

City of Brooks

Commercial Land Sales Package





April 9, 2026

To Whom It May Concern:

RE: City of Brooks Commercial Land for Sale

The City of Brooks has commercial land that is currently for sale, which is located in the SE Sector of the City and in the Meadowbrook subdivision.

Please find attached maps of the City owned land for sale, which include the current pricing and zoning of lots, and the established servicing for both areas.

The following outlines additional information as relates to the land in the SE Sector:

- Water and sewer servicing is within the street;
- Servicing of water, sewer and storm drainage is the responsibility of the purchaser/developer;
- Offsite levies pertaining to land are included within the purchase of the land;
- Shallow utilities including electrical, telephone, natural gas and cable shall be the responsibility of the purchaser/developer;
- The price of the land is \$190,000/acre plus GST (however, Council will consider all offers);
- Limited access will be granted to Meadowbrook Drive and College Drive; and,
- Construction of approaches is the responsibility of the purchaser/developer and area is subject to approval by the City as relates to size and location.

The following outlines additional information as relates to the land on 2nd Avenue East (area in red on enclosed map):

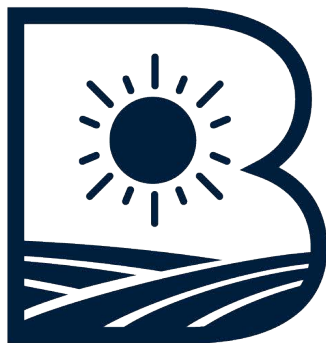
- Offsite levies are not included in the lot prices and will be charged as applicable at the time of purchase, and shall be based on the Offsite Levy Bylaw in effect at the time;
- Water and sewer servicing may be tied into on the property;
- Servicing of water, sewer and storm drainage is the responsibility of the purchaser/developer; and,
- Shallow utilities including electrical, telephone, natural gas and cable shall be the responsibility of the purchaser/developer;

Further inquiries on land located in the SE Sector can be forwarded to Lisa Tiffin, Director of Planning and Community Development and/or Amy Fontoura, Manager of Legislative Services at (403) 362-3333.

