AUC
Alberta Utilities Commission

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Power Plant
Approval 30787-D02-2026

Appendix 1 to Decision 30787-D01-2026	November 20, 2026
Cree Ative Datacenter Corp. Mihta Askiy Data Center Power Plant	Proceeding 30787 Application 30787-A002

Cree Ative Datacenter Corp., by Application 30787-A002, registered on May 4, 2026, applied to the Alberta Utilities Commission for approval to construct and operate a 650-megawatt (MW) power plant, designated the Mihta Askiy Data Center Power Plant, in Northern Sunrise County, located approximately 40 kilometres northeast of Peace River, Alberta.

Pursuant to sections 11 and 19 of the *Hydro and Electric Energy Act*, the Commission approved the application in Decision 30787-D01-2026,[1] and grants this approval to Cree Ative 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 the northeast quarter of Section 15, Township 85, Range 18, west of the Fifth Meridian and southeast quarter of Section 22, Township 85, Range 18, west of the Fifth Meridian, as further described in the application.

2. The power plant shall have a total generating capability of 650 megawatts (MW) and consist of the Simple Cyle Phase and the Combined Cycle Phase. The Simple Cycle Phase (Phase 2) of the power plant shall consist of two 200-MW gas turbine generators. The Combined Cycle Phase (Phase 3) of the power plant shall consist of one 250-MW gas turbine generator, a cooling tower and a condenser.

3. The approval is subject to the following conditions, which have been described in Decision 30787-D01-2026:

    a. Once Cree Ative Datacenter Corp. has finalized the equipment selection and detailed design for each phase of the power plant, it shall file a final project update with the Commission confirming that each phase remains within the final project update allowances for thermal power plants specified in Rule 007: *Facility Applications*. Each final project update must be filed at least 90 days before the start of construction of the applicable phase.

[1] Decision 30787-D01-2026: Cree Ative Datacenter Corp. – Mihta Askiy Data Center Power Plant, Proceeding 30787, Applications 30787-A001 to 30787-A003, November 20, 2026.

b. As part of each final project update, Cree Ative Datacenter Corp. shall submit a noise impact assessment based on the final design and acoustic-performance information for each phase and any previously constructed or operating phases. Each final noise impact assessment must: (i) assess cumulative sound levels from the power plant and associated data centre operating concurrently; (ii) demonstrate that noise from the power plant is predicted to comply with Rule 012: *Noise Control*, including its low frequency noise requirements; and (iii) identify the mitigation measures and acoustic-performance requirements relied upon to demonstrate predicted compliance.

c. Cree Ative Datacenter Corp. shall implement the mitigation measures relied upon in the applicable final noise impact assessment, or measures providing equal or better acoustic performance. Within 30 days after each phase of the power plant and associated data centre commence operation, Cree Ative Datacenter Corp. shall file a report identifying the implemented mitigation measures for that phase, confirming whether they are consistent with those relied upon in the applicable final noise impact assessment, and describing any deviations. Where alternative measures were implemented, the report must demonstrate that they provide equal or better acoustic performance.

d. Cree Ative Datacenter Corp. shall, in each final project update, provide details of the final water supply arrangements for the power plant, including a summary of all water licences and reallocations relied upon and the associated water volumes.

e. Cree Ative Datacenter Corp. shall inform the Commission of any material changes proposed to the cooling systems, water use estimates or water sources. This information shall include the details of infrastructure, volumes of water, water sources, and applicable regulatory requirements for the changes.

f. Cree Ative Datacenter Corp. must establish a form of reclamation security with a beneficiary that is designed to survive bankruptcy, and this must remain in place until the power plant is fully reclaimed. The reclamation security must be for one third of the reclamation estimate on the commercial operation date of Phase 1, and increase to two thirds of the reclamation cost estimate on year 15 after the commercial operation date, and the entire amount of the reclamation cost estimate on year 20 after the commercial operation date. The reclamation estimate is to be updated by an independent assessor every five years from the date of first commercial operation of Phase 1.

g. Cree Ative Datacenter Corp. must provide details of the selected form of reclamation security and beneficiary, describe precisely how the arrangement will ensure sufficient funds are available for the power plant's decommissioning and reclamation obligations, and is able to survive owner insolvency.

h. Cree Ative Datacenter Corp., and any subsequent operator, shall continually, and at a minimum annually, update the site-specific emergency response plan and incorporate input received from the Ministry of Forestry and Parks, Northern Sunrise County, and Alberta Environment and Protected Areas. Material updates to the emergency response plans are to be provided to the Ministry of Forestry and Parks, Northern Sunrise County, and Alberta Environment and Protected Areas.

i. Cree Ative Datacenter Corp. must obtain consent from the Ministry of Environment and Protected Areas to transfer the lease disposition from the current holder to Cree Ative prior to commencing construction of the power plant.

4. Unless otherwise authorized by the Commission, construction of the Simple Cycle Phase of the power plant shall be completed by January 15, 2029. Construction of the Combined Cycle Phase of the power plant shall be completed by September 30, 2031.

5. Cree Ative Datacenter Corp. shall notify the Commission within 30 days of completing the Simple Cycle Phase and Combined Cycle Phase of the power plant.

6. Cree Ative Datacenter Corp. 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

Matthew Oliver, CD
Panel Chair