

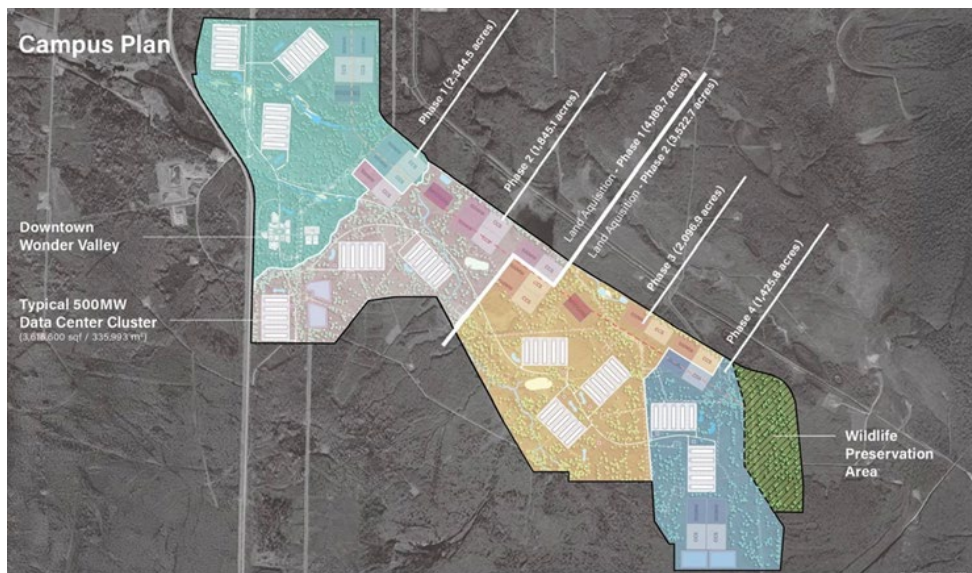
Wonder Valley Project Update Newsletter

Spring 2026

Project Overview

The Wonder Valley Project is a proposed large-scale data centre industrial park located within the Greenview Industrial Gateway Area Structure Plan boundary in the Municipal District of Greenview No. 16, approximately 42 kilometres south of Grande Prairie.

The Project Area includes a Phased Development Area, Water Works Area, and Future Expansion Area. The project is expected to be developed in phases over several years, with early activities focused on planning, technical studies, consultation, and regulatory approvals. At full build-out, the project is expected to include data centre clusters, on-site power generation, water and wastewater infrastructure, site access, internal roads, and related support facilities.



Project Progress, Planning Activities, and Upcoming Milestones

The Wonder Valley Project continues to advance through early planning, technical studies, engagement, and regulatory preparation. This update provides current information on project activities, environmental review, consultation, and anticipated next steps.

The project team continues to work with the MD of Greenview, regulators, Indigenous communities, and local stakeholders as planning progresses.

What's Happening Now

Current project activities include:

- Continuing engagement and consultation with Indigenous communities
- Continuing engagement with local stakeholders
- Preparing provincial, federal, and municipal regulatory materials
- Advancing environmental evaluation studies on air, noise, water and wetlands
- Refining site design and infrastructure planning
- Coordinating with the MD of Greenview on regional infrastructure planning

Water Planning

Water planning is one part of the project's broader technical and regulatory work. Water-related planning includes storage ponds, treatment infrastructure, potential water reuse and recirculation, stormwater planning, and assessment of wetlands and water movement.

Water will be supplied from infrastructure on the Smoky River, authorized by the MD of Greenview for the Greenview Industrial Gateway. The MD of Greenview holds a Water Act licence for withdrawal of up to 6 million m³/year and a Preliminary Certificate for withdrawal of up to 24 million m³/year.

Based on feedback provided from local communities and Indigenous groups, the Project team worked to reduce water requirements and has determined that actual water use for the Wonder Valley Project is expected to be substantially lower, with the estimated maximum water demand at full buildout to be less than 6 million m³/year. The Project is not expected to use the full 24 million m³ applied for by the MD of Greenview for the Greenview Industrial Gateway.

Technology and Regional Economic Opportunity

The project has the potential to support local and regional economic activity during construction and long-term operations. Potential benefits include:

- Construction employment during phased development
- Long-term operations and maintenance roles
- Contracting opportunities for Indigenous communities
- Contracting opportunities for local stakeholders and businesses
- Increased demand for regional services, including transportation, trades, accommodations, food services, security, maintenance, and professional services
- Infrastructure investment that supports broader industrial development in the region
- Opportunities for workforce training, skills development, and business participation

The project team will continue to explore how local and Indigenous participation can be supported as planning advances.