City of Brooks

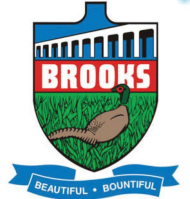
Commercial Land for Sale

SE Sector

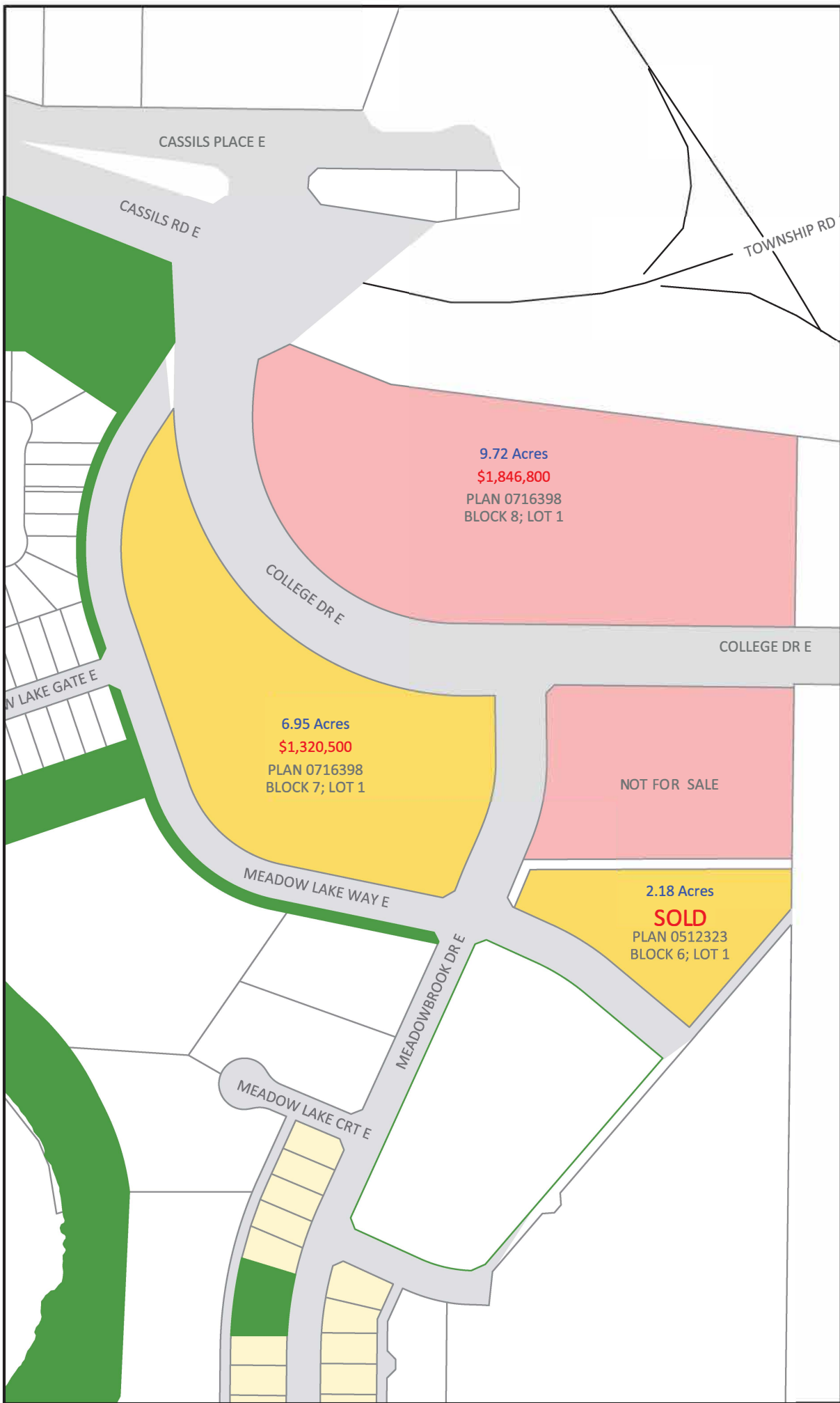


City of

Brooks

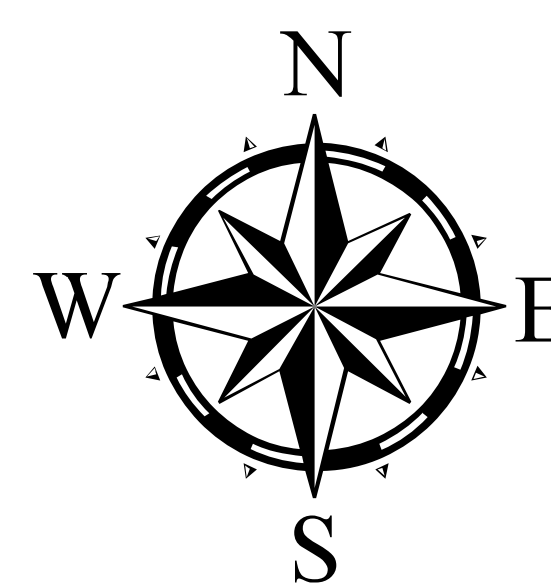


MEADOWBROOK DRIVE E AND COLLEGE DRIVE E



Legend

- Residential High Density (R-HD)
- Commercial General (C-G)



Legend

Lot Servicing

Service_Ty

- Fully Serviced
- Fully Serviced & Occupied
- None
- Park/Greenspace
- Shallow Utilities
- Water & Sewer



