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# VILLAGE OF MARWAYNE

## Downtown Investment Opportunities

Revised January 2023





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## Background

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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

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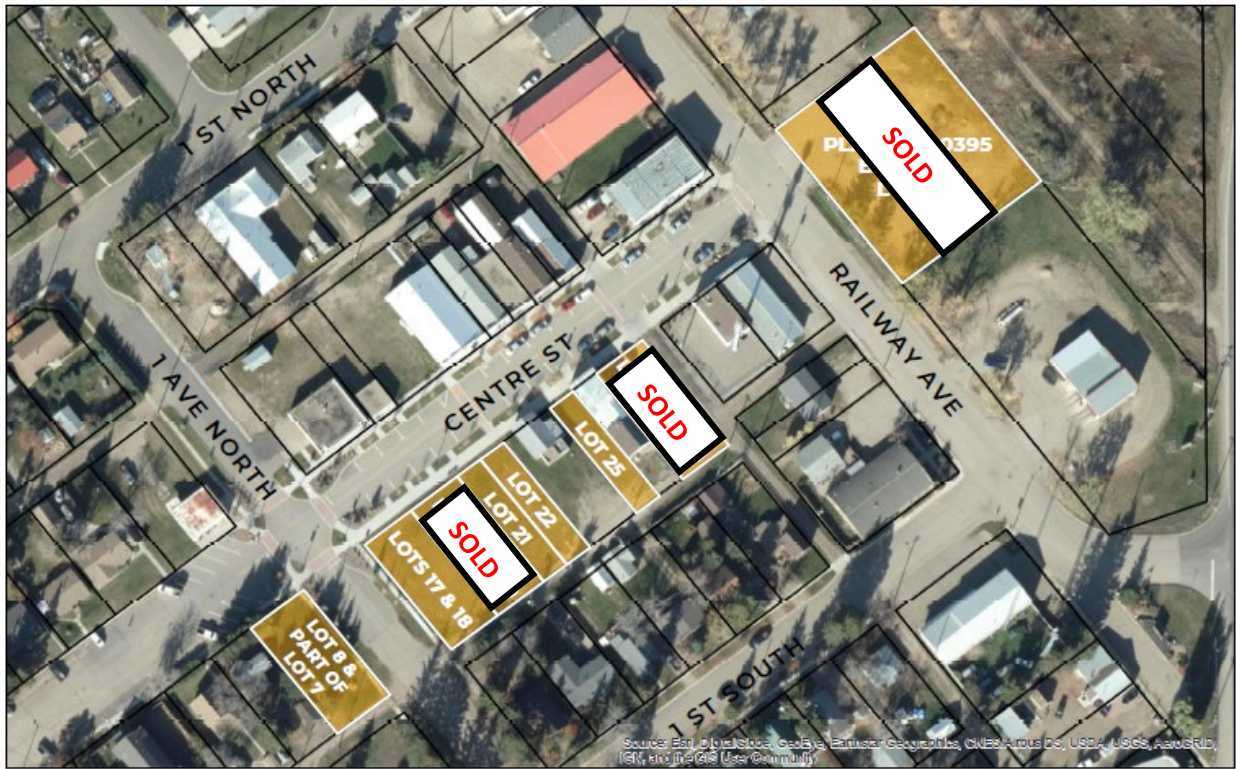
With the new and improved downtown core, the Village of Marwayne looks forward to welcoming you and your business to our community. With multiple commercial lots available for sale, we encourage all interested parties to get in touch with our administrative staff who will assist you and your business 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 five (5) 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
<b>3</b>	510 Railway Avenue	175	150	\$10,000
<b>7 &amp; 8</b>	101 Centre Street	60	120	\$15,000
<b>19 &amp; 20</b>	35 Centre Street	50	120	\$15,000
<b>21</b>	33 Centre Street	25	120	\$10,000
<b>22</b>	31 Centre Street	25	120	\$10,000
<b>25</b>	25 Centre Street	25	120	\$10,000
<b>27 &amp; 28</b>	19 Centre Street	50	120	\$15,000
<b>17 &amp; 18</b>	39 Centre Street	50	120	\$15,000





## Lot Sizes

The following map outlines the lot sizes of the five (5) available lots for sale on Centre Street in the Village of Marwayne.



