

# For Lease

91 Commercial Court | Rocky View County, AB



## Demographics *(within 10 km)*



**NEIGHBORHOOD**  
Rocky View  
County



**POPULATION**  
82,130



**MEDIAN AGE**  
41



**HOUSEHOLD INCOME**  
\$222,356

## Building Details



**PARKING**  
Ample



**YEAR BUILT**  
N/A



**TRAFFIC COUNT**

29,170 VPD | Hwy 1 & Range Rd 33 W  
34,780 VPD | Hwy 1 & Old Banff Coach W



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
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## Build to Suit / Land Lease

### Property Details

**Size Available:** 1.72 Acres (75,000 SF)

**Legal:** Plan 8610758, Block 4

**Availability:** Immediately

**Net Rate:** Contact Associate

**Land Use:** B-1

### Highlights

- Built to suite opportunity or land lease
- Easy access to the Trans Canada Highway
- Clean and functional property
- Ample double row parking

# Section 52 Highway Business District (B-1)

## 52.1 Purpose and Intent

The purpose and intent of this District is to provide for business uses for the benefit of the traveling public.

## 52.2 Uses, Permitted

- Accessory buildings less than 90.00 sq.m (969.75 sq. ft.)
- Government Services
- Tourist Information Services and Facilities - LUB 21/09/2010

## 52.3 Uses, Discretionary

- Accommodation and Convention Services
- Amusement and Entertainment Services
- Automotive, Equipment and Vehicle Services
- Campground, Tourist
- Commercial Communication Facilities - Type "A", Type "B"
- Drinking Establishment
- Indoor Participant Recreation Services
- One dwelling unit, accessory to the principal business use
- Outdoor Café
- Restaurants
- Signs
- Truck Trailer Service
- ROCKY VIEW COUNTY | 2018-2019 | LAND USE BYLAW C-4841-97| 136

## 52.4 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use Bylaw as well as the following provisions:

- (a) All parcels having this land use designation on the date of adoption of Bylaw C-6517-2007 (October 2, 2007) remain in full force and effect; however, this land use district is no longer available for any re-designation applications subsequent to that date

## 52.5 Minimum Requirements

(a) Parcel Size: The minimum parcel size shall be 1.00 hectare (2.47 acres).

(b) Yard, Front for Buildings:

- (i) 30.00 m (98.43 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, internal subdivision;
- (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a highway;

- (v) 10.00 m (32.81 ft.) from any road, service adjacent to a road, County.

(c) Yard, Side for Buildings:

- (i) 30.00 m (98.43 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 10.00 m (32.81 ft.) from any road, service adjacent to a road, highway;
- (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, County;
- (v) 6.00 m (19.69 ft.) all other.

(d) Yard, Rear for Buildings:

- (i) 30.00 m (98.43 ft.) from any road;
- (ii) 6.00 m (19.69 ft.) all other.

(e) Yard, Front for Parking, Storage and Display of Products:

- (i) 15.00 m (49.21 ft.) from any road, County, or road, highway;
- (ii) 8.00 m (26.24 ft.) from any, road, internal subdivision, or road, service adjacent to a road, highway or road, County.

(f) Yard, Side for Parking, Storage and Display of Products:

- (i) 15.00 m (49.21 ft.) from any road, County, or road, highway;
- ROCKY VIEW COUNTY | 2018-2019 | LAND USE BYLAW C-4841-97| 137
- (ii) 8.00 m (26.24 ft.) from any road internal subdivision, or road, service adjacent to a road, highway or road;
- (iii) 6.00 m (19.69 ft.) all other.

