



VILLAGE OF MARWAYNE

Downtown Investment Opportunities

Revised March 2021





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Background

In 2014, the Village of Marwayne carried out a 1.9-million-dollar construction project on Centre Street. The goal of the project was to upgrade the underground water and wastewater infrastructure. Through the installation of a much needed storm sewer system and by replacing old sewer mains and water/wastewater laterals, Centre Street has been completely overhauled to ensure the continued viability of our community for years to come.

Above ground, the Village added widened sidewalks for pedestrian traffic, green boulevards and new light fixtures. The revitalization of the Village of Marwayne's downtown core was an essential part of our sustainability plan and served as a means to attract and retain new business to the area for years to come.

Vision

With the new and improved downtown core, the Village of Marwayne looks forward to welcoming you and your business to our community. With multiple commercial lots available for sale, we encourage all interested parties to get in touch with our administrative staff who will assist you and your business in becoming a part of our ever-growing streetscape.

Our open and undeveloped commercial parcels of land are the perfect place for your small or large scale project. Please contact us with your proposal in so that we can easily guide you through the development process.





Available Lots for Sale

The Village of Marwayne currently has eight (8) commercial lots for sale:



VILLAGE OF MARWAYNE LOTS FOR SALE

 Lots For Sale
 Parcels

May 2021

0 10 20
M



Lot Pricing

LOT(S)	ADDRESS	WIDTH (ft)	DEPTH (ft)	PRICE
3	S10 Railway Avenue	175	150	\$10,000
8	101 Centre Street	60	120	\$15,000
19 & 20	35 Centre Street	50	120	\$15,000
21	33 Centre Street	25	120	\$10,000
22	31 Centre Street	25	120	\$10,000
25	25 Centre Street	25	120	\$10,000
27 & 28	19 Centre Street	50	120	\$15,000
17 & 18	39 Centre Street	50	120	\$15,000



Lot Sizes

The following map outlines the lot sizes of the six (6) available lots for sale on Centre Street in the Village of Marwayne.



VILLAGE OF MARWAYNE LOTS FOR SALE - CENTRE ST	Lots For Sale	May 2021	
	Parcels		



VILLAGE OF MARWAYNE LOTS FOR SALE - CENTRE ST	Lots For Sale	March 26, 2021	
	Parcels		

A: Box 113 – 210 2nd Avenue South Marwayne AB T0B 2X0 P: 780-847-3962 E: admin@marwayne.ca



Village of Marwayne Land Use Bylaw Districts

Lots 8,19/20, 21, 22, 25 and 27/28 on Centre Street form part of the Village Centre District in accordance with the Village of Marwayne's Land Use Bylaw No. 572-19. The purpose of the Village Centre district is to promote development of a pedestrian-accessible, commercial-service district in which a variety of retail, commercial, office, civic, and residential uses are permitted. The Village Centre district is intended to discourage the development of separate off-street parking facilities for each individual use.

Permitted Uses

- (a) Accessory buildings and uses

- (b) Banks

- (c) Clinics

- (d) Coin laundries

- (e) Dry cleaners

- (f) *Dwellings* located above the ground floor

- (g) *Mixed-use* buildings

- (h) Offices

- (i) Parks, plazas, public gathering places

- (j) Personal service shops

- (k) Restaurants

- (l) Retail stores

- (m) *Sidewalk Café* as an accessory use

- (n) Tailoring and shoe repair shops

Discretionary Uses

- (a) Bowling alleys

- (b) *Cannabis lounge*

- (c) *Cannabis retail sales*

- (d) *Cannabis retail store*

- (e) Clubs and lodges

- (f) Commercial schools

- (g) Dance halls

- (h) *Dwelling units* in a building used for any of the above mentioned *permitted or discretionary uses*

- (i) Frozen food lockers

- (j) Funeral parlours

- (k) Hotels

- (l) Other uses which, in the opinion of the development authority, are similar to the above mentioned permitted and discretionary uses

