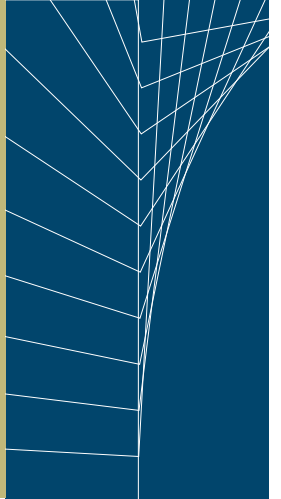


TRANSPORTATION MUNICIPAL/ENVIRONMENTAL STRUCTURAL
LAND DEVELOPMENT LANDSCAPE ARCHITECTURE
PLANNING/COMMUNICATIONS GIS/MAPPING



Iron Horse Holdings Inc.

Concept Plan

Medicine Valley Industrial Park Lacombe County

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1.0 Introduction

1.1 Purpose

The purpose of the Medicine Valley Industrial Park Concept Plan is to provide a detailed framework for the future development of lands on the northern boundary of the Town of Eckville for industrial land uses.

The Concept Plan has been prepared by ISL Engineering and Land Services on behalf of Iron Horse Holdings Inc. for the purpose of obtaining land use and subdivision approval from Lacombe County. The Plan has been prepared in conformance with the Town of Eckville/Lacombe County Intermunicipal Development Plan (IDP), Lacombe County's Municipal Development Plan (MDP), and the County's Industrial and Commercial Business Park Development Proposals: Guide to the Approval Process.

As required, the Concept Plan has been designed to:

- implement the IDPs land use concept;
- implement the MDPs land use concept;
- describe existing physical features and development constraints;
- illustrate a future land use concept and describe future land uses;
- describe the disposition of municipal reserve;
- summarize the proposed transportation network and proposed servicing; and
- describe the proposed phasing of development.

The information contained in this Concept Plan is based upon the following reports:

- Geotechnical Investigation (Parkland Geo, July, 2009);
- Medicine Valley Industrial Park Transportation Impact Assessment (ISL Engineering and Land Services Inc., June, 2009);
- Public Consultation Plan and Results (ISL Engineering and Land Services Inc., August, 2009, Appendix A).

1.2 Timeframe

The Concept Plan depicts how Medicine Valley will be developed over an extended period of time. It is anticipated that the Plan Area will be developed within a 5 year period. The first stage of the development is anticipated to begin in the fall of 2009.

1.3 Area of Application

The Concept Plan applies to the lands shown in Figure 1.1. The lands are located in the western portion of Lacombe County, immediately adjacent to the northern border of the Town of Eckville.

1.4 Map Interpretation

Site and lot boundaries and road alignments shown on a map within the Plan Area are approximate, and will be confirmed at the time of subdivision. Minor deviations on the boundaries between land uses are permitted provided the general location of land uses do not change.

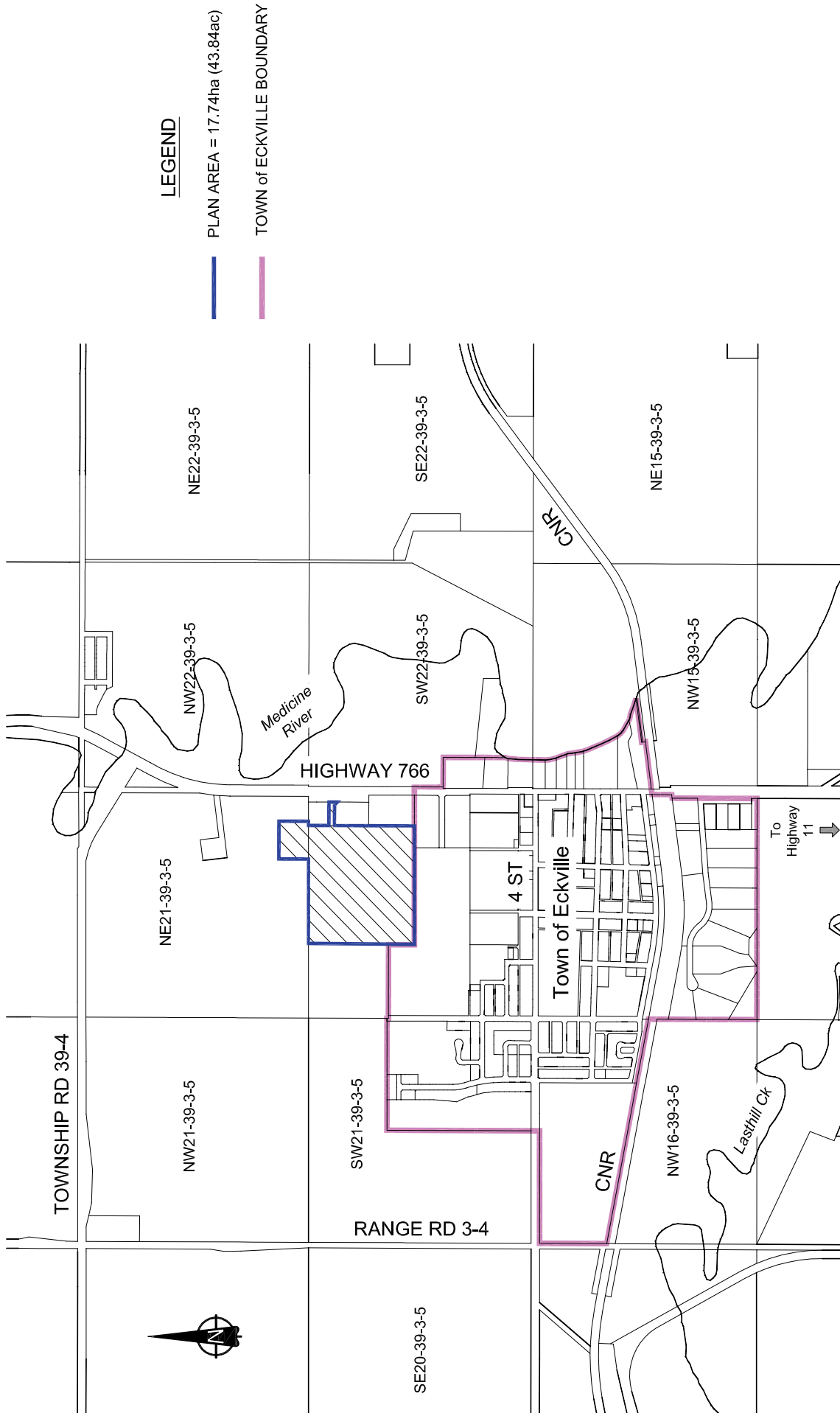
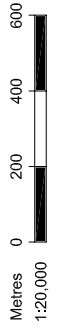


FIGURE 1.1

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**MEDICINE VALLEY
INDUSTRIAL PARK CONCEPT
LOCATION PLAN**



1.5 Property Ownership

The Medicine Valley Plan Area comprises 17.74 hectares (43.83 acres) and contains a portion of SE21-39-3-5 and the southeast portion of NE21-39-3-5, as shown on Figure 1.2 and Table 1.1, and detailed in Appendix B.

Table 1.1: Property Ownership

Description	Owner	Area (ha)	% of Total
A portion of SE21-39-3-5	Randy David Eliuk	16.14	91
A portion of NE21-39-3-5	William Eliuk and Iris R. Eliuk	1.43	8
Certificate of Title 052 463 853	Randy Eliuk	0.17	1
Total		17.74	100

1.6 Planning Context

The Concept Plan has been prepared within the context of Lacombe County's broader statutory planning hierarchy, which provides guidance for the future land use designations and development of Medicine Valley.

1.6.1 Intermunicipal Development Plan (IDP)

The Plan Area is located within the IDP for the Town of Eckville and Lacombe County. The IDP designates the Medicine Valley Plan Area and its immediate vicinity for commercial and industrial development, and a regional trail corridor. The Medicine Valley Concept Plan is compatible with the land use designation of the IDP and complies with its key policy provisions, namely:

- Growth Management Policy 2.1 and Map 2 which requires commercial and industrial areas adjacent to Highway 766.
- Trails and Open Space Policy 5.6.3 which requires the provision of a regional trail network along the west boundary of the Plan Area. The trail will help connect points of interest within the Town and County, and will be connected to the balance of the Plan Area via two east/west trails links.
- Transportation Policy 6.1 which requires the coordination of the planning and construction of transportation links. The Plan Area provides paved right-of-ways in order to provide a satisfactory level of service and safety, and dust suppression.

Appendix C provides detailed information about the IDP and its key policy provisions.

1.6.2 Municipal Development Plan (MDP)

Lacombe County's MDP Future Land Use Concept, Map 2, designates the Plan Area for Urban Fringe development. The Medicine Valley Concept Plan complies with the Future Land Use Concept and the policy provisions of the MDP, namely:

- Location of Industrial and Commercial Development Policy 6.5 and Map 2 which requires commercial and industrial areas adjacent to Highway 766.
- Industrial Parks Policy 6.6 which encourages the clustering of industrial uses in industrial parks as a means to reduce scattered industrial development in the County. The Medicine Valley Industrial Park is located adjacent to Highway 766, and is compatible with adjacent industrial land uses.
- Industrial Buffering Policy 6.14 which requires adequate buffers or transitional land uses between non-industrial and industrial uses. The Plan Area will provide



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**MEDICINE VALLEY
INDUSTRIAL PARK CONCEPT
PROPERTY OWNERSHIP PLAN**



suitable buffers, such as open space, trails and landscaping, including a berm, and a screened fence between business industrial uses and non-business industrial uses.

Appendix D provides detailed information about the MDP and its key policy provisions.

1.6.3 Other Plans

There have been no previous plans approved for the Medicine Valley Plan Area.

