MEDIA STATEMENT

MD of Opportunity No. 17
RE: Armada-Nowlit Data Center Development – Wabasca, Alberta

The Municipal District of Opportunity No. 17 Reeve and Council have carefully reviewed the proposed Armada-Nowlit data center development in Wabasca. The initial process commenced in late 2025. Council had many questions regarding environmental impacts and the usage of water and power. Council further educated themselves by touring the Armada-Nowlit facility and was presented with what was proposed. The data center is considered small in scale, consisting of nine natural gas-fired generator sets with modular data processing units. At the end of its operational lifespan, all associated infrastructure will be removed, and the site will be reclaimed.

Council recognizes the importance of balancing responsible economic development with environmental stewardship and the interests of local residents and neighboring Indigenous communities.

As part of its review, Council considered the following key factors:

- **Environmental Impact:** The project will utilize the existing industrial site of the former Hoole Creek Natural Gas Plant, avoid additional land clearing and minimize environmental disturbance. Once fully developed, the data center is expected to consist of up to nine sea-can-sized units, representing a relatively compact footprint.
- **Power Supply and Local Grid Impact:** The data center will operate using electricity generated by an on-site natural gas-fired power plant at the former Hoole Creek facility. It will operate independently of the local electrical distribution grid and is not expected to place additional demand on local electricity supply or grid capacity.
- **Noise Levels:** A Noise Impact Assessment was submitted to both the MD and the Alberta Utilities Commission (AUC) as part of the project's Rule 007 application. The assessment indicates that projected noise levels will be lower than those associated with the site's previous industrial operations. Council considered these findings as part of its review.
- **Water Usage:** The facility will use a closed-loop cooling system with a 50/50 water and glycol mixture. The total yearly consumption of water equals what an average MD residential household would utilize in two weeks.
- **Economic Development and Employment:** The project represents an opportunity to attract private investment, diversify the local economy, support additional industrial development, and create construction-related and permanent operational employment opportunities which include local natural gas plant operators and data center operators.
- **AUC Regulatory Review:** The project and associated regulated utility infrastructure

are subject to applicable provincial approvals. Under AUC Rule 007, regulated facility applications undergo independent review, including consideration of environmental, social and economic impacts and opportunities for public and municipal participation. The AUC independently determines whether applicable regulatory approvals should be granted in public interest.

- **Community Benefits and Food Security:** The proposed development is also in the beginning stages of carbon capture from the emissions of the facility. They would then filter the carbon into a greenhouse which would produce fresh fruits and vegetables year round for the local food bank or residents of the community.

After an extensive review and careful consideration of the potential benefits, challenges and environmental considerations, the MD of Opportunity Reeve and Council have concluded that the anticipated economic benefits of the Armada-Nowlit development, combined with its relatively limited environmental impact, warrant municipal support.

Council's position reflects a balanced assessment of the opportunities and potential concerns associated with this type of development. Council also recognizes the importance of continued public engagement and consultation with affected stakeholders, including Indigenous communities. The MD Reeve and Council has also requested that Armada-Nowlit meet with BCN Chief and Council as well as hold an open house to encourage Armada-Nowlit to provide opportunities for residents and neighboring communities to receive information and raise concerns.

The MD of Opportunity remains committed to supporting responsible economic development that attracts investment, creates employment, protects the environment, and contributes to the long-term prosperity of the region.

Municipal District of Opportunity Reeve and Council