Aboriginal Consultation Office Digital Service

FNC202650876
Wonder Valley Project

Proponent 1035799001 - O'LEARY DIGITAL LIMITED

Pre-Consultation Assessment

✓ **Application**	March 18, 2026
✓ **Recommendation**	April 15, 2026
ACO Reviewer	Tim MacDonald
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Adequacy Assessment

Application	—
Recommendation	—
ACO Reviewer	—
Phone	—
Email	—
Proponent	—
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Email	—

Project information

Project buffer
No, this project does not have a buffer.

Buffer description
N/A

Project duration
Project duration is expected to be 25 years.

Construction duration
Construction duration is expected to be 120 months.

Project description and supporting information
O'Leary Digital Limited is proposing to construct, operate, and reclaim the Wonder Valley Project (the "Project"), a large-scale data centre industrial park supported by natural gas power generation, to be located within the Greenview Industrial Gateway (GIG) in the Municipal District of Greenview No. 16 (MD of Greenview), approximately 42 kilometres south of Grande Prairie, Alberta.

The Project is planned to have a total power capacity of approximately 9 gigawatts (GW) and will be developed in four phases.
The Project will be developed entirely off-grid. Connection to the Alberta Interconnected Electric System (AIES) may be considered in the future.

The Project does not include a surface water intake and does not require a Water Act licence for diversion. Water will be sourced from off-site water infrastructure authorized separately by the MD of Greenview. Temporary and permanent water diversion activities in respect of the GIG are the subject of Water Act Licence no. DAUT0021649 and Preliminary Certificate no. 00476030-00-00 held by the MD of Greenview. The MD of Greenview has also submitted Application DAPP0128310 for an Approval with respect to the construction of permanent water intake infrastructure in the Smoky River.

See attached Project Summary Table for additional information.

Project Location

The Project is located within the Greenview Industrial Gateway (GIG) in the Municipal District of Greenview No. 16, approximately 42 kilometres south of Grande Prairie, Alberta.

The total Project Area is approximately 6,417 hectares and includes the following components:

- Phased Development Area: power generation facilities, data centre clusters, internal transmission, water and wastewater systems, stormwater facilities, roads, and administration buildings.

- Expansion Area: future development area identified for long term planning purposes.

- Water Works Area: raw water conveyance from an off-site source (authorized separately by the MD of Greenview for the GIG), on-site water treatment and storage, internal distribution, wastewater treatment and effluent discharge, and stormwater management infrastructure regulated under the Water Act.

Project location mapping, including the overall Project Area, Water Act activity locations, and hydrological features, will be provided through the ACO Digital Submission portal in support of this Pre-Consultation Assessment Request.

Project Schedule

Construction of Project Phases 1 through 4 is anticipated to occur over up to 10 years commencing in 2027. The operational life of the facility is expected to be approximately 25 years.

EPEA Activities

The Project will file two separate, but related EPEA applications for the Wonder Valley Project as follows:
1. EPEA application for the construction, operation, and reclamation of an industrial facility; and
2. EPEA application for the centralized water treatment facilities, storage, and internal distribution lines.

-- Attention to Tim McDonald

Previous or Related Consultation(s)

FNC Number	Notes
FNC202600102	—

Pre-Consultation Assessment Recommendation

4 Project Communities

Gift Lake Metis Settlement | Horse Lake First Nation | Sturgeon Lake Cree Nation | Sucker Creek First Nation

4 Project Activities

Activity	Regulator	Disposition	Purpose	Consultation Recommended?
001	EPA	EPC	Environmental Protection and Enhancement Act	Yes - Level 1
Area	**ATS From**	**ATS To**	**Amended Site**	**Communities to be consulted**
6417 ha	NW - 32 - 67 - 5 - W6	SW - 28 - 66 - 4 - W6	No	All selected (4 communities)

Amendment/Renewal description

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EPEA activity description

EPEA Activity 1 – Industrial Facility

O'Leary Digital Limited will be applying for an Environmental Protection and Enhancement Act (EPEA) Approval to construct, operate and reclaim an industrial facility.

Industrial Releases

Given the nature of the Project, including a large-scale industrial power generation facility with supporting infrastructure, industrial releases are anticipated and will be regulated under the EPEA. Anticipated releases include air emissions, noise, and water and wastewater discharges associated with construction and operation of the Project.

Industrial wastewater and domestic wastewater will be managed through centralized onsite wastewater treatment systems, with treated effluent released to the environment in compliance with Alberta Environment and Protected Areas (AEPA) requirements.

Industrial runoff and stormwater will be collected and managed through stormwater management facilities designed to provide both quality and quantity control prior to controlled discharge.

