



**FOR SALE** , Near Blackfalds, AB  
**Residential Development Land**  
**27.51 Acres**

## **Burbank Subdivision in County of Lacombe**



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- LEGAL ADDRESS:**
- All that portion of the south west quarter of section Twenty Four (24) Township Thirty Nine (39) Range Twenty Seven (27) west of the Fourth Meridian, bounded as follows: On the north by the southerly limit of the road as shown on Road Plan 4066J, on the east by the westerly limit of the road, as shown on Road Plan 4577BM, on the south by the northerly limit of the railway right-of-way as shown on Railway Plans 2712AK and 1971CL and on the west by a line drawn though IP and PVIII as shown on said Road 4066J at right angles to the south limit of the road, as drawn from IP and PVIII to IP and PVIII as shown on said Road Plan. Excepting thereout: (A) two and thirty hundredths (2.30) acres more or less, for road, and forty four hundredths (0.44) of an acre more or less, for extra road, both as shown on Road Plan 5473RS (B) thirty five hundredths (0.35) of an acre, more or less as shown on as extra right-of-way on Railway Plan 7620607. Excepting thereout all mines and minerals.
- LOCATION:**
- South east of Blackfalds in the Burbank subdivision
  - East on HWY 597 and south on Burbank Drive (at sign showing 'Burbank Hall'), property is on south side of the road – railway tracks are the south property line
- ZONING:**
- Lacombe County Land Use Bylaw R-CR (Country Residential District) – See attached
  - Current of 2.5 – 4 acre parcels in present zoning
  - Potential 1.25 – 2 acre parcels in R-CRE zoning
- LAND SIZE:**
- 27.51 Acres
- HOME:**
- Approx 2,420sq.ft, Attached garage is 1,020sq.ft
- OUTBUILDINGS:**
- Includes cross-fencing and waterer for horses
  - Garage 30' x 20' (600sq.ft) and barn 32' x 20' (640sq.ft)
- PROPERTY TAXES:**
- \$2,716.08 (2009)
- ASKING PRICE:**
- **\$1,290,000.00**
- NOTES:**
- Excellent investment opportunity with good home, large attached garage and several outbuildings. This unique larger land of 27.51 acres is prime for redevelopment. It is located in the County of Lacombe, on pavement, within current A.S.P allowing for subdivision into 2.5 – 4 acre residential acreages. It will be necessary to develop a proposed subdivision plan and obtain County approval.
  - County indicates there is potential for rezoning to R-CRE (County Residential Estate District) which allows lots from 1.25 acres to 2.5 acres. Again County approval required.

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.



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**7.9 R-CR COUNTRY RESIDENTIAL DISTRICT**

**1 Purpose**

The purpose of the Country Residential District is to generally permit land of low agricultural value to be developed for multi-lot residential use.

**2 Uses**

PERMITTED	DISCRETIONARY
Agricultural operation, minor	Accessory building and use where the total area for all such buildings on the lot is over 139.35 m <sup>2</sup> (1,500 ft <sup>2</sup> )
Dwelling, single detached	Adult care residence
Home based business, minor	Community facility
Accessory building and use where the total area for all such buildings on the lot is 139.35 m <sup>2</sup> (1,500 ft <sup>2</sup> ) or less	Dwelling, secondary suite
	Dwelling, temporary family care
	Home based business, major
	Mobile home
	Moved-in residence, other
	Public utility building
	Wind energy conversion system, small scale

**3 Regulations**

**(1) Minimum Site Area**

- (a) A residential dwelling shall be located on a lot that has an area of at least 1.01 ha (2.50 ac) but less than 1.62 ha (4 ac), unless the Subdivision Authority has approved a larger parcel size.
- (b) No dwelling shall be permitted on a lot, the area of which is less than the minimum prescribed for this District, except that a lot with separate title in the Land Titles Office may be used at the discretion of the Development Authority provided that the development complies with all other requirements of this Bylaw.
- (c) Lots that are to be used for non-residential purposes shall have an area as approved by the MPC.

**(2) Floor Area**

- (a) The minimum floor area for a dwelling unit shall be:
 

one-storey dwelling	111.48 m <sup>2</sup> (1,200 ft <sup>2</sup> )
two-storey dwelling	148.64 m <sup>2</sup> (1,600 ft <sup>2</sup> )

- (b) Standards for other uses shall be as required by the MPC.

**(3) Setbacks**

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Country Residential "R-CR" District, the setback from the right-of-way and other property lines shall be as follows:
 

Front Line	15.24 m (50 ft)
Side Line	7.62 m (25 ft)
	15.24 m (50 ft) from a side line adjacent to a right-of-way other than a lane
Rear Line	7.62 m (25 ft)

**(4) Height of Buildings**

- (a) The maximum height for a main building shall be 10.06 m (33 ft), unless otherwise approved by the Development Authority.

