



**COMMERCIAL  
REAL ESTATE SERVICES**

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**SHAWN B. BIGGINGS, broker**



**FOR SALE**

**Asking \$2,175,000.00**

**Industrial District; IND2 Location: #1 & 2 -130 Bow Meadows Crescent**

**Over 6600 sf three-level corner bay**

**2019 Property taxes \$11,283/year**

**2019 Condo fees \$658/month**

**Approx. 4600 sf grade access on two levels**

**Condo plan indicates the unit sizes as:**

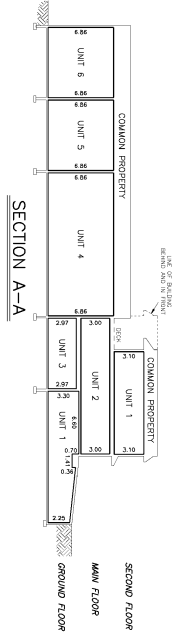
**Lowest level bay approx. 16.18m x 13.81m for approx. area of 2405 sf with a ceiling height of 10'**

**Mid-level used as office & storage approx. 2189 sf**

**Top level approx. 2027 sf plus with hardwood floors, full kitchen, 3 bedrooms and full bathrooms**

**Condo Plan and excerpt from Land Use Bylaw are attached**

- ***E& O E; this material is based on information provided by the Landlord***
  - ***For further details, please call 403-678-5744***



**LAND TITLES OFFICE**  
 PLAN NO. **0010470**  
 ENTERED AND REGISTERED  
 ON **March 3, 2000**  
 INSTRUMENT NO. **001058437**  
**K.R. SIMO**  
 A.D. REGISTRAR

**SHEET 2 OF 2**

**CANMORE - ALBERTA**  
 CONDOMINIUM PLAN  
 AFFECTING  
**LOT 2, BLOCK 6, PLAN 951 2398**  
 WITHIN THE  
 N.W. 1/4 SECTION 27, TOWNSHIP 24, RANGE 10, W.5M.  
 BY: H.D. MacMULLEN, A.L.S., 2000

SCALE = 1 : 200



**NOTES:**  
 1. DISTANCES SHOWN ARE IN METERS AND DECIMALS THEREOF.  
 2. UNIT NUMBERS ARE SHOWN IN THE UNIT'S NAME.  
 3. CONDOMINIUM UNIT BOUNDARIES ARE AS SHOWN BY SECTION 7(1) OF THE CONDOMINIUM PROPERTY ACT

**SURVEYOR:**  
 NAME: H.D. MacMULLEN, A.L.S.  
 DATES OF SURVEY: 12  
 January 20, 2000



**REGISTERED OWNERS:**  
 IMPROV COMMERCIAL LTD.

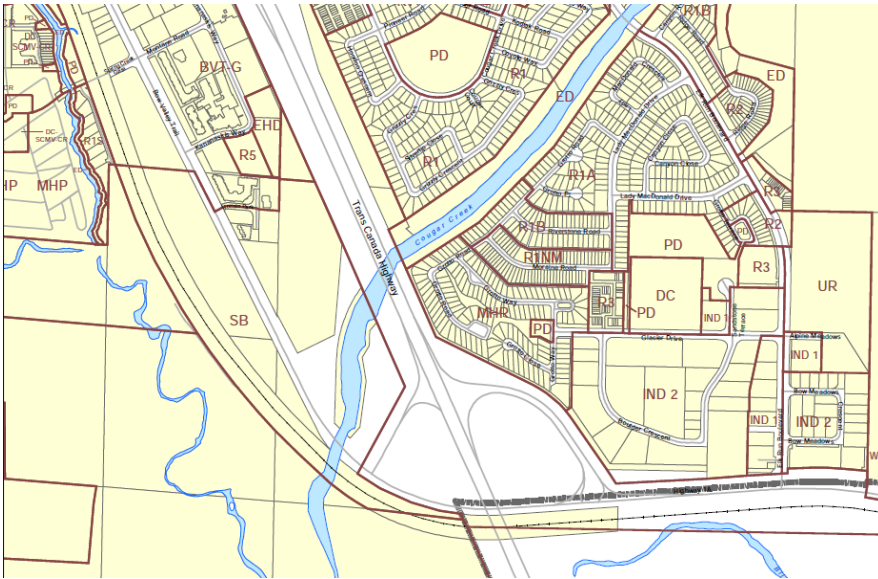
**ALBERTA LAND SERVICES LIMITED**  
 1015-101 Street, Edmonton, Alberta T6E 6P6  
 Phone: (780) 495-4329  
 Fax: (780) 495-4330  
 www.alberta.ca

FILE: 1015

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## 2.52 IND 2 General Industrial District



### 2.52.1 Purpose

The purpose of this district is to provide for a range of industrial uses which allow for intensive and efficient use of Canmore's industrial land base in accordance with policies in the Municipal Development Plan. Non-industrial uses are appropriate only in the limited circumstances and locations where such uses do not displace current industrial uses or utilize land or buildings with potential for general industrial development.

