g., transmission, pipeline).

- *Land Use Bylaw B458/24* (Northern Sunrise County 2025)

A development permit is required for construction of the Project and/or ancillary infrastructure (e.g., transmission, pipeline) under the *Land Use Bylaw B458/24*, which outlines environmental requirements under the general provisions in Section 5.7 Data Centers (Northern Sunrise County 2025). The Project was presented to Council in August 2025, who provided a letter of support for the Project (Appendix C). The development permit will be applied for prior to construction, once the Project has received AUC approval.

5 Part E – Potential Effects of the Project

5.1 Item 19 – Non-negligible adverse changes (fish, aquatics, and birds)

A list of any non-negligible adverse changes — to the following components of the environment that are within the legislative authority of Parliament — that may be caused by the carrying out of the project:

(a) fish and fish habitat, as defined in subsection 2(1) of the Fisheries Act;

(b) aquatic species, as defined in subsection 2(1) of the Species at Risk Act; and

(c) migratory birds, as defined in subsection 2(1) of the Migratory Birds Convention Act, 1994.

5.1.1 Fish and fish habitat

There are no non-negligible adverse changes to fish and fish habitat as defined in subsection 2(1) of the *Fisheries Act* that may be caused by constructing the Project, as the Project is on an existing brownfield site and civil earthworks are complete. There are no fish-bearing watercourses or waterbodies, or surficial connection to these features present within the site. The operational phases of the Project are not expected to have any non-negligible adverse changes that cannot be effectively mitigated, as described in Section 5.2. While the Project may use water from a fish-bearing watercourse to meet daily water requirements, water used for operational purposes shall adhere to the conditions and requirements of the water licence obtained and effectively mitigate impacts to fish and fish habitat.

Impacts from the transmission line and ancillary infrastructure are regulated provincially. Non-negligible adverse changes to fish and fish habitat are not anticipated with the implementation of mitigation, which is outlined at a high-level in Section 5.2.

5.1.2 Aquatic species

There are no non-negligible adverse changes to aquatic species as defined in subsection 2(1) of the SARA that may be caused by constructing the proposed Project, as the Project is on an existing brownfield site and civil earthworks are complete. There are no watercourses or waterbodies, or surficial connection to these features present within the site. The operational phases of the Project are not expected to have any non-negligible adverse changes that cannot be effectively mitigated, as described in Section 5.2. While the Project may use water from a watercourse that supports aquatic plants and species to meet daily water requirements, water used for operational purposes shall adhere to the conditions and requirements of the water licence obtained and effectively mitigate impacts to aquatic species.

Impacts from the transmission line and ancillary infrastructure are regulated provincially. Non-negligible adverse changes to aquatic species are not anticipated with the implementation of mitigation, which is outlined at a high-level in Section 5.2.

5.1.3 Migratory birds

With the implementation of mitigation, the Project is expected to have negligible effects on migratory birds as defined in subsection 2(1) of the *Migratory Birds Convention Act*. As the Project is on an existing brownfield site and there will be no increase in physical land footprint or clearing required for the Power Plant, and, therefore, there will be no new habitat loss. Similarly, as the Project site and surrounding area are previously disturbed by existing infrastructure, industrial operations and development, the Project is not anticipated to contribute to increased collision risk. Therefore, the operational phases of the Project are not expected to have any non-negligible adverse changes that cannot be effectively mitigated; as described in Section 5.2.

Impacts from the transmission line and other ancillary infrastructure are regulated provincially. While there is an increased risk of collision associated with transmission lines, mitigations will be developed for ancillary infrastructure based on final detailed design of the transmission line. Non-negligible adverse changes to migratory birds are not anticipated with the implementation of mitigation, which is outlined at a high-level in Section 5.2.

5.2 Overview of other environmental effects

The Project consists of the development of the Power Plant, data center and substation. In addition, the Project requires a transmission line and supporting ancillary infrastructure that will be regulated provincially. Potential effects are anticipated to be limited for the Power Plant given that it is on an existing brownfield site and partially developed; therefore, most potential effects are associated with ancillary infrastructure. Potential effects of the overall Project on the biophysical environment and proposed high-level mitigation measures are summarized in Table 9. Mitigations will be updated as additional biophysical information is obtained through the assessment process.

Table 9 - Summary of potential environmental effects, effect pathways, and mitigation measures

Component	Potential effect		Effect pathways	Potential high-level mitigation measures
	Power plant, data center, and substation site	Ancillary infrastructure (e.g., transmission line)		
Soils, terrain and land use	No effect anticipated (no change from existing brownfield)	Change in soil quality and quantity	• Soil compaction, admixing, and rutting during site preparation and construction • Soil erosion by water and wind during site preparation and construction • Contamination from inadvertent spills/releases from vehicles and equipment during site preparation, construction, and operations • Chance discovery of existing soil contamination during site preparation and construction	• No soil stripping will occur outside of the delineated work area. • If topsoil stripping is required, it must take place in suitably dry/non-frozen conditions, when practical, to allow for proper separation between soil layers. • Any stripped soil must be stored separately as topsoil, subsoil, and by wetland or upland to avoid admixing. • Where ground disturbance activities are involved, avoid extreme dry, windy, and/or wet conditions. Delay work with heavy machinery in the event of wet or thawed soil conditions to reduce terrain disturbance and soil structure damage. • Work will occur in dry or frozen ground conditions when possible. If there is a risk of degradation inclusive of admixing, compaction, rutting, erosion, or sedimentation, work may be suspended or modified until conditions improve, or additional mitigation is established (e.g., matting). • Erosion and sediment control mitigations will be developed, and erosion and sediment control measures will be installed and maintained until areas are considered stable. • Spill prevention and response mitigations will be developed to ensure that requirements for equipment refuelling, fuel storage and spill prevention, as well as spill response steps are outlined • If contaminated soil is discovered onsite, work will be halted immediately, and a contaminated soil delineation process will be enacted. Any recovered contamination will be documented, managed, hauled, and disposed of at an appropriate waste management facility.
	No effect anticipated (no change from existing brownfield)	Change in land use	• Changes to access influencing current land use activities, particularly related to Indigenous traditional use and recreational use. The nearest reserve, Woodland Cree No. 226, is 11.1 km northeast of the Project.	• All Indigenous communities identified by the ACO have been and will continue to be consulted with as part of the overall Project permitting and development stage, which provides multiple opportunities and methods for Indigenous communities to provide feedback, identify questions and concerns, and contribute to the overall Project design and planning. • Indigenous communities have been previously consulted with as part of the two previous projects pursued on the now inactive brownfield site, which will be reviewed and considered for this Project where available.

