

Land for Sale – 0.39 Acres

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Rethinking Commercial Real Estate

403-204-9323



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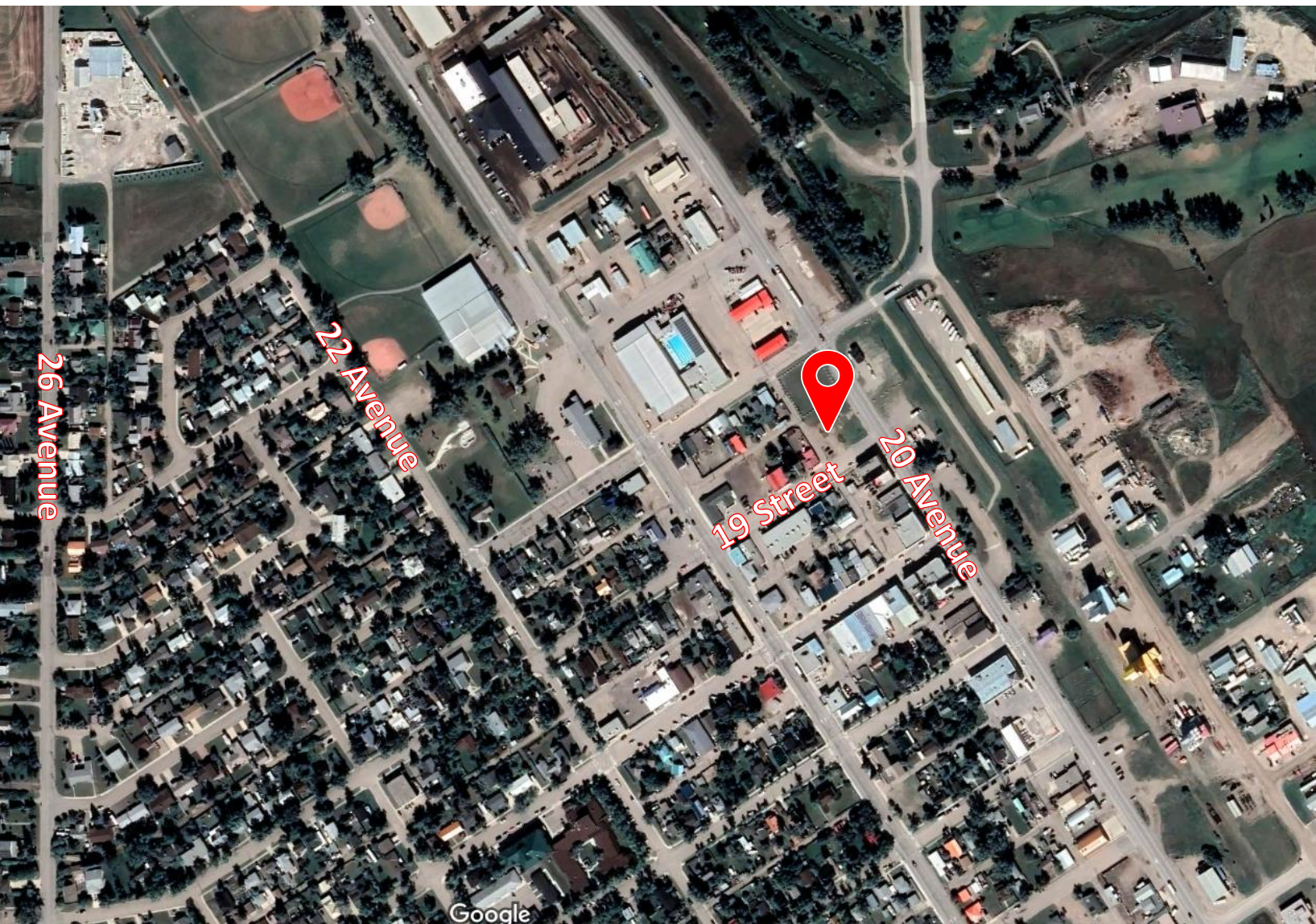
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1815 to 1819 – 20 Avenue, Nanton, AB



| | |
|----------------------|---|
| Address: | 1815 to 1819 – 20 Avenue, Nanton, AB |
| Zoning: | Retail/General Commercial C1 |
| Total Size: | 0.39± Acres or 16,910.64± SqFt |
| Asking Price: | \$299,000 |

