



GREENVIEW INDUSTRIAL GATEWAY

The Greenview Industrial Gateway journey began in 2013 with the approval of the Area Structure Plan (ASP) on 18,660 acres of crown land, signalling Greenview’s intent to develop a world-class industrial hub. By 2015, Greenview had secured a Memorandum of Understanding with the Province of Alberta, paving the way for a special boundary designation. These early steps were critical in setting the foundation for what would become a transformative project for the region.

Greenview Council recognized the need for a long-term economic plan to attract industry, create jobs, and generate revenue, all while ensuring responsible development.

It was established through extensive collaboration between industry leaders and municipal governments. The vision was to create a plug-and-play industrial area that would capitalize on Greenview’s proximity to key transportation routes, abundant natural resources, and an eager workforce. By providing a centralized location for energy development, Greenview aimed to build a sustainable economy that supports both current and future generations.

Over the years, significant investments in infrastructure and regulatory planning have shaped GIG into what it is today—a thriving industrial hub poised for long-term success. This initiative aligns with Greenview’s commitment to economic diversification, responsible development, and ensuring our communities benefit from industrial growth.

**A
VISION
OVER A
DECADE
IN THE
MAKING.**



Municipal District of
GREENVIEW

Q: What is the Wonder Valley project?

Wonder Valley is a large-scale data center being developed within the Greenview Industrial Gateway (GIG) in Greenview. It represents a significant opportunity for regional economic diversification, offering a lower-impact alternative to the heavy industrial uses the Gateway was originally designed to accommodate.

Q: What was the Greenview Industrial Gateway originally planned for?

The GIG was established in 2013 to attract heavy industrial investment to the region. Early plans called for petrochemical plants, heavy manufacturers, and ammonia producers — industries that would have demanded substantially more water and introduced greater environmental and safety risks through the movement of dangerous and hazardous goods along already congested local road and rail infrastructure.

Q: Why is Wonder Valley happening here?

The GIG was developed over 13 years through Greenview's planning and investment, and that work created the conditions that made Wonder Valley possible. As the site gained global recognition for its rare combination of natural gas access, water, fibre connectivity, and cold climate, it began attracting the attention of industries looking for exactly those advantages, Wonder Valley among them. The land was always intended for industrial development, and that vision never changed. What evolved was the product being produced and how it goes to market. Wonder Valley represents the GIG delivering on its original promise: attracting major investment and diversifying Greenview's economy.

FAQ Municipal Project Approvals and Process

Q: What approvals related to the Wonder Valley project have already been granted by the MD?

Greenview has not granted any development approvals to date. Currently, a Purchase Sale Agreement (PSA) is in place regarding the land sale. The project has not yet advanced to the development permit stage, and no permit applications have been submitted.

When the project does proceed, it will be required to meet all development standards as legislated by Greenview. Public hearings are not required for development permits, however, at the time of Development Permit, circulations of discretionary permit applications would be circulated for information & comment to adjacent landowners or affected stakeholder parties who provide comment through official channels during the development permit approval process(es). Any comments received form a part of a discretionary application and would be included in the package to the Municipal Planning Commission for review as the Development Authority.

Q: Have there been any major ASP amendments associated with the Wonder Valley Project?

There have been no Major ASP amendments made, nor do we anticipate any such requests. Greenview is aware of a minor ASP amendment that is coming, but no application has been submitted at this time. There was an engagement session held by Beirsto & Associates Engineering, with notice sent to impacted parties within required radius.

You can find our policies regarding ASP amendments on our website at mdgreenview.ab.ca, if you require further information on this process.

Greenview did approve Bylaw 24-979 Land Use Bylaw Amendment to the GIG-HI-1 District to add "Data Processing Centre(s)" as a Permitted Use within the Greenview Industrial Gateway. This was approved in November of 2024, and a public hearing was a part of that process.

Q: Who organized the open house?

The open house held on June 4, 2026, at the Grovedale Community Hall was run and led entirely by Wonder Valley. It was not a Greenview-organized event.