1.6.4 Land Use Bylaw (LUB)

The County's Land Use Bylaw, Bylaw 1056/07 will control development of the lands within the Medicine Valley Plan Area. The lands within the Plan Area are currently designated A – Agricultural District.

1.6.5 Subdivision and Development Regulation

Provincial Subdivision and Development Regulations require Area Structure Plans (ASP) in advance of development on all lands that are located within 800m of a highway. In this instance, Alberta Transportation waives the requirement for an ASP and is satisfied with the submission of a Concept Plan.

Sections 3, 10 and 11 of the Regulation require that "sour gas facilities" and "gas and oil wells" be identified and, subject to specific requirements, that the County's Subdivision and Development Authorities provide notification of development applications to the Energy Resources Conservation Board (ERCB). Oil and gas infrastructure is described in Section 3.6.

2.0 Site Context

2.1 Existing and Surrounding Land Uses

The Medicine Valley Plan Area is predominately in agricultural production. According to the Canadian Soil Information System these lands have a rating of 2, which has moderate limitations due to an adverse climate. A well site is located in the south east portion of the Plan Area.

The lands surrounding the Plan Area are currently developed as, characterized by, or designated for:

- agricultural lands, a golf course, and a well to the north;
- business industrial development (a commercial/industrial shop, truck yard, and well site) and a farmstead to the east;
- a manufactured home park, light and heavy industrial development, and a well to the south; and
- agricultural lands to the west.

An aerial photo illustrating existing and surrounding land uses are shown in Figure 2.1.

2.2 Topography

The Plan Area is gently rolling with localized highs and lows. The land slopes from west to east with elevations ranging between 937m in the south west corner to 933m in the north east portion of the Plan Area.

The topography of the Plan Area, with contours depicted at 1m intervals, is shown in Figure 2.2.

2.3 Geotechnical

Parkland Geo conducted a technical investigation of the Plan Area in July 2009. 10 test holes were drilled to assess soil and groundwater conditions and conditions for site development, site grading, industrial development, the construction of roadways, the installation of private sewer and water systems, and the construction of stormwater management facilities. Parkland GEO identified that the general soil stratigraphy consists of topsoil overlying clay and silt deposits, which overlay clay till. This is considered to be the typical soil profile in Eckville. Parkland Geo's 2009 geotechnical investigation study concludes that these soil conditions are suitable for industrial development.

2.4 Transportation Impact Assessment

A Transportation Impact Assessment (TIA), prepared by ISL Engineering and Land Services Inc. was completed in June, 2009. The TIA demonstrated that at full build-out Medicine Valley Industrial Park would generate a total of 98 trips and 106 trips in the morning peak and afternoon peak periods, respectively. With the traffic generated by the proposed development, the Highway 766/access operated at a very good level of service and it is recommended that a Type II intersection with no left turn bay is required in all three horizons.

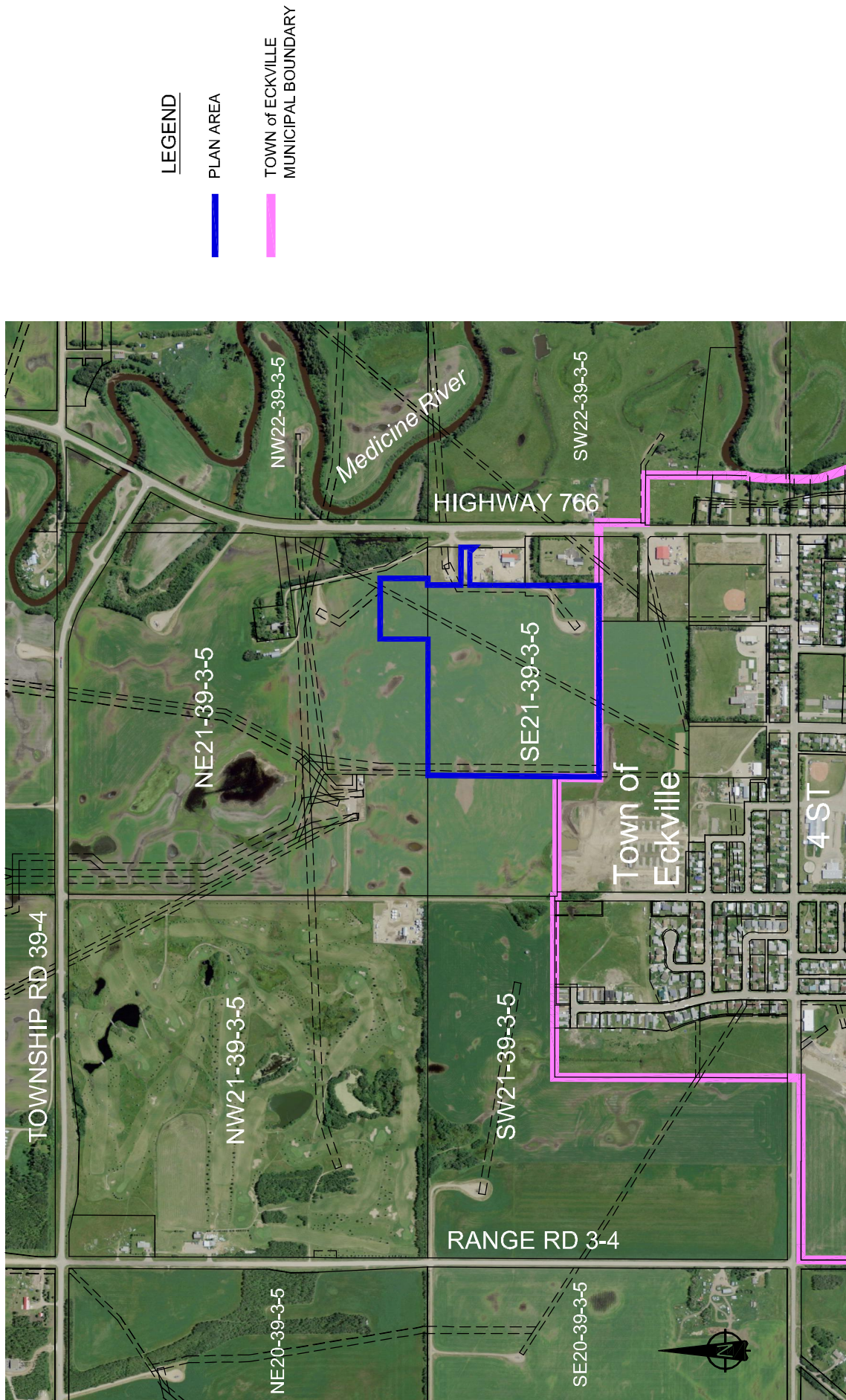
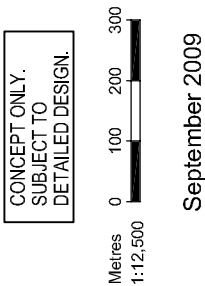
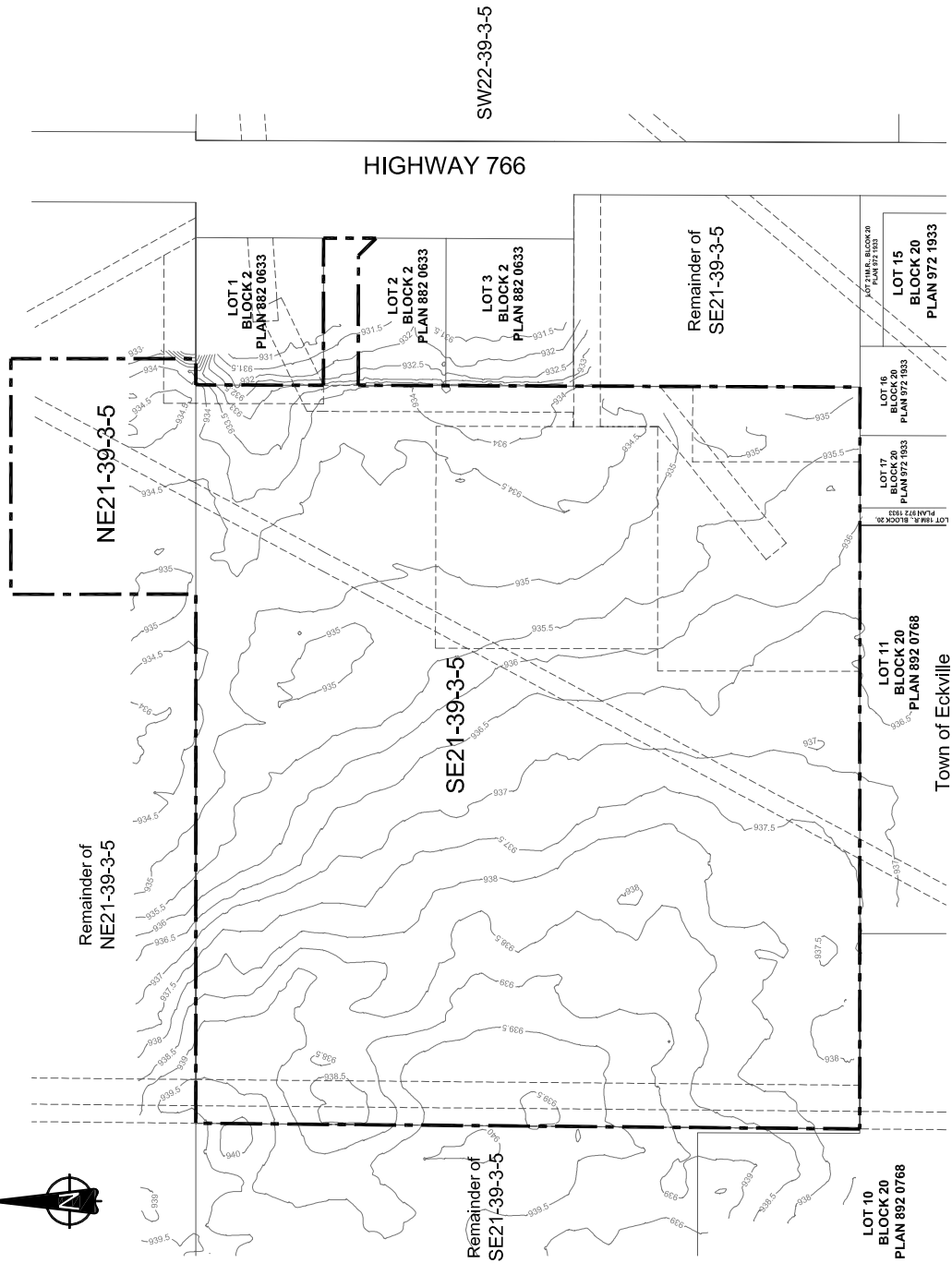