- (m) Public or quasi-public buildings and uses

- (n) Theatres

- (o) Veterinary clinics



Regulation	Provision
(a) Maximum building height	12m (39.4ft). In all cases, the maximum height shall include all rooftop appurtenances, architectural features, skylights, or other such roof mounted building amenities.
(b) Minimum building setback requirements, except as otherwise specified herein, shall be: <ul style="list-style-type: none"> <li data-bbox="527 554 808 583">(i) <i>Front yard (minimum)</i> <li data-bbox="527 682 808 711">(ii) <i>Rear yard (minimum)</i> <li data-bbox="527 751 808 781">(iii) <i>Side yard (minimum)</i> <li data-bbox="358 821 808 884">(iv) <i>Awnings, canopies, and projecting signs</i> 	Zero, except where the Village may deem it unnecessary considering existing development. Onsite parking shall not be located at the front of any site in Village Commercial. None. If the <i>rear line</i> is adjacent to a Residential District, the minimum <i>rear yard</i> shall be 2.0m (6.6ft). None. If the <i>side line</i> is adjacent to a Residential District, the minimum <i>side yard</i> shall be 2.0m (6.6ft). Shall not be deemed in violation of setback requirements, provided that awning signs project no further than 1.5m (5ft) into the right-of-way and they are at least 2.6m (8.5ft) above the surface of any sidewalk.

(c) *Sidewalk Café* are encouraged in public spaces to enhance the vitality of the street while maintaining pedestrian flow and safety standards.

- (i) *Sidewalk café* shall be located adjacent to an existing business and shall be considered an accessory use.
- (ii) The operator of a *sidewalk café* must carry a minimum of \$500,000 liability insurance.
- (iii) A minimum clear passage way of not less the 1.5m (4.9ft) for pedestrians shall be maintained between the *café* and the curb or any physical obstructions.
- (iv) *Sidewalk cafe* will be designed to have an open appearance with a defined edge such as a railing, fence, row of planters or pots.
- (v) Perimeter fences around an outdoor *café* shall not be more than 1m (3.3ft) high.
- (vi) The *sidewalk café* operator shall maintain the *sidewalk café* area and the immediately adjacent area in a clean and safe condition at all times.
- (vii) If applicable, applications will be forwarded to Alberta Health Services and Alberta Gaming and Liquor Commission.

(d) Renovations, alterations, and additions to existing buildings and all new development in the Village Centre District shall be in accordance with the Marwayne Downtown Historic Area Design Guidelines set out in Schedule B.



Lot 3 on Railway Avenue is part of the Highway Commercial District in accordance with the Village of Marwayne's Land Use Bylaw No. 572-19. The general purpose of this district is to permit vehicle-oriented commercial development appropriate for the municipality. Highway commercial uses are located away from the central business core of the municipality, on larger lots with better highway access and visibility.

Permitted Uses

- (a) Accessory buildings and uses
- (b) Automobile, light truck, and recreational vehicle sales
- (c) Dry cleaners
- (d) Hotels
- (e) Household appliance sales and repair
- (f) Motels
- (g) Service stations and bars

