



# GREENVIEW INDUSTRIAL GATEWAY

Canada's Natural Gas Exploration and Processing Centre

The Greenview Industrial Gateway (GIG) represents a key milestone in the Municipal District of Greenview's vision for sustainable and innovative economic development. Guided by Greenview's Strategic Plan 2022-2026, this initiative reflects a shared vision for a brighter future rooted in past achievements and forward-thinking opportunities.

As part of this plan, Greenview Council identified economic diversification as a top priority. Their goal is to create a world-class, integrated eco-industrial site focused on processing and developing natural gas by-products while fostering a sustainable regional economy. Alongside this economic ambition, Council is committed to balancing industrial development with the protection of natural resources, ensuring the region grows responsibly and sustainably.

This is an exciting era for our community, marked by continuous growth in key sectors such as energy, forestry, mining, and agriculture. These developments will generate employment opportunities for the region's workforce and provide training programs for youth, empowering them to build rewarding, long-term careers locally. Residents will have access to advanced education, fulfilling jobs, and the chance to stay and retire in the region they call home.

A recent highlight is Greenview's partnership with O'Leary Ventures to construct an innovative, off-grid natural gas and geothermal power infrastructure supporting the world's largest AI data centre industrial park. This groundbreaking facility will operate independently of the main power grid, leveraging natural gas turbines and geothermal infrastructure to achieve a near-zero carbon footprint.

This partnership underscores Greenview Council's commitment to fostering sustainable development while enhancing the quality of life for residents. By collaborating with industry leaders and innovators, Greenview is poised to become a hub for future-forward industries, creating a prosperous and resilient community for generations to come. Developments like the GIG act as catalysts for a thriving, sustainable, and forward-thinking region, ensuring prosperity for both present and future generations.



Municipal District of  
**GREENVIEW**

# GIG TIMELINE

2013

Area Structure Plan Approval.

Memorandum of Understanding signed with the Province of Alberta signalling special boundary designation.

2015

Greenview Council formed a collaborative initiative with the County & City of Grande Prairie known as the Tri-Municipal Industrial Partnership.

2016

2017-2022

Phase 3 Consultations on Land Use initiated and completed with the Province of Alberta.

2020

Greenview proceeded independently with this industrial development and rebranded the project as the GIG.

## What gives Wonder Valley a near-net-zero carbon footprint?

**Looped cooling system:** Water will be used to cool equipment and then heat buildings before re-entering the cooling cycle, thus reducing overall consumption. The area's cold climate will naturally support cooling, which helps lower water use even further.

The water used will come from the Smoky River, which has an abundance of water. The GIG uses just 0.2% of the river's annual flow—a very small fraction. With its large flow capacity and very few water allocations, it can easily support the GIG's needs without affecting other users or the environment.

Wonder Valley will operate independently of the main power grid, relying on natural gas turbines and geothermal infrastructure to ensure a consistent, sustainable energy supply. This means that it won't affect the province's electricity grid or be linked to increased electricity costs for residents.

Each phase of the project will require approximately 144 million cubic feet of natural gas per day to produce 1 GW of electricity per year. This results in an estimated 538 billion cubic feet (BCF) of natural gas per year for each phase of the project. This energy will be sourced from the region's abundant 200 trillion cubic feet of natural gas resources, a currently underutilized asset.

## GIG LAND OWNERSHIP MAP



2021

Northern Petrochemical signed a land purchase agreement for a 295-acre parcel.

Greenview reached a historic agreement with the Government of Alberta to purchase approximately 2000 acres of crown land.

2022

Greenview Council approved funding of \$50,000,000 for the twinning of approximately 20 kms of HWY 40 south of Grande Prairie.

Greenview awarded the tender to build and pave the entrance road into the Greenview Industrial Gateway, with the project completed in 2023.

Greenview Council approved a Memorandum of Understanding (MOU) with Cerilon GTL Inc.

2024

MOU with Interprovincial Fuel Solutions Ltd. (IFS) approved to purchase approximately 200 acres (81 hectares) in the GIG.

O'Leary Ventures partners with Greenview to build an off-grid natural gas and geothermal power infrastructure to support the largest AI data centre industrial part in the world.

## How will these developments make a positive impact on Greenview?

### Employment and Growth Opportunities

- These developments will generate thousands of construction jobs and permanent positions which will support families and boost the local economy.
- Employment Estimated 2,000 – 4,000 jobs over the next 10 years during the construction phase of Wonder Valley, providing a major boost to the local economy. Each phase of the project will generate approximately 100 – 150 full-time positions for operations and maintenance.
- Collaborations with educational institutions like Northwestern Polytechnic to develop training programs and education opportunities mean that individuals can build stable, rewarding, and long-term careers by creating a skilled workforce trained in these fields. This is a unique chance to build a lifelong career with the same organization—an opportunity to grow, receive advanced education, secure a local well-paying job, and retire without ever needing to leave the GP Region.
- Partnerships with local businesses and vendors will enhance economic activity, promoting growth across multiple sectors, including technology, hospitality, transportation and logistics.
- This project will significantly enhance residential and non-residential tax bases, benefiting municipal infrastructure and services.

### Enhanced Infrastructure

- New developments bring improvements to transportation, utilities, and other critical infrastructure, benefitting residents and businesses alike.

### Increased Local Services

- Economic growth leads to an expansion of services such as healthcare, retail, and recreational facilities, enhancing the quality of life.

### Community Pride

- These developments foster a sense of pride among residents, knowing their region is at the forefront of sustainable and innovative growth.

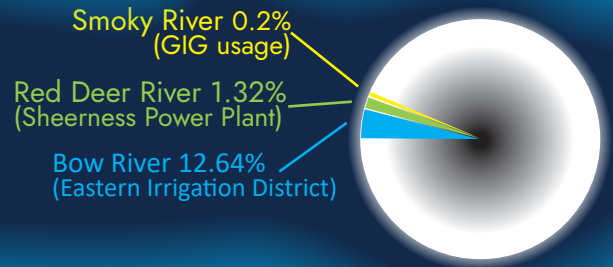
### Global Recognition

- Hosting innovative projects, such as a carbon-neutral data center, positions the region as a leader in green and technological advancements, attracting further opportunities.

## WATER

With its large flow capacity and minimal current allocations, the Smoky River is well-suited to support the GIG's water needs.

The project will utilize just 0.2% of the Smoky River's annual flow, a fraction of its capacity. The Smoky River remains one of Alberta's least impacted waterways.



## SALARIES & IMPACT\*



## ECONOMIC IMPACT\*



Every \$1 of salary = \$0.60 spent locally on goods and services ..... **\$13,140,000M/year**

\*Disclaimer: The salary and economic benefit figures presented are estimates based on national averages and are intended for informational purposes only. Actual compensation may vary depending on location, industry, individual qualifications, and other factors. These estimates should not be interpreted as guarantees or precise figures. For more accurate and personalized information, consult local data or a relevant professional.