**VILLAGE OF MARWAYNE**  
LOTS FOR SALE - CENTRE ST

- Lots For Sale
- Parcels

May 2021

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## Village of Marwayne Land Use Bylaw Districts

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**Lots 7/8, 17/18, 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

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- (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
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### Discretionary Uses

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- (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
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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:	
(i) <i>Front yard (minimum)</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.
(ii) <i>Rear yard (minimum)</i>	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).
(iii) <i>Side yard (minimum)</i>	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).
(iv) <i>Awnings, canopies, and projecting signs</i>	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.

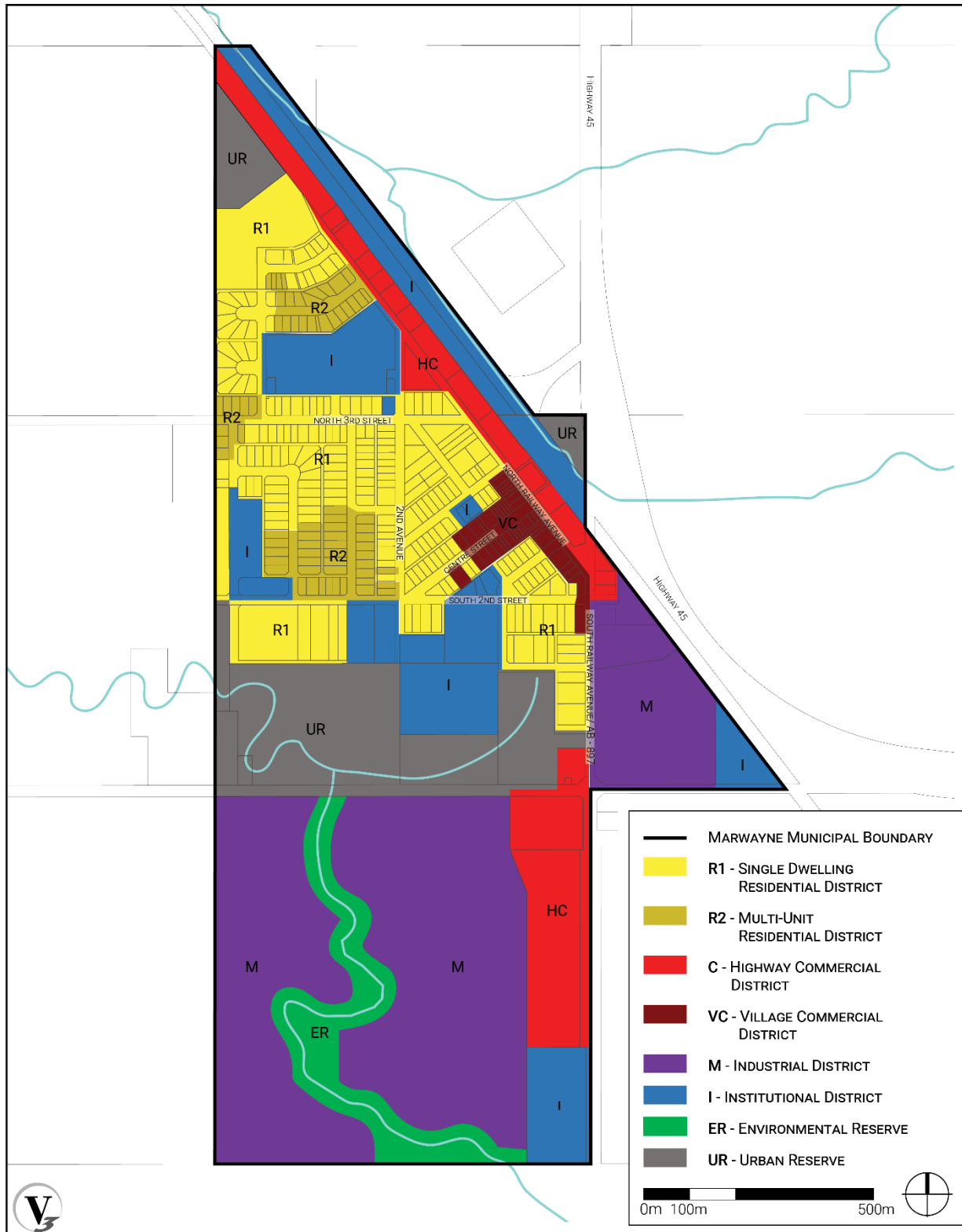
(c) *Sidewalk Café* are encouraged in public spaces to enhance the vitality of the street while maintaining pedestrian flow and safety standards.

- (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.



## Village of Marwayne Land Use Bylaw Districts Map







## Contact

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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](mailto:amandawarner@shaw.ca).