



FOR SALE | 0.74 ACRES OF RESIDENTIAL DEVELOPMENT LAND

# 15 DRAKE LANDING COMMON

OKOTOKS, AB



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## The Opportunity

On behalf of the Town of Okotoks, Cushman & Wakefield ULC is pleased to present a rare opportunity to acquire approximately 0.74 acres of residential development land located at 15 Drake Landing Common, Okotoks (the "Property").

The Property is zoned Traditional Neighbourhood (TN) district and is ideally positioned within the well-established and highly regarded community of Drake Landing.

Formerly home to the Drake Landing Energy Centre and its associated borehole field, the Property is now vacant, cleared, and ready for development, offering an excellent opportunity to build up to 12 residential units with a subdivision of the site into 6 individual lots.



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### Property Details

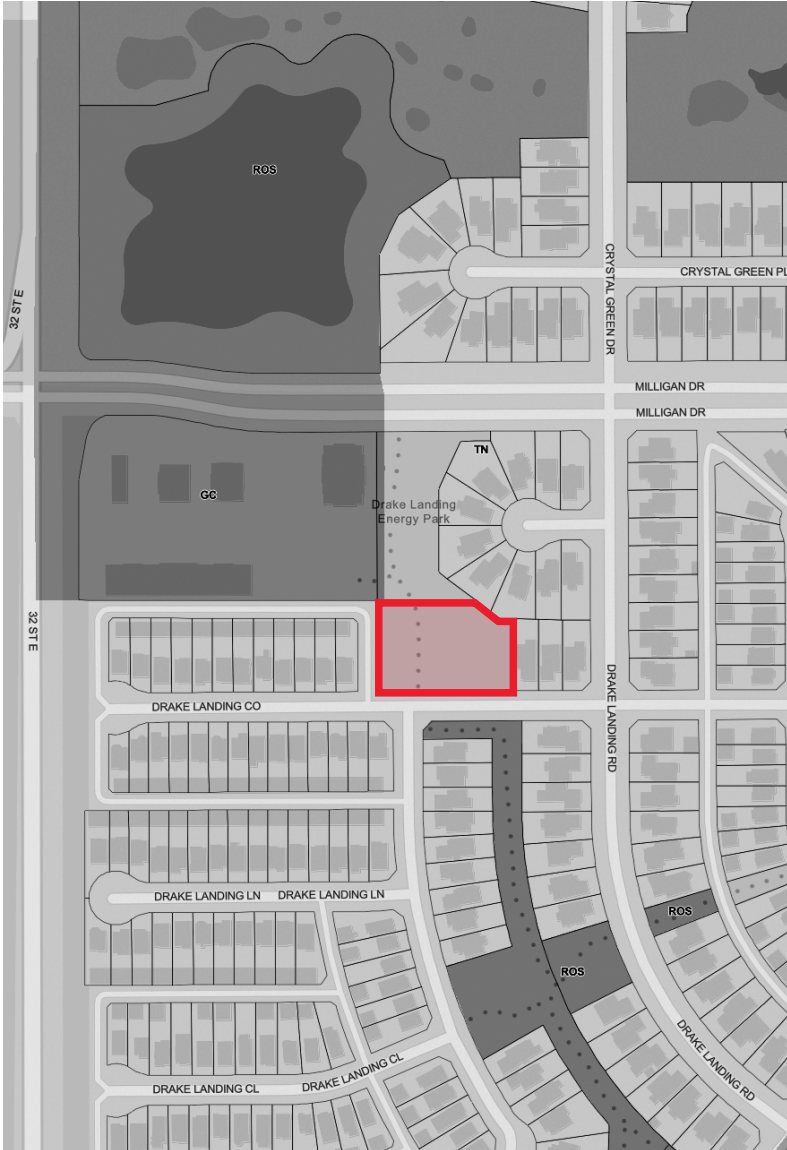
|                   |                                                          |
|-------------------|----------------------------------------------------------|
| District:         | Drake Landing                                            |
| Legal Description | Plan 0511868 Block 1, Lot 28                             |
| Zoning:           | TN (Traditional Neighbourhood)                           |
| Site Size:        | ± 0.74 acres                                             |
| Maximum Density:  | Up to 12 units with a subdivision into 6 individual lots |
| Asking Price:     | Market                                                   |
| Availability:     | Immediately                                              |

