

EAST CORRIDOR

INSIDER

PEOPLE.

PLACES.

PROJECTS.

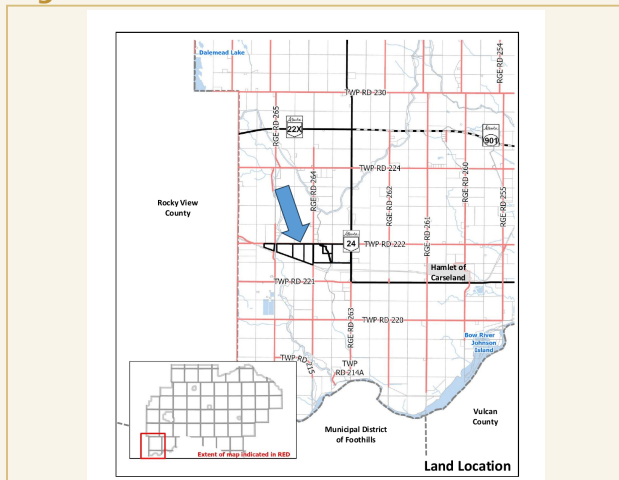
INVESTMENTS.

*Understanding the people, places, projects and investments
shaping Calgary's East Corridor.*

GROWTH WATCH

BEYOND STRATHMORE

Goldfinch's 576-acre land-use milestone shows the East Corridor's investment map becoming regional.



Official Wheatland County land-location map. Not to scale in this layout.

THE MILESTONE AT A GLANCE

576 ACRES

approximately 233 hectares

AUGUST 11, 2026

planning framework adopted

3.27 KM

west of Carseland

LAND USE APPROVED

development permit still required

Last week, East Corridor Insider examined Strathmore's proposed annexation and the land it could create for future commercial and industrial growth. This week, the next signal is already visible outside the town's boundary. On August 11, Wheatland County adopted the planning changes associated with the proposed Goldfinch Technology Park, an approximately 576-acre data-centre campus west of Carseland.

That is a meaningful land-use milestone. It is not approval to begin construction. The project must still move through a discretionary development-permit process, detailed design, power studies and building permits. The future operator, final building count, construction schedule, cooling design and confirmed water requirements remain unannounced.

Sources: Wheatland County PL2025-005 public-hearing notice and final Goldfinch Industrial ASP; Diode Ventures project update.

APPROVAL WATCH

THE LAND-USE GATE IS OPEN

Goldfinch has moved beyond a concept. It has not yet become a construction project.

The August decision aligned three layers of municipal planning needed for the proposed campus. It created the policy and zoning path for a future development application while reserving detailed technical review for the next stage.

APPROVED

1. AREA STRUCTURE PLAN

The plan now includes a Medium Industrial policy category that can accommodate technology centres and associated power or energy-conversion systems.

2. AREA CONCEPT PLAN

The Diode Ventures concept now forms part of the site's planning framework and establishes the broad development concept.

3. LAND REDESIGNATION

Approximately 232.97 hectares changed from Agricultural General to Industrial General for a future data-processing facility.

NOT YET APPROVED

1. DEVELOPMENT PERMIT

Site design, buildings, landscaping, noise studies, servicing and mitigation must return through a discretionary review.

2. CONSTRUCTION START

Building permits follow development approval. Goldfinch's own construction and operating dates remain unconfirmed.

3. FINAL OPERATING PLAN

The future operator, building count, cooling system, water balance and phased power-delivery schedule remain outstanding.

THE ECI TAKE

Goldfinch is more advanced than a proposal on a map and less advanced than a shovel-ready project. The accurate signal is that Wheatland County has opened the land-use pathway for a large technology campus. The next test is whether detailed approvals, power, servicing and an end user move together.

Sources: Wheatland County final Goldfinch Industrial ASP and June 2026 application package; Diode Ventures project updates.

INFRASTRUCTURE WATCH

THE PLATFORM BENEATH THE PROJECT

Goldfinch matters because land, infrastructure and existing users are beginning to align.

7,043**ACRES**

industrial planning framework

10+**KM**

raw-water pipeline

950**MW**

requested grid capacity

THE INDUSTRIAL FRAMEWORK

The wider Goldfinch plan covers approximately 2,850 hectares near Highway 24 and the rail corridor. It was created for industrial development and already includes established operators. The proposed technology park would join an area where Wheatland County has been planning for industrial scale.

THE RAW-WATER LINE

Wheatland County installed more than 10 kilometres of 300-millimetre pipeline from Bow River-connected wells near Speargrass to Carseland and Goldfinch. CGC's wallboard plant is the first connected developer. The system can support additional approved users, but a Goldfinch data-centre connection is not confirmed.

THE GRID REQUEST

AESO connection reporting lists Goldfinch as project P3102, with two requested stages totalling 950 megawatts. The request was at Stage 2 with in-service dates under review. It is not proof of an approved supply, completed upgrades or an operating facility.

WHY THE COMBINATION MATTERS

The next eastward signal is not one announcement. It is the convergence of an industrial plan, a major land-use approval, new water infrastructure, an operating manufacturing anchor and a large-load grid application. When those systems move together, rural industrial land becomes an investable platform rather than a speculative location.

CORRIDOR INTELLIGENCE

WHAT TO WATCH AFTER APPROVAL

The planning decision created a path. These milestones will show whether Goldfinch becomes a built employment and investment node.

1. DEVELOPMENT PERMIT

The site plan, buildings, landscaping, noise controls, servicing and approval conditions.

2. POWER DELIVERY

Confirmed capacity, transmission upgrades, cost responsibility and credible timing.

3. END USER

A named operator or tenant with defined operating requirements.

4. WATER AND COOLING

Cooling system, water source, demand, wastewater and fire-protection storage.

5. CONSTRUCTION EVIDENCE

Building permits, awarded contracts, mobilization and a phased schedule.

6. REGIONAL VALUE

Employment, construction spending, assessment growth, road impacts and suppliers.

FROM THE PUBLISHER

Growth beyond Strathmore will not move in a straight line. It will appear where land-use policy, infrastructure, power and private investment can be assembled. Goldfinch has crossed an important planning threshold, but the disciplined reading is equally important: it creates permission to pursue the project, not proof that it will be built. That distinction is how East Corridor Insider separates momentum from marketing.

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COMING NEXT WEEK

THE POWER QUESTION

Can the corridor's electricity system keep pace with the industrial projects now appearing on the map?