1303

1240

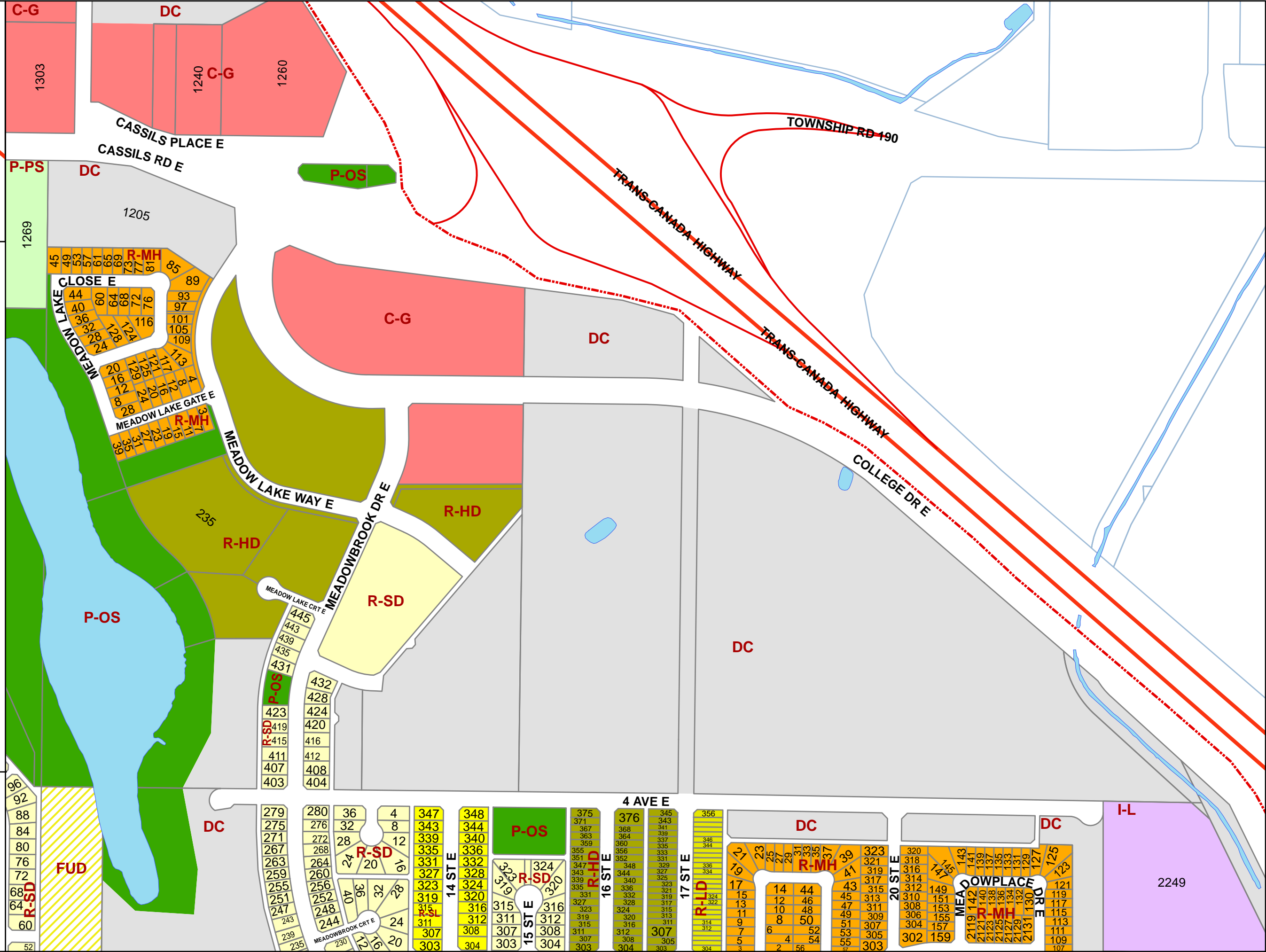
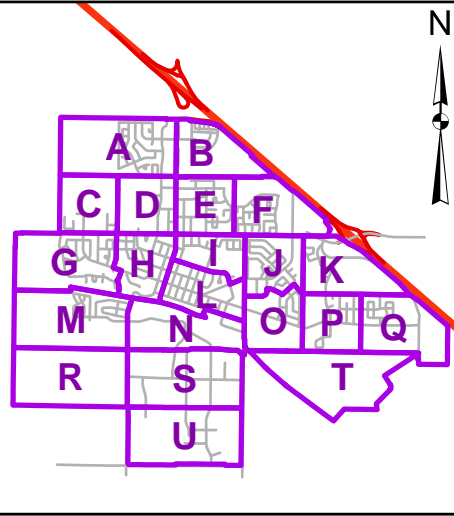
1260

1289

1311


1511

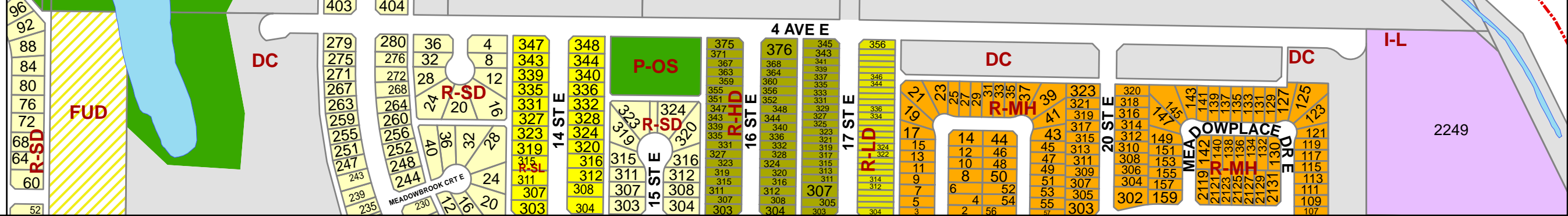
2249



- R-SD
- R-SL
- R-LD
- R-HD
- R-MH
- R-MP
- C-C
- C-G
- C-N
- I-L
- I-G
- I-H
- P-PS
- P-OS
- DC
- FUD

Scale: 1:4,500


CITY OF BROOKS
Land Use Bylaw 14/12
Schedule 1
Section K



COMMERCIAL GENERAL (C-G)

SECTION 1: PURPOSE

The purpose of this district is to provide for the development of a wide variety of commercial uses that benefit from a high level of exposure and may serve the City, surrounding communities and the travelling public.