Component	Potential effect		Effect pathways	Potential high-level mitigation measures
	Power plant, data center, and substation site	Ancillary infrastructure (e.g., transmission line)		
Surface water and groundwater	Change in surface water quality or quantity (e.g., water use)	Change in surface water quality or quantity	• Alteration of surface water quality or quantity to satisfy water requirements for operational purposes (e.g., steam turbine generator) • Alteration of surface water quality (e.g., via soil erosion/sedimentation or inadvertent chemical spills/releases into surface water bodies) during site preparation, construction, and operations • Changes to surface drainage patterns during site preparation and construction • Reduction in overall wetland function as effected by the above pathways during site preparation and construction	• Machinery must be operated in a manner that avoids disturbance to the banks and bed of any surface water feature. • Access improvements may not restrict the flow of surface water. If culverts are required, appropriate permitting must be obtained prior to the installation of culverts. • Do not deposit, place, or release debris, soil, snow, water, or any deleterious material into or through any surface water feature, or on the ice of any surface water feature. • Do not apply pesticides within 30 m of any open water bodies. • The site may be graded, if required, in a manner that maintains surface drainage patterns. Where permanent features have the potential to impede that drainage, culverts will be installed following the appropriate permitting, or the feature will be constructed so that the water flows in a natural manner. • Prior to work commencing within 100 m of seasonal or wetter wetlands (i.e., Class III and higher) mitigations will be applied to reduce impacts, and the activities will be authorized by way of appropriate Water Act approvals or COP notification(s). • Water used for operations shall adhere to the conditions and requirements of the water licence obtained.
	No effect anticipated (no change from existing brownfield)	Change in groundwater quality	• Penetration of groundwater aquifer(s) resulting from construction and installation of transmission structure foundations in locations where the water table is shallow during construction • Impacts on groundwater quality resulting from an inadvertent release (e.g., spill) of a deleterious substance during site preparation, construction, and operations	• If groundwater is encountered while excavating, check for signs of degradation of water quality through identification of physical characteristics such as sheen (which is indicative of hydrocarbons), discolouration, and/or chemical, and/or other odours. • Spill prevention and response mitigations will be developed to ensure that requirements for equipment refuelling, fuel storage and spill prevention, as well as spill response steps are outlined
Aquatic species (including fish) and habitat	• No effect anticipated (no change from existing brownfield) for construction. • Change in surface water quality or quantity (e.g., water use)	Harm to aquatic species and alteration or destruction of habitat	• Alteration of habitat quality (e.g., via soil erosion/sedimentation or inadvertent chemical spills/releases into surface water bodies) during site preparation, construction, and operations could have impacts on aquatic species via factors like habitat, reproduction and behaviour • Alteration of surface water quality or quantity to satisfy water requirements for operational purposes (e.g., steam turbine generator)	• Erosion and sediment control mitigations will be developed, and erosion and sediment control measures will be installed and maintained to prevent alteration of aquatic habitat quality and indirect harm to aquatic species. • To the extent practical, infrastructure will be sited to avoid sensitive habitats (e.g., riparian zones) following best practices and regulatory requirements. • DFO's *Measures to protect fish and fish habitat* (GOC 2025e) will be implemented as applicable to minimize potential effects on aquatic resources. • Water used for operations shall adhere to the conditions and requirements of the water licence obtained and effectively mitigate impacts to aquatic species and habitat.
Vegetation and wetlands	No effect anticipated (no change from existing brownfield)	Loss/change in vegetation communities and species	• Disturbance or loss of native vegetation, rare plant species, rare ecological communities, or their habitat during site preparation and construction • Introduction or spread of weeds/invasive species during site preparation, construction, and operations	• Vegetation disturbance/removal will be minimized to the smallest extent required for construction and the safe operation of ancillary infrastructure (e.g. transmission line). • Vegetation clearing will not occur within the setback buffer of an environmental or cultural feature. • Vegetation clearing activities should only occur during dry or frozen ground conditions. • All vehicles, equipment, and materials must be inspected for, and cleaned of, any plant/soil material prior to working on the Project.
	No effect anticipated (no change from existing brownfield)	Loss of wetlands or change in wetland function	• Vegetation alteration and/or removal of hydric soils during site preparation, construction, and operations	• Mitigations required for working in and around wetlands will be adhered to.