FIGURE 2.1



**MEDICINE VALLEY
INDUSTRIAL PARK CONCEPT
EXISTING and SURROUNDING
LAND USES**



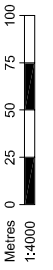


LEGEND

--- PLAN AREA

FIGURE 2.2

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MEDICINE VALLEY INDUSTRIAL PARK CONCEPT TOPOGRAPHY PLAN



2.5 Heritage Resources

Alberta Historic Resources Management Branch of Alberta Culture and Community Spirit conducted a review of the Plan Area and concluded that a historic resources impact assessment is not required; see Appendix E.

2.6 Caveats, Utility Rights-of-Way, and Easements

There are numerous encumbrances on title for caveats, utility rights-of-way, and easements that traverse the Plan Area. The encumbrances will not affect the future development of the subject lands.

1. A Deferred Reserve Caveat (882 059 142), registered to the Red Deer Regional Planning Commission is on the certificate of title. The DRC describes that 2.53 ha (6.26 ac) of Municipal Reserve may be provided at the time of subdivision.
2. Numerous utility rights of way, pipelines and gas wells are present throughout the Plan Area, and belong to different companies. A summary of oil and gas infrastructure is described in Section 3.6.

All of the existing rights-of-way contained within the Plan Area are recognized and protected from any development other than roads or open spaces.

3.0 Land Use Concept

3.1 Vision

Medicine Valley will develop as a commercial and light industrial business park that will accommodate light manufacturing, warehousing, trucking companies, welding operations, and fuel bulk stations, among others. The development will create a positive visual impression by providing attractive and appropriate landscaping, signage, lighting, access, architectural features, building setbacks and entrance feature. Medicine Valley will include open space along the west and south boundary of the Plan Area to provide development setbacks from adjacent lands and create trail connections between neighbourhoods.

The principal objective of the vision is to create opportunities for commercial and industrial developments in an attractive business park setting.

3.2 Objectives

The Medicine Valley Concept Plan is based on the vision for the development and the policies contained in applicable statutory plans. Accordingly, the land use concept is intended to achieve the following objectives:

- contribute to the economic development of Lacombe County and the Town Eckville;
- protect and maintain the operational safety of the Highway 766;
- create an appropriate transition between the Medicine Valley Plan Area and existing development by identifying locations for trails and open space;
- provide a suitable range of industrial sized lots that cater to a range of industrial and commercial developments;
- develop a safe and efficient transportation network that meets the needs of vehicles, pedestrians, cyclists;
- provide an efficient servicing concept and a logical phased servicing approach to development of the Plan Area; and
- utilize a stormwater management facility as an amenity feature.

3.3 Map

The Land Use Concept Map for Medicine Valley is illustrated in Figure 3.1. The map consists of land use areas and symbols that graphically define land use, roadway patterns and servicing for the Plan Area. To ensure the Concept Plan remains relevant, the Plan may be amended to reflect changing circumstances. The Concept Map will be subject to further refinement at the subdivision stage.

3.4 Concept

The Medicine Valley Plan Area contains features that give priority to a variety of lot sizes, land use compatibility and the provision of a trail system. The land use statistics for the Plan Area are provided below.

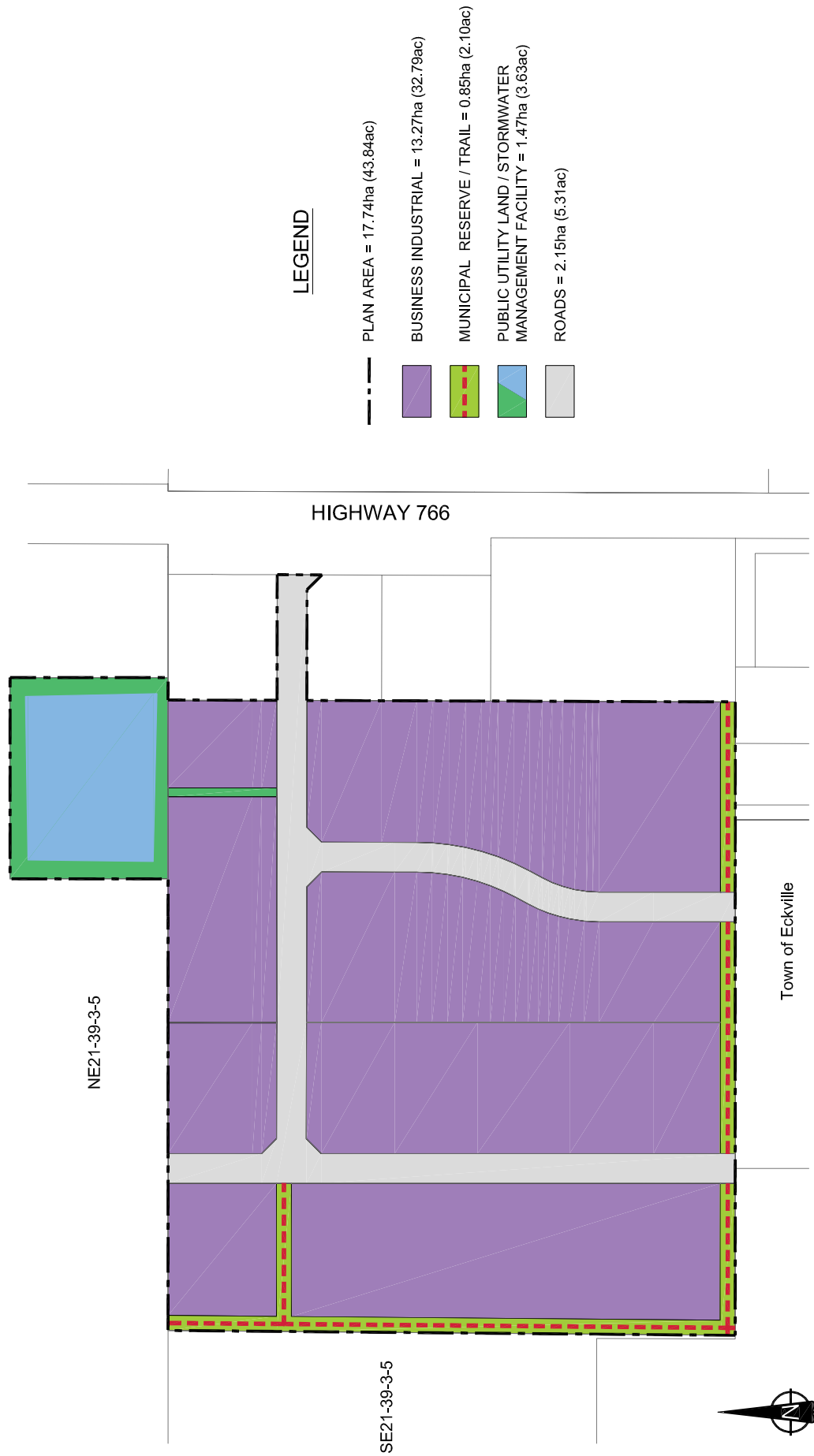


FIGURE 3.1

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**MEDICINE VALLEY
INDUSTRIAL PARK CONCEPT**
FUTURE LAND USE CONCEPT



Table 3.1: Medicine Valley Land Use Statistics

	Area (ha.)	% of GDA
Plan Area	17.74	100%
Municipal Reserve/Trail	0.85	5%
Stormwater Management Facility	1.47	8%
Open Space	2.32	13%
Roads	2.15	12%
Business Industrial	13.27	75%

3.5 Business Industrial

- 3.5.1 Three quarters (75%) of the Plan Area will be developed for business industrial development.
- 3.5.2 Larger lots, between 0.49 ha and 1.45 ha, will occupy the eastern portion of the Plan Area and will accommodate a mixture of commercial and industrial development. These sites are characterized by their proximity to Highway 766, which will allow for the effective capture of local and regional markets. This area will be developed under the (I-BI) Business Industrial District.
- 3.5.3 A lot in the south east portion of the Plan Area will accommodate access to an existing well site.
- 3.5.4 Smaller lots, approximately 0.30 ha to 0.64 ha, will occupy the western portion of the Plan Area. Lot configuration is intended to be flexible, as it is important that a range of lot sizes be maintained. This area will be developed under the (I-BI) Business Industrial District.
- 3.5.5 All industrial development in the Plan Area shall be subject to the Medicine Valley Industrial Park Site Design Guidelines attached as Appendix F to this Plan.

3.6 Oil and Gas Infrastructure

- 3.6.1 Oil and gas extraction is a significant activity in the Plan Area, and it is anticipated that such activity will continue for the foreseeable future. All oil and gas infrastructure located within the Plan Area is described in Table 3.2 and Table 3.3.