SECTION 2: USES

2.1 PERMITTED

- ▶ Accessory buildings in compliance with this bylaw
- ▶ Amusement establishment
- ▶ Art and craft studios
- ▶ Bakeries
- ▶ Bus depots
- ▶ Business and professional offices
- ▶ Cafes
- ▶ Dwelling units above non-residential uses
- ▶ Existing detached residential dwellings constructed prior to the passing of this bylaw
- ▶ Financial institutions
- ▶ Home occupations – 1, 2
- ▶ Laundromats and dry cleaners
- ▶ Media production facilities
- ▶ Medical clinics
- ▶ Personal service establishments
- ▶ Pet grooming establishments
- ▶ Public and quasi-public buildings
- ▶ Public utilities
- ▶ Restaurants
- ▶ Retail establishments – minor
- ▶ Retail establishments – major
- ▶ Veterinary clinics
- ▶ Warehouse stores

2.2 DISCRETIONARY

- ▶ Adult entertainment establishments
- ▶ Auto rentals and sales
- ▶ Automotive repair shops

- ▶ Bar/Lounges
- ▶ Commercial schools
- ▶ Car washes
- ▶ Day care
- ▶ Dwelling: Modular home
- ▶ Dwelling: Moved-in
- ▶ Dwelling: Multi-unit
 - ▶ Semi-detached
 - ▶ Duplex
 - ▶ Triplex
 - ▶ Townhouse
 - ▶ Row house
 - ▶ Apartment
 - ▶ Condominium
- ▶ Dwelling: Single detached
- ▶ Entertainment facilities
- ▶ Equipment sales, rentals and services
- ▶ Freight and cartage service facility
- ▶ Funeral services
- ▶ Gas bars
- ▶ Home occupations – 3
- ▶ Lodges and clubs
- ▶ Manufactured home sales and service
- ▶ Parking facilities
- ▶ Pawn shops
- ▶ Recreational facilities
- ▶ Recreational vehicle sales and service
- ▶ Religious assembly
- ▶ Retail liquor store and sales
- ▶ Service stations
- ▶ Shopping mall
- ▶ Tattoo shops
- ▶ Theatres

- ▶ Tourist information centre
- ▶ Warehouse

- ▶ Workshops accessory to retail establishments

SECTION 3: MINIMUM LOT DIMENSIONS

Lot Size	Lot Width	Lot Depth
To the discretion of the Development Authority		

SECTION 4: SETBACKS

4.1 APPLICABILITY

- (1) Setbacks only apply to a C-G lot or lots that are adjacent to other C-G lots; and
- (2) for all C-G lots that are adjacent to one or more residential lots, in accordance with those residential land use districts established in this bylaw, the C-G lot shall meet setback requirements of Section 10 (Interface Areas) of Schedule 3 (General Standards of Development).

4.3 SETBACK REQUIREMENTS

Principal Building	
Front and Flankage	6 m (19.7 ft)
Rear	0 m (0 ft) except where parking, loading, storage and waste disposal provisions are required
Side	
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 19 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 3 of Schedule 3.</i>

Accessory Building(s)		
Front	N/A (prohibited in front yards)	
Rear	1.0 m (3.3 ft)	
Side	1.0 m (3.3 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 19 of Schedule 3.</i>	
	<i>Internal setbacks include setbacks from accessory to accessory and accessory to principal buildings on adjacent lots.</i>	

SECTION 5: MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 60% inclusive of all buildings

- (2) Principal building: 45 – 60% depending on accessory building(s)
- (3) Accessory building(s): 0 – 15% depending on principal building
- (4) Maximum site coverage does not include lots on which existing detached dwellings constructed prior to December 31, 1990 are located, which shall instead meet site coverage requirements as determined by the Development Authority, taking into account area for off-street parking, site drainage, and any other factors as determined by the Development Authority.