Component	Potential effect		Effect pathways	Potential high-level mitigation measures
	Power plant, data center, and substation site	Ancillary infrastructure (e.g., transmission line)		

Wildlife (including migratory birds)	Change to wildlife habitat, movement and/or mortality	• Change to wildlife habitat, movement and/or mortality
		• Collision risk for migratory birds
			• Disruption, including sensory disturbance, to local wildlife and wildlife habitat during site preparation, construction, and operations
			• Loss of wildlife habitat through vegetation removal during site preparation, construction, and operations
			• Wildlife encounters during site preparation, construction, and operations
			• Avian fatalities resulting from collisions and electrocutions with Project infrastructure during operations
				• Efforts will be made to minimize human-wildlife interactions, such as:
				  ○ Prohibiting the feeding or harassment of wildlife;
				  ○ Prohibiting dogs or pets on the Project footprint;
				  ○ Storing waste in wildlife-proof bins; and
				  ○ General site housekeeping and regular removal of all waste with the potential to attract wildlife to the site.
				• If wildlife is observed at or near construction or operations activities, allow the opportunity to leave the work area to the surrounding habitat and away from areas of conflict.
				• Wildlife and nest sweeps must be completed prior to vegetation clearing.
				• If a feature is identified during wildlife sweeps, pre-construction surveys, or incidentally during construction, work in the immediate areas (i.e., within the recommended setback for the feature) will be stopped immediately while mitigation is developed.
				• Site- and species- specific mitigations, recommended setback buffers and restricted activity periods will be developed and adhered to for identified wildlife features.
				• Measures to mitigate avian collisions and/or electrocutions may be developed depending on the final detailed design of the transmission line (e.g., bird flight diverters, protective coverings for high-voltage electrical equipment).

Historical Resources	No effect anticipated (no change from existing brownfield)	No effect anticipated; however, chance discovery possibility	• Disturbance to historical resources during construction	• If an unanticipated discovery (i.e., chance discovery) is made during the construction phase of the Project (e.g., archaeological, cultural or paleontological features), work must stop immediately within the immediate area of discovery, and the feature must not be disturbed, until appropriate mitigation can be developed.

Air Quality	Change in air quality	Change in air quality	• Air contaminant emissions from equipment and vehicles required for construction activities
			• Dust generated during earthworks and through vehicle and equipment movement on the Project footprint
			• Air contaminant emissions from hydrocarbon fueled equipment (e.g., combustion turbine) during operation
				• All equipment must be in good operating order and fitted with standard emission control devices in compliance with air quality regulations and standards.
				• A dust abatement protocol may be developed and implemented and include mitigations such as:
				  ○ Identification of dust abatement conditions;
				  ○ Implementation of speed reductions to limit dust;
				  ○ Requirements of surface treatments, if required;
				  ○ Requirements for storage or transport of fine soil materials (e.g., coverage with tarps, poly sheeting, geotextile or managed using an equivalent measure) to prevent wind erosion and sediment transport; and
				  ○ If surface treatments require using local sources of water (e.g., dugouts, wetlands, and watercourses), any approval or permitting (e.g., Temporary Diversion Licence) may be required.
				• An emissions abatement protocol may be developed and implemented for the turbines.

Noise	Change in existing sound levels	Change in existing sound levels	• Noise emissions from equipment required during construction • Noise emissions from operation of the power generation facility	• Construction activities will be limited to the daytime periods, to the greatest extent possible. • Vehicle and equipment idling will be minimized. • Equipment enclosures will be installed on operational equipment relating to the Power Plant to reduce noise emissions. Noise will be complaint with provincial regulations for a power plant of this size/scope, in alignment with AUC Rule 12 (AUC 2024).

5.3 Item 20 – Non-negligible adverse changes to the environment on federal lands

A list of any non-negligible adverse changes to the environment — that would occur on federal lands — that may be caused by the carrying out of the project.

The Project will not have any non-negligible adverse changes to the environment that would occur on federal lands, as the Project is not located on federal lands.

5.4 Item 20.1 – Non-negligible adverse changes to marine environments

A list of any non-negligible adverse changes to the marine environment — that are caused by pollution and that would occur outside Canada — that may be caused by the carrying out of the project.

The Project will not have non-negligible adverse changes to marine environments outside of Canada.

5.5 Item 20.2 – Non-negligible adverse changes interprovincial, boundary, or international waters

A list of any non-negligible adverse changes to interprovincial waters or to boundary waters or international waters, as those terms are defined in subsection 2(1) of the Canada Water Act, — that are caused by pollution — that may be caused by the carrying out of the project.

The Project will not have any non-negligible adverse changes to interprovincial waters or to boundary waters or international waters.

5.6 Item 21 – Non-negligible adverse impacts on Indigenous peoples of Canada

With respect to the Indigenous peoples of Canada, a brief description of any non-negligible adverse impacts on physical and cultural heritage, the current use of lands and resources for traditional purposes or any structure, site or thing that is of historical, archaeological, paleontological or architectural significance — occurring in Canada and resulting from any change to the environment — that may be caused by the carrying out of the project, based on information that is available to the public or derived from any engagement undertaken with the Indigenous peoples of Canada.

The Project is located within Treaty 8. The Project is not expected to result in any non-negligible adverse impacts to Indigenous peoples, including the infringement of Aboriginal and Treaty

Rights, impacts to physical and cultural heritage, impacts to the current use of lands and resources used for traditional purpose, and impacts to any culturally significant areas (e.g., sites or structures of historical, archaeological, paleontological, or architectural significance). As the Project is Indigenous-led, the Project will generally benefit Indigenous communities involved as the Project owners continue to acknowledge and prioritize the importance of avoiding or minimizing potential impacts to Indigenous communities as the Project progresses.

The Project will be located on an already cleared, partially constructed and fenced brownfield site. There are no watercourses impacted by the Project; therefore, there will be no impacts to the use of navigable waters or fishing. There may be limited impacts to trapping or hunting as they relate to wildlife movement, which could be affected by construction, traffic, and noise associated with the Project. However, given that the surrounding landscape is already disturbed by existing industrial operations, wildlife in the area is likely habituated to disturbance in their environment and any effects to hunting/trapping are anticipated to remain consistent with natural fluctuations in wildlife populations. As the site is already cleared, there are no impacts associated with plant gathering.