Solid non hazardous wastes will be transported to licensed municipal or regional landfills, and hazardous wastes will be temporarily stored in approved containment systems prior to transport to licensed hazardous waste facilities.

Project air emissions, including nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter ($PM_{2.5}$ and PM_{10}), ammonia (NH_3) and carbon dioxide (CO_2) have the potential to result in offsite effects. Air quality modelling will be completed in support of the EPEA Industrial Approval application to assess potential effects relative to Alberta Ambient Air Quality Objectives and Guidelines. Noise modelling will also be undertaken to confirm compliance with Alberta Utilities Commission Rule 012: Noise Control requirements.

Fish or Fish Habitat and Riparian Vegetation

The Project Area includes mapped and unmapped watercourses that are hydrologically connected to McMillar Creek and the Smoky River, both classified as Class C watercourses. Existing environmental information indicates that there are records of 23 fish species within the Smoky River and McMillar Creek.

Wetlands and riparian features are present throughout the Project Area, including wet, poorly drained fens and bogs. Identification of suitable Trumpeter Swan habitat within an adjacent wetland indicates an aquatic and riparian sensitivity zone; however, it is beyond the Project footprint and the GIG ASP boundary.

While the Project does not include a surface water intake or diversion under the Proponent's scope, Project-related construction and operation have the potential to interact with wetlands, drainage features, and riparian vegetation. Avoidance and minimization measures will be incorporated into Project design, and additional project specific aquatic and riparian assessments will be completed in support of the EPEA and Water Act applications.

Wildlife, Wildlife Habitat, and Vegetation

Desktop reviews and field assessments completed for the Greenview Industrial Gateway (GIG) identified the presence of wildlife and wildlife habitat within and surrounding the Project Area. Searches of the Fisheries and Wildlife Management Information System and the Alberta Conservation Information Management System identified several sensitive wildlife species in the broader area, including Broad winged Hawk, Common Yellowthroat, Great Gray Owl, Pileated Woodpecker, and Trumpeter Swan.

The assessments also identified the presence of Grizzly Bear, a species at risk, and potential occurrences of Canada Warbler and Western Wood-pewee within approximately two kilometres of the Project Area. Field surveys recorded a variety of bird and mammal species and confirmed that the Project Area supports a diverse assemblage of wildlife habitat and vegetation.

Restricted Activity Periods (RAP) associated with waterbodies, and activity timing conditions associated with migratory birds, owl nesting, grizzly bear dens, and designated wildlife biodiversity zones have been identified and will be considered during Project planning and execution. The Project will employ avoidance strategies and best

management practices during construction where feasible, and further project-specific wildlife and vegetation assessments will be undertaken in support of the EPEA approval application.

Access

Current access to the Project Area is limited to four designated access points from Highway 40. Existing environmental assessments did not identify specific access restrictions beyond those associated with wetland policy and wildlife protection measures.

Given the scale and duration of the Project, there is potential for changes to access patterns within the Project Area, including areas used for traditional activities. General mitigation measures consistent with Alberta's Wildlife Act, such as the establishment of buffer zones around active wildlife features, will be applied as appropriate. Additional project specific assessments and engagement will be conducted to further evaluate and address potential access related effects.

Access related effects may occur during both construction and operations, with construction phase effects anticipated to be more intensive and operational effects associated primarily with long term facility presence.

To the extent that Project activities result in offsite changes to environmental conditions or access beyond the Project Area, there is potential for indirect effects pathways related to the exercise of Treaty rights, including hunting, fishing, trapping, plant gathering, and travel; these potential pathways will be further considered through project specific assessment and engagement undertaken in support of the EPEA and Water Act applications.

Activity Duration

120 Months

EPEA Start Date

March 1, 2027

Notes

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Activity	Regulator	Disposition	Purpose	Consultation Recommended?
002	EPA	EPC	Environmental Protection and Enhancement Act	Yes - Level 1

Area	ATS From	ATS To	Amended Site	Communities to be consulted
6417 ha	NW - 32 - 67 - 5 - W6	SW - 28 - 66 - 4 - W6	No	All selected (4 communities)

Amendment/Renewal description

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EPEA activity description

EPEA Activity 2 – Centralized Water Treatment Facilities

O'Leary Digital Limited will be applying for an Environmental Protection and Enhancement Act (EPEA) Approval to construct, operate and reclaim centralized water treatment facilities, storage, and internal distribution lines.

The centralized water treatment facilities, storage, and internal distribution lines will be located within the Wonder Valley Project Area and will supply both industrial and domestic water demands for the Wonder Valley Project.