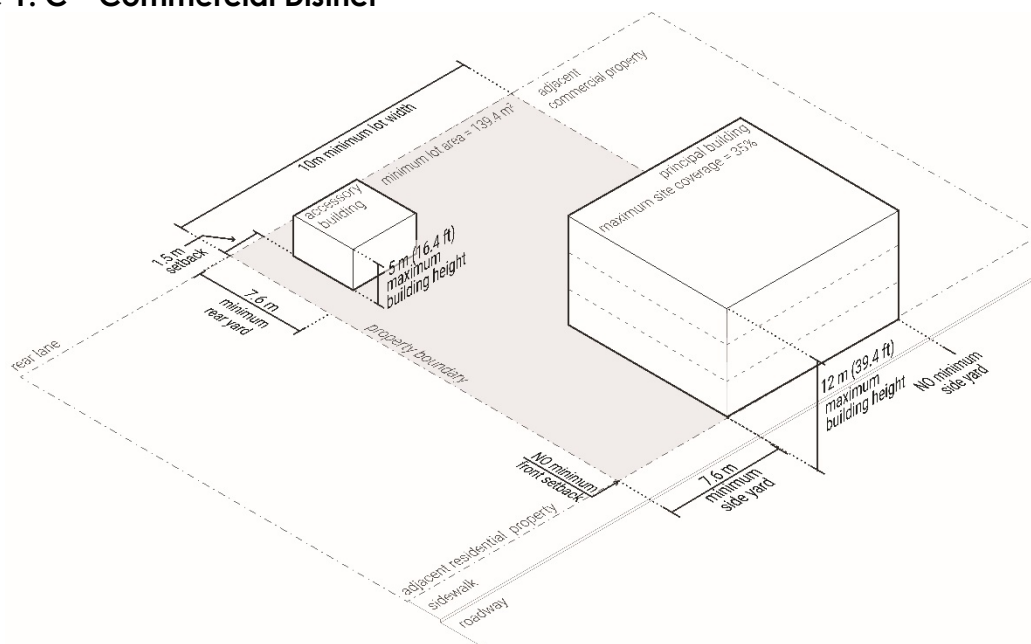
Discretionary Uses

- (a) Auctioneering establishments
- (b) Bowling alleys
- (c) Buildings and uses accessory to discretionary uses
- (d) *Cannabis lounge*
- (e) *Cannabis production and distribution*
- (f) *Cannabis retail sales*
- (g) *Cannabis retail stores*
- (h) Clinics
- (i) Clubs and lodges
- (j) Commercial schools
- (k) Dance halls
- (l) Frozen food lockers
- (m) Funeral parlours
- (n) Light-industrial uses
- (o) Other uses which, in the opinion of the development authority, are similar to the above mentioned permitted and discretionary uses
- (p) Parking lots
- (q) Public utilities
- (r) Rentable unit
- (s) Restaurants
- (t) Retail stores
- (u) Storage and/or sale of building supplies, lumber, farm machinery, fertilizer, bulk oil, and propane gas
- (v) Theatres
- (w) Veterinary clinics
- (x) Wholesale warehouses



