

INDUSTRIAL LOT FOR LEASE

Rainbow Highway Industrial Park
Rural Mountain View County, AB T4B 1S1



COMMERCIAL

PROPERTY *Information*

Total Size:	Approx 1 Acre
LINC#:	0031798192
Legal Plan:	0612508 Block: 1 Lot: Half of Lot 1
Coordinates:	W:5 R:1 T:29 S:23 Q:S
Zoning:	I-BP Business Park Distri
Lease Rate:	\$2,500.00
Term:	3-5 years
Tax:	Approx \$3,000.00 (2023)

Approx 1 Acre of Commercial Land for Lease. Fenced Yard for rent with Highway 2 Exposure.

Bob Shedly
REALTOR
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CENTURY 21

PowerRealty.ca

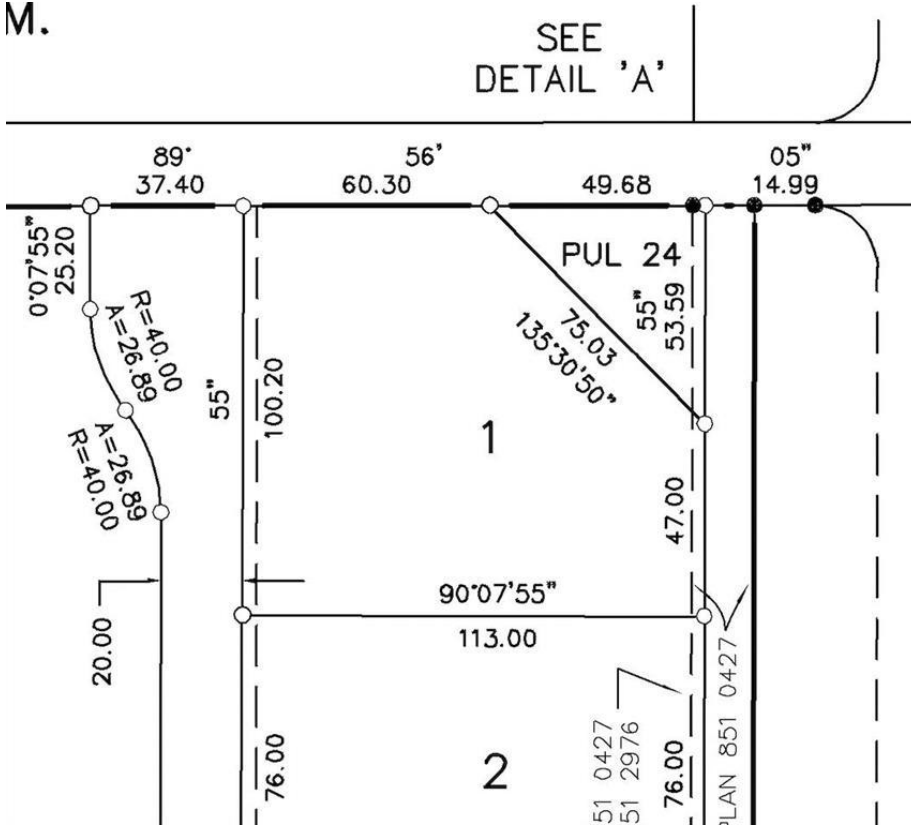
200, 2974 Main Street SE
Airdrie, AB T4B 3G4





M.

SEE
DETAIL 'A'



Section 14 INDUSTRIAL DISTRICTS

14.1. I-BP Business Park District

Purpose

To accommodate a broad range of commercial and industrial uses in business and industrial parks, some of which may have outdoor storage or work activities. Any nuisance associated with such uses should generally not extend beyond the boundaries of the site.

Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

EXEMPT	DISCRETIONARY
Agriculture, Extensive - see Other Development Regulations	Accessory Building and Use
PERMITTED	Abattoir
Accessory Building and Use	Agricultural Processing
Animal Health Care Services	Agricultural Support Services
Automotive, Equipment and Vehicle Services	Alternative/Renewable Energy Development, Commercial
Commercial Retail Services, Major	Amusement and Entertainment Services
Commercial Retail Services, Minor	Auctioneering Services, Livestock
Cultural Facilities	Auctioneering Services, No Livestock
Day Care Services	Berming
Eating Establishment, Indoor	Cannabis Production Facility
Eating Establishment, Outdoor	Cannabis Retail Sales
Educational Services	Bulk Fuel Depot
Government Services	Cardlock Fuel Dispensing Facility
Hotel	Crematorium
Liquor Sales / Distribution Services	Communication Tower
Medical Treatment Services	Dwelling, Security Suite
Motel	Funeral Home
Office	Horticultural Use
Park	Horticultural Use, Medicinal
Personal and Health Care Services	Industrial Manufacturing / Processing, General
Professional, Business, Financial & Office Support Services	Industrial Storage and Warehousing
Protective and Emergency Services	Kennel, Commercial
Recycling Depot	Recreation Services, Indoor Participant
Service Station	Recreational Vehicle Storage Indoor
Signs, On-Site Commercial	Recreational Vehicle Storage Outdoor
Utility Building	Riding Arena, Public
Utility Services, Minor Infrastructure	Semi-Public Use
	Signs, Third-Party Commercial
	Spectator Sports Establishments
	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
	Utility Services, Major Infrastructure
	Waste Management Facility, Minor
	Work Camp, Long Term
	Work/Lay Down Camp

Site Regulations

b) The following regulations shall apply to every development in this district.