Table 3.2: Pipelines

Pipeline ID #	ROW Plan	Location	Owner	Sour	Setback
3584	4950MC	SE21-39-3-5	Conoco Phillips	1.0m./km	0
8502	4950MC	SE21-39-3-5	Conoco Phillips	1.0m./km	0
6901	4950MC	SE21-39-3-5	Conoco Phillips	0m./km	0
15169	8122843	SE21-39-3-5	Conoco Phillips	0m./km	0
19544	8122843	SE21-39-3-5	Conoco Phillips	1.0m./km	0
15891	4950MC	SE21-39-3-5	Conoco Phillips	1.0m./km	0
12336	9822226	SE21-39-3-5	Conoco Phillips	1.0m./km	0

Table 3.3: Oil and Gas Infrastructure

Item	Owner	Location
2868	Atco Gas	SE21-39-3-5

Table 3.3: Oil and Gas Infrastructure

Item	Owner	Location
2868	Atco Gas	SE21-39-3-5

- 3.6.2 Development setbacks from oil and gas facilities as required by Provincial regulations shall be enforced in the Plan Area.
- 3.6.3 In order to protect the integrity of existing oil and gas processing infrastructure, the lot configuration and road network as identified in Figure 3.1 and Figure 4.1 have been designed to accommodate and not interfere with these facilities. In addition, road crossings of pipeline rights-of-way have been kept to the minimum necessary to serve the Plan Area. All costs associated with the assessment, design and construction of pipeline crossings shall be borne by the developer. In addition, prior to the construction of buildings, parking areas, and the like on a development site, the developer shall enter into crossing agreements with oil and gas facility owners as required.
- 3.6.4 Given the presence of sour gas facilities in the Plan Area, public, recreational and/or commercially designated land uses that entail overnight accommodation shall be prohibited within a sour gas setback area in accordance with ERCB guidelines and directives.

3.7 Municipal Reserve and Open Space

- 3.7.1 In accordance with the Municipal Government Act, 1.77 ha (4.37 ac) of the Plan Area, may be provided as Municipal Reserve at the time of subdivision.
- 3.7.2 Due to previous subdivision activity in the Plan Area, 2.53 ha (6.26 ac) of Municipal Reserve may be provided at the time of subdivision.
- 3.7.3 As the Plan Area will be developed for commercial and industrial purposes and that no specific needs have been identified for school or recreation purposes in this area, mostly money in place of Municipal Reserve shall be provided. Municipal Reserve will be provided in the form of land in order to accommodate open space buffers adjacent to non-commercial or non-industrial properties and to provide a trail network. The Plan Area provides 0.85 ha (2.1 ac) for Municipal Reserve purposes.
- 3.7.4 Lands along the western boundary of the Plan Area will be provided as a paved regional trail. Two Municipal Reserve parcels, one in the north portion of the Plan Area, and one in the south portion will provide trail connections to the Regional Trail.
- 3.7.5 The Municipal Reserve parcel in the south portion of the Plan Area will be professionally landscaped, and contain a trail, berm and fence.
- 3.7.6 A storm water management facility (SWMF), located in the northeast portion of the Plan Area will be professionally landscaped and contoured to function as an amenity to add to the open space within Medicine Valley. The SWMF will be provided as a PUL.

4.0 Transportation

This site is bounded by undeveloped property to the north, west, and south. The east side of the property adjoins three industrial lots and one residential lot. These adjoining properties are accessed by a frontage road with two access points onto Highway 766.

The internal proposed road system will be directly connected to Highway 766 as shown on the Future Land Use Concept (Figure 3.1) and Road Network Concept (Figure 4.1). Access to the existing frontage road will be from the new highway access. The existing north frontage road access will be permanently closed and the south frontage road access will be closed with a locked gate to allow emergency access. The residential property has its own access to the highway which will remain in place.

The internal road system provides a connection to future development south of Phase 1, a future connection from Phase 2 to 50 Street in Eckville, and a future connection from Phase 2 north to Last Hill Road. Because the properties to the north and south are presently undeveloped temporary turn arounds will be provided for these three roadways. When the future link to 50 Street is connected the Town of Eckville intends to restrict use of this road to light vehicles only. Heavy commercial vehicles will use the connection to Highway 766 or the connection to Last Hill Road. The future road network has been reviewed with the Eckville Administrator and Eckville is in agreement with the concept.

There is no road connection provided to the west as these lands have been designated for future residential development.

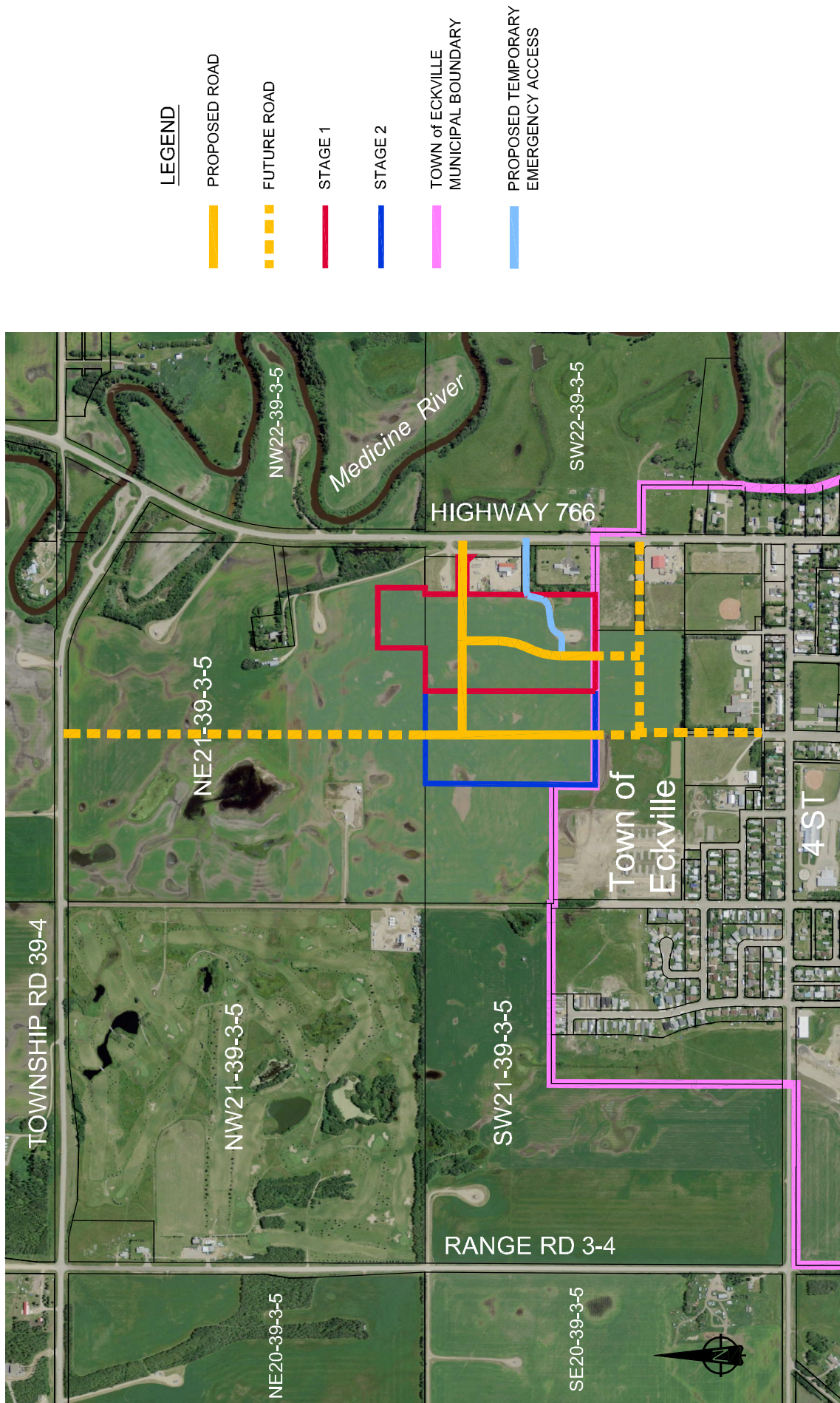
The internal road system will provide access to the lots within the development.

The roads will be gravel surface with open ditches and constructed to Lacombe County standard cross section for local industrial roads. The road structure will be sufficient for heavy truck traffic expected in this subdivision. Design and construction of the road structure will be in keeping with the recommendations in the Geotechnical Report and Lacombe County standards. Lacombe County standards specify paved surface roads however gravel surfacing is compatible with the development of the adjacent industrial lands in the Town of Eckville and with the land sale economics in the area.

Traffic control signs and street name signs will be installed.

A temporary emergency access/egress will be provided as shown on Figure 4.1. The temporary emergency access route will be protected by easement which will remain in place until the road system gains another permanent connection through development of the adjacent lands. The temporary access road will have a gravel surface.

Alberta Transportation has provided comments on the internal road system regarding access to the lands to the north, access to the existing well sites, and access to the stormwater management facility. Discussions with Alberta Transportation are being arranged to address these issues.