Q: Why was a flow-through format used instead of a town hall?

Greenview supported the flow-through format because it was designed to enable genuine one-on-one conversations between residents and project representatives. Rather than an open-floor format where participation can be uneven, this approach ensures every attendee has equal access to information and an equal opportunity to ask questions and receive direct answers, whether they're comfortable speaking in front of a crowd or not. No question gets drowned out, and no one leaves without having had the chance to engage directly with the people who can answer them.

Q: Why was there security at the event?

Security was intentional and focused on the safety of Greenview residents and the hamlet of Grovedale. Traffic management was in place, and emergency access was maintained throughout the event to handle any situation — including medical emergencies. Community Peace Officers (CPOs) were positioned nearby, RCMP were also stationed in the area, and Apex Security was on the grounds. Being well-prepared is a standard of care Greenview takes seriously.

Q: Can Greenview host an Open House?

Greenview will not be hosting an open house at this time. Greenview engaged with residents throughout the development of the Greenview Industrial Gateway, including public information sessions and formal Public Hearings through the Area Structure Plan process, and as changes were made to the Land Use Bylaw.

Questions specific to the Wonder Valley project, including its design, operations, and timelines, are best answered by Wonder Valley directly, as the proponent with the most complete and current information.

Q: What has Greenview invested in relation to this project?

Greenview's investments in the GIG were made to advance regional economic diversification and ensure the site was ready for industrial development, not to serve any single proponent. That work included environmental and geotechnical studies, infrastructure improvements, utility corridors, and a well-designed area structure plan (all completed through Greenview hired independent third-party experts) built up over years of careful planning. Wonder Valley came to the table because that groundwork was already in place.

Q: Why did Greenview invest \$50 million in Highway 40 twinning?

The Highway 40 twinning decision was made long before Wonder Valley was part of any conversation. It was a public safety imperative driven by the corridor's heavy traffic volumes, narrow lanes, and dangerous road conditions that have long made it one of the region's most pressing infrastructure concerns. The investment benefits every resident, business, and family travelling that route, regardless of Wonder Valley's outcome.

Greenview has been working closely with Alberta Transportation on this corridor for some time. Designs are already engineered and take into account traffic assessments and long-term growth, with future plans including upgraded intersections, further twinning, and improved signage. Additionally, as a condition of the Area Structure Plan, the proponent will be required to submit a traffic management plan, ensuring traffic impacts are assessed and mitigated as the project advances.

MUNICIPAL DISTRICT OF GREENVIEW No. 16

FAQ First Nations Consultation

Q: Were First Nations notified and consulted about this project?

Yes. The Province conducted formal Phase 3 consultation with multiple First Nations prior to finalization of the Area Structure Plan, completed in accordance with all regulatory requirements. Wonder Valley has also already initiated pre-engagement with all required Nations, with formal consultation to follow at permitting stages.

Q: What was the outcome of the Sturgeon Lake Cree Nation's appeal?

Sturgeon Lake Cree Nation appealed the water license. The Environmental Appeals Board ruled that the Nation is not directly impacted — the outcome of a proper legal process. Sturgeon Lake Cree Nation is located approximately 140 km by road from the GIG.

Q: Why wasn't a formal Environmental Impact Assessment (EIA) required for this project?

Under Alberta's Environmental Protection and Enhancement Act (EPEA), an EIA is only required for specific types of projects that meet defined thresholds, and this project does not trigger those thresholds. The legislation governing which projects require an EIA is publicly available online for anyone who wishes to review it. The provincial exemption is not a loophole or a special favour; it reflects how the law is written and applied consistently across the province.

It is also important to understand that Greenview over multiple years completed deep technical studies to a high standard, covering water resources, wetlands, species at risk, geotechnical conditions, and stormwater management. The exemption is a reflection of that thorough work, not a substitute for it.

Q: Does this mean the project was rubber-stamped without scrutiny?

