AUC
Alberta Utilities Commission

310-4AUC
1-833-511-4AUC
www.auc.ab.ca

1400, 600 Third Avenue S.W.
Calgary, Alberta
T2P 0G5

Power Plant
Approval 30524-D02-2026

Appendix 1 to Decision 30524-D01-2026	November 17, 2026
Northbridge Power GPC Inc. 1,494-Megawatt Beacon AI Centers – Indus Project Thermal Power Plant	Proceeding 30524 Application 30524-A001

Indus Power Generation LP, by its general partner Northbridge Power GPC Inc., by Application 30524-A001, registered on December 29, 2025, applied to the Alberta Utilities Commission for approval to construct and operate a 1,494-megawatt (MW) thermal power plant, designated as the Beacon AI Centers – Indus Project Thermal Power Plant. The power plant will be located in Rocky View County, Alberta, approximately three kilometres east of the city of Calgary and two kilometres northwest of the hamlet of Indus.

Pursuant to sections 11 and 19 of the *Hydro and Electric Energy Act*, the Commission approved the application in Decision 30524-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 11, Township 23, Range 28, west of the Fourth Meridian, as further described in the application.

2. The power plant shall consist of two systems: (i) 100 4.6-MW INNIO Jenbacher J624 lean-burn natural gas-fired reciprocating engines; and (ii) 12 61.2-MW Siemens SGT-800 natural gas-fired turbines, with heat recovery steam generators supplying four 75-MW Siemens SST-500 condensing steam turbines operating in four combined-cycle units, each with three gas turbines and one steam turbine, together with associated equipment and ancillary facilities, with a total generating capability of 1,494 MW, as further described in the application.

3. The approval is subject to the following conditions, which have been described in Decision 30524-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

[1] Decision 30524-D01-2026: Indus Power Generation LP and Northbridge Power GPC Inc. – Beacon AI Centers – Indus Project Thermal Power Plant, Proceeding 30524, Application 30524-A001, November 17, 2026.

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.

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. As part of the final noise impact assessment for the final project update, Northbridge Power GPC Inc. shall identify feasible mitigation measures for commissioning steam blows and describe how those measures will minimize noise effects on nearby residents and livestock.

d. As part of the final noise impact assessment for the final project update, Northbridge Power GPC Inc. shall assess operational venting, identify any mitigation measures necessary to reduce noise from those activities, and demonstrate that cumulative sound levels, including operational venting, are predicted to comply with Rule 012: *Noise Control*.

e. Northbridge Power GPC Inc. shall, where practicable, provide nearby residents with advance notice of planned high-noise construction activities and commissioning steam blows and maintain a process for receiving and responding to noise complaints throughout construction and commissioning.

f. 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.

g. Northbridge Power GPC Inc. shall complete a post-construction comprehensive sound level survey at Receptor R2, including an evaluation of low-frequency noise. The survey must be conducted under representative operating conditions and in accordance with Rule 012: *Noise Control*. Within one year after the power plant and associated data centre commence concurrent operation, Northbridge Power GPC Inc. shall file the survey report with the Commission, including the measurements, results and an assessment of compliance with Rule 012. If non-compliance is identified, the report must include a mitigation plan identifying the corrective measures and associated implementation timelines.

h. 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 power plant. The filing must confirm that the plan has been provided to and reviewed with Rocky View County Fire 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.

i. 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.

j. By the end of the first year of operation, Northbridge Power GPC Inc. shall provide 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.

k. On the fifth anniversary of the date the power plant commences operation and every five years thereafter for the duration of the power plant'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.

l. Northbridge Power GPC Inc. shall maintain the reclamation security until a reclamation certificate has been issued.

4. Unless otherwise authorized by the Commission, construction of the power plant shall be completed by August 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