LEGEND

PROPOSED ROAD

FUTURE ROAD

STAGE 1

STAGE 2

TOWN OF ECKVILLE
MUNICIPAL BOUNDARY

PROPOSED TEMPORARY
EMERGENCY ACCESS

FIGURE 4.1

**MEDICINE VALLEY
INDUSTRIAL PARK CONCEPT
FUTURE ROAD NETWORK CONCEPT**



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Metres 0 100 200 300
1:12,500

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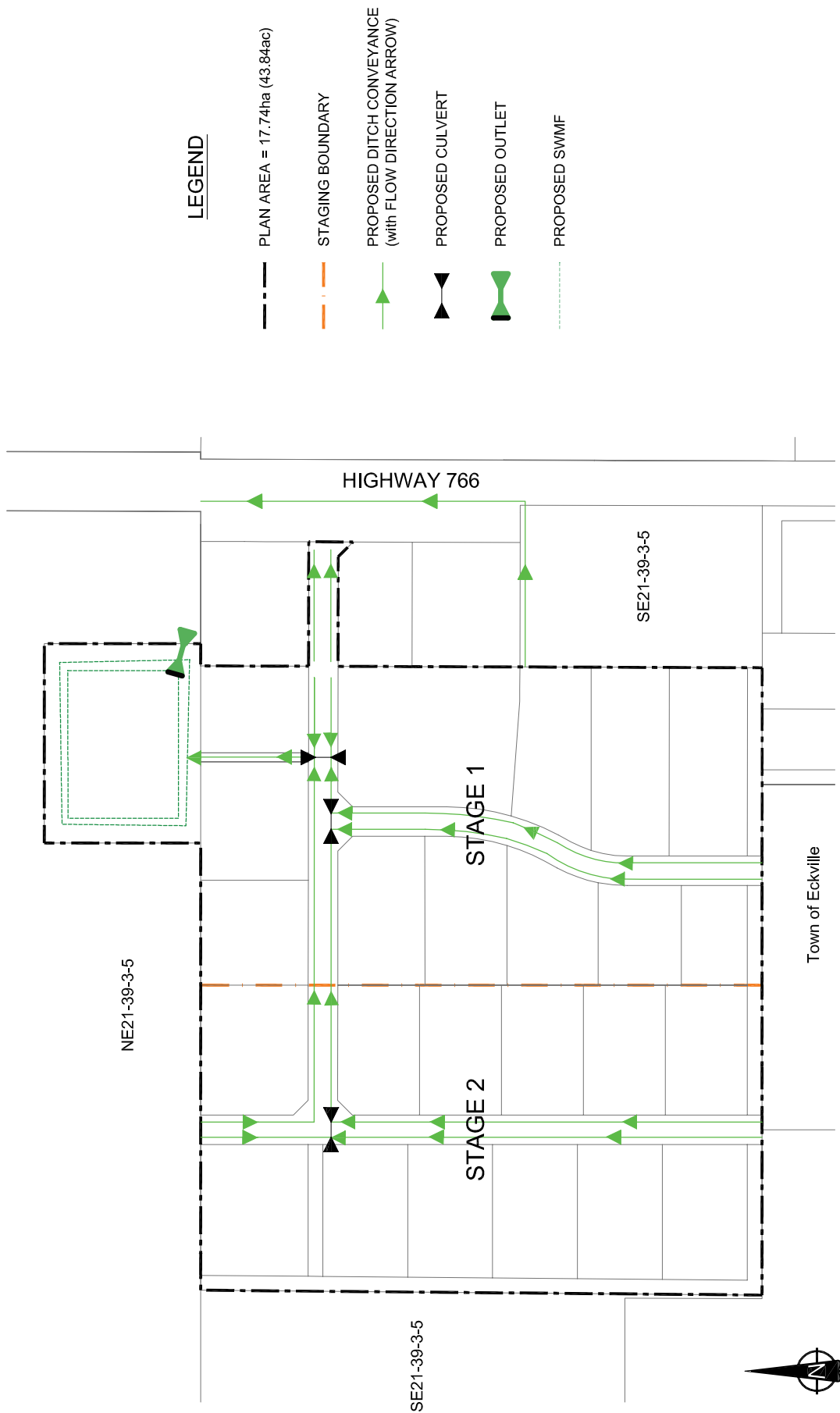


FIGURE 4.2

CONCEPT ONLY.
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Metres 0 25 50 75 100
1:4000

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**MEDICINE VALLEY
INDUSTRIAL PARK CONCEPT
STORMWATER CONVEYANCE SYSTEM**



5.0 Utility Servicing

5.1 Sanitary Servicing

Sewage treatment and disposal will be managed on site using individual septic tanks and disposal fields, or with septic pump-out tanks. All private septic systems will be in conformance with applicable Provincial Standards.

The geotechnical investigation included percolation testing that indicated that the majority of the soils in the Plan Area are suitable for disposal fields. The geotechnical report provides options for construction of disposal fields in the event that unsuitable soils are encountered. If unsuitable soils are encountered soil modification, septic mounds, engineered treatment systems, or septic pump-out tanks are options for sewage disposal.

5.2 Stormwater Drainage

A stormwater management facility (SWMF) is incorporated into the development concept to manage and control major storm events. The facility will store runoff water and release it at a controlled rate that will not exceed the pre-development runoff rate. The SWMF will be designed to accommodate and control runoff from a 1 in 100 year rainfall event.

The storm pond will be located in the northeast corner of the Plan Area as shown in the Future Land Use Concept (Figure 3.1). The facility will be designed in accordance with Alberta Environment guidelines.

Stormwater runoff will be collected in roadside ditches and drainage channels and conveyed to the stormwater management facility. Water from the stormwater management facility will be discharged into the existing highway drainage system and conveyed a short distance north before crossing the highway through an existing culvert and discharged into the Medicine River. Alberta Transportation has confirmed that they have no concerns with the use of the highway ditch for stormwater management provided that pre-development volumes and flow rates are not increased.

Discussions have been held with Alberta Environment regarding approval of the stormwater management facility and application is being prepared for Alberta Environment approval.

5.3 Water Servicing

Lots will be serviced from individual wells on each lot in accordance with the requirements and regulations of the Provincial Water Act. Lot owners will also have the option of installing a holding tank. Alberta Environment requires that a groundwater evaluation be completed.

5.4 Deferred Services Agreement

As a condition of subdivision the developer will be required to enter into a deferred services agreement to caveat future lots owners regarding cost sharing for possible future deep utilities installation.

5.5 Shallow Utilities

There are no servicing concerns regarding utilities for gas, power, and communications. All of these utilities will be extensions of infrastructure already in place from existing adjacent development. It is intended that the electrical power will be provided by overhead power lines in keeping with the nature of the adjacent developments. The gas and communication utilities will be installed underground. A 10 metre easement will be provided in the front of the lots to accommodate the shallow utilities and to provide for possible future installation of water and sanitary deep utilities.

5.6 Street Lighting

Street lighting will not be provided except where required to meet Alberta Transportation requirements.

5.7 Fire Protection

Fred Millar, Regional Fire Chief, has been contacted. Fire response will be provided by the Eckville Volunteer Fire Department as provided for in existing mutual aid agreement. The mutual aid agreement provides for second response by the Leslieville and Bentley Fire Departments. The Eckville Fire Department has a tanker truck which can be re-filled in Eckville.

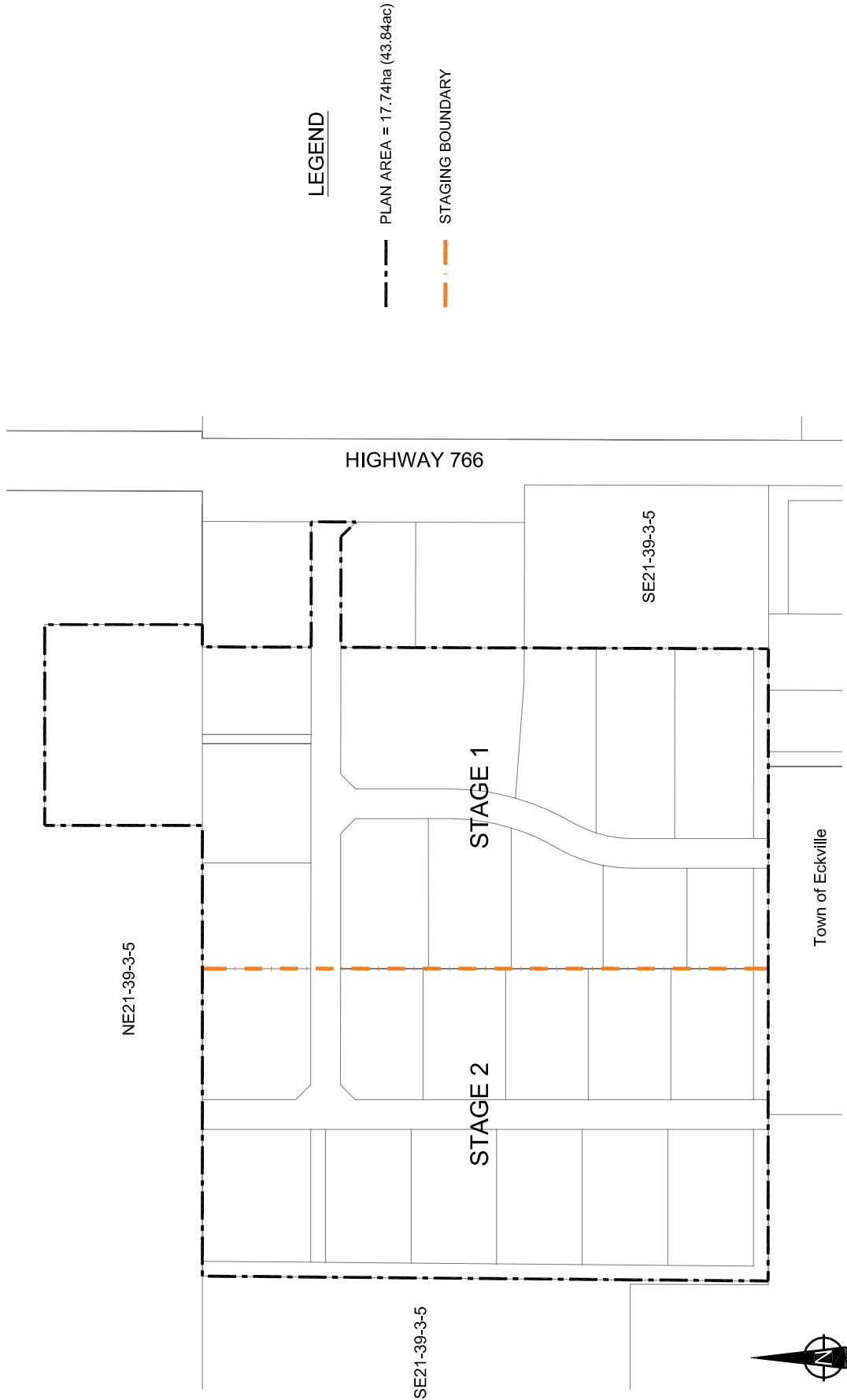
6.0 Implementation

6.1 Development Staging

The tentative development staging and configuration for Medicine Valley is shown in Figure 6.1, and is sequenced upon contiguous access to utility services and road systems, and as market conditions warrant. Phase 1 of the development will commence in the eastern portion of Medicine Valley. It is then anticipated that Phase 2 subdivision and development will proceed to the west portion of the Plan Area.

