

ANE Armada
Nowlit



LACOMBE
COUNTY

Clive Project

LSD 8-16-040-24 W4M

Armada Nowlit Energy Ltd.

Aug 2026

ARMADA-NOWLIT ENERGY (ANE)

STRENGTH IN PARTNERSHIP



- Armada Energy signed an MOU with Invest Alberta to support future investment in Alberta.
- Armada intends to invest **USD \$200 million** in Alberta.
- The investment is expected to create approximately **100 jobs by the end of 2025**.
- The project supports Alberta's growing **energy, technology, and high-capacity computing sectors**.
- Armada's model focuses on using existing oil and gas assets and converting waste resources into energy.
- Invest Alberta will continue supporting Armada's mission to develop **renewable energy solutions** in the province.



Government
of Canada



Agenda

1



Benefits to Lacombe County

2



Project Overview

3



Site Location and
Planning Context

4



Development Concept
and Site Layout

5



Access, Servicing, Drainage, and
Environmental Considerations

**Existing U.S. Facilities
Wisconsin, 46MW Data Centre
(March 2026 Commissioning)**



BENEFITS TO LACOMBE COUNTY

ANE Armada
Nowlit

LSD 8-16-040-24 W4M



Approx. USD \$2M
private infrastructure investment.



20–50
temporary construction jobs.



10–20
ongoing operations / service roles.



**Long-term non-residential
assessment value.**



Uses existing rural infrastructure
where practical.



Contained on-site operation
with limited land disturbance.



No major off-site transmission
expansion required.



SAFE & RESPONSIBLE
Designed and operated
to meet regulatory
and safety standards.



LOCAL BENEFIT
Supports local contractors,
services, and long-term
community value.



SUSTAINABLE APPROACH
Efficient use of resources
with minimal impact to
agriculture and residents.



PROJECT OVERVIEW

LSD 8-16-040-24 W4M

	Project Name	Armada Nowlit Clive Facility
	Coordinates	52.439558, -113.390506
	Capacity	19.8 MW
	Power Use	Electricity on site
	Grid Export	No export to AIES proposed
	Development Type	Single-site, secured rural infrastructure
	Municipal Stage	Rezoning / Concept Plan review



19.8 MW
Project Capacity



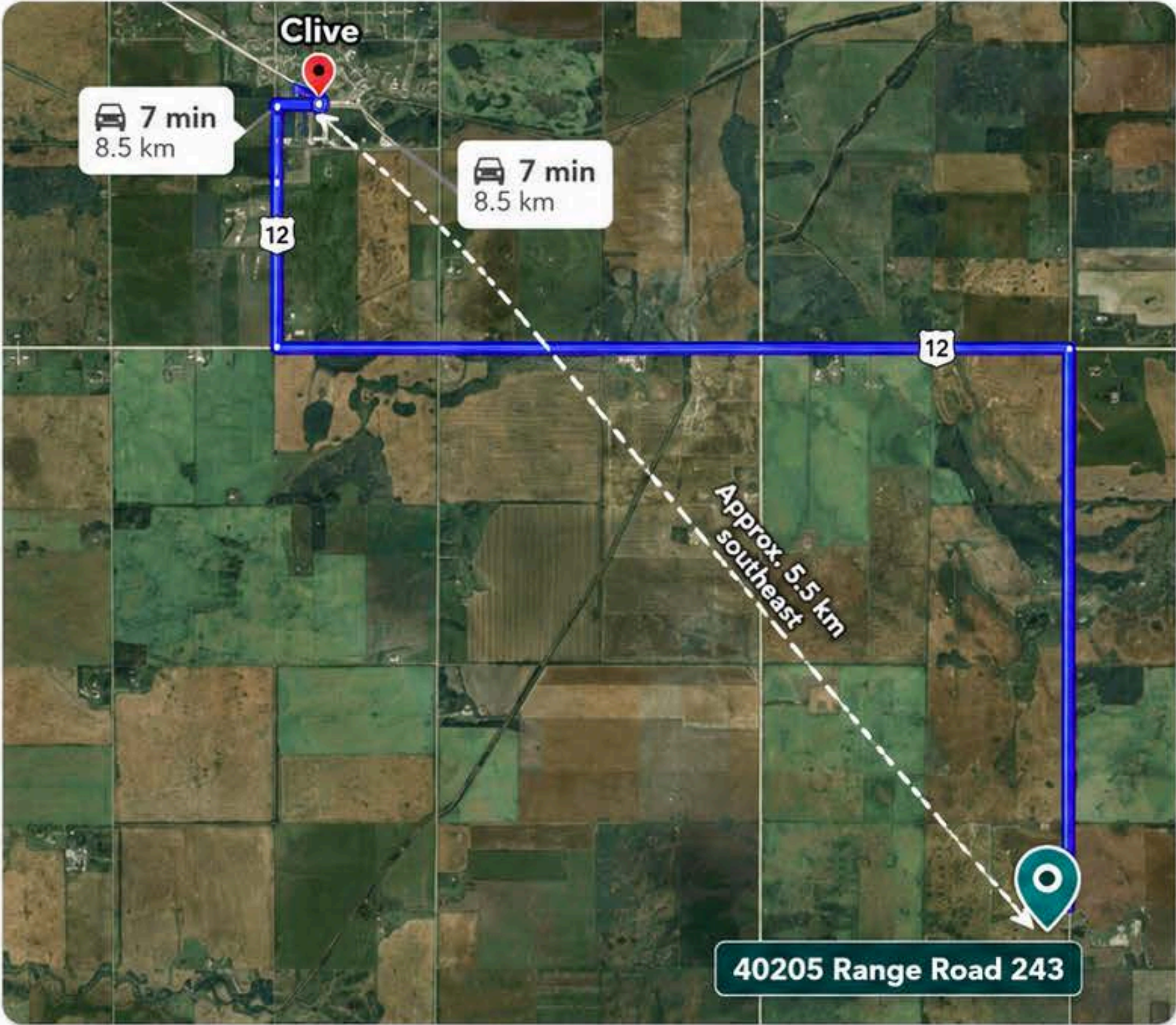
On-site electricity use
Electricity on site



