

### **FOR SALE**

# **Development Land**

Draper Road, Fort McMurray, Alberta



29.8 ACRE SITE Sale Price: \$2,200,000

## **Highlights**

- 29.8 acre site
- Excellent Investment Opportunity
- Zoned SH Small Holdings District
- New connection to airport underway to connect Draper Road directly to the Airport



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Brochures 2012-2013\_29.8 acre site Draper Road Nov. 23, 2015



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# **Development Land**

Draper Road, Fort McMurray, Alberta

## **Property Details**

Location: Vacant development land tract property

municipally located at approximately the 3 km mark on Draper Road, Fort

McMurray, Alberta.

Legal Address: Plan: 0524120 Bl: 1 Lot: 8

Price: \$2,200,000

## **Zoning & Uses**

120. SH - Small Holdings (Bylaw No. 00/001)

### 120.1 Purpose

The purpose of the district is to provide large lot acreages intended for residential, small scale agricultural pursuits and other compatible uses.

#### 120.2 Permitted Uses

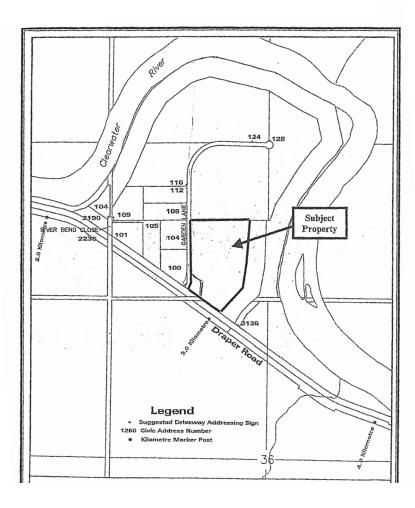
The following are permitted uses:

Accessory Building
Essential Public Service
Home Occupation
Manufactured/Modular Home
Park
Public Use
Public Utility
Satellite Dish Antenna
Single Detached Dwelling

## 120.3 Discretionary uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Amateur Radio Antenna Family Care Dwelling Home Business Market Garden Temporary Building or Structure



### 120.4 Discretionary Uses - Planning Commission

The following are uses that may be approved by the Municipal

Planning Commission:

Bed & Breakfast

\*Campground (Bylaw No. 04/012)

Community Service Facility

Country Inn

\*Guest Ranch

\*Intensive Agriculture

(\*as per Section 76.7 keeping of animals)

\*Kennel

\*Outdoor Recreation Facility

Deleted (Bylaw No. 04/012)

\*Resort Facility

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