6.2 Redesignation and Subdivision

Once the Medicine Valley Concept Plan has been adopted by Council, Redesignation for Phase 1 and 2 to the I-BI District will be submitted to the County. Subsequent Subdivision Applications will be submitted in advance of each subdivision.



LEGEND

- PLAN AREA = 17.74ha (43.84ac)
- STAGING BOUNDARY

FIGURE 6.1

MEDICINE VALLEY INDUSTRIAL PARK CONCEPT DEVELOPMENT STAGING



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Metres 0 25 50 75 100
1:4000

September 2009

Appendix A

Public Consultation Activities (Plan and Results)

**Medicine Valley Industrial Park Concept Plan
Consultation Action Plan****July 28, 2009 Public Open House**

Conduct a public open house – held from 7:00pm to 9:00pm to present the Medicine Valley Industrial Park Concept Plan and to provide the public an opportunity to view and provide feedback on the plan. The open house will be organized into three parts. The first, an informal drop-in from 7:00-7:15pm, provides an opportunity for attendees to view project displays and to speak one-to-one with project representatives about the Concept Plan. The second, from 7:15-7:45pm, will provide a formal project presentation. The third part, from 7:45-9:00pm, will provide an opportunity for attendees to view the displays and talk one-on-one with project representatives. ISL Engineering and Land Services will be responsible for conducting the open house on behalf of Iron Horse Developments.

Project representatives from ISL and Iron Horse Developments will be in attendance to answer questions and provide further information about the Concept Plan. We will provide the County with a copy of the open house summary, which will include comments received at the open house; how the developer proposes to address issues raised; as well as the open house materials.

Our preparations for the public open house will include:*Advertising*

- Newspaper advertisements placed in the Lacombe County News on July 17 and in the July 17 and 24 editions of the Eckville Echo prior to the open house to notify all area landowners, residents and businesses about the information and input opportunity.
- An invitation will be provided to landowners within 1 mile of the project area. The notices will be mailed two weeks prior to the open house.

Presentation

- Create a presentation summarizing the project highlights.

Sign-in Slips

- Create sign-in slips to allow the project team to gather names and addresses of open house attendees.

Comment Form

- Create a comment form to gather written feedback from attendees.

Display boards

- Create project display boards with assistance of the project team.

Follow-up (public open house summary)

- Following the open house, ISL Engineering and Land Services will prepare a summary of the event which will include comments received at the open house and how the developer proposes to address these issues. The summary will also include the open house advertisement, invitation, presentation, open house displays and handout materials.

Public Open House date: July 28, 2009.

Public Open House Location: Eckville Community Centre – 52 Street and 54 Avenue Eckville, AB.

Medicine Valley Industrial Park Concept Plan Public Open House

Part A: Summary

ISL Engineering and Land Services and Iron Horse Developments conducted a public open house at the Eckville Community Centre on Tuesday, July 28, 2009 from 7:00 to 9:00 pm. The purpose of the open house was to present the Medicine Valley Industrial Park Concept Plan and to gather feedback on the plan.

An advertisement to publicize the workshop was placed in the Eckville Echo on Friday, July 17 and 24, 2009 and in the Lacombe County News on Friday July 17, 2009. The advertisement was also placed on the Lacombe County website. Invitations were sent to landowners within one mile of the development site.

The open house included static display boards and maps, a presentation, a question and answer session and attendees were provided with a comment form to provide their written feedback.

Fourteen people attended public open house. Three comment forms were completed and received. The following information provides a summary of the feedback received on the comment forms (Part B) and the project team's responses (Part C).

Medicine Valley Industrial Park Concept Plan Public Open House

Part B: Participant Comment Sheet Summary

1. Overall, what do you think?

All three forms indicated "I support it, as proposed."

Comments:

- A very nice proposal and professionally done.

2. Do you have any additional comments or concerns?

Comments:

- I think this is a very positive asset for the Town and County. It is a win/win for everyone.
- Development in any community in today's environment is a positive move and allows the opportunity for communities to grow and prosper. A critical component is to ensure this new found growth blends in smoothly and does not impede the well being and health or cause monetary lose to those already in place.

Our property is located adjacent to this proposed development in the Town of Eckville.

What happens on the neighbouring property is a concern to us due to noise, dust, smells and views/landscapes:

1. Roads: The proposed road system ties into Highway 766 and will possibly tie into Eckville's 50th (Main) Street or make a right angle back out to Highway 766. You propose to build the road to a "gravelled County standard". Understanding industrial areas have a life to themselves where work can happen around the clock, and this site sitting on the fringe of our residential development we suggest an asphalt road surface to minimize both dust and road noise. Further, any road which "dead ends" should be bulbed for ease of turning around.
2. Sightlines/noise: We are concerned with presented design transition from Industrial to Residential zoning. The plan indicates a trail. We feel an adequate barrier must be added such as a meter to a meter and a half fenced/screened berm.
3. Annexation: As the Town of Eckville grows this site will likely become part of the Town. It appears no right-of-ways have been allowed for utility right-of-ways. For example, should a "larger water user" require municipal water and need a site in the new industrial area or "God forbid" the potable water source becomes contaminated as it has it larger section of Rocky Mountain House, and with amount of oil well sites in this area then one must think of the future. Where can one place utilities?

Part C: Responses to Participant Comments

In summary, respondents supported or conditionally support the Concept Plan. These respondents appreciated the economic value the Medicine Valley Industrial Park will bring to the Town and County.

One respondent was concerned about:

- anticipated dust and noise caused by a “gravelled County standard” road network;
- transition between business industrial uses and an adjacent residential development; and
- potential annexation of the Medicine Valley lands from the County to the Town.

It should be noted the Town/County IDP designates the site for commercial and industrial development, the County’s MDP designates the site for Urban Fringe development, and the site will be developed under the uses and regulations of the I-B1 District. These policies and regulations are intended to recognize the site’s proximity to Highway 766, the compatibility of adjacent and existing development, and that I-B1 District uses are generally compatible with residential uses.

In addition, the development will include a trail, fence and berm constructed along the south boundary of the Plan Area to provide a trail connection to the north/south regional trail and separation space between uses.

It is anticipated that County standard road right-of-ways will provide sufficient width for the inclusion of deep utilities, if necessary, and the roadways within the development be paved.

Appendix B

Land Titles



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0015 995 179 5;3;39;21;NE 052 317 993

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 39
SECTION 21
ALL THOSE PORTIONS OF THE NORTH EAST QUARTER NOT COVERED BY THE WATER OF
MEDICINE RIVER, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED
AT OTTAWA ON THE 3RD DAY OF SEPTEMBER A.D. 1902;
CONTAINING 63.3 HECTARES (157.27 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 362RS - ROAD 0.283 0.70
B) PLAN 8821784 - ROAD 1.623 4.01
C) PLAN 9023316 - SUBDIVISION 0.959 2.37
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 902 342 201 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
052 317 993	03/08/2005	SEPARATION - LINCS		

OWNERS

WILLIAM ELIUK (LABORER)

AND
IRIS R. ELIUK
BOTH OF:
ECKVILLE
ALBERTA
AS JOINT TENANTS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
052 317 993

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

7828LY	17/03/1961	CAVEAT RE : SURFACE LEASE CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 (DATA UPDATED BY: TRANSFER OF CAVEAT 012148043) (DATA UPDATED BY: CHANGE OF NAME 022052632) (DATA UPDATED BY: CHANGE OF NAME 082528065)
2482MI	25/07/1961	CAVEAT RE : EASEMENT CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 (DATA UPDATED BY: TRANSFER OF CAVEAT 012148567) (DATA UPDATED BY: CHANGE OF NAME 022088008) (DATA UPDATED BY: CHANGE OF NAME 082499943)
5705MH	03/10/1961	CAVEAT RE : EASEMENT CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 (DATA UPDATED BY: TRANSFER OF CAVEAT 012145546) (DATA UPDATED BY: CHANGE OF NAME 022084295) (DATA UPDATED BY: CHANGE OF NAME 082515401)
5706MH	03/10/1961	CAVEAT RE : EASEMENT CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 (DATA UPDATED BY: TRANSFER OF CAVEAT 012145547) (DATA UPDATED BY: CHANGE OF NAME 022084295)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
052 317 993

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: CHANGE OF NAME 082515401)

4189MJ 08/11/1961 CAVEAT
RE : EASEMENT
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
"DATA UPDATED BY: TRANSFER OF CAVEAT 012145110 DATA
UPDATED BY: CHANGE OF NAME 002080556 INSTRUMENT
NUMBER CORRECTED BY 052029251 JANUARY 24, 2005"
(DATA UPDATED BY: CHANGE OF NAME 082487214)