### 2.52.2 Permitted Uses

Brewery  
Commercial Schools  
Construction Trade Shops  
Household Repair Services  
Industrial Operations  
Laboratories  
Laundry, industrial  
Lumber yards  
Light Manufacturing Operation  
Public and Quasi-Public Buildings  
Warehousing

### 2.52.3 Discretionary Uses

Athletic and Recreational Facilities above the main floor  
Automotive and Equipment Repair Shops  
Automotive Parts Sales  
Car Wash [2014-04]  
Crematorium  
Bulk Fuel Stations  
Eating Establishment (maximum GFA 93.0m<sup>2</sup>)  
Employee Housing  
Home Improvement Centres  
Industrial Equipment Sales and Rentals  
Intensive Agricultural Pursuit [2014-04]  
Kennels

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Offices above the main floor (East of Elk Run Boulevard only)  
Outdoor Vehicle Storage  
Parks and playgrounds  
Printing Establishment (Commercial or Industrial)  
Public Transportation Terminal  
Recreational Vehicle Sales and Rentals  
Recycling Depots  
Signs  
Storage Facilities  
Truck and Manufactured Home Sale and Rental  
Truck Repair and Service  
Trucking Establishment

## 2.52.4 Regulations

2.52.4.1 Restrictions on Non-industrial Uses and Developments. In order to ensure that this District meets its purpose as a general industrial area, non-industrial uses will only be approved where such uses do not displace current industrial uses nor utilize land or buildings with potential development for general industrial purposes.

2.52.4.2 The minimum lot area shall be 557m<sup>2</sup>.

2.52.4.3 The minimum lot width shall be 15.0m.

2.52.4.4 The minimum front yard shall be 15.0m adjacent to Bow Valley Trail and 7.5m on all other sites:

2.52.4.5 The minimum side yard shall be 3.0m abutting any residential district; 3.0m on the street side of a corner site; and zero at other locations,

2.52.4.6 The minimum rear yard shall be zero except where the site abuts a residential district where the rear yard shall be 6.0m.

2.52.4.7 The maximum building height shall be 11.0m.

*NOTE: The setbacks and other regulations described in this district are minimum requirements. Depending on the location of a proposed development (e.g. a corner lot, a site adjacent to a water-body or a location within the Wellhead Protection Area) other regulations in the Land Use Bylaw – for example Section 4.1, Setback Regulations -may increase or otherwise vary these requirements.*

## 2.52.5 Additional Regulations

2.52.5.1 Environmental Issues

a. Specific conditions addressing environmental constraints may be applied to any development within the area.

b. At the discretion of the Development Authority, uses which involve the storage of hazardous materials may be considered where the authority is satisfied contaminants can be safely contained on site.

c. Industrial uses which emit airborne pollutants or noxious odours or which have unacceptable fire or explosive risks shall not be allowed within this District.

d. The applicant shall supply to the Development Officer, at the time of application for a development permit, relevant information describing any noxious, dangerous, or offensive feature of the proposed development in relation to airborne pollutants or odours, and release of any toxic, radioactive or environmentally hazardous materials.

e. Applications for development, which may produce, smoke, fumes, noise, vibration, dust or odours, or involve the use of highly flammable chemical materials, shall be referred to Alberta Environment and other agencies for their respective comments to the satisfaction of the Development Authority.

f. An application for approval of a use employing flammable chemical materials must be accompanied by the plan approved by the Provincial Fire Marshall.

g. A storage vessel with a volume exceeding 7570 litres and which contains liquefied petroleum products shall:

1. meet all applicable Federal or Provincial safety standards,

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2. be set back at least 15.0m from all property lines
3. be at least 121m from any place used or which may be used for public assembly such as schools, hospitals, theatres, and residential areas

#### 2.52.5.2 Landscaping and Screening

- a. The boulevard and the required front yard area shall be landscaped and be maintained in accordance with the plans approved by the Development Authority.
- b. Where outdoor Storage Facilities (“storage yards”) are approved, they shall be screened and fenced to the satisfaction of the Development Authority.
- c. Outdoor Vehicle Storage shall be approved on an annual basis and shall be screened to the satisfaction of the Development Authority.
- d. Kennels shall have adequate separation from residential areas and shall be designed, constructed and operated in a manner to prevent a nuisance to any residential area in regard to such factors as noise, odours and waste.
- e. The front yard requirements shall not apply to freestanding or projecting signs.
- f. All exterior work areas, storage areas, and waste handling areas shall be screened from view from roadways and park reserves to the satisfaction of the Development Authority.
- g. Development on all sites adjacent to a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
- h. All apparatus on the roof shall be screened to the satisfaction of the Development Authority.

### 2.52.6 Employee Housing Provisions

Employee housing may be considered and approved in this district, only when located above the main floor of a building and when the following issues can be addressed to the satisfaction of the Development Authority:

2.52.6.1 Adequate long-term and legally-binding provisions are in place to ensure the units remain as bona fide employee housing and are demonstrably subordinate in terms of area and intensity to other uses in the building.

2.52.6.2 The space proposed for employee housing would not be reasonably used for commercial or industrial purposes.

2.52.6.3 The employee housing units are appropriate in design for employee housing, particularly with respect to the unit size.

2.52.6.4 Employee housing units would not constrain any future permitted or discretionary, commercial or industrial uses from developing on the site or on surrounding areas.

2.52.6.5 Employee housing shall not unduly interfere with existing and any potential industrial development in the area.

2.52.6.6 Outdoor amenity space such as balconies can be provided as part of the employee housing while meeting all of the above-described requirements in regard to impacts to or from adjacent industrial uses.

### 2.52.7 Eating Establishments

Eating establishments in this district are intended primarily to serve workers and businesses in the industrial areas.

2.52.7.1 Eating establishments may be considered and approved in this district only where:

- a. The proposed location is not generally suitable for industrial uses (e.g. above the main floor, in a space that is not designed for industrial use); or
- b. There is a high rate of vacancy for industrial space.

#### 2.52.7.2 Regulations

Eating establishments in this district shall not be permitted to operate between the hours of 9:00 pm and 5:00 am.

### 2.52.8 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m<sup>2</sup> or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

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