**(5) Keeping of Animals**

- (a) No livestock or poultry, with the exception of dogs, cats and such other domestic pets as are typically kept indoors, shall be permitted on lots of less than 1.20 ha (3 ac).
- (b) Subject to subsection (c), not more than a total of two of the following: horses, cattle, pigs, donkeys, mules, sheep, goats or exotic animals or alternatively, a total of twelve fowl or rabbits may be kept on a lot of 1.20 ha (3 ac) or larger.

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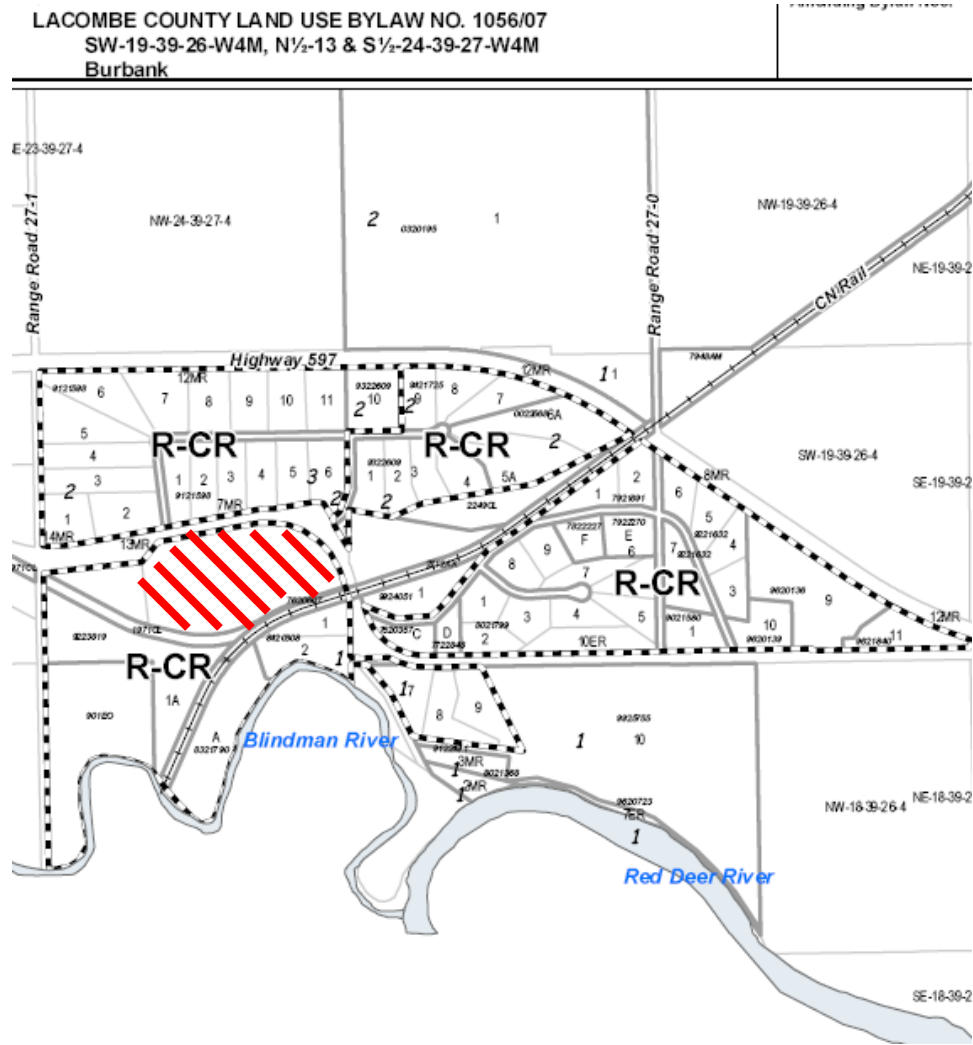
- (c) A person may be allowed to keep animals, livestock, or fowl in excess of the number specified in subsection (b) if, in the opinion of the Development Officer, the site is suitable for such use and it is considered that the additional numbers would not create a nuisance for neighbouring properties.
- (d) Not more than two dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (e) No animals are to be kept on a commercial basis.

**(6) Objects Prohibited or Restricted in Yards**

- (a) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
  - (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
  - (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
  - (iv) more than two (2) recreational vehicles on a regular basis on a lot with a dwelling; or
  - (v) a recreational vehicle that is used as permanent residence. However, a recreational vehicle may be used for living and sleeping accommodation by visitors on a temporary, short-term basis, no longer than two weeks, or as temporary accommodation by the landowner(s) or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a dwelling on the property and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.

