



DEVELOPMENT LAND

Draper Road, Fort McMurray Alberta

29.8 ACRE SITE

SALE PRICE: \$2,200,000

PROPERTY 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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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

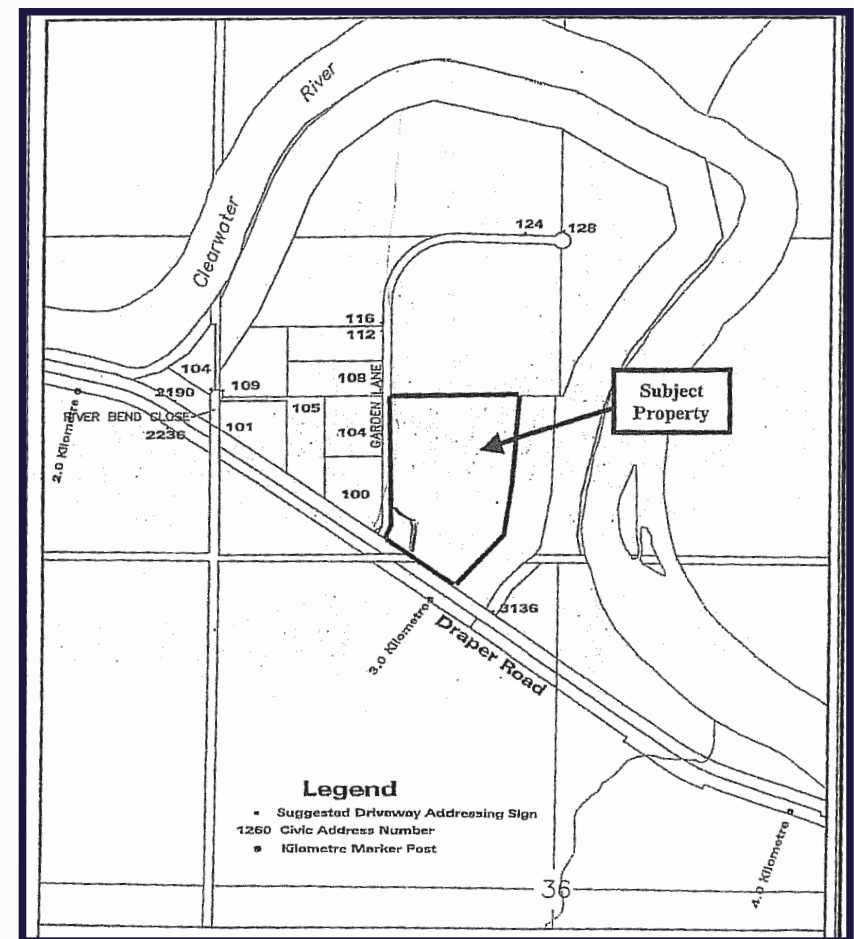
The following are permitted uses:

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

AERIAL VIEW