- 0.39 acres± land located along 20 Avenue in Nanton.
- While currently zoned as Retail/General Commercial C1, this property is in the process of being redesignated to Mixed-Use Downtown District (M-DWT)
- Mixed-Use Downtown District (M-DWT) will allow a wider range of commercial uses within the central business area

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Current Land Use

2.6 Retail/General Commercial – C1

This district is intended to provide an area suited for commercial uses which will both maintain a strong central business district.

PERMITTED USES

- Arts and crafts studio
- Business support service
- Club or fraternal organization
- Financial institution
- Medical/health facility
- Office
- Personal services
- Retail
- Tourist information

DISCRETIONARY USES

DEVELOPMENT OFFICER

- Accessory structure
- Accessory building
- Dwelling, live-work unit
- Mobile business unit
- Shipping container, temporary
- Signs

DISCRETIONARY USES

- Accessory use
- Alternative energy, solar
- Alternative energy, wind
- Amusement facility
- Animal care service, small
- Auto sales and service
- Brewery, distillery, winery
- Child care facility
- Community association building
- Convenience store
- Contractor, limited
- Dwelling, mixed-use
- Entertainment establishment
- Equipment sales, rental and service
- Funeral home
- Garden centre or greenhouse
- General warehousing and storage
- Government services
- Hotel/motel
- Liquor store
- Lounge, beverage room
- Market
- Moved-in building
- Outdoor storage
- Parking facility
- Public or private recreation
- Public or private utility
- Repair and service shop
- Restaurant
- Retail cannabis store
- Service station or gas bar
- Shipping container, permanent
- Wholesale outlet

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Proposed Land Use

M-DWT Mixed-Use Downtown District

PURPOSE: To accommodate a wide range of local and regional commercial uses within the downtown central business area which will be an attractive environment for pedestrians, while providing access for motor vehicles.

| PERMITTED USES: | DISCRETIONARY USES: |
|-------------------------------------|--------------------------------|
| Accessory Building/Structure | Accessory Use |
| Animal Services (Minor) | Alcohol Production |
| Arts and Crafts Studio | Automotive (Sales and Service) |
| Care Facility (Child) | Dwelling (Live-Work) |
| Care Facility (Clinic) | Establishment (Adult) |
| Care Facility (Medical) | Establishment (Entertainment) |
| Establishment (Eating and Drinking) | Funeral Home |
| Financial Institution | Gas Station |
| Government Services | Hotel/Motel |
| Market | Mixed-Use Development |
| Office | Motion Picture Studio |
| Recreation (Culture and Tourism) | Moved-in Building |
| Retail (Small) | Parking Facility |
| Retail (General) | Parks and Playgrounds |
| Solar Collector (Roof/Wall) | Recreation (Indoor) |
| Utilities | Retail (Cannabis) |
| | Retail (Large) |
| | Shipping Container |
| | Solar Collector (Freestanding) |

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL WIDTH: 20 m

MINIMUM PARCEL DEPTH: 30 m

MAXIMUM BUILDING HEIGHT: 25 m (Principal Building), 5.5 m (Accessory Building)

MAXIMUM PARCEL COVERAGE: 70%

MINIMUM SETBACKS:

| Front Yard | Side Yard | Side Yard (Corner) | Rear Yard |
|------------|-----------|--------------------|-----------|
| 3 m | 0 m | 3 m | 6 m |

ADDITIONAL REQUIREMENTS:

- a) The Development Authority may impose conditions related to screening, buffering, or landscaping of any outdoor display or sales areas.
- b) In addition to the requirements listed above, development shall comply with the following regulations:
 - i. New development shall be compatible with the aesthetics of the downtown area, in alignment with 'Infill Development' (s.3.25).
 - ii. Seasonal activities such as patios and sales events may be allowed to encroach on public lands within the downtown area at the discretion of the Development Authority subsequent to the provision of a licence of occupation.

