

1.0 PROPERTY INFORMATION

NEIGHBOURHOOD:	Medicine Hat Airport
LOCATION:	15 Les Little Way SW
LEGAL DESCRIPTION:	Lot 1, Block 8, Plan 2010193 Excepting Thereout All mines and minerals
SITE AREA:	1.11 ha (2.74 acres)
LAND USE DISTRICT:	Airport (A) District

BACKGROUND INFORMATION:

1. Pricing Information

List Price: \$1,100,000

2. Potential Subdivision

The City will consider subdividing the Property into smaller parcels as long as each parcel is over 0.4 ha (1 acre).

3. Design Guidelines

The YXH Gateway, which includes the airport terminal, is a key gateway to the City and region for air transportation. Further, it is strategically located adjacent to Highway #3 which is the primary ground transportation corridor from the southwest. As such, every effort is being made to ensure that development enhances the 'gateway' vision. The design guidelines ensure quality development in alignment with the gateway vision. The design guidelines address building design and enhanced landscaping, particularly for those sites along Gershaw Drive/Highway #3.

The design guidelines provide clear and concise direction to a potential purchaser for the following:

- site layout: positive interface with the neighbourhood.
- building massing: articulation.
- materials: high quality; and
- landscaping: integrated into development.

Any sale of the Property will be subject to the approval of the purchaser's development plans by the City's Manager of Land Development & Real Estate and the purchaser obtaining a development permit based upon such approved plans prior to closing. The following plans, at the time of design guidelines submission, must be submitted to the Manager of Land Development & Real Estate:

- Purchaser's site plan. The site plan must include parking and building location, fencing and roof plans indicating location of mechanical equipment. A sample board identifying exterior material and colour must be submitted.
- Landscaping plan. The plan must specify type and location of plant material, soft landscaping, and location of irrigation system(s))
- Elevation (front, rear and side) plans.
- Written description of how design guidelines have been met.

4. Servicing

If sold, the Property will be sold "as is, where is". **Water or sanitary sewer service stubs from the mains to the property line are not installed.** The City's Environmental Utilities

Department is to be retained by the purchaser to install the water and sanitary sewer service stubs to the Property, at the purchaser's cost. Utility services are usually located in the roadway adjacent to the parcels, but it will be the responsibility of the purchaser to confirm the location and availability of utility services with the City Departments. The purchaser will be responsible for all service extension/hook-up costs and charges. Point of service will provide power at 13,800 volts phase to phase for three-phase supply and 8000 volts phase to ground for single phase supply. In addition to any other related construction costs, the purchaser will be responsible for cost of transformer capacity required to provide the specified service voltage. The cost of land purchase does not include Electric Department transformer capacity charge. This charge is part of the electric servicing costs for the property and will be detailed when service size in amps and service voltage have been confirmed by the Electric Department. Storm sewer will be the responsibility of the purchaser. The purchaser will be responsible for verifying the location of existing utility mains and discuss specific requirements and standards expected (in relation to the proposed development) with each Utility Department. Examples of appropriate questions include, but are not limited to, is the development serviceable, is there capacity in the existing system, are there off-site considerations, what are the associated costs, etc. Levies do not necessarily cover upgrading of infrastructure to support service requirements. The purchaser will be responsible, at its expense, for any additional work and costs to develop the Property to meet the City's municipal servicing standards and any other requirements or standards determined by the City or the Development Authority.

For further information, please contact:

Gas Department (gas service)	403.502.8707
Electric Department (electrical service)	403.529.8257
Environmental Utilities (water and sewer)	403.529.8164
Municipal Works (road/storm water)	403.529.8161
Development Engineering	403.502.8742
Telus (telephone)	403.310.4248
Shaw Communications Inc. (advanced telecommunications)	403.488.7055

Information on existing infrastructure and site plan is included in the attached Servicing Study – Lot 1 Block 8.

5. NAV Canada Requirements

NAV Canada land use approval must be received as a condition of the Development Permit. The Lessee will be responsible for preparing a submission, at its expense, for NAV Canada review and will work with the Airport Manager to ensure adherence to the NAV Canada requirements.

6. Access

Access to the Property is restricted to Les Little Way SE. Access from Gershaw Drive is prohibited. All proposed vehicular access points to the Property are subject to the approval of the City's Planning & Development Services Department. All costs associated with auxiliary lanes, curb crossings, median breaks or other similar road works required for any proposed development will be at the expense of the purchaser.

7. Sidewalks

There is no sidewalk in the boulevard along Les Little Way SW. The purchaser, at its expense, will be responsible for the installation of sidewalks to City standards.

8. Easements

The Property is encumbered with Utility Rights of Way:
Registration #201017872 - City of Medicine Hat as per plan 2010194.