2879NC 05/11/1962 CAVEAT
RE : EASEMENT
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
(DATA UPDATED BY: TRANSFER OF CAVEAT
932024239)
(DATA UPDATED BY: CHANGE OF NAME 012250472)
(DATA UPDATED BY: CHANGE OF NAME 022089623)
(DATA UPDATED BY: CHANGE OF NAME 082487218)

169MQ 20/12/1962 UTILITY RIGHT OF WAY
GRANTEE - PLAINS MIDSTREAM CANADA ULC.
1400, 607 8 AVE SW
CALGARY
ALBERTA T2A0A7
AS TO PORTION OR PLAN:3065MC
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 032207949)
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 082074511)

1142TN 02/03/1973 CAVEAT
RE : EASEMENT
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
AGENT - SUSAN WILSON
(DATA UPDATED BY: TRANSFER OF CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4
052 317 993

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

012158628)
(DATA UPDATED BY: CHANGE OF NAME 022084168)
(DATA UPDATED BY: CHANGE OF NAME 082515407)

4762UM 03/04/1974 CAVEAT
RE : EASEMENT
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
(DATA UPDATED BY: TRANSFER OF CAVEAT
932024239)
(DATA UPDATED BY: CHANGE OF NAME 012228442)
(DATA UPDATED BY: CHANGE OF NAME 022080557)
(DATA UPDATED BY: CHANGE OF NAME 082519611)

752 052 162 12/05/1975 UTILITY RIGHT OF WAY
GRANTEE - ALBERTA GOVERNMENT TELEPHONES.

752 144 827 15/10/1975 CAVEAT
RE : EASEMENT
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
AGENT - SUSAN WILSON
(DATA UPDATED BY: TRANSFER OF CAVEAT
012161026)
(DATA UPDATED BY: CHANGE OF NAME 022050868)
(DATA UPDATED BY: CHANGE OF NAME 082500046)

752 164 811 14/11/1975 UTILITY RIGHT OF WAY
GRANTEE - DIAMOND VALLEY GAS CO-OP LTD.

832 245 515 07/10/1983 UTILITY RIGHT OF WAY
GRANTEE - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
AS TO PORTION OR PLAN:8122843
"TAKES PRIORITY DATE OF CAVEAT NO. 802300097
12-12-80"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 932017578)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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052 317 993

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: CHANGE OF NAME 012119021)
		(DATA UPDATED BY: CHANGE OF NAME 022043720)
		(DATA UPDATED BY: CHANGE OF NAME 082430968)
902 342 234	26/11/1990	EASEMENT EASEMENT OVER PORTION NE 21-39-3-5 AS SHOWN ON RIGHT OF WAY PLAN 9023317 FOR THE BENEFIT OF LOT 1 PLAN 9023316.
912 342 918	13/12/1991	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 AS TO PORTION OR PLAN:PORTION (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 002304386) (DATA UPDATED BY: CHANGE OF NAME 052026801)
922 130 384	12/05/1992	CAVEAT RE : EASEMENT CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 (DATA UPDATED BY: TRANSFER OF CAVEAT 932024239) (DATA UPDATED BY: CHANGE OF NAME 012228711) (DATA UPDATED BY: CHANGE OF NAME 022069834) (DATA UPDATED BY: CHANGE OF NAME 082523597)
922 131 471	12/05/1992	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 AGENT - MARCELLE MACCALLUM (DATA UPDATED BY: CHANGE OF NAME 022069834) (DATA UPDATED BY: CHANGE OF NAME 082523613)
932 141 374	21/05/1993	UTILITY RIGHT OF WAY GRANTEE - PLAINS MIDSTREAM CANADA ULC. AS TO PORTION OR PLAN:9320972 TAKES PRIORITY DATE OF CAVEAT 922257058

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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052 317 993

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

REGISTERED 27 AUG 92
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 032194825)
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 082081650)

942 180 355 13/06/1994 UTILITY RIGHT OF WAY
GRANTEE - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
(DATA UPDATED BY: CHANGE OF NAME 012180621)
(DATA UPDATED BY: CHANGE OF NAME 022057569)
(DATA UPDATED BY: CHANGE OF NAME 082436739)

942 327 813 21/10/1994 CAVEAT
RE : LEASE
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
AGENT - JAMES D TAYLOR
(DATA UPDATED BY: CHANGE OF NAME 012207029)
(DATA UPDATED BY: CHANGE OF NAME 022057187)
(DATA UPDATED BY: CHANGE OF NAME 082508970)

952 012 987 13/01/1995 UTILITY RIGHT OF WAY
GRANTEE - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
(DATA UPDATED BY: CHANGE OF NAME 012179322)
(DATA UPDATED BY: CHANGE OF NAME 022057205)
(DATA UPDATED BY: CHANGE OF NAME 082434904)

952 148 500 12/06/1995 DISCHARGE OF UTILITY RIGHT OF WAY 942180355
PARTIAL
EXCEPT PLAN/PORTION: 9522212

962 100 433 29/04/1996 DISCHARGE OF UTILITY RIGHT OF WAY 952012987
PARTIAL
EXCEPT PLAN/PORTION: 9621149

962 111 394 08/05/1996 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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052 317 993

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : SURFACE LEASE
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
AGENT - JAMES D TAYLOR
(DATA UPDATED BY: CHANGE OF NAME 012211277)
(DATA UPDATED BY: CHANGE OF NAME 022064529)
(DATA UPDATED BY: CHANGE OF NAME 082497748)

982 125 067 07/05/1998 UTILITY RIGHT OF WAY
GRANTEE - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
(DATA UPDATED BY: CHANGE OF NAME 012213842)
(DATA UPDATED BY: CHANGE OF NAME 022056488)
(DATA UPDATED BY: CHANGE OF NAME 082436784)

992 213 796 26/07/1999 UTILITY RIGHT OF WAY
GRANTEE - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
(DATA UPDATED BY: CHANGE OF NAME 012229556)
(DATA UPDATED BY: CHANGE OF NAME 022062465)
(DATA UPDATED BY: CHANGE OF NAME 082426543)

992 225 638 04/08/1999 DISCHARGE OF UTILITY RIGHT OF WAY 982125067
PARTIAL
EXCEPT AS TO PLAN 9922559

022 399 648 22/10/2002 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - PLAINS MIDSTREAM CANADA ULC.
1400, 607 8 AVE SW
CALGARY
ALBERTA T2A0A7
(DATA UPDATED BY: TRANSFER OF CAVEAT
032140709)
(DATA UPDATED BY: TRANSFER OF CAVEAT
032196360)
(DATA UPDATED BY: TRANSFER OF CAVEAT
082074454)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 8
052 317 993

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 005 803 06/01/2005 EASEMENT
"OVER PART LOT 1 PLAN 9023316"

TOTAL INSTRUMENTS: 029

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 23 DAY OF JUNE, 2009 AT 08:25 A.M.

ORDER NUMBER:14224405

CUSTOMER FILE NUMBER: 12851

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0010 839 777 8820633;2;2 052 463 853

LEGAL DESCRIPTION
PLAN 8820633
BLOCK 2
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.592 HECTARES (1.46 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;39;21;SE

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 882 059 141 A

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
052 463 853	22/10/2005	TRANSFER OF LAND	\$30,000	SEE INSTRUMENT

OWNERS

RANDY ELIUK
OF BOX 354
ECKVILLE
ALBERTA T0M 0X0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
752 164 811	14/11/1975	UTILITY RIGHT OF WAY GRANTEE - DIAMOND VALLEY GAS CO-OP LTD.

(CONTINUED)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 11 DAY OF JUNE, 2009 AT 11:53 A.M.

ORDER NUMBER:14139118

CUSTOMER FILE NUMBER: 12851

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).

LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0013 758 206 5;3;39;21;SE

TITLE NUMBER
062 137 125

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 39
SECTION 21

THE SOUTH EAST QUARTER

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER
OF THE SAID QUARTER SECTION; THENCE NORTHERLY ALONG THE EAST BOUNDARY THEREOF
100 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH BOUNDARY OF THE SAID QUARTER
SECTION 150 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE SAID EAST BOUNDARY TO
THE SAID SOUTH BOUNDARY; THENCE EASTERLY ALONG THE SAID SOUTH BOUNDARY TO THE
SAID POINT OF COMMENCEMENT;

CONTAINING 0.138 0.34

B) PLAN 264HW - SUBDIVISION 4.04 9.98

C) PLAN 2102MS - SUBDIVISION 4.05 10.00

D) PLAN 2970MC - RIGHT OF WAY 0.045 0.11

(REGULATING STATION SITE)

E) PLAN 4132MC - RIGHT OF WAY 1.98 4.88

(OIL WELLSITE)

F) PLAN 2374NY - SUBDIVISION 3.31 8.16

G) PLAN 7720079 - SUBDIVISION 4.65 11.50

H) PLAN 7922317 - SUBDIVISION 18.6 45.84

I) PLAN 8820633 - SUBDIVISION 2.381 5.88

J) PLAN 8821784 - ROAD 0.191 0.47

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 052 317 993 +1

(CONTINUED)

REGISTRATION	DATE(DMY)	DOCUMENT	REGISTERED OWNER(S) TYPE	VALUE	CONSIDERATION
062 137 125	30/03/2006	TRANSFER OF LAND		\$553,000	\$553,000

OWNERS

RANDY DAVID ELIUK
OF BOX 354
ECKVILLE
ALBERTA T0M 0X0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
2482MI	25/07/1961	CAVEAT RE : EASEMENT CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 (DATA UPDATED BY: TRANSFER OF CAVEAT 012148567) (DATA UPDATED BY: CHANGE OF NAME 022088008) (DATA UPDATED BY: CHANGE OF NAME 082499943)
4188MJ	08/11/1961	CAVEAT RE : SURFACE LEASE CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 (DATA UPDATED BY: CHANGE OF NAME 082487214)
509MW	03/05/1962	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
062 137 125

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - ATCO GAS AND PIPELINES LTD..
10035-105 ST
EDMONTON
ALBERTA T5J2V6
AS TO PORTION OR PLAN:2970MC
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012028296)

861NP 12/11/1963 CAVEAT
RE : EASEMENT
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
"ENDORSED BY 922243852 ON 19920817"
(DATA UPDATED BY: TRANSFER OF CAVEAT
932024239)
(DATA UPDATED BY: CHANGE OF NAME 012220991)
(DATA UPDATED BY: CHANGE OF NAME 022045130)
(DATA UPDATED BY: CHANGE OF NAME 082504293)

752 164 811 14/11/1975 UTILITY RIGHT OF WAY
GRANTEE - DIAMOND VALLEY GAS CO-OP LTD.

