4909-50 St. Box 270

Valleyview, AB T0H 3N0

 780-524-5150

 780-524-2727

info@valleyview.ca

TOWN RESIDENTIAL LOTS FOR SALE:

(Updated April. 24, 2023)

|  |  |  |  |
| --- | --- | --- | --- |
| **Civic Address** | **Plan** | **Block** | **Lot** |
|  |
| 5315 – 42nd Street | 0522881 | 1 | 1 |
| 5313 – 42nd Street |  |  | 2 |
| 5311 – 42nd Street |  |  | 3 |
| 5307 – 42nd Street |  |  | 5 |
|  |
| 5315 – 42nd Street | 0522881 | 1 | 1 |
| 5313 – 42nd Street |  |  | 2 |
| 5311 – 42nd Street |  |  | 3 |
|  |
| **\*Price per lot: $35,000.00 + GST.** (Includes paving, no Local Improvement Levy) |
| **\*Zoning: Restricted Residential (R1) District.** (Land Use Bylaw #2016-08) |

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**LAND USE BYLAW #2022-11 EXCERPT.**

Section B4.1 Restricted Residential (RR) District

|  |  |
| --- | --- |
| Purpose | The purpose of this Land Use District is to provide for low density residential development in the form of Single Detached Dwellings with provisions for Duplex dwellings and complementary uses. |
| Uses |  |
| a) Permitted Uses | * single detached dwelling
* accessory building or use
* Home-Based Business, Minor
 |
| b) Discretionary Uses | * Accessory Building or Use to a Discretionary Use
* Bed and Breakfast
* Duplex
* Family Day Home
* Home-Based Business, Major
* Solar Collector
* public use
 |
| Site Provisions | In addition to the General Regulations contained in Part C, the following standards shall apply to every development in this district. |
| Lot Area (minimum): | 465 m² (5,000 ft2) |
| Lot Width (minimum): | 15 m (50 ft.) |
| Front Yard Setback (minimum): | 6.1 m (20 ft.) |
| Rear Yard Setback (minimum): | 4.6 m (15 ft.) |
| Side Yard Setback, Exterior (minimum): | 3.0 m (10 ft.),  |
| Side Yard Setback, Interior (minimum) | 1.5m (5 ft), In a subdivision with no lane, one (1) side yard shall be a minimum of 3m (10 ft) to provide for vehicular access to rear yard unless attached Garage provided. |
| Building Height(maximum): | 8.2 m (27 ft.) for principal building4.6 m (15 ft.) for accessory building |
| Site Coverage(maximum): | 35 percent |
| Other Regulations | Refer to General Regulations contained in Section C.1 for otherrequirements that may apply. |

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