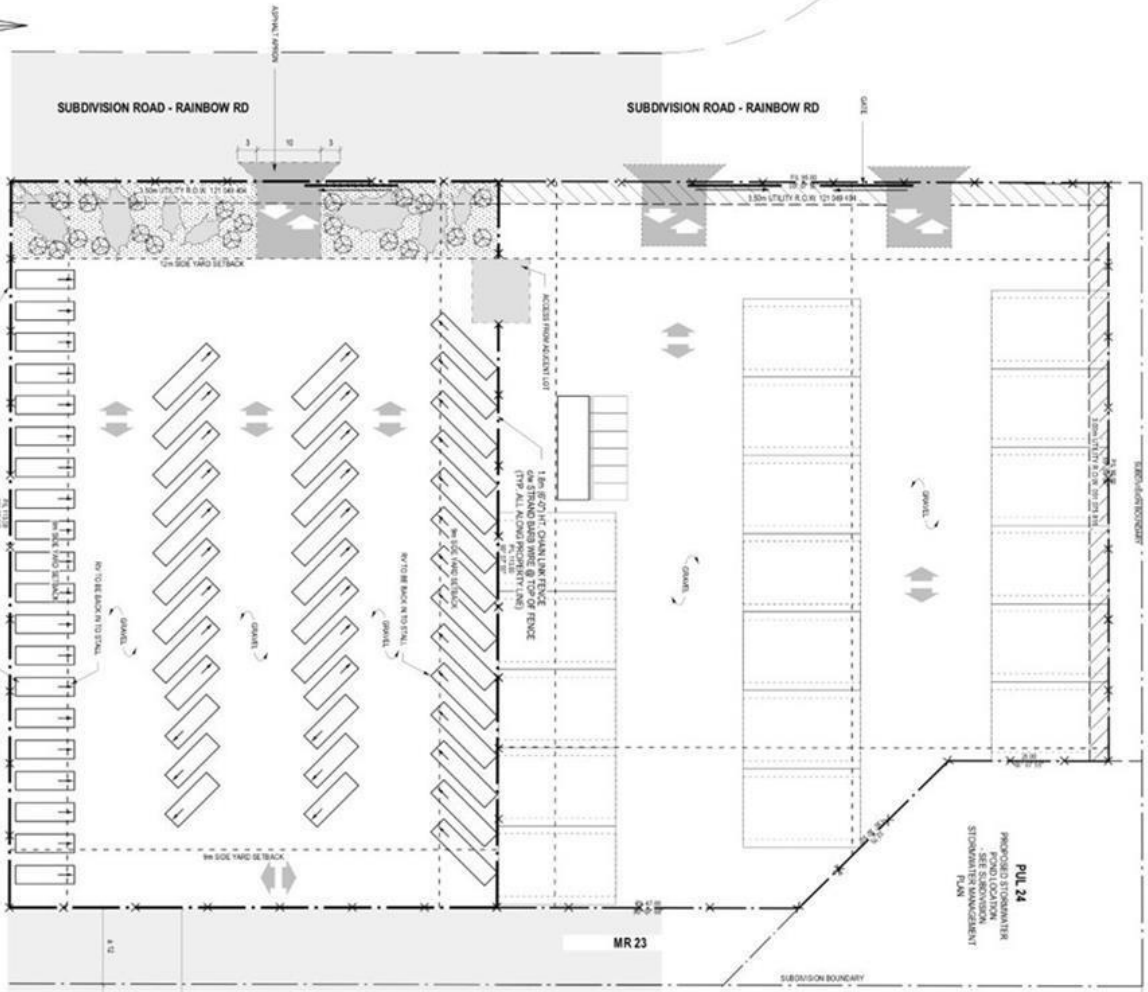
PARCEL SIZE	All of the land contained in the existing titled area, unless otherwise approved by the Approving Authority
	Minimum Commercial Parcel Size is 1.01 ha (2.5 ac)
FRONT YARD	Minimum Industrial Parcel Size is 2.02 ha (5.0 ac) (under Inter-Municipal agreements)
	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
REAR YARD	Minimum 12.0 m (39.4 ft) from an internal subdivision roadway
SIDE YARD	Minimum 9.0 m (29.5 ft)
FENCES, GATES, SIGNS	Minimum 9.0 m (29.5 ft)
YARDS SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	On the property line for fences, gates, other means of enclosure, and signs
CORNER PARCEL RESTRICTIONS	As determined by Alberta Transportation
YARD SETBACKS FROM EXISTING RESIDENTIAL DISTRICTS	In accordance with Subsection 9.6.
BUILDING HEIGHT	Where the yard abuts an residential district it shall be increased by 50%
PARCEL COVERAGE FOR THE PRINCIPAL AND ALL ACCESSORY BUILDINGS	Maximum 18.0 m (59.1 ft)
	Maximum 60% of the parcel area provided that provision has been made for off-road parking, loading, storage waste disposal and landscaping to the satisfaction of the Approving Authority

Other Development Regulations

- c) Agriculture, extensive shall be exempt on designated land until such time as development and construction commences according to the primary intent of the district.
- d) The minimum setback requirement for all Permitted and Discretionary Uses may be increased at the discretion of the Approving Authority. The storage of goods and equipment within setbacks may be considered at the discretion of the Approving Authority.
- e) As a condition of subdivision or development approval, the County may require guaranteed security to ensure the timely completion of the subdivision and/or development approval conditions
- f) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 4 – RULES GOVERNING ALL DISTRICTS.
- (i) For General Regulations refer to Section 9.0.
 - (ii) For Specific Use Regulations refer to Section 10.0.
- g) Permitted and Discretionary Uses in this district shall comply with the Business, Commercial, and Industrial Guidelines as adopted by Council.



SITE PLAN
SCALE: 1:500



ROAD ALLOWANCE - TOWNSHIP RD 204



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