No — this project has not been rubber-stamped. The absence of a mandatory EIA does not mean the project faces no environmental scrutiny. Wonder Valley has not received all required approvals, and provincial, federal, and municipal regulatory processes are still underway or being initiated. Each of those processes carries its own requirements, standards, and review mechanisms that the project must satisfy before proceeding.

Environmental studies are ongoing and will continue to be used to support regulatory applications, inform project design, and guide mitigation planning. The work done to date represents a foundation, not a finish line.

Q: Will Wonder Valley draw power from Alberta's electrical grid?

No. Wonder Valley is a fully off-grid, "behind the fence" operation. It will not draw from Alberta's electrical grid at any point. Power will be generated on-site using natural gas turbines, with backup redundancy built in.

Q: Will this project affect electricity rates for local residents and businesses?

No. Because Wonder Valley operates entirely off-grid, it will have no effect on residential or business electricity rates in the region.

Q: How much water will Wonder Valley use?

When the GIG was originally developed with multiple manufacturing and petrochemical facilities in mind, Greenview anticipated needing up to 24 million cubic meters of water per year. With Wonder Valley now as the sole proponent, we anticipate that the 6 million cubic meter license Greenview already holds will be sufficient — a reduction of roughly 75% from what was originally planned. That license is supported by five years of flow studies on the Smoky River, and represents less than 0.055% of annual river flow.

Q: Is the Smoky River over-allocated or at risk?

The available data does not support claims that the Smoky River is over-allocated. The agricultural drought declaration that has been cited relates to dryland rainfall conditions — irrigation from the Smoky River is not practiced in northern Alberta, making these two issues unrelated.

Q: How does data centre water use in this project compare to facilities elsewhere?

Many of the figures circulating online come from older facilities built on outdated technology — they aren't an accurate benchmark for what modern data centres consume. The industry has advanced significantly, and new cooling and efficiency technologies have dramatically reduced water use compared to what those legacy facilities required. Alberta's northern climate adds another advantage, naturally reducing cooling demands that facilities in warmer U.S. states have to compensate for mechanically. Wonder Valley is being designed to current standards, meaning comparisons to older facilities significantly overstate the water requirements of a project like this.

Q: What economic benefits will Wonder Valley bring to the region?

Wonder Valley is expected to generate thousands of construction jobs per phase, sustained over 10 to 20 years of phased development representing long-term careers rather than short-term contracts. Approximately 150 permanent full-time jobs are anticipated per phase, growing as the project matures.

Q: Has the MD assessed potential impacts on emergency services, including fire response, ambulance services, and emergency management capacity?

Wonder Valley is an industrial development and therefore like all industry will require its own emergency response planning. Greenview Fire does not engage in Industrial Fire Fighting as per policy, support may be provided as determined by the Incident Commander. Ambulance services are a provincial responsibility.

Q: Will local residents have access to these jobs?

Yes. Workforce training partnerships are being explored with Northwestern Polytechnic to ensure local people can be trained locally for local jobs. The project is also expected to generate significant regional spinoff activity in trades, logistics, maintenance, security, catering, and professional services.

Q: What is Council's long term vision for Grovedale and the surrounding area?

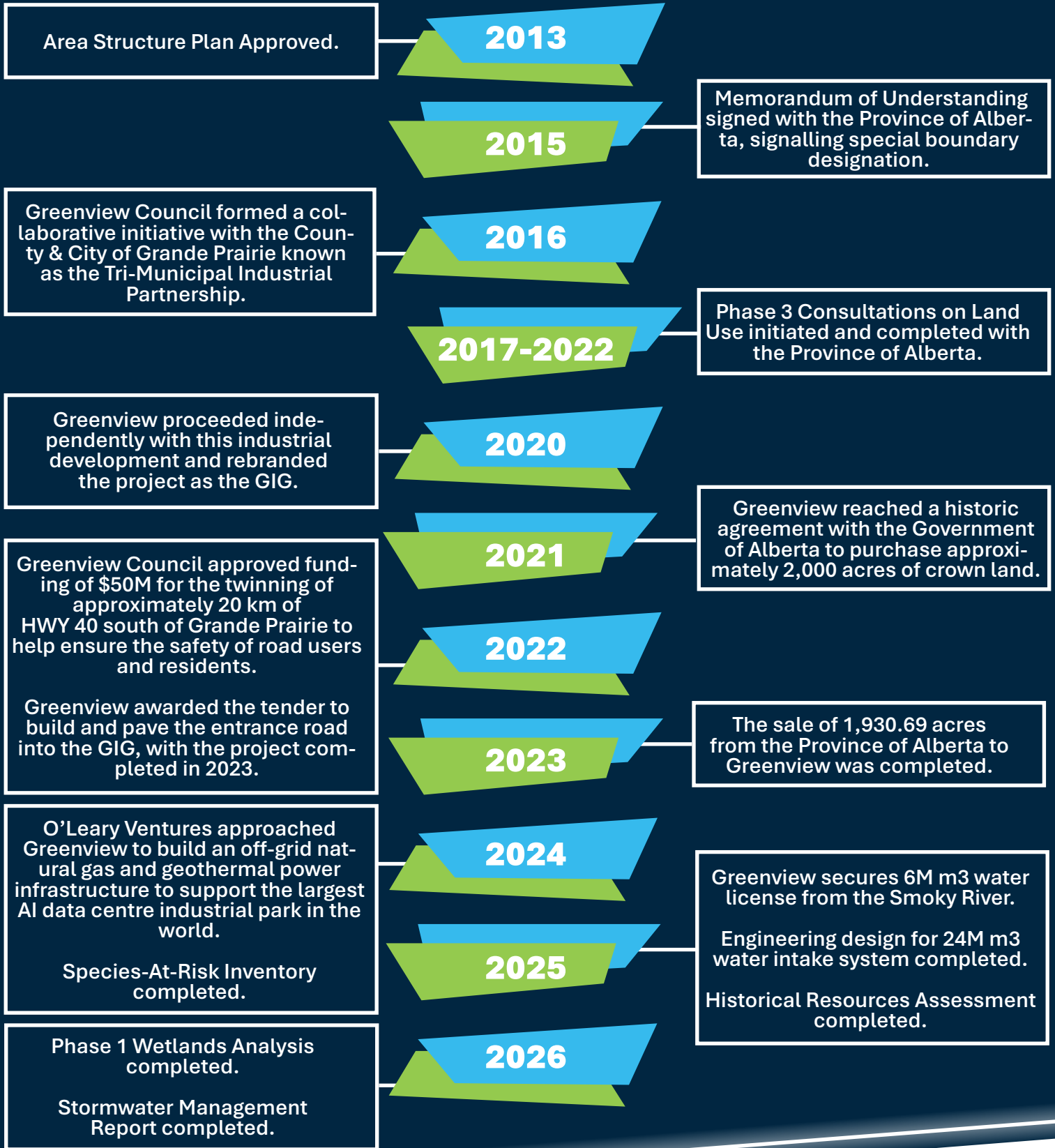
Greenview undertook a full review of the Grovedale area structure plan starting in November of 2024. The process, which was formally adopted in June of 2025 included multiple public engagement opportunities and formats to provide feedback.

Q: How will residents directly benefit from this project?

The tax revenue generated by Wonder Valley flows directly back to Greenview and into the communities that make us. In 2025 alone, Greenview returned over \$28 million through sponsorships, grants, and direct community supports.

Greenview operates a \$220 million budget with real obligations — including funding asset retirement liabilities for public infrastructure — and our reserves are not currently where they need to be. Those gaps have to be addressed. Growing the industrial tax base through projects like Wonder Valley is how Greenview meets those obligations without passing the cost on to residents. Municipalities that lack economic diversity often have no choice but to turn to annual residential tax increases to cover the same pressures. Industrial development helps to carry that load so that residents don't have to.

TIMELINE



Learn more at www.greenviewindustrial.ca