**(7) Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 - GENERAL REGULATIONS.



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**7.10 R-CRE COUNTRY RESIDENTIAL ESTATE DISTRICT**

**1 Purpose**

The purpose of the Country Residential Estate District is to permit lands to be developed for multi-lot residential use at a higher density than the Country Residential District.

**2 Uses**

PERMITTED	DISCRETIONARY
Dwelling, single detached	Community facility
Home based business, minor	Public utility building
Accessory building and use where the total area for all such buildings on the lot shall not exceed 92.90 m <sup>2</sup> (1,000 ft <sup>2</sup> )	Home based business, major
	Wind energy conversion system, small scale

**3 Regulations**

**(1) Minimum Site Area**

- (a) A lot that is to be used as a site for a residence shall have an area of at least 0.51 ha (1.25 ac) but less than 1.01 ha (2.50 ac).
- (b) Council may at its discretion reduce the minimum lot size requirement if additional open space is provided in excess of the maximum reserve dedications under the Act. Any reduction of lot size shall be calculated on the basis that a decrease of 0.02 ha (0.05 ac) may be permitted for every additional 1% of the gross developable land which is provided as open space to the extent that no lot shall be smaller than 0.30 ha (0.75 ac) in size.
- (c) For the purpose of this Bylaw, gross developable land shall be considered as the land that is available for development after road widening, environmental reserve (or reserve easement) and public utility lots are deducted from the titled area.
- (d) All proposed lots shall have an environmentally suitable developable area of not less than 0.20 ha (0.50 ac).
- (e) Lots that are to be used for non-residential purposes shall have an area as approved by the MPC.

**(2) Floor Area**

- (a) The minimum floor area for a dwelling unit shall be:
 

one-storey dwelling	111.48 m <sup>2</sup> (1,200 ft <sup>2</sup> )
two-storey dwelling	148.64 m <sup>2</sup> (1,600 ft <sup>2</sup> )

- (b) Standards for other uses shall be as required by the MPC.

**(3) Setbacks**

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Country Residential Estate "R-CRE" District, the setback from the right-of-way and other property lines shall be as follows:
 

Front Line	7.62 m (25 ft)
Side Line	4.05 m (10 ft)
	7.62 m (25 ft) from a side line adjacent to a right-of-way other than a lane
Rear Line	7.62 m (25 ft)

**(4) Servicing**

- (a) Unless directed otherwise by an Intermunicipal Development Plan or local plan, country residential estate lots that are 0.51 ha (1.25 acres) or larger in size may be serviced by individual water wells. However, smaller sized lots shall be serviced only by a communal water supply system or alternatively, may be connected directly to a municipal or regional water system.
- (b) No new multi-lot subdivision will be approved unless an evaluation by a qualified professional confirms there is a sufficient groundwater supply available to meet the needs of the proposed development, and not interfere with any existing surrounding water users.
- (c) Where a communal water system is required to service a development, details shall be provided to the County as to how the system will be managed and operated. A communal system must be designed and built in accordance with provincial standards, and shall be licensed by the Province.

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- (d) All country residential estate lots that are less than 0.51 ha (1.25 ac) in size shall also be serviced by a communal wastewater system or alternatively, may be directly connected to a municipal or regional wastewater system. Larger lots may have private sewage systems, unless directed otherwise by an Intermunicipal Development Plan or local plan.
- (e) Where a communal wastewater system is required, the proposed development shall be serviced by a system that complies with the National Sanitation Foundation International Standard for Wastewater Technology, NSF-40 Standard for Residential Wastewater Treatment Systems or the CAN/BNQ 3680-910 Standard for Wastewater Treatment Systems.
- (f) Developers of new multi-lot subdivisions may be required to register a caveat on each residential lot regarding a deferred services agreement notifying each future lot owner of the requirement to contribute to the cost of a municipal or regional water and/or wastewater system and, at their own cost, connect the lot to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.
- (g) Utility rights-of-way and/or easement agreements may also be required as a condition of approval for new multi-lot subdivisions to allow for connection to a municipal or regional water and/or wastewater system.

**(5) Height of Buildings**

- (a) The maximum height for a main building shall be 10.06 m (33 ft), unless otherwise approved by the Development Authority.

**(6) Keeping of Animals**

- (a) No livestock or poultry, with the exception of dogs, cats and such other domestic pets as are typically kept indoors, shall be permitted.
- (b) Not more than two dogs, excluding unweaned pups, shall be kept on a lot in this District.

**(7) Objects Prohibited or Restricted in Yards**

- (a) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
  - (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;

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- (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
- (iv) more than one (1) recreational vehicle on a regular basis on a lot with a dwelling; or
- (v) a recreational vehicle that is used as permanent residence. However, a recreational vehicle may be used for living and sleeping accommodation by visitors on a temporary, short-term basis, no longer than two weeks, or as temporary accommodation by the landowner(s) or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a dwelling on the property and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.

**(8) Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.