

Power Plant

Approval 30518-D02-2026

Appendix 1 to Decision 30518-D01-2026	October 23, 2026
Northbridge Power GPC Inc. 920-Megawatt Beacon AI Centers – Heartland Project Thermal Power Plant	Proceeding 30518 Application 30518-A001

Heartland Power Generation LP, by its general partner Northbridge Power GPC Inc., by Application 30518-A001, registered on December 19, 2025, applied to the Alberta Utilities Commission for approval to construct and operate a 920-megawatt (MW) thermal power plant, designated as the Beacon AI Centers – Heartland Project Thermal Power Plant. The power plant will be located within Alberta’s Industrial Heartland – Designated Industrial Zone, approximately seven kilometres east of Gibbons, in Sturgeon County, Alberta.

Pursuant to sections 11 and 19 of the *Hydro and Electric Energy Act*, the Commission approved the application in Decision 30518-D01-2026,¹ and granted an approval to Northbridge Power GPC Inc. to construct and operate the power plant, subject to the provisions of the *Hydro and Electric Energy Act* and the *Alberta Utilities Commission Act*, any regulations made under the acts, any orders made under the acts, the Commission rules made pursuant to the *Alberta Utilities Commission Act*, and the following terms and conditions:

1. The power plant shall be located in Section 15, Township 56, Range 22, west of the Fourth Meridian, as further described in the application.
2. The power plant shall consist of 200 natural gas engines, each with a nominal capability of approximately 4.6 MW, arranged in 40 modules, together with associated equipment and ancillary facilities, with a total generating capability of 920 MW, as further described in the application.
3. The approval is subject to the following conditions, which have been described in Decision 30518-D01-2026:
 - a. Once Northbridge Power GPC Inc. has finalized the equipment selection and detailed design for the power plant, it shall file a final project update with the Commission confirming that the power plant remains within the final project update allowances for thermal power plants specified in Rule 007: *Facility Applications*. The final project update must be filed at least 90 days before the start of construction.

¹ Decision 30518-D01-2026: Heartland Power Generation LP and Northbridge Power GPC Inc. – Beacon AI Centers – Heartland Project Thermal Power Plant, Proceeding 30518, Application 30518-A001, October 23, 2026.

- b. As part of the final project update, Northbridge Power GPC Inc. shall submit a noise impact assessment based on the final design and acoustic-performance information for the power plant and associated data centre. The final noise impact assessment must assess cumulative sound levels from the power plant and associated data centre operating concurrently, identify the mitigation measures and acoustic-performance requirements relied upon to achieve compliance, and demonstrate that the power plant is predicted to comply with Rule 012: *Noise Control*.
- c. Northbridge Power GPC Inc. shall implement the mitigation measures relied upon in the final noise impact assessment, or measures providing equal or better acoustic performance. Within 30 days after the power plant and associated data centre commence concurrent operation, Northbridge Power GPC Inc. shall file a report identifying the implemented mitigation measures, confirming whether they are consistent with those relied upon in the final noise impact assessment, and describing any deviations and, where alternative measures were implemented, demonstrating that they provide equal or better acoustic performance.
- d. Within six months after the power plant and associated data centre commence concurrent operation, Northbridge Power GPC Inc. shall complete a field study using near-field measurements of a representative selection of the principal power plant and data-centre equipment under representative operating conditions. Northbridge Power GPC Inc. shall prepare an updated noise impact assessment incorporating the measured source levels and reassessing cumulative sound levels at L1 and the other locations assessed in the final noise impact assessment. It shall file the results of the field study and the updated noise impact assessment with the Commission, demonstrating continued compliance with Rule 012: *Noise Control*. If additional mitigation is required to achieve compliance, Northbridge Power GPC Inc. shall also file a mitigation plan identifying the additional measures and their implementation timelines.
- e. At least 90 days before the start of construction, Northbridge Power GPC Inc. shall file a project-specific emergency response plan for construction and operation of the project. The filing must confirm that the plan has been provided to and reviewed with Sturgeon County Emergency Services and any other emergency-response authorities identified through that review. Northbridge Power GPC Inc. shall review and update the emergency response plan throughout construction and operation to address material project-design changes, operational experience and reasonable recommendations from applicable emergency-response authorities. The plan must include notification to Samson Cree Nation of any incident that could affect water quality in the North Saskatchewan River system.
- f. As part of its final project update, Northbridge Power GPC Inc. shall file, for Commission approval, its proposed reclamation security arrangement, including the proposed beneficiary, the proposed form of security and an explanation of how the arrangement will ensure sufficient funds are available for the power plant's decommissioning and reclamation obligations. If the reclamation security arrangement includes one or more letters of credit, each letter of credit must be irrevocable, provide for automatic renewal and be issued by a qualified financial institution acceptable to the Commission.

- g. By the end of the first year of operation, Northbridge Power GPC Inc. shall provide the reclamation security in an amount equal to five per cent of the most recent third-party decommissioning and reclamation cost estimate. The security must increase annually and equal the full amount of the most recent third-party decommissioning and reclamation cost estimate by the end of year 20 of operation.
 - h. On the fifth anniversary of the date the power plant commences operation and every five years thereafter for the duration of the project's operational life, Northbridge Power GPC Inc. shall obtain an updated third-party decommissioning and reclamation cost estimate that does not deduct anticipated salvage or scrap value. It shall adjust the security and subsequent annual increases based on the updated estimate and file the cost estimate and confirmation of the security amount with the Commission.
 - i. Northbridge Power GPC Inc. shall maintain the reclamation security until a reclamation certificate has been issued.
 - j. Northbridge Power GPC Inc. shall notify the Commission of any proposed material change to the reclamation security arrangement, including a change to the form of security, beneficiary, project ownership or ownership of the project lands, and explain how uninterrupted security will be maintained.
- 4. Unless otherwise authorized by the Commission, construction of the power plant shall be completed by July 31, 2029.
 - 5. Northbridge Power GPC Inc. shall notify the Commission within 30 days of completing the power plant.
 - 6. Northbridge Power GPC Inc. shall obtain Commission approval prior to making any substantive changes to the power plant or substantially varying the design or specifications of the power plant from what was stated in the application or what the Commission has approved.
 - 7. This approval is not transferable unless approved by the Commission.

The Commission may cancel or suspend this approval, in whole or in part, in accordance with Section 41 of the *Hydro and Electric Energy Act*, or may review this approval, in whole or in part upon its own motion, or upon an application by an interested party, in accordance with Section 10 of the *Alberta Utilities Commission Act*.

The Commission may, no later than 60 days from the date of this approval and without notice, correct typographical, spelling and calculation errors and other similar types of errors and post the corrected approval on its website.

Alberta Utilities Commission

Renée Marx
Panel Chair