

## PROPERTY INFORMATION



# Box Springs Interchange

The TransCanada Highway (TCH) / Box Springs property (Property) is located at the intersection of Box Springs Road NW and Saamis Drive NW, with high visibility from the TransCanada Highway. The adjacent TransCanada Highway features daily traffic volume of 13,910 vehicles per day, while Box Springs Road NW sees 10,715 vehicles each day. The neighbourhood is substantially developed with general industrial to the east in Brier Park and the expanding Box Springs commercial district. The Property is currently zoned Highway Commercial and allows a variety of commercial uses.

## 1.0 PROPERTY INFORMATION

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### NEIGHBOURHOOD:

**LOCATION:** Box Springs Road and Saamis Drive NW

**LEGAL DESCRIPTION:** Meridian 4, Range 6, Township 13, Section 3  
Those portions of the Northeast Quarter  
Which lies to the Southwest of the Highway  
as shown on Plan 363EZ  
Containing 26.26 hectares (64.88 acres) more or less  
Excepting:  

Plan	Number	Hectares	Acres more or less
Public work road	8310852	16.57	40.9
Subdivision	0710574	1.83	4.52

  
Excepting thereout all mines and minerals

**SITE AREA:** 5.82 ha (14.38 acres)

**LAND USE DISTRICT:** Highway Commercial (C-H) District

### BACKGROUND INFORMATION:

- Pricing Information**  
List Price: \$3,310,920. G.S.T. is not included in price.
- Subdivision**

There is a remnant lot in the SW corner of the NE ¼ section which has the same LINC number as the Property that was the result of Road Plan 363EZ (TransCanada Highway). A subdivision will be required to subdivide out the remnant lot. The City applied for and obtained subdivision approval. However, the City did not register the subdivision and there are outstanding conditions that must be met prior to registration such as Municipal Reserve dedication and payment of Off-site levies. The City did receive Historical Resources Act approval. The purchaser, at its expense, is responsible for the subdivision of the Property.

**3. “As is, Where is”**

If sold, the Property will be sold on an “as is, where is” basis and the City of Medicine Hat makes no representation and gives no warranty whatsoever as to the size, configuration, adequacy of services, soil or building conditions, land use classification, or developability of the Property for any intended use by a potential purchaser. The Property is considered an “infill site” and utility servicing and other municipal improvements and infrastructure in relation to the Property may not meet the City’s municipal servicing standards. 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.

**4. Servicing**

**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

A Technical Coordinating Committee (TCC) circulation indicates that the site is not part of an existing Area Structure Plan nor is its servicing capacity accounted for in a Functional Servicing Report. As such, development of the Property will require completion and approval of a high-level Site Concept. Both internal site utility services and external services main extensions will

need to be designed. A Service Agreement with the City of Medicine Hat will be required as part of future development approval. Due to the proximity to the Trans-Canada Highway, a permit of approval from the department of Alberta Transportation will also be required. See attached TCC comments.

**5. Stormwater Management Plan**

There is limited storm water infrastructure in the area. The development will require a Stormwater Management Plan completed by a registered engineering professional. Sites greater than 0.16 ha. require on site storage. Allowable discharge rates from any site shall be the greater of 20 l/s or 35 l/s/ha. Refer to the MSSM Section 5 for additional information.

**6. Access**

Due to the site topography and the nature of the road corridor around the site, access to the site will be restricted to the far northwest corner off of Saamis Drive SW. 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, sidewalks, curb crossings, median breaks or other similar road works required for any proposed development will be at the expense of the purchaser.

**7. Environmental Site Assessment Summary**

In 2020, the City retained a third-party environmental consultant to complete a Phase I Environmental Site Assessment (ESA) of the City-owned Property. The purpose of the Phase I 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. Areas of potential environmental concern associated with surrounding properties within 300 m were identified.

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.

**8. Off-site levies**

Off-site levies are owing and must be paid at time of subdivision (if subdividing) or at the development permit stage. Off-site levies are estimated at approximately \$900,000. Contact Planning and Development Services for information.

**9. 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 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 2<sup>nd</sup> 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 1<sup>st</sup> floor City Hall or at 403.529.8114.

## 2.0 PURCHASE PROCESS

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Invest 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 to purchase can be made by filling out the Purchaser's Application and delivering or e-mailing to the Invest Medicine Hat Department.

Applications must include:

- A written description of the proposed development.
- Verification that Applicant is prepared to meet commence construction requirements.
- The Purchase price offered.
- Terms and/or conditions of purchase.

### **Environment, Land and Gas Production**

land@medicinehat.ca  
Tel: 403.529.8248

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

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