### Comments

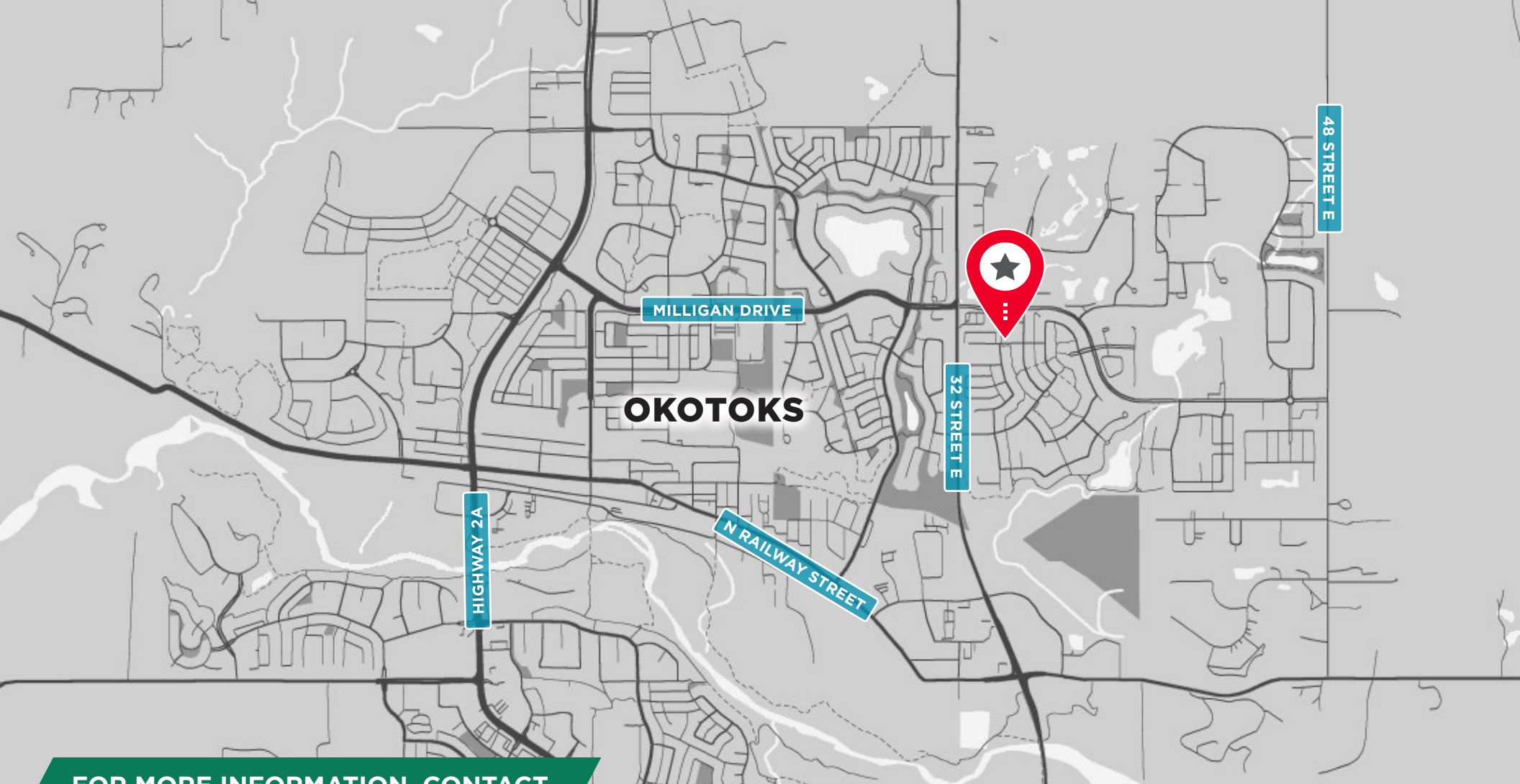
- The Town will not consider land use redesignation
- Services are located in the street and service tie-ins would be required for newly created lots

### Zoning - Traditional Neighbourhood (TN)

The primary intent of the Traditional Neighbourhood district is to provide a variety of primarily detached or side-by-side housing options in a neighbourhood that includes commercial, business or community activities which support day-to-day needs.



|                                     | Rear Lane Access   |                    | No Lane Access     |                    |
|-------------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                     | Detached Buildings | Attached Buildings | Detached Buildings | Attached Buildings |
| Lot Size: Width                     | Minimum 8.5m       | Minimum 6.7m       | Minimum 10.4m      | Minimum 9.0m       |
| Lot Size: Depth                     | Minimum 28.0m      |                    |                    |                    |
| Building Setbacks (Front)           | Minimum 3.0m       | Minimum 3.0m       | Minimum 6.0m       | Minimum 6.0m       |
| Site Coverage                       | Maximum 50%        | Maximum 60%        | Maximum 50%        | Maximum 60%        |
| Number of Dwelling Units per Parcel | Maximum 4          |                    | Maximum 2          |                    |
| Height                              | Maximum 2 storeys  |                    |                    |                    |



## FOR MORE INFORMATION, CONTACT

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