9. Geotechnical Information

The City of Medicine Hat (the City) retained third-party geotechnical engineering consultants to complete the following reports:

- Preliminary Geotechnical Investigation Report, Stantec Consulting, September 2017.
- Preliminary Design Report Medicine Hat Regional Airport North Node Land Development, Genivar Inc., May 2013.
- Geotechnical Evaluation Medicine Hat Regional Airport Area Structure Plan & Functional Servicing Report, AMEC Earth and Environmental, June 2010.

The Geotechnical Reports are available upon request.

10. Environmental Site Assessment Summary

In 2013, the City retained a third-party environmental consultant to complete a Phase II Environmental Site Assessment (ESA) of the City-owned Property. The purpose of the Phase II ESA was to identify issues of actual or potential environmental concern that may have resulted from previous or current land use of the location or surrounding properties. The Property is currently an empty lot. No significant issues were noted in the ESA.

The environmental report will be available to the purchaser subject to certain conditions which may include the purchaser entering into one or more confidentiality agreements. Notwithstanding the foregoing, it will be the responsibility of the purchaser, at its expense, to satisfy itself of the environmental state and condition of the Property and its suitability for its proposed development.

11. Off-site levies

Contact Planning & Development Services at 403.529.8374 to confirm whether Off-site levies are payable as set out in Bylaw #3746.

12. Real Estate Purchase Contract

The purchaser will be required to enter a Real Estate Purchase Contract satisfactory to the City Solicitor and the Chief Administrative Officer. The City's current standard form of agreement is annexed for information, which may be further modified by the City for this transaction. The City reserves the right to make any changes whatsoever to the City's Real Estate Purchase Contract.

OTHER INFORMATION:

- The sale must be approved by the City in accordance with the *Municipal Government Act* (Alberta).
- It will be the responsibility of the purchaser to repair any damage to the curb, gutter, sidewalk and roads during construction to Municipal Servicing Standards.
- The purchaser will be responsible for receiving all approvals from the Planning Authorities. Information on steps necessary to obtain permits, adherence to the Land Use Bylaw, adherence to applicable building codes, off-site levies and access information can be obtained from Planning & Development Services Department. The Planning & Development Services Department is located on 2nd floor of City Hall and their phone number is 403.529.8374.
- Information on taxes or assessment on land and proposed development can be obtained from the Assessment Department on 1st floor City Hall or at 403.529.8114.

2.0 PURCHASE PROCESS

The City Medicine Hat is seeking applicants that are prepared to undertake the purchase and timely development of the Property in accordance with the terms of sale and development of the Property.

Applications must include:

- A brief written description of the proposed development.
- Verification that Applicant has read and understood the requirements of the design guidelines and commitment to them.
- The Purchase price offered.
- Terms and/or conditions of purchase.