Indigenous feedback provided for previous projects will be reviewed where available and, in addition, all Indigenous communities with potential interests in the area have been identified in collaboration with the ACO and are being invited for consultation for this Project.

5.7 Item 22 – Non-negligible adverse changes to the health, social, or economic conditions of the Indigenous peoples of Canada

A brief description of any non-negligible adverse changes occurring in Canada to the health, social or economic conditions of the Indigenous peoples of Canada, that may be caused by the carrying out of the project, based on information that is available to the public or derived from any engagement undertaken with the Indigenous peoples of Canada.

The Project is located in Northern Sunrise County, a region with a diverse and established economic base, historically centered on agriculture, natural resources like oil and gas, and lumber. The area is home to Indigenous communities, including the Woodland Cree First Nation, whose leadership in local development highlights opportunities for sustainable, community-driven economic growth. By introducing new technology and infrastructure, the Project contributes to economic diversification and aligns with the global shift toward technology-driven development, while supporting regional social cohesion and Indigenous leadership. As an added benefit, this Project will serve as an example of how Indigenous involvement in the global shift toward technology-driven development can improve the health, social and economic conditions of involved Indigenous communities by bringing value and new opportunities to the community.

The Project is anticipated to have considerable potential positive effects on the region. The Project will provide the opportunity for construction and operational jobs, training, capacity

building and direct economic benefits to the community. As Project construction will likely require a larger workforce, it is anticipated to result in an influx of workers. While population change (e.g., an influx of workers) resulting from Project employment opportunities can cause a strain on services and community infrastructure and potential for social tensions, the Project is expected to improve the livelihoods within the community over multiple decades and enhance the region's economy. Contract opportunities for other local businesses would provide economic benefit to local hospitality, lodging and construction services. This has been a key topic in discussions with Indigenous communities as it represents a potential benefit for community members. Potential impacts and impact management will be discussed with communities through engagement activities.

As an additional benefit to the social conditions of Indigenous peoples and a key focus of the Project, the Project will support the Woodland Cree First Nation in preserving and revitalizing their cultural heritage. The data center will provide secure infrastructure to store and manage cultural information, including traditional knowledge, oral histories, and language resources. By safeguarding these materials digitally, the Project helps ensure that Cree language, stories, and practices are maintained for future generations, strengthening cultural continuity and community identity.

5.8 Item 22.1 – Non-negligible adverse effects to federal lands

If the project is to be carried out on federal lands or is a federal work or undertaking, as defined in subsection 3(1) of the Canadian Environmental Protection Act, 1999, a list of any non-negligible adverse effects that may be caused by the carrying out of the project.

There are no federal lands that will be used for any purpose of the Project.

5.9 Item 23 – Greenhouse gas emissions

An estimate of any greenhouse gas emissions associated with the project.

Greenhouse gases (GHG) emissions anticipated for the Project, as well as any incidental/ancillary infrastructure (e.g., data center, transmission lines), include:

- methane (CH_4);
- nitrous oxides (N_2O); and
- carbon dioxide (CO_2).

There will be a short-term increase in vehicle and equipment related emissions versus ambient background conditions during the construction and decommissioning period.

Transmission lines do not emit GHGs during operation. Most GHG emissions from the data center stem from electricity used for power, cooling, and lighting, meaning the Project's emissions are primarily linked to energy generation at the Power Plant. Incorporating advanced

cooling systems in the data center and utilizing waste heat from the Power Plant will help reduce these emissions. Further, although not easily quantifiable, consumption of natural gas very close to the source of production reduces both shipping energy consumption and fugitive emissions associated with the fuel supply, while the export of data as photons has negligible losses and/or energy consumption associated with it, increasing fuel to compute efficiency and effectiveness. GHG emissions during the operational period will be in-compliance with the AAAQOG (GOA 2024a), as per the conditions in the EPEA approval.

Net Project GHG emissions, included in Table 10, are calculated consistent with equation 1 of the Strategic Assessment of Climate Change (GOC 2020).

Table 10 - Greenhouse gas emissions

Pollutant	GHG Emissions (tonne/year)	GHG Emission Intensity (kg/MWh)
CO_2	114.751	556.358
CH_4	0.052	0.250
N_2O	0.061	0.298
CO_2 equivalent	114.864	556.906

Note:
kg/MWh – kilogram per megawatt hour

The Carmon Creek Project and the Three Creeks Power Plant conducted air quality assessments in 2013 (Shell 2013) and 2018 (Stantec 2018b). The result of the 2018 assessment was that the maximum predicted concentrations for NO_2 associated with those projects alone and associated with those projects cumulatively with other neighbouring emission sources in the study area were both less than the AAAQOG (GOA 2024a).

An updated air quality assessment will be conducted for the Project to confirm the 2018 results. Results will be included in the AUC Power Plant application.

5.10 Item 24 – Waste and emissions

A list of the types of waste and emissions that are likely to be generated — in the air, in or on water and in or on land — during any phase of the project.

