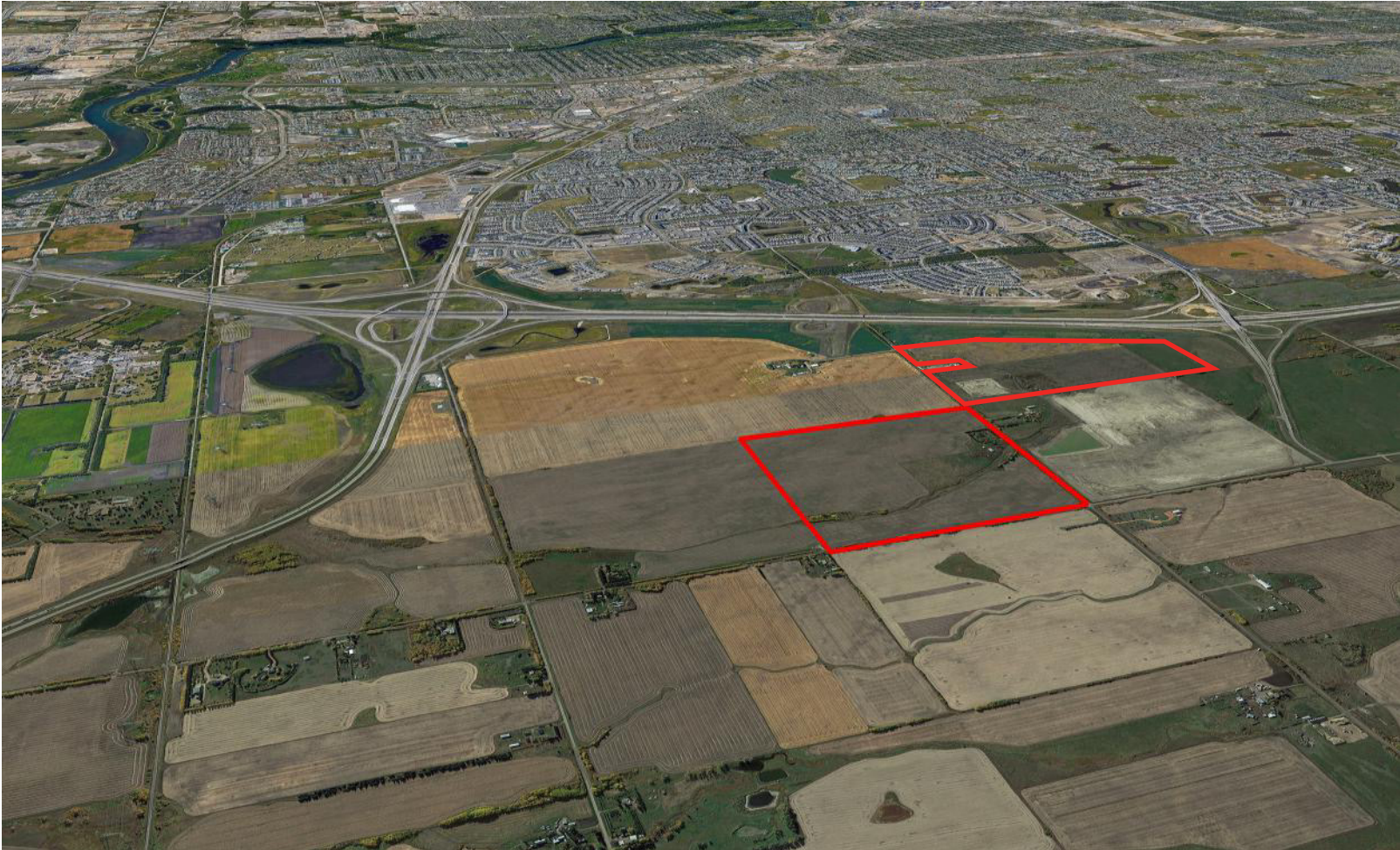
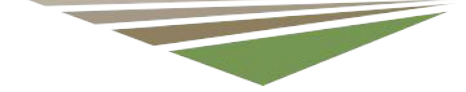