EXCEPTIONS:

- c) The Development Authority may approve development on an existing registered parcel if the dimensions are less than noted above.
- d) Changes of use will not require a variance for insufficient parking.



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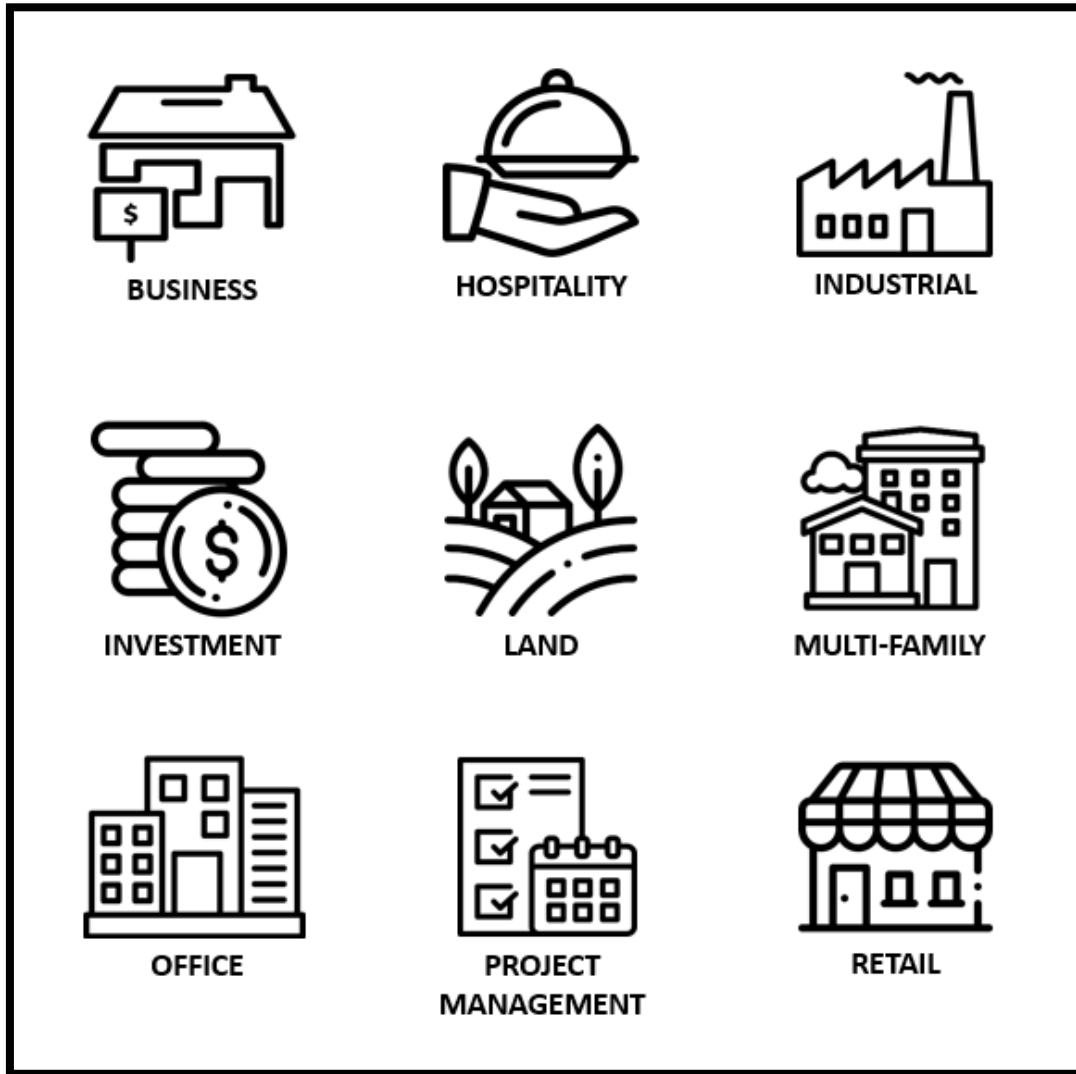
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