Consultation and Engagement

Through continued engagement with Indigenous communities and stakeholders, the project team continues to share project information, respond to questions, and discuss topics such as environmental planning, regulatory requirements, and potential economic opportunities.

Engagement activities include:

- Leadership and Council meetings
- Virtual information sessions
- Open houses
- Technical and regulatory working sessions
- Plain-language project materials
- Maps and design updates
- Discussion of concerns and potential mitigation measures
- Ongoing follow-up and issue tracking

Feedback received through engagement and consultation will continue to inform project planning where reasonably practicable.



Project Progress and Timeline

The Wonder Valley Project is currently in the planning and regulatory preparation phase.

Anticipated project milestones include:

Year	Progress
2025	Land purchase and sale agreement, updated design and engineering, master planning, environmental field surveys, and water-related permitting work
2026	Environmental and electrical permitting (AEPA and AUC), Indigenous and stakeholder consultation, and initial equipment ordering
2027	Target site construction start, subject to approvals
2028	Initial power availability and continued infrastructure development
2029+	Phased development toward full build-out over approximately 10 or more years

These timelines remain subject to regulatory review, technical studies, engagement outcomes, approvals, commercial requirements, and final investment decisions.

Questions We Are Hearing

As planning continues, the project team has received questions about the approval process, environmental assessment, water use, project phasing, and local benefits. A few clarifications based on current project information are included below.

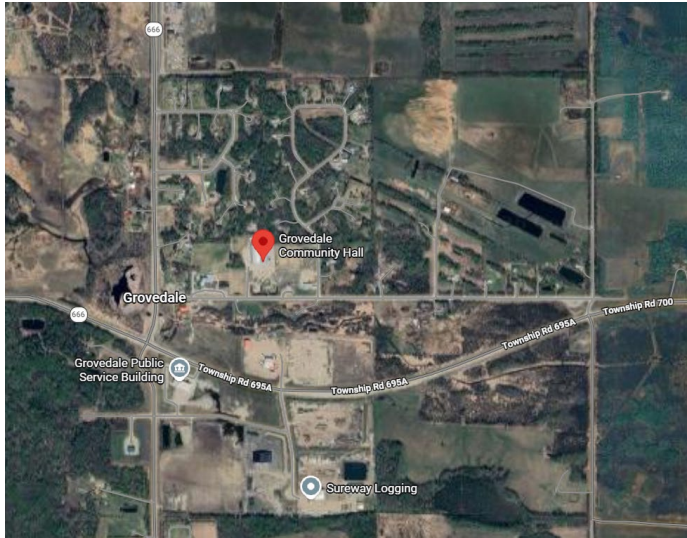
Approvals	The project has not received all required approvals. Provincial, federal, and municipal regulatory processes are still underway or being initiated.
Environmental Assessment	Environmental studies are ongoing and will be used to support regulatory applications, project design, and mitigation planning.
Water Use	The MD of Greenview's 24 million m ³ water licence application represents a maximum regional licence volume for the GIG. Current estimates for Wonder Valley are expected to be substantially lower, with the estimated maximum water demand at full buildout to be 6 million m ³ /year.
Project Phasing	The project is expected to be developed in phases. Full build-out would occur over a longer period and will depend on approvals, demand, infrastructure readiness, and commercial requirements.
Engagement	Engagement with Indigenous communities and stakeholders is ongoing and will continue as more detailed project information becomes available.

Next Steps

Over the coming months, the project team will continue to advance technical studies, regulatory preparation, engagement, and design refinement.

Additional updates will be shared as more information becomes available.

Wonder Valley invites you to an Open House being held on Thursday, June 4th from 4:00 p.m. to 7:00 p.m. at the Grovedale Community Hall, located off Township Road 700.



The Open House will provide an opportunity to learn more about the Project, review project information in detail, and speak directly with members of the project team and technical experts. Attendees will also have the opportunity to ask questions, share feedback, and provide input regarding the proposed Project.

The Proponent is committed to maintaining open and transparent communication throughout the development process and welcomes your perspectives, questions, and comments. Additional engagement opportunities may also be available as the Project progresses.

Contact Information

If you have any questions or would like to discuss the Project with our team, please contact the project team at wondervalleyengagement@aimlandandenviro.ca or visit the project website at [Wonder Valley](#)

Questions or comments may also be submitted via the QR code provided, which links directly to our online feedback form:

