



GREENVIEW INDUSTRIAL GATEWAY

THE GATEWAY VISION AND HISTORY

The Greenview Industrial Gateway (GIG) **began in 2013** when the Municipal District of Greenview identified the boundaries for an Area Structure Plan (ASP) setting aside **18,660 acres of Crown land** for industrial use (an area larger than the City of Leduc). Greenview Council had been focused on developing a long-term plan to diversify the regional economy and stabilize public revenues for current and future generations. Identifying the land through the ASP was a foundational first step towards attracting major industry groups that would create jobs and pay corporate property taxes while pursuing industrial development in a responsible, sustainable way.

Through extensive collaboration among industry leaders and other local municipalities, Greenview Council wanted to create a **‘plug-and-play’ industrial area** that could be tailored to a variety of industrial uses by capitalizing on many factors: proximity to key transportation routes and communication networks, distance from residences and urban centres, access to vital resources like natural gas, a business-friendly investment climate and a **skilled local workforce** at the ready.

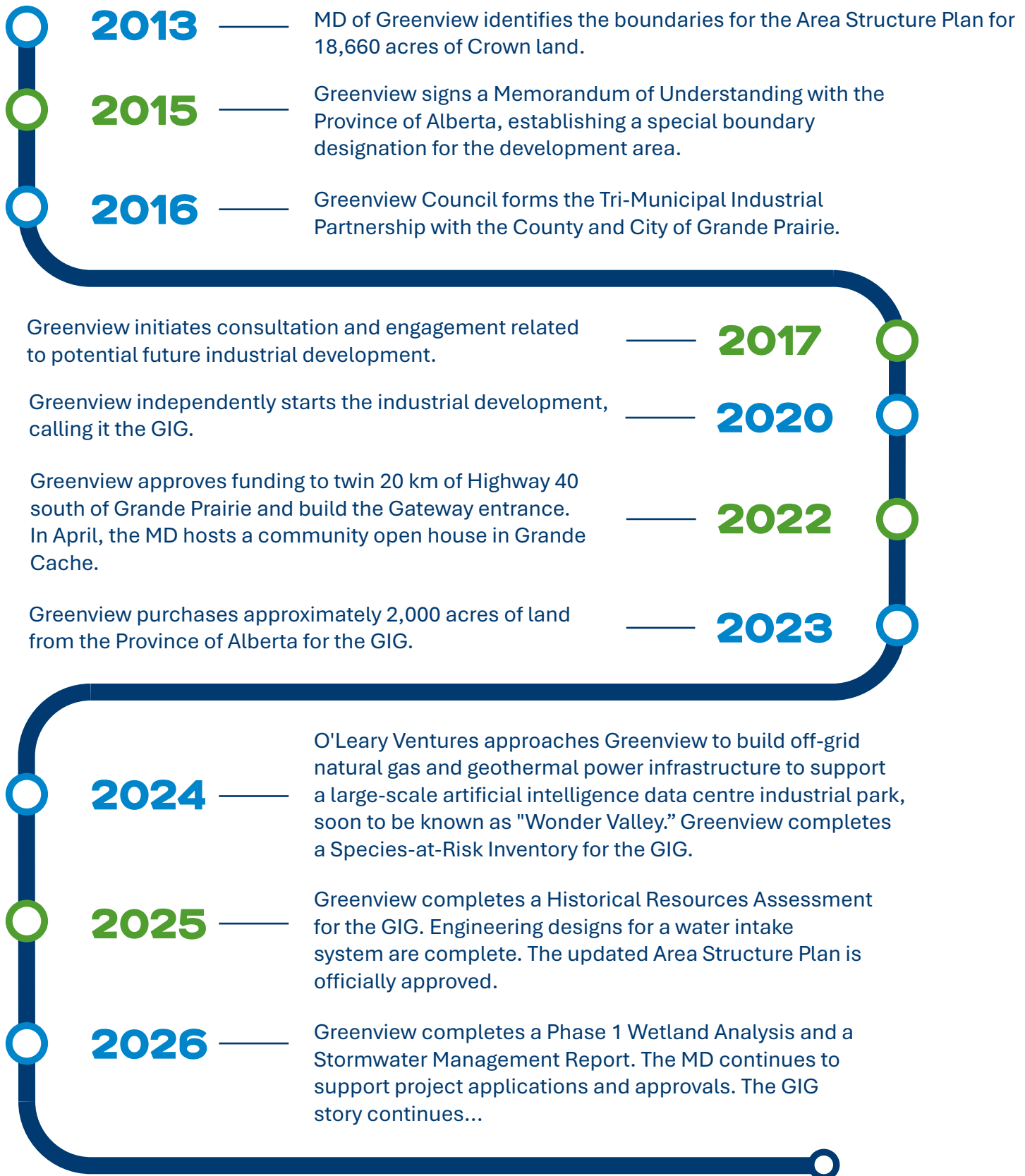
The land the ASP identified **ticked all the boxes**, and the idea for the GIG was conceived.