PILOT SOUND

Edmonton Energy & Technology Park

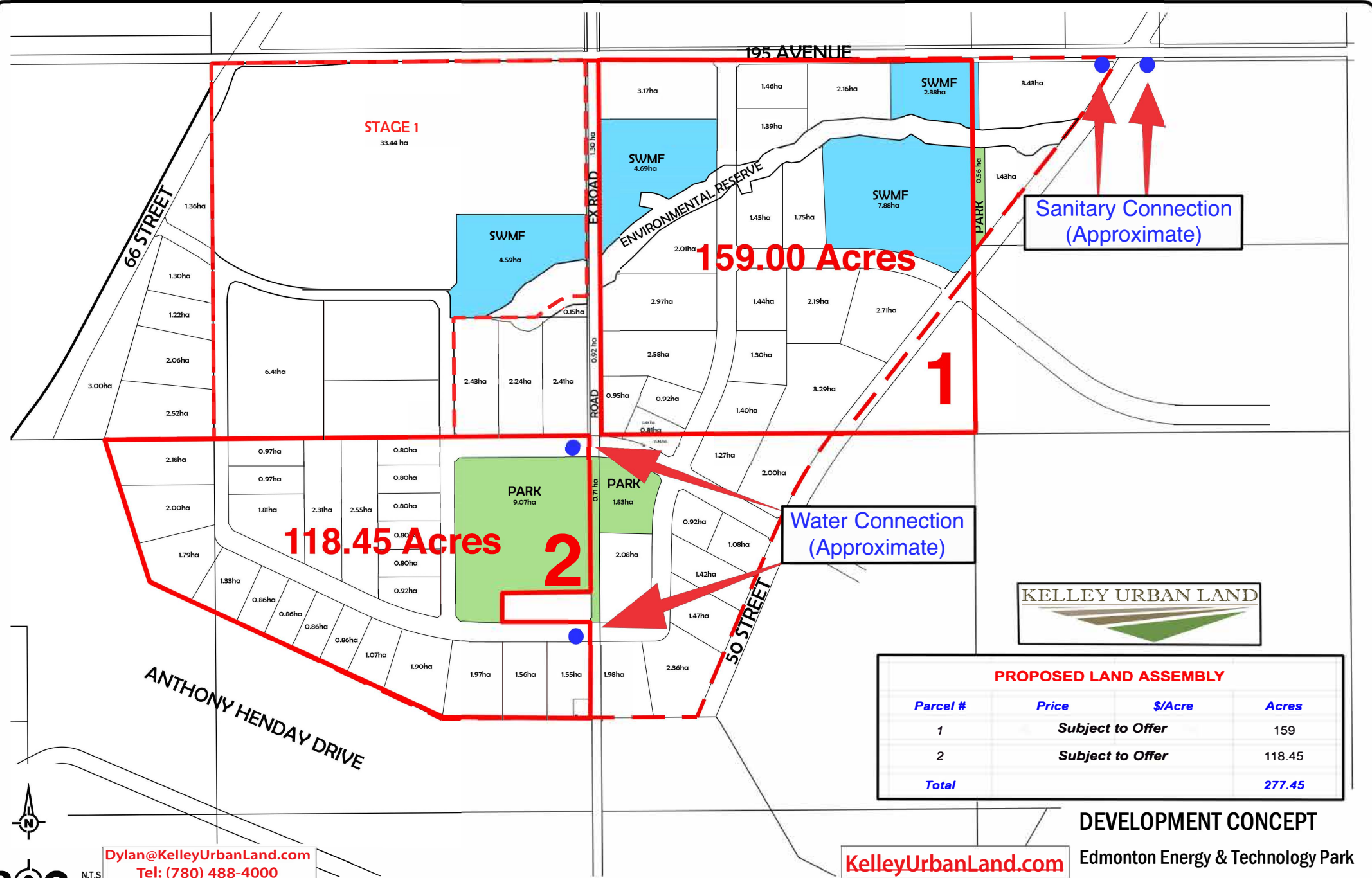


PILOT SOUND

Acres: 277.45 Acres

Price: Inquire for Details

- Features:*
- *A Most Exciting Commercial Land Development Project in N. E. Edmonton!*
 - *Trunk Lines for Servicing*
 - *Land Has Industrial Zoning Approval*
 - *Easy Access to Anthony Henday*
 - *Visible From Henday*
 - *Service Lines for Water & Sanitary at the Property!*
 - *Located near the Gateway to the Edmonton Energy & Technology Park*



Sanitary Connection (Approximate)

Water Connection (Approximate)



PROPOSED LAND ASSEMBLY			
Parcel #	Price	\$/Acre	Acres
1	Subject to Offer		159
2	Subject to Offer		118.45
Total			277.45