Environment, Land and Gas Production

Telephone: 403.529.8248

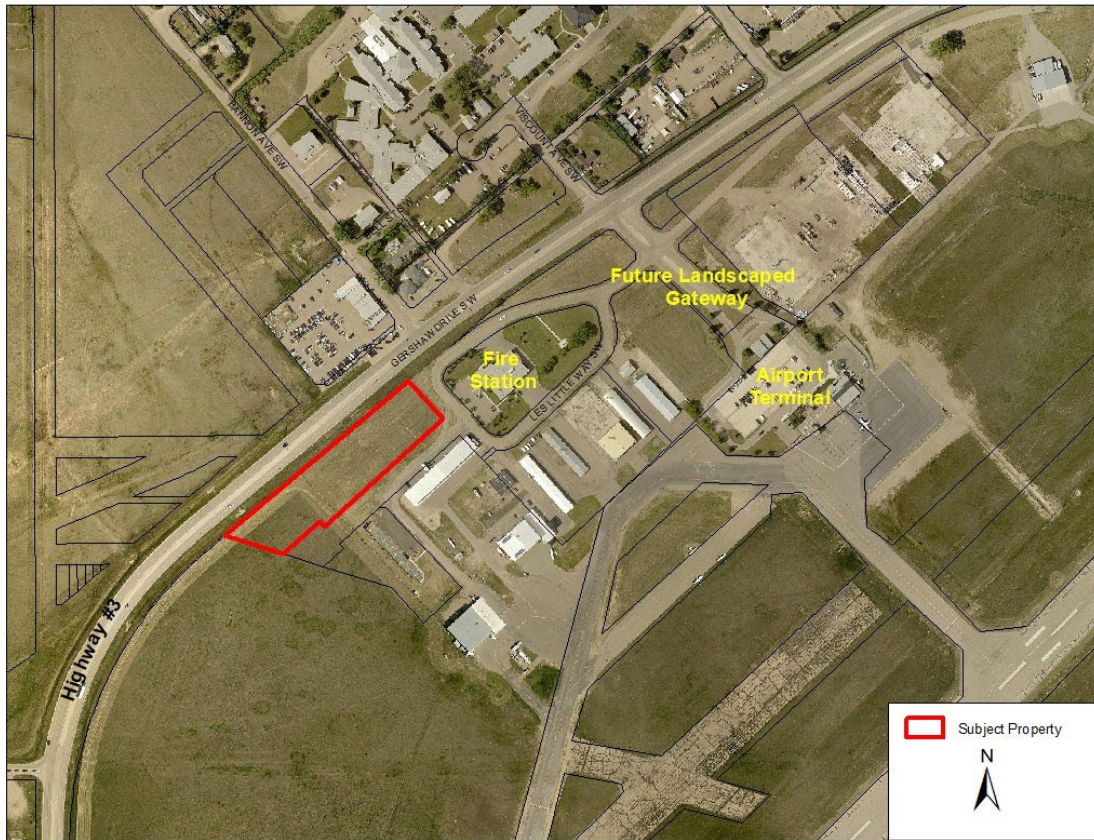
E-mail: land@medicinehat.ca

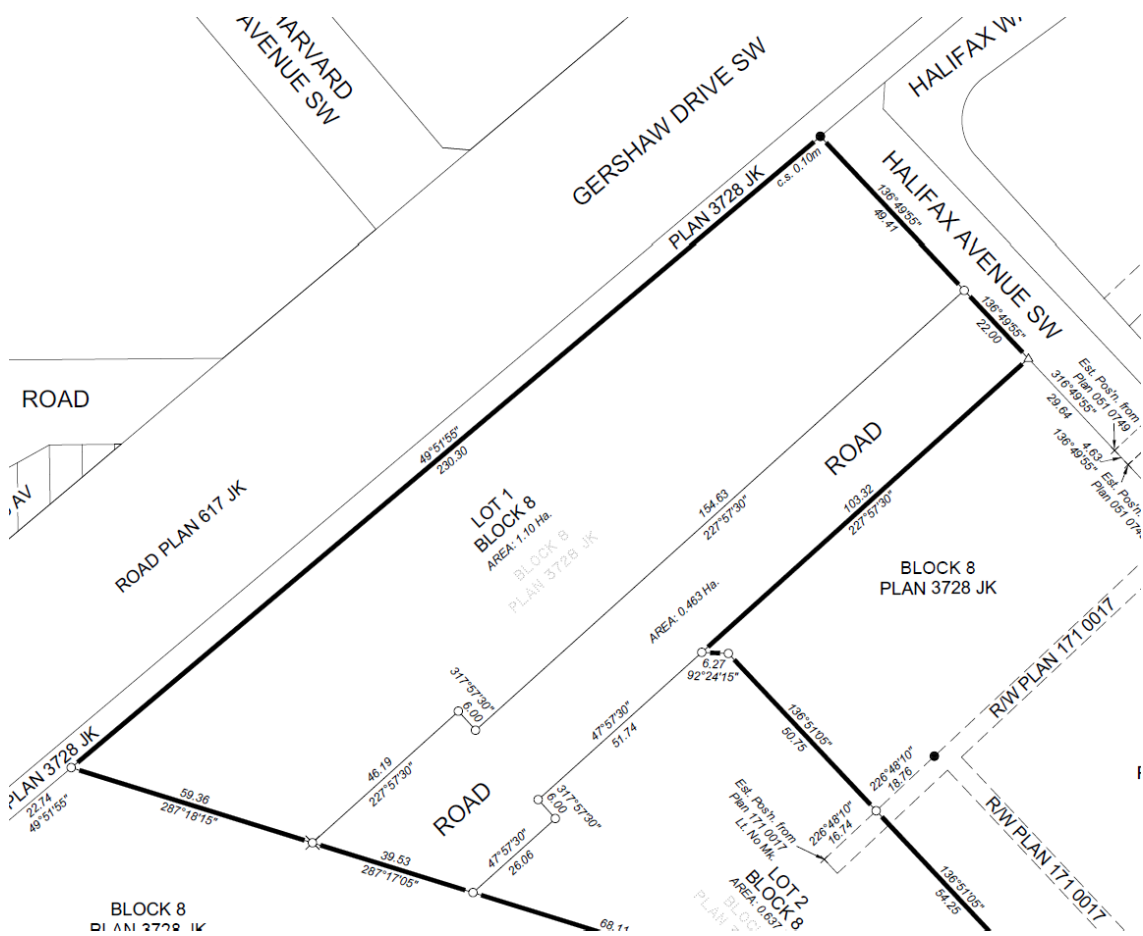
The City reserves the right, at its discretion, to accept, reject or further negotiate with the Applicant.

The information contained in this document is believed to be true; however, the City does not warrant the accuracy of this information, which is subject to change without notice. This document does not constitute an offer or contract and the price, terms and conditions of any sale are subject to the approval of the City of Medicine Hat in accordance with the Municipal Government Act, and an agreement satisfactory to the City Solicitor Department.

February, 2024

3.0 Aerial Map



Plan 2010193

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