



APPLICATION REVISION

After engaging with community members and county officials on the proposed Goldfinch Technology Park development, Diode Ventures submitted revised land use applications incorporating feedback from these stakeholders. These changes were made in the spirit of being a responsible and collaborative community partner. The major revisions are outlined below.

KEY HIGHLIGHTS

- The revised application **reduces overall development impact**.
- Buffers, screening, and mitigation measures were expanded.
- Water use is **limited and clearly defined**.
- Traffic access was **relocated away from Highway 24**.
- **Development will occur in stages** with dedicated permitting & stakeholder review required at each stage.

LAND USE DESIGNATION

For the Area Structure Plan resubmission, the project’s proposed land use redesignation was changed **from Heavy Industrial to Medium Industrial**. The change to Medium Industrial is intended to more accurately reflect the impact of a data centre development and align with county policy, community expectations, and the surrounding land-use context. Medium industrial uses typically involve large buildings but operate with **minimal noise, vibration, emissions, and traffic** compared to heavy industrial uses. For this data centre project, this means enclosed buildings, limited outdoor activity, no industrial processing, and operations that minimally impact the surrounding area.

For the Land Use Bylaw, the project has revised the submission from an Intensive Industrial designation to an Industrial General designation. This translates to a reduction in overall development impact.

PHASED DEVELOPMENT APPROACH

PHASE ONE	PHASE TWO	PHASE THREE	<p>The project is now proposed to be developed in three phases rather than one. The development phases are anticipated to be sequenced starting in 2029, 2031, and 2033.</p> <p>Each phase will include its own servicing, mitigation, and permitting requirements. This phasing approach will allow for a more controlled and adaptable build-out.</p>
2029	2031	2033	

WATER USE MINIMIZATION

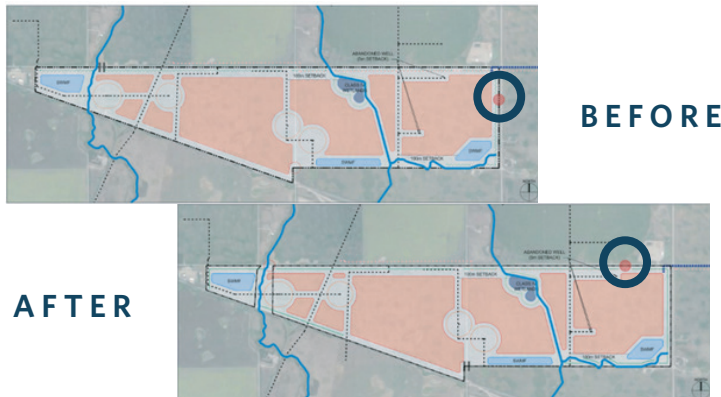
The data centre will not use the local aquifer for cooling purposes. Cooling will be facilitated through air-based or closed-loop systems.

This facility will use significantly less water compared to other industrial facilities such as chemical plants or manufacturing operations.

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TRAFFIC ACCESS RELOCATED

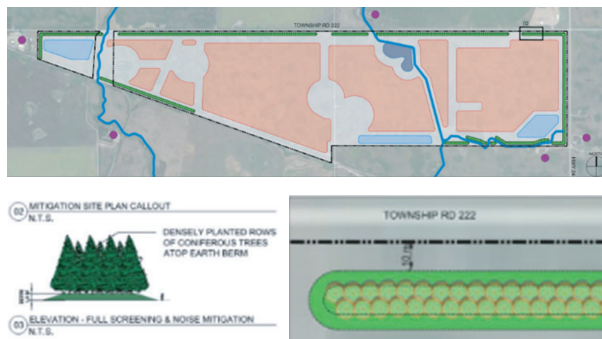


The primary site access was relocated from **Highway 24 to Township Road 222** based on guidance from Alberta Transportation.

Site access is now proposed from Township Road 222.

Relocating access **improves safety and reduces conflicts** on the highway.

EXPANDED LANDSCAPE BUFFERS AND SCREENING



Landscape buffers and berms were expanded, particularly along the south and west edges of the site.

Surrounding country residential parcels will be adjacent to landscaped areas rather than building edges.

SELF-CONTAINED EMERGENCY RESPONSE SYSTEM

The project will include a **self-contained on-site fire response system**.

Internal fire suppression systems will be designed specifically for this data centre facility.

STRONGER NOISE AND CONSTRUCTION CONTROLS

Diode has committed to voluntarily conducting Noise Impact Assessments at each development phase in conjunction with development permit applications.

Noise assessments must confirm compliance with provincial noise limits, including backup generators. **A Construction Management Plan** will be submitted and approved before construction begins.

These requirements set clear, enforceable controls to reduce disruption.