Industrial Releases

Industrial releases specific to the centralized water treatment facilities, storage, and internal distribution lines are expected to be minimal.

Solid non-hazardous wastes will be transported to licensed municipal or regional landfills, and hazardous wastes will be temporarily stored in approved containment systems prior to transport to licensed hazardous waste facilities.

Industrial releases specific to the centralized water treatment facilities, storage, and internal distribution lines are expected to be minimal. Project air emissions, including nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter ($PM_{2.5}$ and PM_{10}), ammonia (NH_3), and carbon dioxide (CO_2) have the potential to result in offsite effects. Air quality modelling will be completed in support of the EPEA application, as appropriate, to assess potential effects relative to Alberta Ambient Air Quality Objectives and Guidelines.

Fish or Fish Habitat and Riparian Vegetation

The Project Area includes mapped and unmapped watercourses that are hydrologically connected to McMillar Creek and the Smoky River, both classified as Class C watercourses. Existing environmental information indicates that there are records of 23 fish species within the Smoky River and McMillar Creek.

Wetlands and riparian features are present throughout the Project Area, including wet, poorly drained fens and bogs. Identification of suitable Trumpeter Swan habitat within an adjacent wetland indicates an aquatic and riparian sensitivity zone; however, it is beyond the Project footprint and the GIG ASP boundary.

While the Project does not include a surface water intake or diversion under the Proponent's scope, Project-related construction and operation have the potential to interact with wetlands, drainage features, and riparian vegetation. Avoidance and minimization measures will be incorporated into Project design, and additional project-specific aquatic and riparian assessments will be completed in support of Project EPEA and Water Act applications.

Wildlife, Wildlife Habitat, and Vegetation

Desktop reviews and field assessments completed for the Greenview Industrial Gateway (GIG) identified the presence of wildlife and wildlife habitat within and surrounding the Project Area. Searches of the Fisheries and Wildlife Management Information System and the Alberta Conservation Information Management System identified several sensitive wildlife species in the broader area, including Broadwinged Hawk, Common Yellowthroat, Great Gray Owl, Pileated Woodpecker, and Trumpeter Swan.

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Given the scale and duration of the Project, there is potential for changes to access patterns within the Project Area, including areas used for traditional activities. General mitigation measures consistent with Alberta's Wildlife Act, such as the establishment of buffer zones around active wildlife features, will be applied as appropriate. Additional project specific assessments and engagement will be conducted to further evaluate and address potential access related effects.

Access related effects may occur during both construction and operations, with construction phase effects anticipated to be more intensive and operational effects associated primarily with long-term facility presence.

To the extent that Project activities result in offsite changes to environmental conditions or access beyond the Project Area, there is potential for indirect effects pathways related to the exercise of Treaty rights, including hunting, fishing, trapping, plant gathering, and travel; these potential pathways will be further considered through project specific assessment and engagement undertaken in support of the EPEA and Water Act applications.

Activity Duration

120 Months

EPEA Start Date

March 1, 2027

Notes

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Activity	Regulator	Disposition	Purpose	Consultation Recommended?
003	EPA	WAC	Water Act	Yes - Level 1
Area	**ATS From**	**ATS To**	**Amended Site**	**Communities to be consulted**
36 ha	NW - 32 - 67 - 5 - W6	SW - 28 - 66 - 4 - W6	No	All selected (4 communities)

Amendment/Renewal description

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Water Act activity description

The Project includes water-related infrastructure and activities regulated under the Alberta Water Act that support the EPEA-regulated industrial facilities.

No surface water intake or Water Act licence for diversion is proposed by the Project. All Water Act applications will relate to physical works and interactions with water bodies within the Project Area.

Water Act activities associated with the Project that are anticipated to be in the form of Approvals have been included with this Pre-Consultation Assessment Request.

Hydrological connection to fish bearing and/or navigable water source details

Although the Project does not include a surface water intake or diversion, the Project Area contains wetlands and drainage features that are hydrologically connected to McMillar Creek and the Smoky River, which are classified as Class C watercourses.

Construction and operation of water-related infrastructure have the potential to interact with these features. Avoidance, minimization, and mitigation measures will be incorporated into Project design and construction practices, and additional project-specific assessments will be completed in support of Water Act applications.

Potential Impacts to Treaty Rights and Traditional Uses

The Project Area is located within lands traditionally used by Indigenous communities for the exercise of Treaty rights, including hunting, fishing, trapping, plant gathering, and travel.

Potential interactions include temporary and permanent land disturbance, alteration of wetlands and drainage features, changes to access patterns, and indirect effects associated with long-term industrial activity.