The waste and emissions that are likely to be generated from the Project include:

- Air emissions, including:
  - Vehicle and equipment emissions during construction, operations and reclamation, in the form of nitrogen, CO_2, and water vapour, as well as trace amounts of carbon monoxide, NOx, sulphur dioxides, volatile organic compounds, polycyclic aromatic hydrocarbons, and particulate matter (e.g., diesel combustion particulate matter and fugitive dust);

  - GHG emissions during operations (e.g., natural gas combustion), primarily in the form of CO_2, CH_4, and N_2O.
- Noise emissions, including
  - Noise that will be generated during construction related to the use of heavy equipment to complete the construction of the Power Plant, construct the data center and complete final site grading;
  - Noise that will be generated during operations from the Power Plant, which will be compliant with AUC Rule 012 (AUC 2024) requirements for noise control.
- Liquid discharges, including:
  - Stormwater, sewage wastewater, industrial wastewater, and surface water runoff during construction and operations, which will be managed with a stormwater detention pond that is designed and operated in alignment with the EPEA approval:
    - The Site will be graded to direct overland drainage to open ditches and culverts which will convey the runoff to the stormwater detention pond. The pond will be located within the northwest corner of the lease property boundary;
    - Perimeter berms will provide run-on/run-off control, and therefore, there will be no offsite contributions from outside;
    - The pond must be designed to a 1 in 25-year, 24-hour duration storm event as required by the EPEA *Guide to Content for Energy Project Applications* (AER 2014);
    - Stormwater collected in the pond will be retained for a minimum of 24 hours. The stormwater must be tested to confirm water quality compliance with the EPEA approval before being released;
    - Detailed pond design will be developed in a later design stage but the initial location is shown on Appendix A, Figure A3.
- Solid waste, including:
  - Domestic waste and industrial garbage, recyclables (wood, paper, metal), waste oil, and hazardous waste (paint, solvents, batteries, fluorescent light bulbs, herbicides, etc.) during the construction and operation of the Project.

Cree Ative will manage construction and operation emissions, discharges and wastes to meet requirements of applicable guidelines, policies and regulations for all phases of the Project. An Environmental Protection Plan, required for the AUC Power Plant application, will address mitigations to potential waste and emissions.

6 Part F – Summary

6.1 Item 25 – Plain-language summary in English

A plain-language summary of the information that is required under items 1 to 24 in English and in French.

See Summary of the Initial Project Description under separate cover.

7 References

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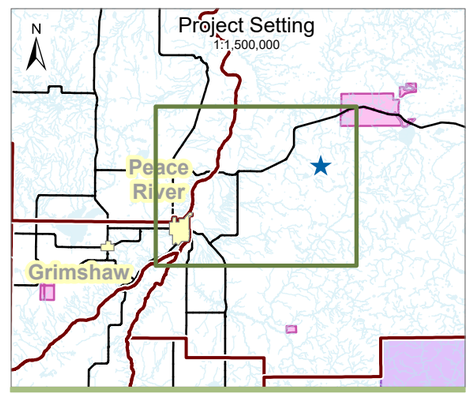
Appendix A
Project maps

MIHTA ASKIY
Data Center

Power Plant Project

Project Location

- Project Location
- Interconnection Study Area
- Existing Substation
- Existing 144 kV Transmission Line
- Existing 240 kV Transmission Line
- Paved Road
- Unpaved Road
- Watercourse
- Community
- First Nations Reserve
- Métis Settlement
- Water Body



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Coordinate System: NAD 1983 UTM Zone 11N
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Figure A1

MIHTA ASKIY
Data Center

Power Plant Project

Project Proximity to First Nation Reserves and Métis Settlements

- Project Location
- Project Proximity Indicator
- Interconnection Study Area
- Community
- Paved Road
- Unpaved Road
- Municipal District
- Watercourse
- Water Body
- First Nations Reserve
- Lubicon Lake Band Land Settlement Area
- Métis Settlement

Dene Tha' First Nation
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Jackfish Point No. 214
Bistcho Lake No. 213
Upper Hay River No. 212
Mackenzie County
Amber River No. 211
Hay Lake No. 209
Zama Lake No. 210
High Level
Child Lake No. 164A
Bushe River No. 207
Boyer No. 164
Clear Hills No. 152C
Project Location

Jackfish Point No. 214: 362.2 km
Bistcho Lake No. 213: 376.2 km
Upper Hay River No. 212: 301.1 km
Amber River No. 211: 305.5 km
Hay River No. 209: 281.5 km
Zama Lake No. 210: 284.2 km
Bushe River No. 207: 228.4 km

Woodland Cree No. 226
Woodland Cree No. 228
Woodland Cree No. 226: 11.1 km
Project Location
Lubicon Lake Band: 36.2 km
Lubicon Lake Band Land Settlement Area
Duncan's First Nation: 72.4 km
Peavine Métis Settlement: 45 km
Gift Lake Métis Settlement: 55.4 km
Duncans No. 151A
Nampa
William McKenzie No. 151K
Girouxville
McLennan
Peavine Métis Settlement
Gift Lake Métis Settlement
Sucker Creek First Nation: 102.9 km
East Prairie Métis Settlement: 124.3 km
Driftpile Cree Nation: 128.5 km
Sucker Creek No. 150A
Drift Pile River No. 150
East Prairie Métis Settlement