Over the years, several options have been considered as possible tenants, and eventual owners, of the GIG lands. From traditional oil and gas extraction to petrochemical refinement, Greenview has worked with industry players, other municipalities, First Nations, local residents and businesses to find **the right project for the GIG**.

In 2024, Greenview started exploring the new idea of hosting an **Artificial Intelligence (AI) Data Centre** at the GIG. Generally, Alberta's economy is unfamiliar with AI data centres, which means there's a lot to learn. Collaboration continues as we explore the **Wonder Valley project**.

Significant investments in infrastructure and regulatory planning have shaped the GIG into what it is today: an **industrial hub poised for long-term success** that aligns with Greenview's commitment to economic diversification, responsible development, and community benefit from industrial growth. That commitment is top of mind as we explore the possibilities of the Wonder Valley project.

TIMELINE





01 A Decade of Planning

The Municipal District of Greenview has been planning this land for industrial development since 2013, guided at every step by public investment and Council's vision for regional economic diversification.

02 Greenview Built the Roads

The MD invested \$50 million to twin 20 kilometres of Highway 40 to optimize the corridor for future development and enhance safety for local road users. This investment also paved the GIG's entrance road.

03 Chosen for What's Already Here

This site wasn't picked at random. Years of work went into building out fibre connectivity and infrastructure on land with a cold climate advantage, the exact combination that made this location valuable to many industries in the first place.

04 Three Councils, One Plan

Three different Greenview councils, spanning more than a decade of local elections, have continued investing in the GIG vision. Consistent political direction is a key element in making the vision a reality.

05 Transparency

The GIG is a public infrastructure project, built on public land with supporting public dollars. All related decisions have been made in public meetings, with opportunities for residents for feedback and input. In November 2024, following a full public hearing, Council amended a zoning bylaw to allow the development of an AI data centre project at the GIG.

06 Real Tax Revenue for Our Community

The goal has always been for a major industry group to occupy the GIG and contribute significantly to municipal revenues, which will help pay for local programs, services and infrastructure. We anticipate millions in new annual municipal taxes once the first phase of Wonder Valley is operational, to the benefit of the entire Greenview community as well as our neighbours and visitors.

07 Ready for Growth

The GIG's roads, utility corridors, and infrastructure were built to support a full industrial park, not just a single project. That groundwork means Greenview is ready for whatever comes next.

08 Local Gas, Local Power

Years of study identified natural gas resources close to the GIG that were never connected to a pipeline. Rather than let that go to waste, the project uses it right where it is, to generate power on-site.

09 Environmental Analysis

Independent experts studied wetlands, wildlife, and ground conditions on this land before any regulatory application was filed.

10 A Safer Road

Choosing a data centre over other types of industrial use, such as chemical manufacturing, means no hazardous material trucks on local roads.

11 Still Building, Still Listening

The Gateway's story isn't finished. As the Wonder Valley project moves forward, we're committed to hearing from residents and adjusting as we go, the same way we have throughout the past decade.

**Q**

How many local jobs will the GIG create?

Job numbers depend on the types of industrial use that end up occupying the GIG, but it's fair to expect thousands of construction jobs as the projects, or phases of projects, are built, plus permanent operational jobs as project operations come online.

Q

Will local residents have a real shot at these jobs?

Yes. There is already plenty of skilled labour in the region, and some of it will be bound for the GIG at different points in time. Also, we are working with Northwestern Polytechnic to build training pathways so Greenview residents can train locally for jobs at the GIG, not just watch them go to outside workers.

Q

How will the project's water use affect nearby farmland?

It won't. The GIG is not located on existing farmland, and the Smoky River is not used for irrigation in the local area, so the project's water usage will not affect any farming operations.

Q

What is a Designated Industrial Zone, and how does it help us?

A provincial framework that streamlines approvals for major projects, while holding them to the same environmental standards. The whole point is to conduct environmental evaluations and develop mitigation strategies early, so that an area may be designated as appropriate for certain kinds of industrial use, and be available for project implementation.

Q

Has Greenview granted any approvals or permits related to the Wonder Valley project?

Greenview has not granted any development approvals to date. Currently, a Purchase Sale Agreement (PSA) is in place for the sale of GIG land. 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 and regulations.

Q

Has Greenview done anything to mitigate the environmental and cultural impact of GIG projects?

Yes. Over the years Greenview has studied potential environmental and cultural impacts of industrial uses of the GIG, such as a Species-at-Risk Inventory, a Historical Resources Assessment a Phase 1 Wetland Analysis and a Stormwater Management Report. This work forms the foundation of Greenview's support for any permits for industrial use of the GIG.