No AIES export proposed
No export to AIES

SITE LOCATION & SURROUNDING CONTEXT

	Location	LSD 8-16-040-24 W4M
	Distance to Clive	Approx. 5.5 km southeast
	Access	Range Road 243
	Road Type	Paved County road
	Nearby Roads	Twp Rd 400 / 402, Highway 12 connection
	Surrounding Use	Farmland, residences, farmsteads, oil & gas infrastructure
	Nearest Residence	Approx. 1.0 km northeast
	Footprint	Approx. 1.734 ha / 4.28 acres



 5.5 km SE of Clive

 Access via Range Road 243

 1.734 ha / 4.28 acres Footprint

POLICY ALIGNMENT

Supporting Lacombe County's long-term vision



01

STRATEGIC PLAN 2022–2027

- ✓ Critical digital infrastructure
- ✓ Economic diversification
- ✓ Future industrial growth



02

ECONOMIC DEVELOPMENT STRATEGY

- ✓ Private-sector investment
- ✓ Technology-sector development
- ✓ Modern business and data services



03

MUNICIPAL DEVELOPMENT PLAN

- ✓ Objective 3 · Economic Growth
- ✓ Objective 4 · Responsible Development
- ✓ Objective 5 · Innovative Infrastructure



RESPONSIBLE INDUSTRIAL INVESTMENT · ECONOMIC DIVERSIFICATION · CRITICAL DIGITAL INFRASTRUCTURE

STUDIES COMPLETED

Technical work completed to inform the land use amendment application



01

ENVIRONMENTAL EVALUATION

No significant constraints identified.



02

ENVIRONMENTAL PROTECTION PLAN

Measures protect air, land,
water and wildlife.



03

EROSION & SEDIMENT CONTROL

Controls incorporated into
construction planning.



04

AIR QUALITY ASSESSMENT

Predicted to comply with
Alberta standards.



05

NOISE IMPACT ASSESSMENT

Predicted levels remain
below nighttime limits.



06

EMERGENCY & FIRE SAFETY

Site-specific response
procedures established.



07

TRAFFIC & DRAINAGE

Road capacity and on-site
drainage confirmed.



08

DECOMMISSIONING & RECLAMATION

Future site restoration
plan established.



