

CITY OF MEDICINE HAT



# FOR SALE

## 21 Ranchlands Boulevard NE

\$890,500

*This property offers a unique and exciting opportunity for N-R3 Neighbourhood Residential 3 District. Provide medium-density sites where mid-rise, multiple-unit built forms are the predominant dwelling types. Encourage urban living opportunities on edges of neighbourhoods, along major streets, and near hubs of activity. Support intensification near urban villages and corridors, public amenities, transportation routes, and transit services.. The area offers breathtaking coulee views, walking trails, Police Point Park and is close to one of Medicine Hats finest Golf Courses. The location is ideal with high visibility exposure.*

**PROPERTY TYPE:** Vacant Land- Not Serviced  
**LEGAL:** Lot 18, Block 11, Plan 0714516  
**SITE AREA:** 1.10 ha (2.73 acres)  
**LAND USE:** N-R3 Neighbourhood Residential 3 District



[medicinehat.ca/land](https://medicinehat.ca/land)

## PROPERTY INFORMATION

<b>NEIGHBOURHOOD:</b>	Ranchlands, Parkview, NE Crescent Heights
<b>LOCATION:</b>	21 Ranchlands BLVD NE
<b>LEGAL DESCRIPTION:</b>	Lot 18, Block 11, Plan 0714516
<b>SITE AREA:</b>	1.10 ha (2.73 acres)
<b>LAND USE DISTRICT:</b>	N-R3 Neighbourhood Residential 3 District

## PRICE

List Price: \$890,500

The price does not include any applicable Goods and Services Tax (GST).

## AS IS, WHERE IS

The Property is being sold on an “as is, where is” basis and the City of Medicine Hat makes no representation and gives no warranty whatsoever as to the size, configuration, adequacy of services, soil conditions, or developability of the Property for any intended use by the Purchaser. The Property is considered an “infill site” and utility servicing and other municipal improvements and infrastructure in relation to the Property may not currently meet the City’s Municipal Servicing Standards. The Purchaser shall be responsible, at its expense, for any additional work and costs to develop the Property to meet the City’s Municipal Servicing Standards and any other requirements or standards determined by the City or the Development Authority.

## LAND USE:

The Property is **zoned Neighbourhood Residential 3 District**.

**PERMITTED USES** (i) Multiple Unit Housing (ii) Residential Day Home (iii) Remote Work (iv) Short Term Dwelling Rental (v) Community Garden

**DISCRETIONARY USES** (i) Continuing Care, Limited (ii) Continuing Care, Minor (iii) Continuing Care, Major (iv) Home Business, Minor (v) Home Business, Major (vi) Residential Accessory Building (vii) Residential Accessory Structure (viii) Similar Use

## OFF-SITE LEVIES

Off-site levies are owing. Please contact Planning & Development Services to determine the amount of off-site levies owing based on the proposed development.

## EASEMENTS

The Property is encumbered with Utility Rights of Ways:

- Registration #071449917 - City of Medicine Hat as per plan 0714517
- Registration # 071449919 - City of Medicine Hat as per plan 0714518.

## CAVEAT RE: RESTRICTIVE COVENANT

The Property is encumbered with Registration #071453592. The restrictive covenant prohibits access to or from Parkview Drive NE.

## OTHER INFORMATION

- The sale must be approved by the City in accordance with the *Municipal Government Act* (Alberta).
- It will be the responsibility of the purchaser to repair any damage to the curb, gutter, lane, sidewalk, and roads during construction to Municipal Servicing Standards.
- The purchaser is responsible for receiving all approvals from the Planning Authorities. Information on steps necessary to obtain permits, adherence to the Land Use Bylaw, adherence to applicable building codes, off-site levies and access information can be obtained from Planning & Development Services Department. The Planning & Development Services Department is located on the second floor of City Hall. Their phone number is 403.529.8374.
- Information on taxes or assessment on land and proposed development can be obtained from the Assessment Department @ City Hall or at 403-529-8144.
- Applicants shall acknowledge if working with a REALTOR in the application.

## PURCHASE PROCESS

The Purchaser will be required to enter a Real Estate Purchase Contract satisfactory to the City Solicitor. The offer will be written on The Seller's Real Estate Purchase Contract. Acceptance of the contract by both The Purchaser and The Seller is required prior to the contract being fully executed.

### CONTACT:

Land & Real Estate – Environment, Land, and Gas  
Production 364 Kipling Street SE  
Medicine Hat,  
Alberta Tel:  
403.529.8248  
E-mail: [land@medicinehat.ca](mailto:land@medicinehat.ca)

## SERVICING INFORMATION

**The Property will be sold “as is, where is”.**

Servicing requirements are dependent on the future development plans of a Purchaser and will consider the proposed built form, layout, and service size requirements. Utility service mains are usually located in the road and laneway adjacent to the Property. It will be the Purchaser’s responsibility to confirm the location and availability of utility capacity with City Departments to support development plans. It is recommended that a pre-application meeting with Planning & Development Services is set-up in the early stages of creating design plans and preparing for development and building permits.

**Sidewalks:** There are no sidewalks or curbs in the boulevard. The purchaser, at its expense, is responsible for the installation to City standards.

**Water and Sanitary:** Water and sanitary sewer service stubs from the mains to the property line are not installed. The City’s Environmental Utilities Department is to be retained by the Purchaser to install the water and sanitary sewer service stubs to the Property, at the Purchaser’s cost. The Purchaser is to determine the appropriate service size and location based on the proposed design (typically completed through a fixture count by a Plumber). Environmental Utilities can be contacted to provide a free quote to complete the service connection and schedule the work when the service size and location are confirmed.

**Electric:** The Purchaser will be responsible for all service extension and/or connection costs and charges. To discuss servicing apply for an electric service on line and include electric load and development site plan. The utility will work with the Purchaser on alignments for electric infrastructure including a future enclosure and transformer required to service the Property.

**Gas:** The Purchaser will be responsible for all service extensions and/or connection costs and charges. The gas main is located within a UROW along Ranchlands Ave NE. The Purchaser will be required to request a new gas service, this application can be made online.

**Storm:** The Purchaser will need to have a Stormwater Management Plan completed by a registered engineering professional for the development of the Property. Properties greater than 0.16 ha. require on site storage. The Stormwater Management Plan will need to be designed to match the post development release rate to the pre- development release rate. Refer to the MSSM Section 5 for additional information.

**For further information, please contact:**

Gas Department (gas service)	403.502.8707
Electric Department (electrical service)	403.529.8257
Environmental Utilities (water and sanitary)	403.529.8164
Municipal Works (road/stormwater)	403.529.8161
Planning & Development (development authority)	403.502.8374
Telephone, cable and WIFI	