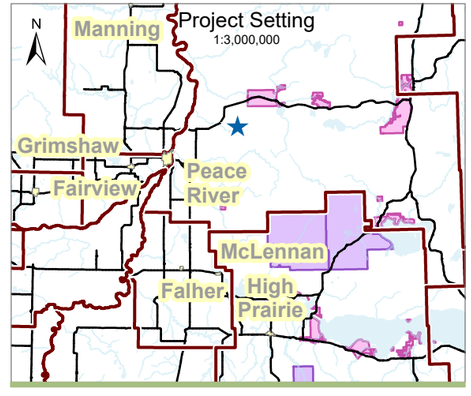

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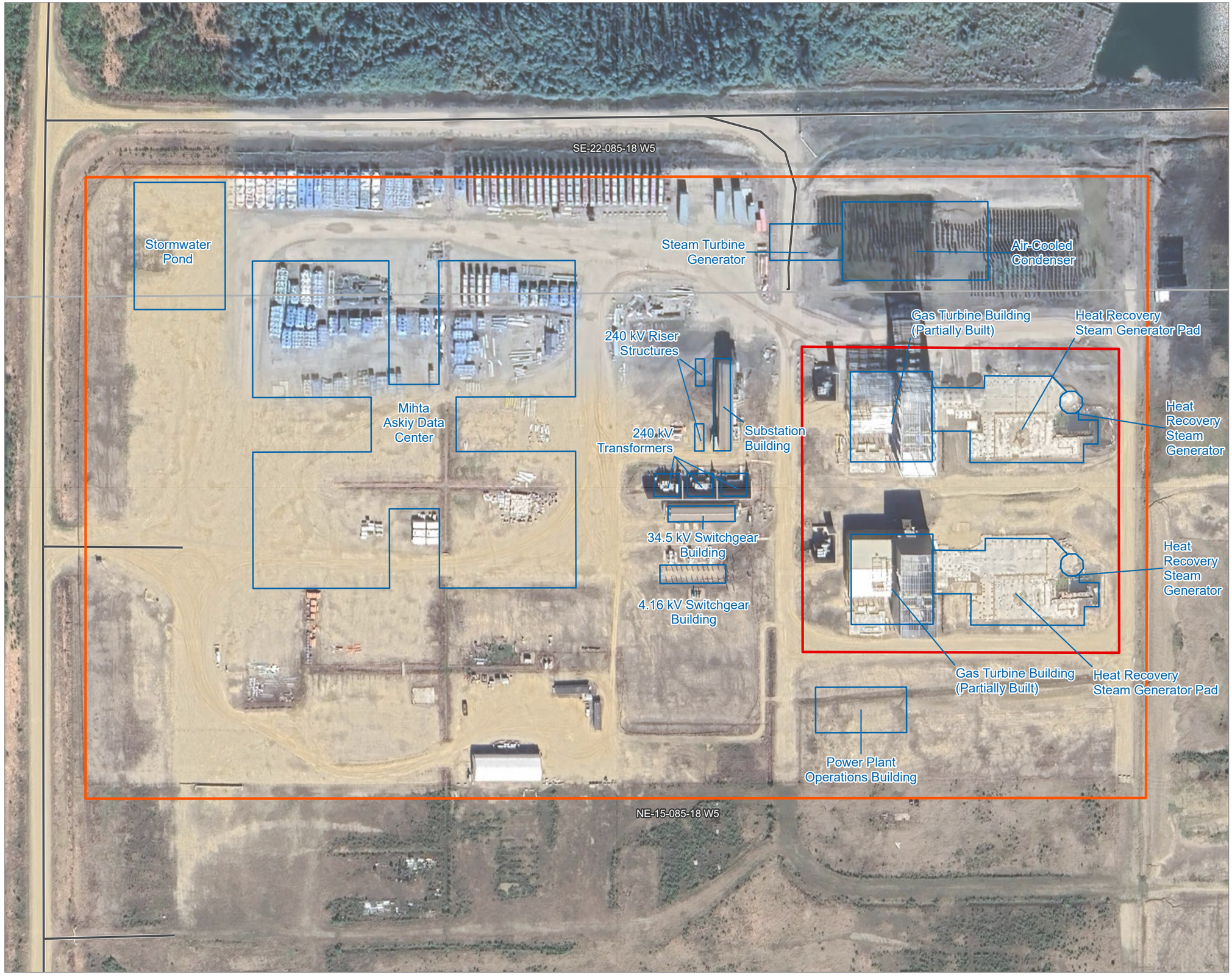
Figure A2



MIHTA ASKIY
Data Center

Power Plant Project

Site Plan

- Site Plan
- Power Plant Site Boundary
- Data Centre Site Boundary
- Unpaved Road

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Figure A3

MIHTA ASKIY
Data Center

Interconnection Project

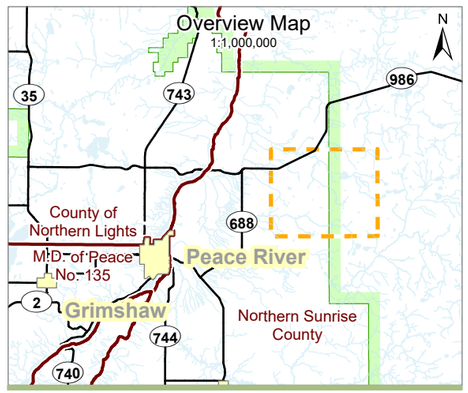
Preliminary Routes and Study Area

Segment Point Designation

Preliminary Transmission Route Segment

- Central Route
- North Route
- South Route

- Site Boundary
- Siting Study Area
- Existing Substation
- Residence Location
- Existing 144 kV Transmission Line
- Existing 240 kV Transmission Line
- Paved Road
- Unpaved Road
- Watercourse
- Community
- Green/White Area Boundary
- Water Body



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Map Date: October 27, 2025	Map #: CRE25083-001 Rev. 0

Figure A4

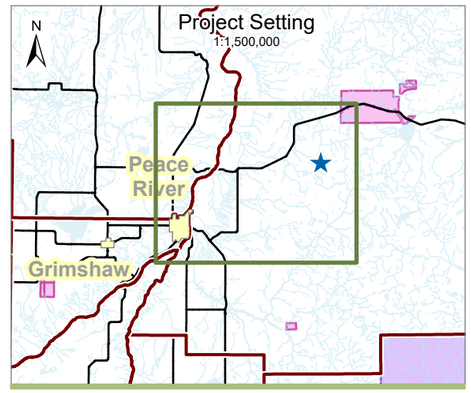
MIHTA ASKIY
Data Center

Power Plant Project

Project Proximities

- Project Location
- Residence Location
- Existing Substation
- Existing 144 kV Transmission Line
- Existing 240 kV Transmission Line
- Paved Road
- Unpaved Road
- Watercourse
- Community
- Métis Settlement
- Municipal District
- First Nations Reserve
- Water Body