SECTION 6: MAXIMUM BUILDING HEIGHT

- (1) Principal building: 12 m (36 ft)
- (2) Accessory building(s): 4.5 m (14.8 ft)

SECTION 7: FLOOR AREA RATIO

Principal buildings in this district shall be developed to a maximum FAR of 1.5, as illustrated in Figure 7.1.

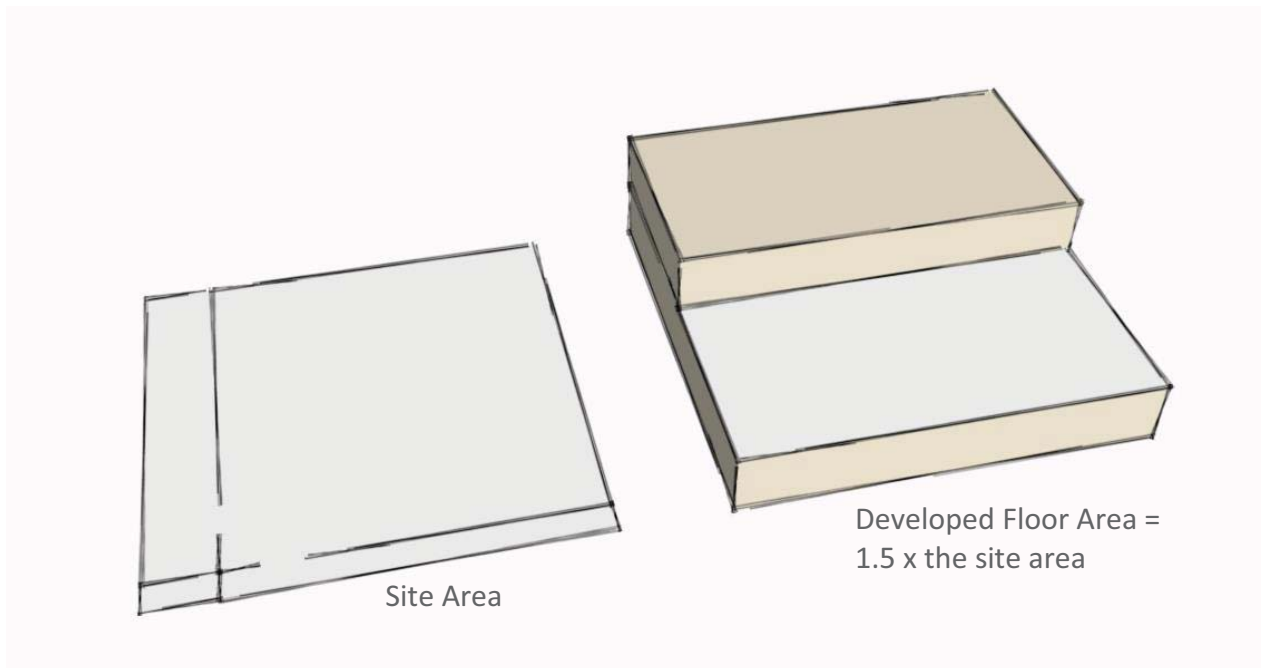


Figure 7.1: an example of an FAR of 1.5.

SECTION 8: RESIDENTIAL DEVELOPMENT

- (1) Residential development above commercial uses shall meet all requirements of Section 12 (Mixed-Use Development) of Schedule 3 (General Standards of Development); and

- (2) Existing detached residential dwellings constructed prior to the passing of this bylaw may be renovated, but shall not be enlarged, replaced or reconstructed.

SECTION 9: APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the C-G land use district include but are not limited to:

- (a) General Standards of Development: Schedule 3

Section 1: Accessory Buildings and Structures
Section 2: Access Requirements
Section 3: Corner Lots
Section 4: Design Standards
Section 5: Exceptions to Building Height
Section 6: Fences, Privacy Walls, and Gates
Section 7: Gateways and Corridors
Section 8: Grading, Excavating, Stripping and Stockpiling
Section 9: Infill Development
Section 10: Interface Areas
Section 11: Landscaping
Section 13: Moved-in Buildings
Section 17: Parking and Loading
Section 19: Projections into Setbacks
Section 20: Quality of Development
Section 21: Screening
Section 22: Site Drainage and Storm Water Management
Section 24: Vehicle-oriented Development