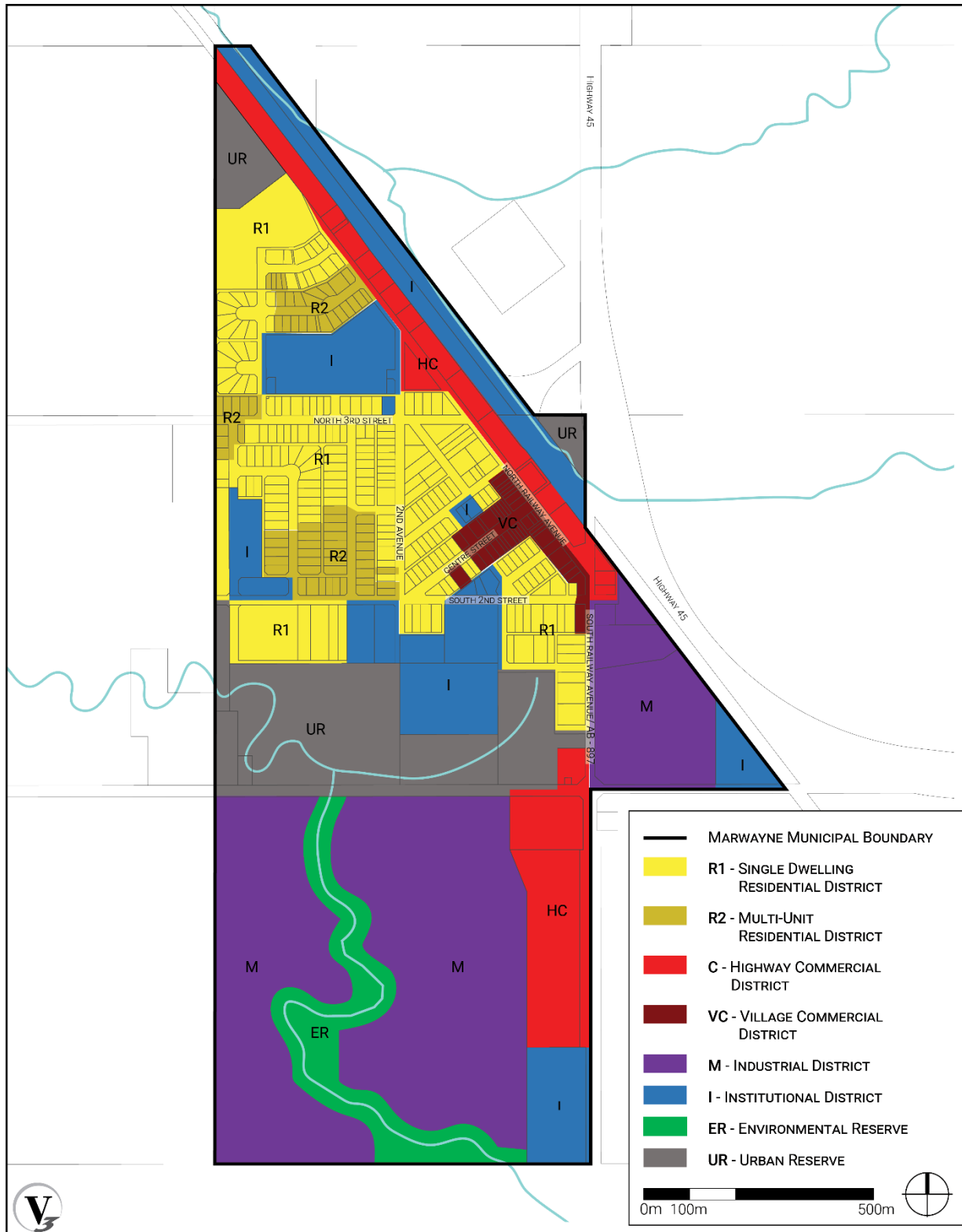
Regulation	Provision
(e) Lot area (minimum)	139.4m ² (1,500ft ²)
(f) Lot width (minimum)	10m (32.8ft)
(g) Front yard (minimum)	None, except where the development authority may deem it necessary to conform with existing development
(h) Rear yard (minimum)	7.6m (25ft)
(i) Side yard (minimum)	
if adjoining a Commercial District	None
if adjoining a Residential District	7.6m (25ft)
(j) Building Heights (maximum)	
principal building	12m (39.4ft), three (3) storeys
accessory building	5m (16.4ft)
(k) Site coverage (maximum)	
principal building	35%
accessory building	15%
(l) No use shall be established that may, in the opinion of the development authority, become obnoxious by way of noise, odour, dust, or fumes.	
(m) Notwithstanding any other provision of this Bylaw to the contrary, development of a <i>single detached dwelling</i> on Block D, Plan 8094ET shall be allowed only as the residence of the owner or operator of a use listed as a permitted or a discretionary use in 7.3(1) or 7.3(2) above. The regulations for the <i>dwelling</i> shall be as indicated for <i>single detached dwellings</i> in the Residential (R1) District in Section 7.1.	

▼ Figure 1: C – Commercial District





Village of Marwayne Land Use Bylaw Districts Map





Contact

The Village of Marwayne has retained the services of Remax Lloydminster for the sale of our commercial lots. For more information or to schedule a viewing, please contact Amanda Warner at (780) 872-6380 or via email at amandawarner@shaw.ca.