Note: Nearest Federal Land (Wood Buffalo National Park) is 251.6 km NE



MASKWA
ENVIRONMENTAL CONSULTING

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Produced For: CreeAtive GP	Map Creator: C. Jackson
Map Date: October 27, 2025	Map #: CRE25083-020 Rev. 0

Coordinate System: NAD 1983 UTM Zone 11N
Path: S:\Client\CreeAtive\MihtaAskiy\Mapping\20250825_IAAC_ProjectDescription\

Figure A5

MIHTA ASKIY
Data Center

Power Plant Project

Environmental Overview

- Data Centre Site Boundary
- Power Plant Site Boundary
- Interconnection Study Area
- Existing Substation
- Existing 144 kV Transmission Line
- Existing 240 kV Transmission Line
- Paved Road
- Unpaved Road
- Watercourse
- Water Body

Wildlife Sensitivity Range

- Sharp-tailed Grouse Survey
- Trumpeter Swan Watercourse
- Trumpeter Swan Watercourse Buffer

Wildlife Survey Locations and Features

- Breeding Bird Survey Location
- Other Wildlife Feature
- Raptor Nest Location
- Sensitive Amphibian Feature

MASKWA
ENVIRONMENTAL CONSULTING

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Produced For: Cree Ative GP	Map Creator: S. Begg
Map Date: October 27, 2025	Map #: CRE25083-021 Rev. 0

Path: S:\Client\CreeAtive\MihtaAskiy\Mapping\20250911_IAAC_EnviroOverview

Figure A1

Appendix B
Project Newsletter

SUMMER 2025

MIHTA ASKIY DATA CENTER PROJECT

Location:
NE-15-85-18-W5, 40 km east of Peace River

Components:
Data center, 400-MW Gas Power Plant, two 240 kV Transmission Lines

Purpose:
Private and cultural computing services; grid-connected power generation

First Nation Ownership:
51% Woodland Cree First Nation

Status:
Early planning and engagement are underway

What is the Mihta Askiy Data Center Project?

Cree Ative Datacenter Corp GP, on behalf of Mihta Askiy LP ("Cree Ative"), is proposing a new development in Northern Sunrise County, located on a **brownfield** site at NE-15-85-18-W5, approximately 40 km east of Peace River.

The initial Project phase will include a new data center, built in two phases of 200-megawatts each, with power supplied by a 400-megawatt natural gas power plant using **simple cycle** natural gas turbine technology. A substation, and two new 240-kilovolt single-circuit transmission lines will connect the site to the Wesley Creek Substation. In a future stage, the power plant is expected to be upgraded to a 650-megawatt combined **cycle facility**, along with a 250-megawatt expansion of the data center.

This newsletter provides important information about the Project, the engagement process, and how your input can help shape decisions.

Maskwa Environmental Consulting Ltd. (Maskwa) is leading the engagement to ensure a transparent process that meets all regulatory requirements, including those set by the Alberta Utilities Commission (AUC) and other relevant authorities.

BROWNFIELD:
Previously disturbed site. Selected to use space that is already developed for industrial purposes.

A SIMPLE CYCLE
natural gas turbine burns natural gas to spin a turbine, which directly generates electricity. It starts quickly and is useful for meeting immediate power needs.

A COMBINED CYCLE
power plant burns natural gas to generate electricity and captures the leftover heat to create steam. The steam powers a second turbine, allowing the plant to produce more electricity from the same fuel, making it more efficient.

Project Timeline and Engagement Stages

Stage
Stage 1
Project introduction

Timeline
Present - August 2025

Purpose
Introduce the full Project and gather initial input

Stage
Stage 2
Route update

Timeline
August – October 2025

Purpose
Share refined transmission routes based on environmental factors, engineering, and public feedback

Stage
Facility Application
AUC application for the transmission line and substation

Timeline
Q4 2025

Purpose
Cree Ative will submit an application to the AUC.

Stage
Stage 3
Project introduction

Timeline
Fall 2025 – Spring 2026

Purpose
Continued engagement for the gas power plant

Stage
Power Plant Application

Timeline
Spring 2026

Purpose
Cree Ative will submit an application to the AUC.

Who is Cree Ative Datacenter Corp GP?

Cree Ative Datacenter Corp GP is the General Partner acting on behalf of the Limited Partner, Mihta Askiy Datacenter LP, which will own the Power Plant and Data Center infrastructure assets. The Mitha Askiy LP is an Indigenous partnership, which is 51% owned by Woodland Cree First Nation (WCFN) and 49% owned by Sovereign Digital Infrastructure.

Transmission Lines

The Project will require two single-circuit 240 kV transmission lines. Line routing options include either both lines located side-by-side within a single fire mitigation right-of-way, or each line placed in a separate right-of-way. The new transmission lines will connect a substation at the data center site to the Alberta Interconnected Electric System (AIES) at the existing Wesley Creek substation. Once the gas power plant is commissioned, it will also connect to this substation. The data center itself will be served directly by the on-site substation.

The enclosed map shows potential routes the transmission lines could follow. Maskwa, on behalf of Cree Ative, is seeking feedback from individuals in the area to help refine these potential routes. Community input and local knowledge are valuable for identifying opportunities and minimizing potential impacts.

Below are examples of the potential structure types that may be used for this Project.

Gas Power Plant

Cree Ative is proposing to continue to develop the site for the operation of a natural gas fired power plant. The site has two existing turbine buildings that are partially built from prior projects that were approved in the area.