Notes

Water Act Activity 1 – Stormwater Drainage System

Activity Type - Temporary and permanent construction and operation of a stormwater drainage system.

Project Phase - Construction and Operations

Stormwater ponds, channels, and outfalls for construction and operational runoff. These works will be located at multiple discrete locations throughout the Project Area, as illustrated on the attached mapping. The stormwater ponds, at full buildout, are expected to cover approximately 36 hectares.

Activity	Regulator	Disposition	Purpose	Consultation Recommended?
004	EPA	WAC	Water Act	Yes - Level 1
Area	**ATS From**	**ATS To**	**Amended Site**	**Communities to be consulted**
91 ha	NW - 32 - 67 - 5 - W6	SW - 28 - 66 - 4 - W6	No	All selected (4 communities)

Amendment/Renewal description

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Water Act activity description

The Project includes water-related infrastructure and activities regulated under the Alberta Water Act that support the EPEA-regulated industrial facilities.

No surface water intake or Water Act licence for diversion is proposed by the Project. All Water Act applications will relate to physical works and interactions with water bodies within the Project Area.

Water Act activities associated with the Project that are anticipated to be in the form of Approvals have been included with this Pre-Consultation Assessment Request.

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Construction and operation of water-related infrastructure have the potential to interact with these features. Avoidance, minimization, and mitigation measures will be incorporated into Project design and construction practices, and additional project-specific assessments will be completed in support of Water Act applications.

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The Project Area is located within lands traditionally used by Indigenous communities for the exercise of Treaty rights, including hunting, fishing, trapping, plant gathering, and travel.

Potential interactions include temporary and permanent land disturbance, alteration of wetlands and drainage features, changes to access patterns, and indirect effects associated with long-term industrial activity.

Notes

Water Act Activity 2 – Wetland Disturbance

Activity Type - Wetland Disturbance

Project Phase - Construction and Operations

Temporary and permanent wetland disturbance associated with phased site development, anticipated to occur at multiple locations within the Project Area. The total extent of wetland disturbance is currently estimated to be up to 91 hectares across all Project phases; however, final impact areas will be finalized through the Wetland Assessment and Impact Forms and Reports.

HRV4C

Yes

Pre-consultation Assessment comments

This file has been assessed and processed using the 2024 Proponent Guide. To review the 2024 Proponent Guide please see:

https://www.alberta.ca/indigenous-consultations-in-alberta

https://open.alberta.ca/publications/goa-proponent-guide-first-nations-metis-settlements-consultation-procedures

Consultation Pauses and/or Timeline Extensions may come into effect prior to the initiation of consultation or during the consultation process due to potential unforeseen events (e.g., fire, flood, pandemic).

Log in to the ACO Digital Service (https://aco.alberta.ca/home) to check the status of consultation pauses, timeline extensions, reinstatements daily on the ACO DS banner.

Updates are also posted at https://www.alberta.ca/indigenous-consultation-contacts once a week on a Tuesday.

The proposed project lies in the vicinity of an Indigenous traditional use site of a historic resource nature (HRV4C) and is regulated by Arts, Culture, and Status of Women under the provisions of the Historical Resources Act. Therefore, ACO-directed consultation may not be the only consultation required.

The applicant must submit an application for Historical Resources Act approval through the Online Permitting and Clearance (OPaC) system (www.opac.alberta.ca). Please include the FNC number associated with the project in your application submission.

Arts, Culture, and Status of Women processes and approvals are distinct from those of the ACO. Proponents must fulfill all consultation requirements.

You can find more information about securing Historical Resources Act approvals for your project at: https://www.alberta.ca/apply-historical-resources-act-approval-development-project.

Questions regarding this process may be directed to the Indigenous Heritage Section of the Historic Resources Management Branch at indigenous.heritage@gov.ab.ca.

When sending the information package, completing official follow-ups and sending the Record of Consultation (ROC) Log (including the Consultation Concern and Response Table (CCRT), if applicable) to First Nations, Metis Settlements, or Credibly Asserted Métis Communities, proponents are required to use the official consultation contacts listing, including the prescribed consultation methods located on the Indigenous consultation contacts webpage at https://www.alberta.ca/indigenous-consultation-contacts. Use of consultation contacts or contact methods outside of the official consultation contacts listing will not be accepted and may result in further consultation requirements and timeline delays.

Please utilize a Consultation Concern and Response Table (CCRT) to capture and address concerns raised regarding this project. You can find and download the template CCRT on the ACO's webpage here: https://www.alberta.ca/indigenous-consultation-templates-and-forms