ENVIRONMENT • AIR • NOISE • SAFETY • TRAFFIC • DRAINAGE • RECLAMATION

MUNICIPAL PLANNING / DEVELOPMENT PROCESS

From concept development to construction



**THROUGH REDESIGNATION,
THE COUNTY EVALUATES**



LAND-USE
COMPATIBILITY



INFRASTRUCTURE
& SERVICING



ENVIRONMENTAL
PROTECTION



PUBLIC
INPUT

ACCESS, TRAFFIC & SAFETY

Safe, controlled, and temporary construction traffic with minimal long-term impact.



CONTROLLED ACCESS

Access from Range Road 243.



TEMPORARY CONSTRUCTION TRAFFIC

Planned deliveries, not ongoing truck activity.



COUNTY COORDINATION

Traffic Accommodation Plan, haul route review, signage / flagging as required.



SAFETY CONTROLS

Permits for oversize loads, on-site staging, no road blocking.



LOW LONG-TERM TRAFFIC

Maintenance and inspection visits only.



MINIMAL OPERATIONAL IMPACT

No public access, no customer traffic, no routine fuel trucking.

Construction Traffic & Schedule

Clive Project — Temporary Construction Activity

01

TRAFFIC



Construction

~10 people/day typical



Peak traffic

~3 vehicle trips/day



Maintenance

1–3 people/visit
1–3 visits/month



Operations

No public traffic
No permanent on-site staff

02

HAULING HOURS



Mon–Fri



7:00 a.m. – 6:00 p.m.



Saturday only if needed



No nighttime hauling

03

SCHEDULE



Council information presentation



Public meeting and notification



Construction after
approvals and permits



1–2 month
construction period



Operations after
commissioning

SERVICING & DRAINAGE

Clive Project — Low Municipal Servicing Burden



No Municipal Water

Closed-loop cooling: limited initial fill and maintenance top-ups only.



No Sanitary Connection

Portable / temporary worker services used as needed.



No Groundwater Well

No routine groundwater draw required for operations.



Gas Tie-In

Natural gas supplied through nearby existing gas infrastructure.



On-Site Stormwater

Managed through grading, gravel surface, infiltration, and erosion controls.



No Wetland / Watercourse in Footprint

No mapped wetland or watercourse within the facility footprint.



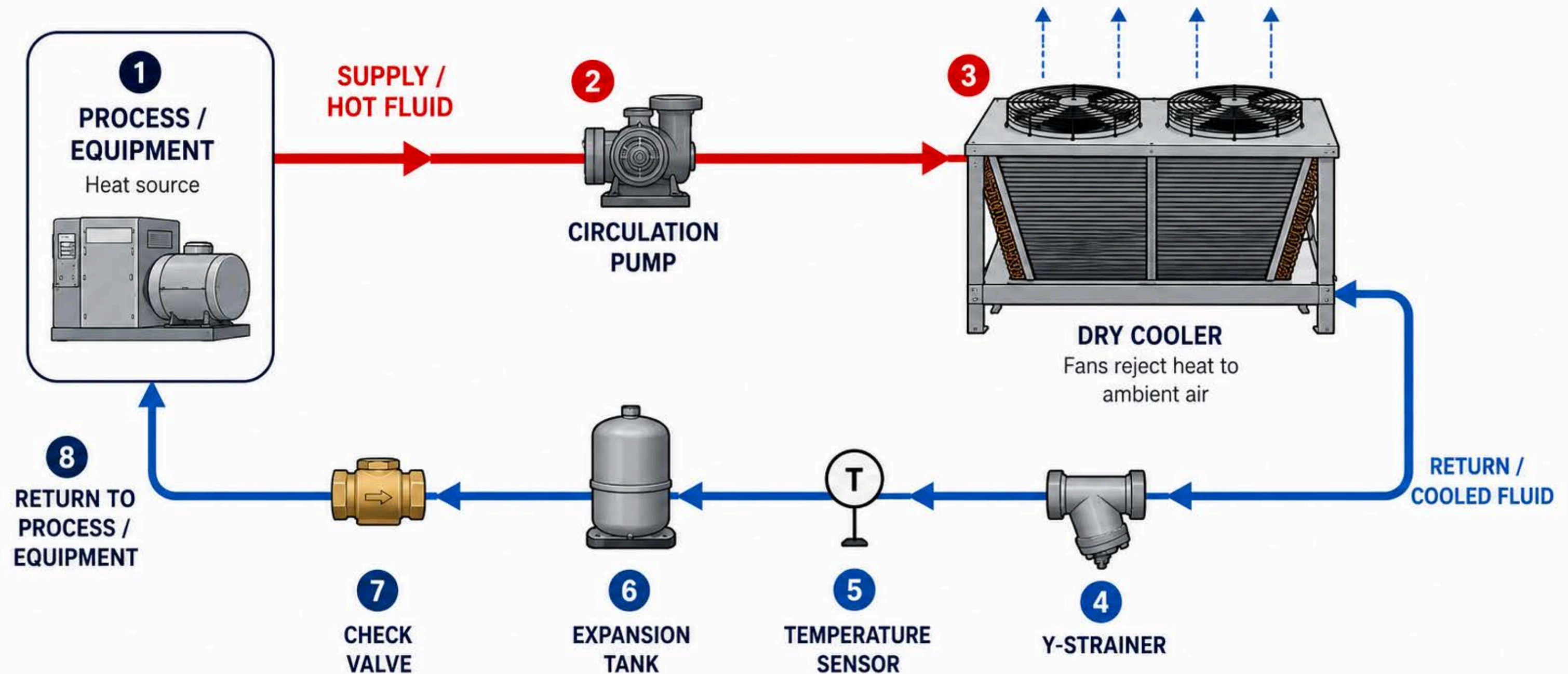
No municipal servicing burden. No planned groundwater draw. No off-site drainage impact.