Cree Ative is planning to develop the gas power plant in two stages.

Phase	Development type	Approximate In-service Date
1	400MW simple cycle gas generation	Late 2027
2	650MW (total) combined cycle gas generation and 250MW data center expansion	Late 2029

The power plant will require a new natural gas pipeline connected to the Nova Gas Transmission Ltd. (NGTL) system. The new pipeline will be proposed to be built within existing rights-of-way and will roughly be one to two kilometres in length, essentially completing the infrastructure initially designed and permitted by Shell for its Carmon Creek heavy oil project. More information on the pipeline will be provided as the Project progresses.

Data Center

The initial data center facility will be comprised of two 300 MW storage facilities. The facility is expected to serve several private companies. A portion will be dedicated to preserving First Nation languages and culture, supported by WCFN ownership.

Who are the regulators for this Project?

ACO

The Aboriginal Consultation Office (ACO) is responsible for managing the Government of Alberta's consultation process with Indigenous communities when Crown land and natural resources may be impacted by proposed developments. The ACO ensures that consultation is carried out in a consistent, transparent, and meaningful way.

For this Project, consultation requirements are guided by The Government of Alberta's proponent guide to First Nations, Metis Settlements and Credibly Asserted Métis Communities consultation procedures. If required, the ACO will review consultation records and provide advice or decisions regarding the adequacy of consultation.

More information about the ACO's role and Alberta's consultation process can be found at www.alberta.ca/indigenous-consultation.

AEPA

Alberta Environment and Protected Areas (AEPA) is the provincial ministry responsible for managing Alberta's air, land, water, and biodiversity, while supporting sustainable economic development. Under AEPA's oversight, the Environmental Protection and Enhancement Act (EPEA) governs the industrial approval process, requiring major projects to complete an Industrial Approval Application (IAA) that assesses and discloses potential environmental impacts. This process ensures Alberta maintains a strong balance between environmental stewardship and industrial growth.

AUC

The AUC is a quasi-judicial agency that regulates the approval and operation of utility projects in Alberta. It ensures that developments like power plants and transmission lines are safe, reliable, and in the public interest through fair and transparent decision-making.

Portions of this Project, the Facility and Power Plant Applications, will be approved by the AUC.

Information regarding the AUC review process and how you can participate can be found in their brochure "Participating in the AUC's independent review process to consider facility applications" included in this package and is also available on the AUC website www.auc.ab.ca.

Environment

To support regulatory applications and identify potential environmental impacts, biophysical fieldwork will start in summer 2025. These studies will include:

- **Wildlife** – identifying species and habitat areas
- **Vegetation** – documenting plant communities and any rare species
- **Wetlands** – locating and classifying wetlands within the study area

The information collected will help with Project planning and route refinement for the transmission lines.

You may see field crews in the area working. They will be working on both public and private lands where access is approved.

If your property is within the study area, you may be contacted by a team member to discuss access.

How can you have your say?

Cree Ative and Maskwa are committed to open and meaningful engagement. We want to hear your questions and feedback about the Project. Project team members will be available for meetings; discussions and we aim to:

- Share project information clearly and transparently
- Listen to your ideas
- Use your feedback to inform Project decisions, including routing and site development.

There are multiple ways to stay informed and provide input:

- **Project Website** – Most up to date information available
- **Phone & Email Contact** – Speak with a team member directly
- **One-on-One Meetings** – Available upon request for landowners, municipalities, Indigenous communities, and anyone interested in the Project. (Meetings will mostly be done by phone or virtually, but can be scheduled in-person)

This engagement is designed to meet AUC Rule 007 requirements, as well as align with expectations from the AESO, AEPA, and the ACO.

Contact Us

We'd really appreciate hearing from you. Please give us a call or send us an email.

Project Phone Line: 1-800-265-4977

Project Email: MihtaAskiyDC@maskwaenv.com

Website: https://sovereigndigitalinfrastructure.com/

Next Steps:

Route refinement and environmental studies	**Summer/Fall 2025**
AUC Facility Application for the transmission line and substation	**Q4 2025**
AUC Power Plant application	**Spring 2026**

Appendix C Northern Sunrise County Letter of Support

NORTHERN SUNRISE COUNTY

Bag 1300, 135 Sunrise Road
Peace River, AB
T8S 1Y9
northernsunrise.net

September 2, 2025

Woodland Cree First Nation Chief and Council
General Delivery
Cadotte Lake, AB T0H 0N0
[redacted]

Fred Wasden and Darren Watson
Sovereign Digital Infrastructure
Suite 3810, Bankers Hall West
888-3rd Street SW
Calgary, AB T2P 5C5
MihtaAskiyDC@maskwaenv.com

Dear Chief and Council, Fred Wasden and Darren Watson,

RE: Mihta Askiy Data Center Project

Thank you for attending the August 26, 2026 Council meeting and for your presentation on the proposed Mihta Askiy Data Center project. Council greatly appreciated the information you shared and the vision you outlined.

This project represents a significant opportunity for both local and regional economic growth. It will generate new employment opportunities—during construction and throughout ongoing operations—directly benefiting our residents and the region. Beyond job creation, the development of a data center in the County will strengthen our economic foundation, position the region as a leader in digital infrastructure, and highlight the power of collaboration for the benefit of all communities.

Importantly, this initiative also reflects a meaningful step forward in reconciliation. By working together in true partnership, we can advance opportunities that honour Indigenous leadership, support economic self-determination, and create shared prosperity for generations to come.

Council is pleased to express its support for the Mihta Askiy Data Center project and looks forward to seeing this important initiative move forward. We are confident it will bring lasting positive impacts to our community, strengthen relationships, and contribute to reconciliation in our region.

Sincerely,

[redacted]
Northern Sunrise County