DEVELOPMENT CONCEPT

Edmonton Energy & Technology Park

KelleyUrbanLand.com

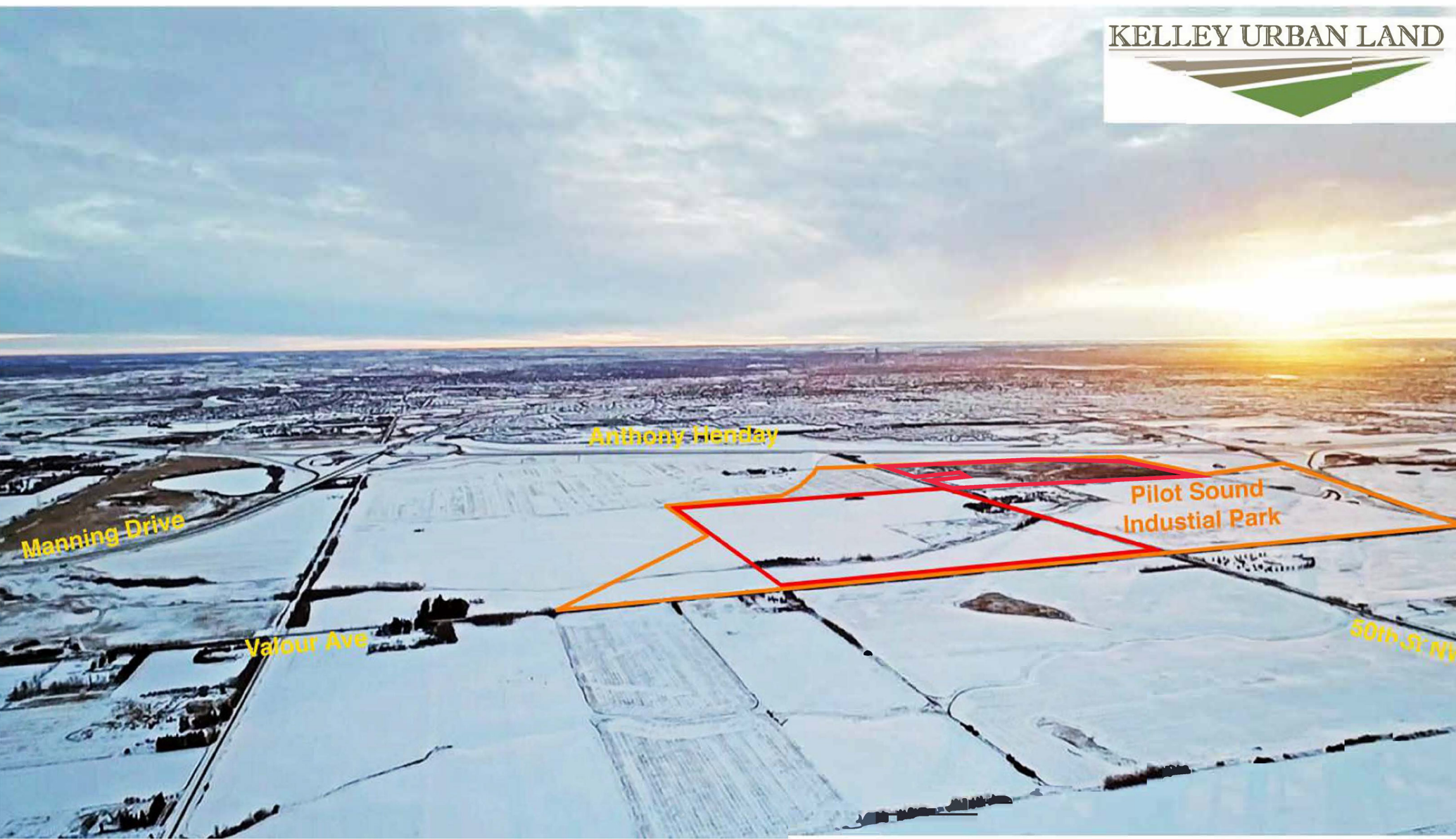
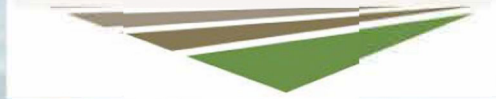
MAR 25, 2015



Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

N.T.S

KELLEY URBAN LAND



Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

KelleyUrbanLand.com

Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000



Site

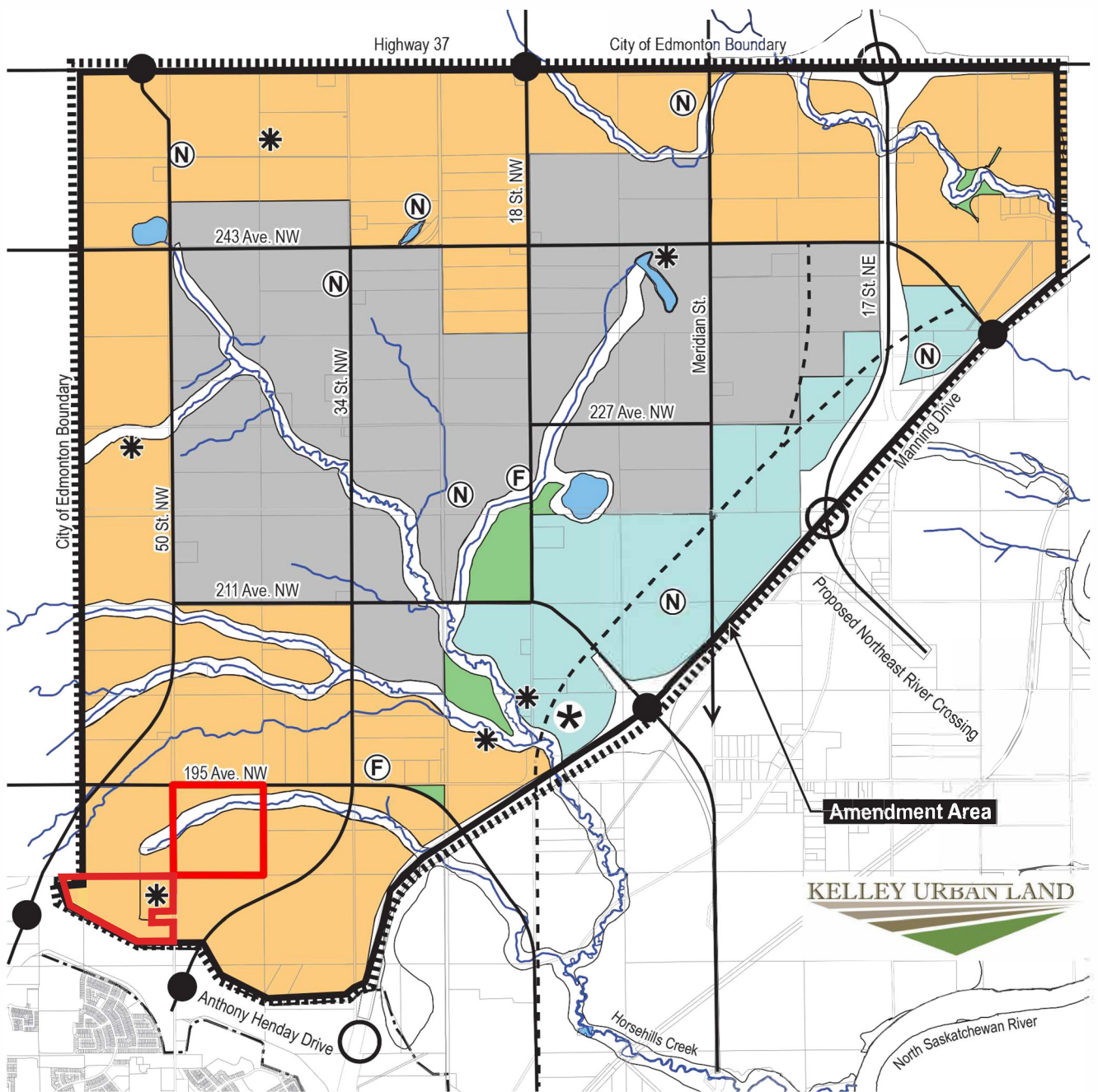
Site

Site

Site

KelleyUrbanLand.com






















Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

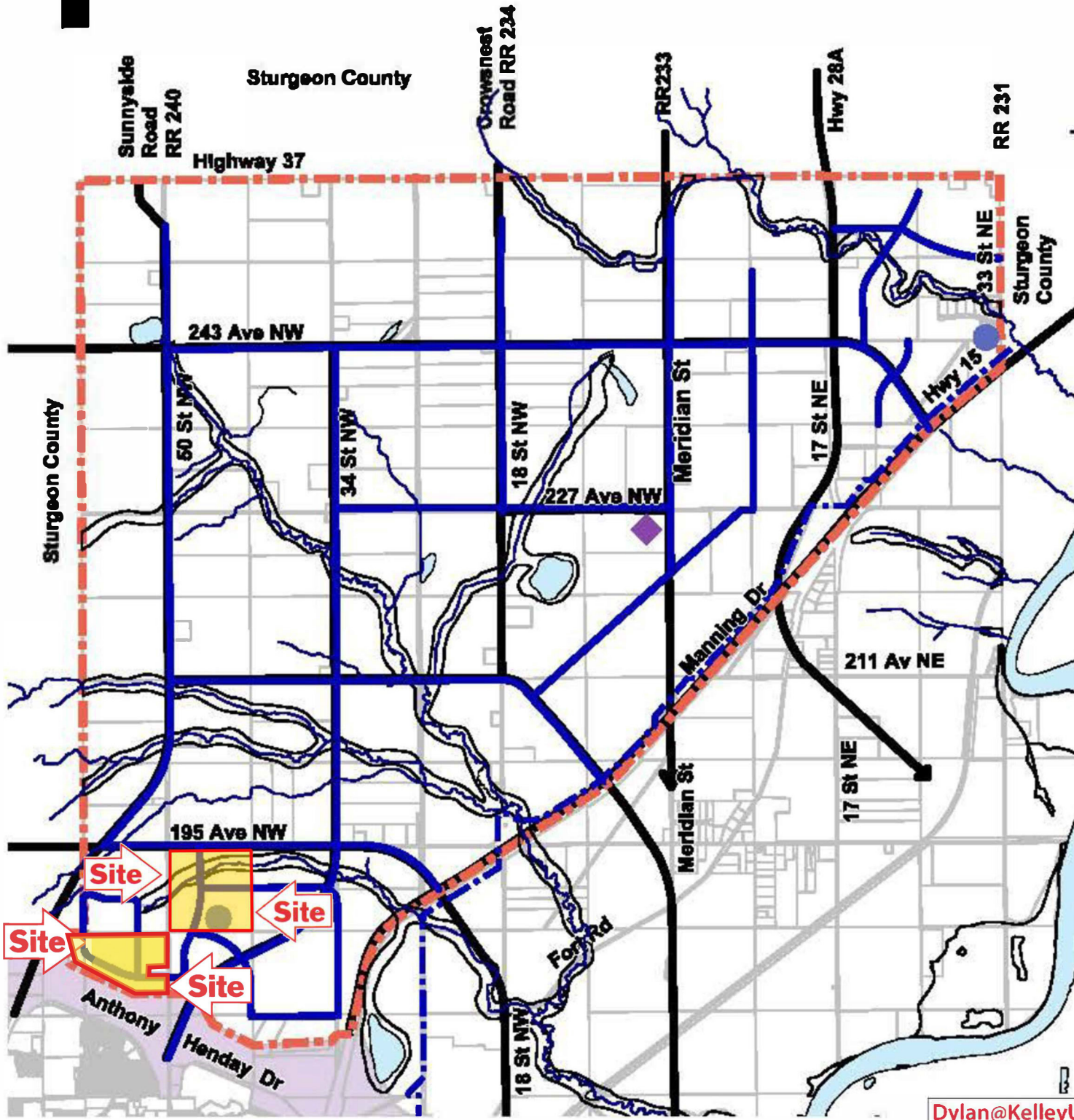
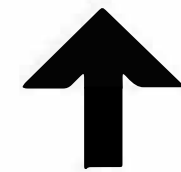
**BYLAW 18096
AMENDMENT TO
EDMONTON ENERGY & TECHNOLOGY PARK
Area Structure Plan**

KelleyUrbanLand.com



- | | | | |
|---|-----------------------------------|---|-------------------------|
|  | Research and Development Precinct |  | Potential LRT |
|  | Petro-Chemical Precinct |  | Road Network |
|  | Medium Industrial Precinct |  | Existing Property Lines |
|  | Park |  | System Interchange |
|  | Waterbodies |  | Service Interchange |
|  | Nanaksar Gurdwara Gursikh Temple |  | Potential Fire Stations |
|  | ASP Boundary |  | Potential Natural Areas |
|  | Creeks & Streams |  | Potential Parks |
|  | Transportation Utility Corridor | | |

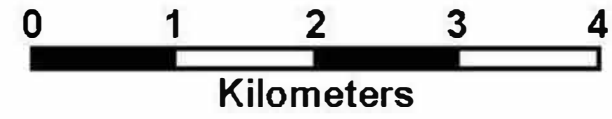




- Legend
- ASP Boundary
 - Proposed Water Main
 - Existing Water Transmission Main
 - Proposed Reservoir
 - Possible Reservoir
 - Arterial
 - Property Lines
 - NSRV ARP (Bylaw 7188)
 - Waterbodies
 - Transportation Utility Corridor

