

Planning and Development
Lacombe County
40403 Range Road 274
Lacombe County, AB T4L 2N3

**Subject: Rezoning Application Submission – Armada Nowlit Energy Ltd. Clive Facility
LSD 8-16-040-24 W4M, Lacombe County, Alberta**

Please accept this letter as the cover letter accompanying the rezoning application submission for the proposed Armada Nowlit Energy Ltd. Clive Facility located at LSD 8, Section 16, Township 040, Range 24, West of the 4th Meridian, in Lacombe County, Alberta. The requested rezoning area is approximately 4.28 acres for the proposed facility footprint, or approximately 4.40 acres including the access area.

The proposed development is a site-specific industrial infrastructure project consisting of an integrated natural gas-fired power generation facility and associated digital infrastructure supporting data processing, high-performance computing, and other advanced technology applications. The facility has been designed as a secure, self-contained operation occupying only a limited portion of the subject lands and is not intended to function as a multi-lot industrial park, commercial subdivision, or broader industrial development area.

This application is being submitted in response to Lacombe County's direction that the next municipal planning step for the project is a rezoning application supported by a Concept Plan and associated technical studies. In accordance with that direction, we are pleased to provide the enclosed Concept Plan and supporting technical documentation for County review and consideration.

The proposed facility represents a significant private-sector infrastructure investment within Lacombe County and supports Alberta's growing energy and digital infrastructure sectors. The project will contribute to local economic development through construction activity, long-term operational employment, increased municipal assessment, and ongoing investment in the region. The development also supports broader economic diversification objectives by attracting advanced technology infrastructure to rural Alberta while leveraging existing energy and transportation infrastructure.

The proposed development footprint represents only a small portion of the overall parcel, allowing the balance of the lands to remain available for their existing agricultural and rural uses. The project has been planned to minimize land disturbance, efficiently utilize existing infrastructure corridors where practical, and maintain compatibility with surrounding agricultural operations and rural land uses.

The enclosed materials provide the planning and technical framework supporting the rezoning application, including:

- Planning justification and site-specific land use rationale;
- Project overview and development concept;
- Existing site conditions and surrounding land use context;
- Transportation and site access assessment;
- Drainage and stormwater management considerations;
- Environmental management and mitigation measures;
- Noise, air quality, and environmental protection considerations;
- Landscaping, screening, and lighting measures; and
- Fire safety, emergency response, and long-term operational planning.

The facility has been intentionally designed as a compact and controlled infrastructure development. Technical studies have been completed to evaluate drainage, traffic, environmental protection, erosion and sediment control, noise management, fire safety, and emergency response considerations. These studies support the suitability of the site and demonstrate that potential impacts can be appropriately managed through design measures, operational controls, and regulatory compliance requirements.

The project is intended to support the growing demand for reliable digital infrastructure and advanced computing capacity while utilizing Alberta's existing energy advantages in a responsible and efficient manner. In addition to municipal approvals, the project will be subject to all applicable provincial (EPEA, AUC), utility, environmental, electrical, and safety regulatory requirements, ensuring that development and operation of the facility meet the standards established by the relevant authorities.

The proposed rezoning is intended to establish a planning framework for the specific development area identified within the Concept Plan and does not seek broader industrial development rights across the entirety of the parcel. The application has been prepared to facilitate orderly and responsible development while maintaining compatibility with surrounding agricultural and rural land uses.

We respectfully request that Administration deem the application complete and proceed with the review process and presentation to Council. We look forward to working collaboratively with Administration, Council, neighbouring landowners, and stakeholders throughout the application process.

We appreciate the County's time and consideration of this application and would be pleased to provide any additional information required to support the review process.

Sincerely,

Landowner Authorization

The undersigned registered landowners acknowledge and authorize the submission of this rezoning application for the requested rezoning area associated with the Armada Nowlit Energy Ltd. Clive Facility.

Landowner 1:

Josh Wilson

Name: 

Date: 31 July, 2026

Landowner 2:

Michael Wilson

Name: Michael Wilson

Date: 31 July 2026

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CEO

Armada Nowlit Energy Ltd.