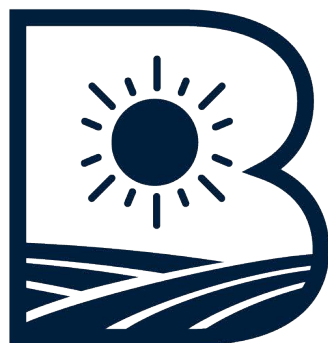
- (b) Use-specific Standards of Development: Schedule 4

Section 1: Adult entertainment establishments
Section 4: Child Care Facilities
Section 6: Home Occupations
Section 8: Lodging House
Section 12: Retail Liquor Stores

City of Brooks

Commercial Land for Sale

2nd Avenue East



City of

Brooks



Alberta's Centennial City



**CITY OF BROOKS
LAND DEVELOPMENT**

2 AVENUE EAST

**LOCAL
NEIGHBOURHOOD
COMMERCIAL
LOTS**

Legend

7461.83 Area in square metres

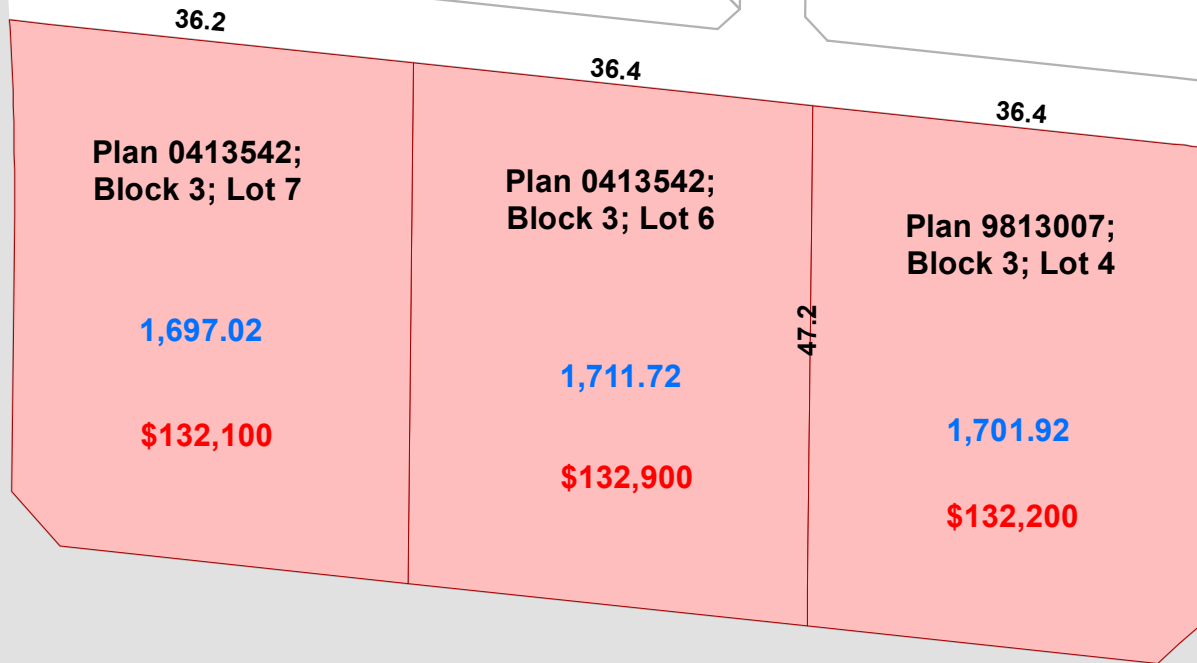
**LOT FRONTAGES
ARE IN METRES**

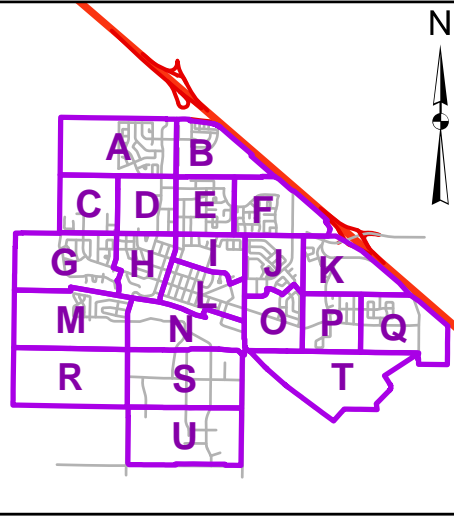
AUGUST 29, 2014

MEADOWBROOK DR E

14 ST E

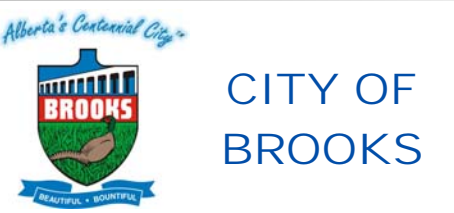
2 AVE E





- R-SD
- R-SL
- R-LD
- R-HD
- R-MH
- R-MP
- C-C
- C-G
- C-N
- I-L
- I-G
- I-H
- P-PS
- P-OS
- DC
- FUD

Scale: 1:3,500



**Land Use Bylaw 14/12
Schedule 1
Section P**

COMMERCIAL NEIGHBOURHOOD (C-N)