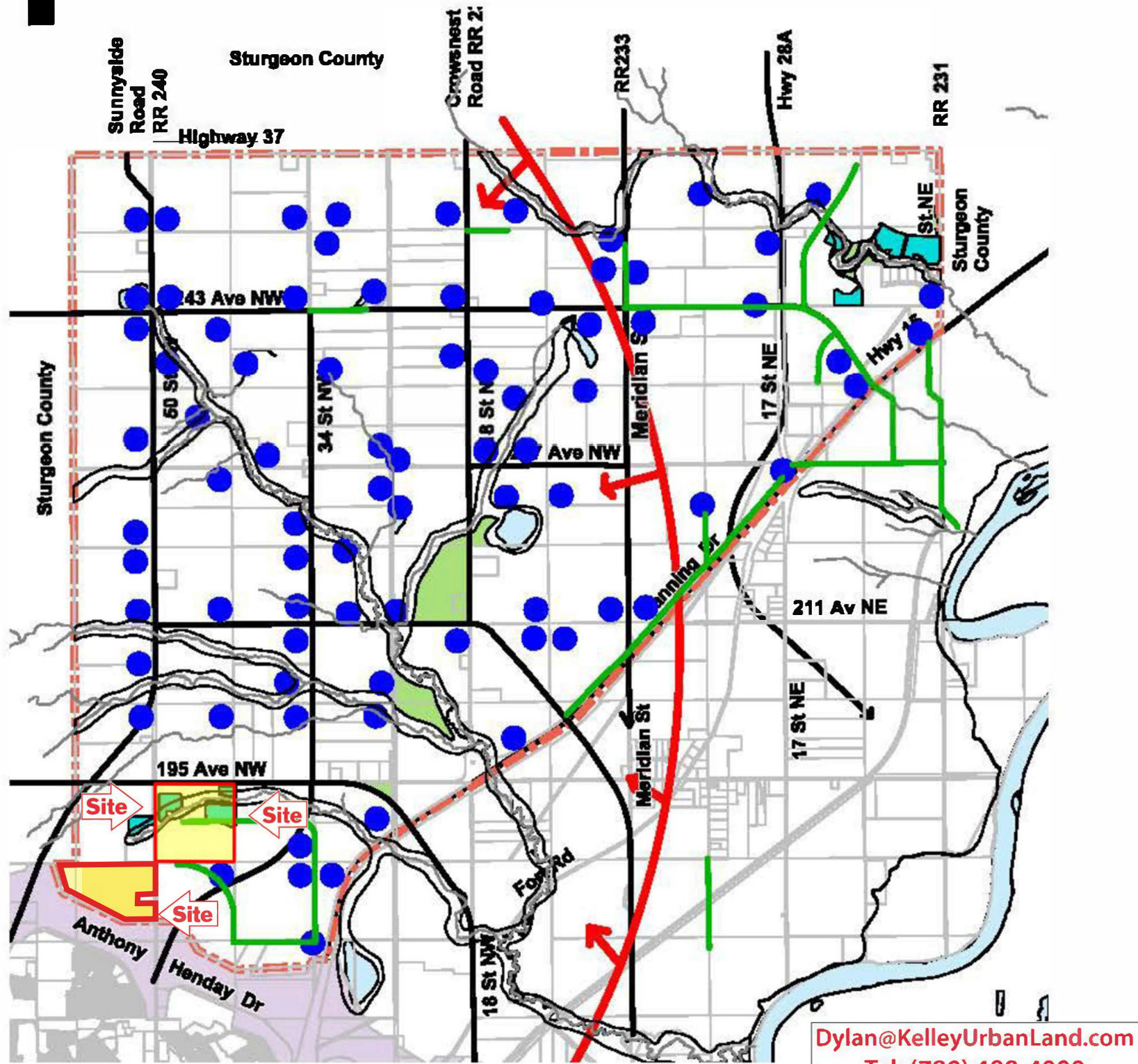
Alignments are conceptual and subject to change on final road alignment/design.

Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000






Map compiled by: City Planning, Sustainable Development
No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Sustainable Development

Figure 18: Water Servicing



Legend

-  ASP Boundary
-  Limits of Bird Hazzard Zone
-  Proposed Storm Trunk
-  Proposed Storm Pond
-  Storm Pond
-  Arterial
-  NSRV ARP (Bylaw 7188)
-  Property Lines
-  Park
-  Waterbodies
-  Transportation Utility Corridor

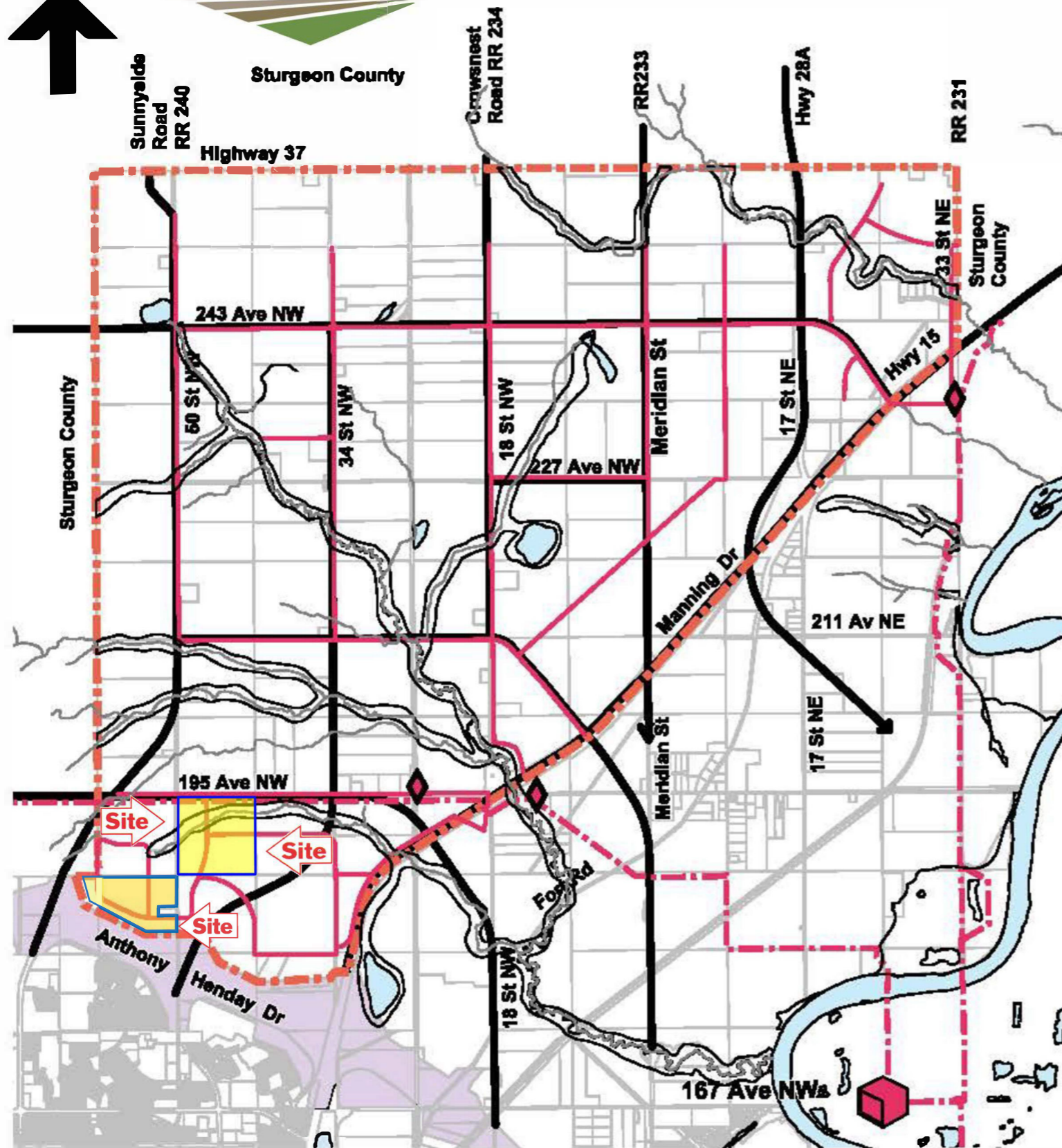
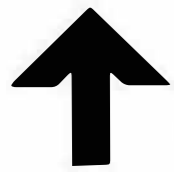
The number, size and identified locations of stormwater management facilities are shown only to illustrate network principles and are strictly conceptual. The specific attributes of stormwater management facilities will be determined in subsequent evaluations.

Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

Map compiled by: City Planning, Sustainable Development
No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Sustainable Development



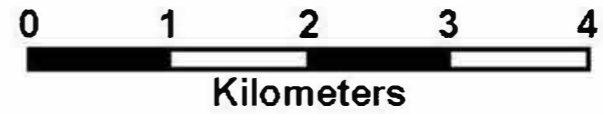
Figure 19: Stormwater Management Network



- Legend
- ASP Boundary
 - Existing Sanitary Trunk
 - Proposed Sanitary Trunk
 - Potential Sanitary Trunk Tie-In
 - Alberta Capital Region Wastewater Trunk
 - Arterial
 - NSRV ARP (Bylaw 7188)
 - Property Lines
 - Waterbodies
 - Transportation Utility Corridor

Alignments are conceptual and subject to change on final road alignment/design.

Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000



Map compiled by: City Planning, Sustainable Development
No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Sustainable Development

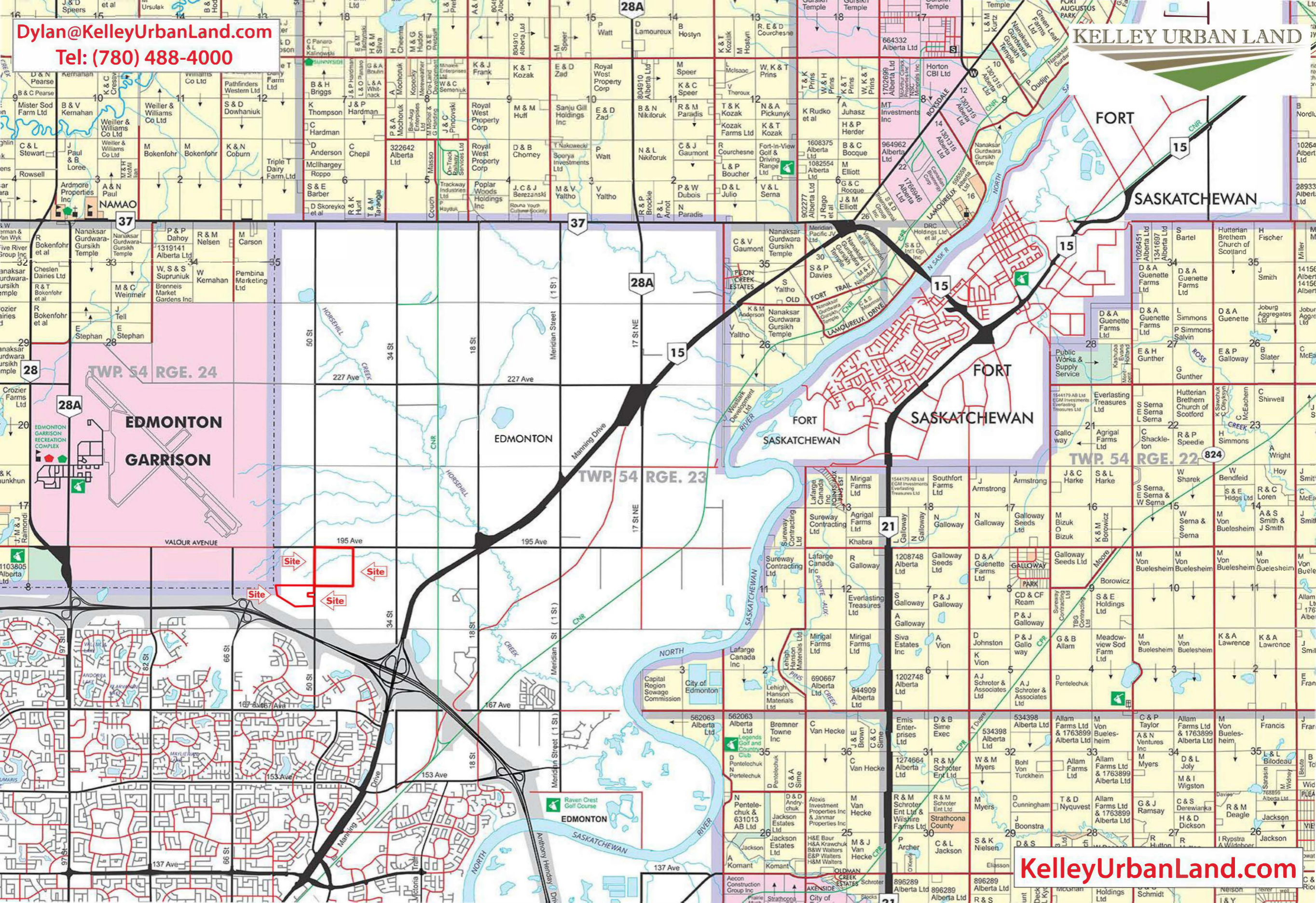
Figure 20: Wastewater Servicing







Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000



KelleyUrbanLand.com