Drainage design maintains existing flow patterns and avoids concentrated discharge to neighbouring lands or County roads.

CLOSED LOOP DRY COOLER SYSTEM

Hot process fluid circulates through a dry cooler, where heat is removed and released to ambient air. The cooled fluid then returns to the equipment in a closed loop.



- A closed loop system reuses the same cooling fluid continuously inside sealed pipes.

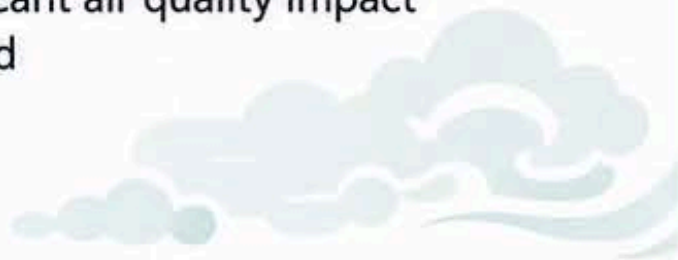
ENVIRONMENTAL CONTROLS: AIR, NOISE & SITE MANAGEMENT

Modeled. Controlled. Monitored.



Air Dispersion

- ✓ AERMOD modelling completed
- ✓ Predicted concentrations below Alberta objectives
- ✓ No significant air quality impact anticipated



Noise

- ✓ AUC Rule 012 assessment completed
- ✓ Nearest receptor R-01 approx. 970 m north
- ✓ Predicted nighttime level: 36.2 dBA
- ✓ Below 40.0 dBA limit; no extra permanent mitigation required



Site Management

- ✓ Downward / inward lighting where practical
- ✓ Spill kits, inspections, and maintenance in place
- ✓ Response procedures established
- ✓ Complaint process: inspect, document, correct, follow up



Air, noise, lighting, and site risks have been assessed, mitigated, and will be actively managed.

Regulatory Approvals

Agency	Status
Alberta Utilities Commission (AUC)	Submitted (Under review)
Alberta Environment and Protected Areas (AEPA)	Draft Approval
Historical Resources Act / OPaC Clearance	Approved
Lacombe County	Rezoning



Public Meeting, Advertising & Notification Plan



Public Meeting



Date:

Wednesday, September 30, 2026



Public Meeting:

6:00 – 8:00 p.m.



Location:

Tees Community Hall



Address:

Corner of Railway Avenue and
McNabb Street, Tees, Alberta



Advertising & Notification



Week of September 7

Applicant newspaper
advertisements published



Week of September 14

Applicant newspaper
advertisements published



September 18, 2026

Lacombe County notice
published in County News



Direct mail package to include:

- ✓ County cover letter
- ✓ Newspaper notice
- ✓ Concise double-sided project information sheet



Public engagement, advertising, and notification will be completed in accordance with County requirements.



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THANK YOU