(g) Yard, Rear for Parking, Storage and Display of Products:

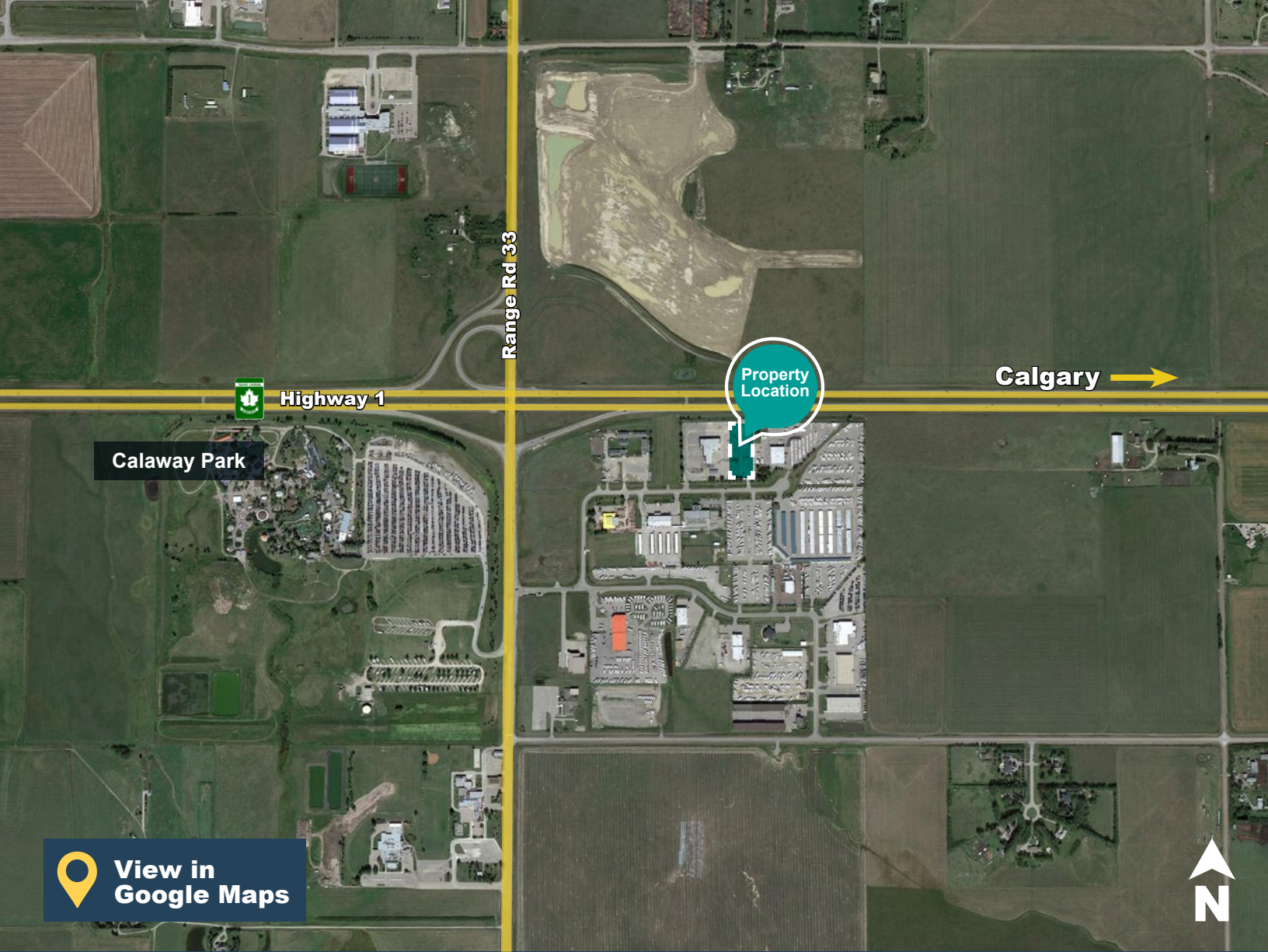
- (i) 15.0 m (49.21 ft.) from any road;
- (ii) 6.0 m (19.69 ft.) all other.
- LUB 21/09/2010

## 52.6 Building Height

(a) maximum - 10.0 m (32.81 ft.)

## 52.7 Special Requirements

A minimum of 10% of the site area shall be landscaped



# Thank you for your interest!

For More Info.

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