SECTION 1: PURPOSE

The purpose of this district is to provide for commercial uses located within primarily residential neighbourhoods, that are compatible with and complementary to the daily needs of residents.



SECTION 2: USES

2.1 PERMITTED

- ▶ Accessory buildings in compliance with this bylaw
- ▶ Art and craft studios
- ▶ Bakeries
- ▶ Cafes
- ▶ Day care
- ▶ Laundromats
- ▶ Personal service establishments
- ▶ Public utilities
- ▶ Retail establishments – minor

2.2 DISCRETIONARY

- ▶ Bar/Lounges
- ▶ Business and professional offices
- ▶ Commercial schools
- ▶ Dry cleaners
- ▶ Dwelling units above non-residential uses
- ▶ Dwelling units in the rear of non-residential uses
- ▶ Gas bars
- ▶ Medical clinics
- ▶ Public and quasi-public buildings and uses
- ▶ Restaurants

SECTION 3: MINIMUM LOT DIMENSIONS

Lot Size	Lot Width	Lot Depth
To the discretion of the Development Authority		

SECTION 4: SETBACKS

4.1 APPLICABILITY

- (1) Setbacks only apply to a C-N lot or lots that are adjacent to other C-N lots; and
- (2) for all C-N lots that are adjacent to one or more residential lots, in accordance with those residential land use districts established in this bylaw, the C-C lot shall meet setback requirements of Section 10 (Interface Areas) of Schedule 3 (General Standards of Development).

4.2 BUILD WITHIN AREA

- (1) Build within area is applied to front setback requirements and provides a minimum and maximum setback for the frontage of the principal building, as illustrated in Figure 4.2.1;

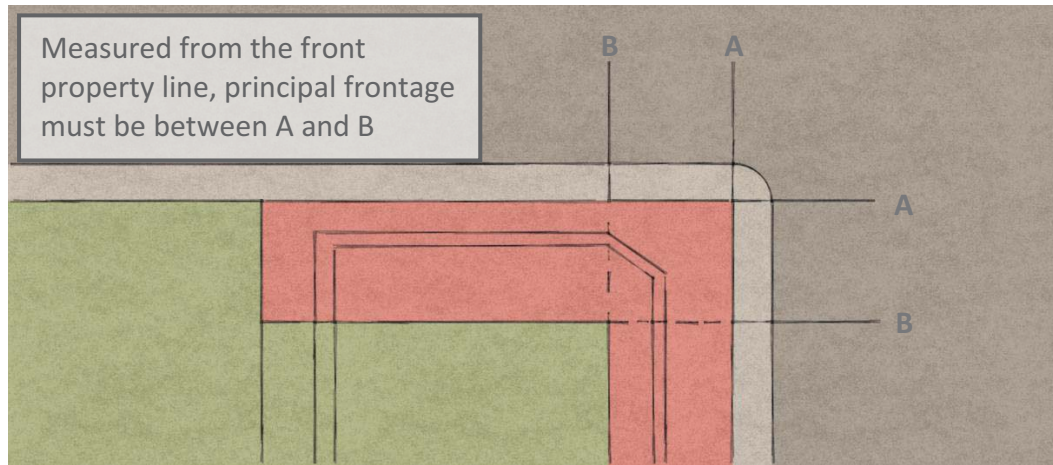


Figure 4.2.1: an example of a build within area.

- (2) unless otherwise stated, all other setback requirements of this section are minimums.