792 082 208 17/04/1979 CAVEAT
RE : EASEMENT
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
(DATA UPDATED BY: TRANSFER OF CAVEAT
932024239)
(DATA UPDATED BY: CHANGE OF NAME 012213674)
(DATA UPDATED BY: CHANGE OF NAME 022055104)
(DATA UPDATED BY: CHANGE OF NAME 082508933)

832 245 514 07/10/1983 UTILITY RIGHT OF WAY
GRANTEE - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
AS TO PORTION OR PLAN:8122843
"TAKES PRIORITY DATE OF CAVEAT #802300097 12-12-80"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4
062 137 125

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		OF WAY 932017578) (DATA UPDATED BY: CHANGE OF NAME 012119021) (DATA UPDATED BY: CHANGE OF NAME 022043709) (DATA UPDATED BY: CHANGE OF NAME 082430968)
882 021 394	01/02/1988	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 002304386) (DATA UPDATED BY: CHANGE OF NAME 052025427)
882 059 142	22/03/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - RED DEER REGIONAL PLANNING COMMISSION. 2830 BREMNER AVENUE RED DEER ALBERTA T4R1M9
922 130 384	12/05/1992	CAVEAT RE : EASEMENT CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 (DATA UPDATED BY: TRANSFER OF CAVEAT 932024239) (DATA UPDATED BY: CHANGE OF NAME 012228711) (DATA UPDATED BY: CHANGE OF NAME 022069834) (DATA UPDATED BY: CHANGE OF NAME 082523597)
962 111 394	08/05/1996	CAVEAT RE : SURFACE LEASE CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP.. BOX 130 STN M CALGARY ALBERTA T2P2H7 AGENT - JAMES D TAYLOR (DATA UPDATED BY: CHANGE OF NAME 012211277) (DATA UPDATED BY: CHANGE OF NAME 022064529) (DATA UPDATED BY: CHANGE OF NAME 082497748)
972 332 182	29/10/1997	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5
062 137 125

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : SURFACE LEASE UNDER 20 ACRES
CAVEATOR - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
AGENT - BARRY ROWE
(DATA UPDATED BY: CHANGE OF NAME 012212265)
(DATA UPDATED BY: CHANGE OF NAME 022050562)
(DATA UPDATED BY: CHANGE OF NAME 082493225)

982 049 150 19/02/1998 UTILITY RIGHT OF WAY
GRANTEE - CONOCOPHILLIPS CANADA RESOURCES CORP..
BOX 130
STN M
CALGARY
ALBERTA T2P2H7
(DATA UPDATED BY: CHANGE OF NAME 012236649)
(DATA UPDATED BY: CHANGE OF NAME 022056142)
(DATA UPDATED BY: CHANGE OF NAME 082436718)

982 239 590 14/08/1998 DISCHARGE OF UTILITY RIGHT OF WAY 982049150
PARTIAL
EXCEPT PLAN/PORTION: 9822226

062 137 126 30/03/2006 MORTGAGE
MORTGAGEE - COMMUNITY CREDIT UNION LTD..
3001-50 AVE
RED DEER
ALBERTA T4N5Y6
ORIGINAL PRINCIPAL AMOUNT: \$331,800

TOTAL INSTRUMENTS: 015

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
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Appendix C

IDP Key Policies

Intermunicipal Development Plan (IDP) Policy	IDP Text	Medicine Valley Concept Plan
2.1 Growth Management	Future development shall be planned, in accordance with the land uses illustrated on Map 2 – Future Land Use Concept.	Medicine Valley complies with the land use allocations shown on Map 2. Commercial and industrial areas are located adjacent to Highway 766, and industrial areas are located within the interior of the Plan Area.
4.2 Economic and Joint Development	The Town and County shall ensure that the Plan provides a suitable inventory of lands for commercial and industrial development which includes a range of choice in terms of parcel sizes and servicing.	The Plan Area provides a range of commercial and industrial sized lots in order to foster economic development for the Eckville area.
5.6.3 Trails and Open Space	A regional trail network shall be encouraged connecting points of interest within the Town and County to concentration of residential development, natural features and other locations of cultural or recreational value.	The Plan Area provides a neighbourhood trail system linking Medicine Valley to a north/south regional trail system.
6.1 Transportation	Both municipalities shall coordinate the planning and construction of major transportation links within the Plan Area. Where these links involve provincial highways, each municipality shall work in concert with Alberta Transportation to provide a satisfactory level of service and safety.	The transportation network has been designed in accordance with comments provided by Alberta Transportation and the County and Town.

Appendix D

MDP Key Policies

Municipal Development Plan (MDP) Policy	MDP Text	Medicine Valley Concept Plan
6.5 Location of Industrial and Commercial Development	Industrial and commercial development should be directed to areas conceptually identified for this purpose on <i>Map 2 – Future Land Use Concept</i> .	Medicine Valley complies with the land use designation shown on Map 2. For example, commercial and industrial areas are located adjacent to Highway 766, and industrial areas are located within the interior of the Plan Area.
6.6 Industrial Parks	Lacombe County shall encourage the clustering of industrial uses in industrial parks as a means to reduce scattered industrial development in the County.	Medicine Valley is located adjacent to Highway 766, is compatible with adjacent industrial land uses, and within an area designated for industrial uses by an approved IDP.
6.14 Industrial Buffering Requirements	Through provisions in the Land Use Bylaw, the County shall ensure that adequate buffers or transitional land uses are maintained between non-industrial and industrial uses.	The Plan Area will provide suitable buffers, such as open space, between business industrial uses and non-business industrial uses to mitigate land use conflicts.
8.2 Regional Trail System	The County shall explore with neighbouring municipalities, County residents and other stakeholders the feasibility of developing a County-wide trail system.	The Plan Area provides a neighbourhood trail system linking Medicine Valley to a north/south regional trail system.
8.6 Municipal Reserve Dedication	In accordance with the <i>Municipal Government Act</i> and its <i>Use and Management of County Reserve Lands</i> policy, the County shall normally require the dedication of 10% of the gross developable area of land to be subdivided as municipal reserve. Cash-in-lieu of reserve land, however, may be required where it is determined that land is not required at present or in the future.	Municipal Reserve has been provided at 0.46 ha (3% of the gross developable area of land to be subdivided). The remainder will be provided as cash-in-lieu of reserve land, as it is determined that land is not required at present or in the future.
9.3 Coordination of Transportation Networks	The County shall continue to work with Alberta Infrastructure and Transportation to integrate the County roadway system with provincial highways.	See Appendix C.

Appendix E

Alberta Tourism, Parks, Recreation and Culture

From: Margret Ingibergsson [Margret.Ingibergsson@gov.ab.ca]
Sent: Thursday, June 25, 2009 9:21 AM
To: David Schoor
Subject: Medicine Valley Industrial Park, Land Use Concept

Attachments: surrounding area.pdf; Medicine Valley DevCon-REV.pdf

Thank you for providing the Historic Resources Management Branch of Alberta Culture and Community Spirit with information regarding the Medicine Valley Concept Plan within the SE ¼ of section 21-39-3-W5M. There are no previously recorded historic resource sites that will be impacted by this development and it appears that there is low likelihood of encountering such sites. Therefore, an Historic Resources Impact Assessment is not required.

Reporting the discovery of historic resources: Pursuant to Section 31 of the *Historical Resources Act*, should any historic resource sites be encountered during any activities associated with land disturbance operations, the Historic Resources Management Branch must be contacted immediately. It may then be necessary to issue further instructions regarding the documentation of these resources. If you have any questions regarding the above, please do not hesitate to contact me.

Margret

Margret Ingibergsson

Land Use Planner
Historic Resources Management
Alberta Culture and Community Spirit
Old St. Stephen's College
8820 - 112 Street
Edmonton, Alberta T6C 2P8
Phone: (780) 431-2374 / Fax: (780) 422-3106
www.culture.alberta.ca/

From: David Schoor [mailto:dschoor@islengineering.com]
Sent: Wednesday, June 17, 2009 2:47 PM
To: CCS Historical Lup
Subject: Medicine Valley Industrial Park, Land Use Concept

Good afternoon, I'm working on a development project and require your review and response.

The projected is located in Lacombe County, adjacent to the Town of Eckville

Legal: a portion of SE21-39-3-5

Aerial Photo: see attached

Concept: see attached

<<surrounding area.pdf>> <<Medicine Valley DevCon-REV.pdf>>

Do you have any concerns with development occurring on this site.

David Schoor, MCP, ACP, MCIP | Senior Planner
ISL Engineering and Land Services Ltd.

#100, 7909 – 51 Avenue NW
Edmonton, AB T6E 5L9
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dschoor@islengineering.com www.islengineering.com

4th among the 2008 Top 50 Best Small and Medium Employers in Canada.

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Appendix F

Medicine Valley Site Design Guidelines