4.3 SETBACK REQUIREMENTS

Principal Building	
Front and Flankage	Minimum: 0 m (0 ft)
<i>Build-within area</i>	Maximum: 5 m (16.4 ft)
Rear	7.5 m (24.6 ft)
Side	4.5 m (14.8 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 19 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 3 of Schedule 3.</i>

Accessory Building(s)		
Front	N/A (prohibited in front yards)	
Rear	1.0 m (3.3 ft)	
Side	1.0 m (3.3 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 19 of Schedule 3.</i>	
	<i>Internal setbacks include setbacks from accessory to accessory and accessory to principal buildings on adjacent lots.</i>	

SECTION 5: MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 60% inclusive of all buildings
- (2) Principal building: 45 – 60% depending on accessory building(s)
- (3) Accessory building(s): 0 – 15% depending on principal building

SECTION 6: MAXIMUM BUILDING HEIGHT

- (1) Principal building: 12 m (36 ft)
- (2) Accessory building(s): 4.5 m (14.8 ft)

SECTION 7: FLOOR AREA RATIO

Principal buildings in this district shall be developed to a maximum FAR of 0.6, as illustrated in Figure 7.1.

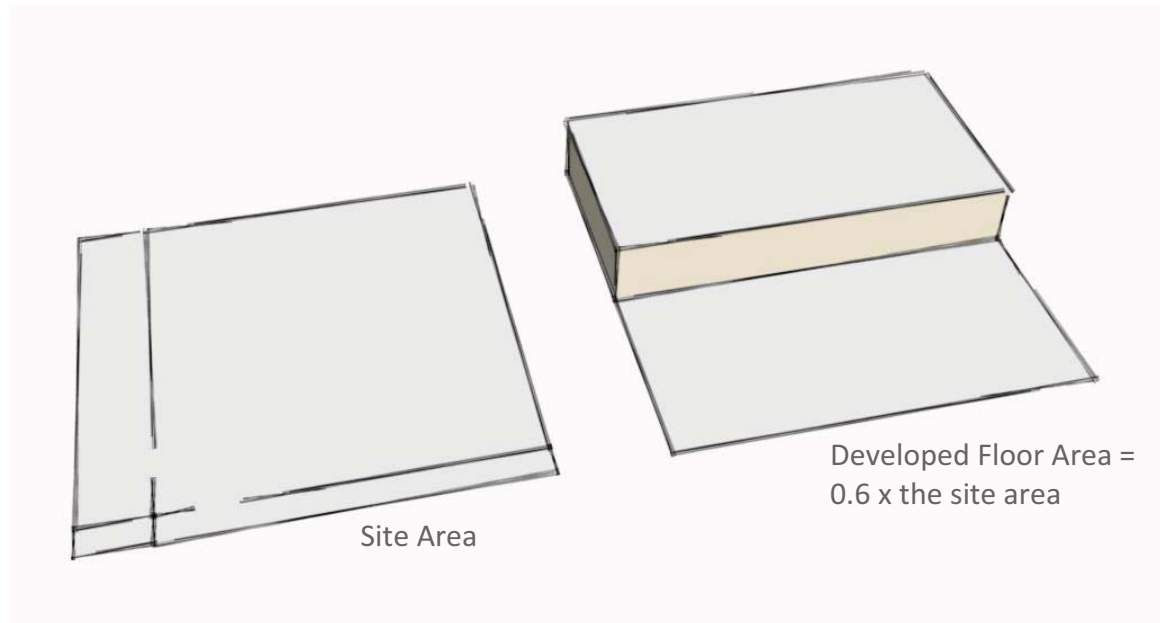


Figure 7.1: an example of an FAR of 0.6.

SECTION 8: RESIDENTIAL DEVELOPMENT

- (1) Residential development above or in the rear of commercial uses shall meet all requirements of Section 12 (Mixed-Use Development) of Schedule 3 (General Standards of Development); and
- (2) Existing detached residential dwellings constructed prior to the passing of this bylaw may be renovated, but shall not be enlarged, replaced or reconstructed.

SECTION 9: APPLICABLE SCHEDULES

(1) The following schedules and sections of this bylaw that apply to the C-N land use district include but are not limited to:

(a) General Standards of Development: Schedule 3

Section 1: Accessory Buildings and Structures
Section 2: Access Requirements
Section 3: Corner Lots
Section 4: Design Standards
Section 5: Exceptions to Building Height
Section 6: Fences, Privacy Walls, and Gates
Section 7: Gateways and Corridors
Section 8: Grading, Excavating, Stripping and Stockpiling
Section 9: Infill Development
Section 10: Interface Areas
Section 11: Landscaping
Section 13: Moved-in Buildings
Section 17: Parking and Loading
Section 19: Projections into Setbacks
Section 20: Quality of Development
Section 21: Screening
Section 22: Site Drainage and Storm Water Management
Section 24: Vehicle-oriented Development

(b) Use-specific Standards of Development: Schedule 4

Section 4: Child Care Facilities