

OFFER TO LEASE

VACANT INDUSTRIAL LOT

Municipally Owned
11 Land



LEASING REQUIREMENTS

JANUARY 2020

THE CITY OF RED DEER
LAND & ECONOMIC
DEVELOPMENT



THE INVITATION

The City of Red Deer (The City) is leasing a vacant Industrial I1 lot in north Red Deer, 8230 Chiles Industrial Avenue (the Lot). The Lot is being offered for lease through this Offer to Lease to the highest bidder. If multiple offers of the same highest bid are received, the offers will be entered into a draw and randomly selected. Lot is for storage use only "no permanent structures".

Interested parties' submissions must be received by The City on or before 4:00 pm, February 14, 2020. This information is currently listed on the City's website. If no submissions are received by the closing date, offers will then be awarded on a first come, first serve basis. Submissions are to be delivered to:

MAIL OR DROP OFF:

The City of Red Deer
Land & Economic Development
#1, 5000 51 AV
(Old Train Station downtown)
Red Deer, AB, T4N 4H5

Offer to Lease: 8230 Chiles Industrial Ave

EMAIL:

The City of Red Deer
Land & Economic Development
Liz.Soley@reddeer.ca or
econdev@reddeer.ca

Offer to Lease: 8230 Chiles Industrial Ave

LOT DETAILS

LOCATION

8230 Chiles Industrial Avenue
Lot A, Plan 1269KS

AREA

2.51 acres, fully fenced,
NOT serviced

ZONING

I1, previously used as recreational
and automotive vehicle storage

MANDATORY LEASING REQUIREMENTS

Land was previously used for recreational vehicle, automotive vehicle and trailer storage. As per Industrial zoning (I1), this is permitted. If proposed use is different than the above, please adhere to the Industrial zoning regulations attached in order to be eligible. As a reminder we want to state that the lot is for storage use only and no permanent structures will be allowed.

PROCUREMENT PROCESS

Submissions must be received by the Land & Economic Development Department on or before
4:00 pm, February 14, 2020.

Mandatory Submission Requirements

Submissions should include the following:

- The offered lease price
- Proposed use

Selection Process

Submissions not meeting the above mandatory requirements will be considered non-compliant and will not be taken under consideration. All compliant submissions will be evaluated based on the greatest value and/or highest bid.

Reservation of Rights

The City reserves the right to:

- accept or reject any or all offers for any reason;
- accept an offer that is not the highest.

Upon selection, the successful party will be required to enter into a Land Lease Agreement within 21 days and adhere to conditions within agreement.

For further information contact

LIZ SOLEY

LAND SERVICES SPECIALIST

Land & Economic Development

The City of Red Deer

403-342-8106

Liz.Soley@reddeer.ca

INDUSTRIAL ZONING (I1)

6.1 I1 Industrial (Business Service) District**I1****General Purpose**

¹The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of section 6.6 subsection (2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

1. I1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory buildings or uses excluding sales subject to section 3.5.
(ii)	Accessory sales related to manufacturing, processing, and/or distribution of any article.
(iii)	Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
(iv)	² Building Sign; and
(v)	³ Freestanding Sign.
(vi)	Industrial support services.
(vii)	⁴ DELETED
(viii)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
(ix)	Service stations.
(x)	⁵ Warehousing.
(xi)	⁶ Outdoor storage.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal services.
(iii)	Auction marts (excluding livestock).
(iv)	⁷ Billboard Sign;

¹ 3357/N-2019, 3357/M-2019

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/E-2006

⁶ 3357/E-2006

⁷ 3357/B-2018

(b) Discretionary Uses *continued*

- (v) ¹DELETED
- (vi) ²DELETED
- (vii) ³Dynamic Fascia Sign; and
- (viii) ⁴Dynamic Freestanding Sign.
- (ix) Crematorium
- (x) Dangerous goods occupancy.
- (xi) Restaurant.
- (xii) ⁵Sale of large trucks over 10,000 Kg, Manufactured Homes, heavy construction equipment and machinery
- (xiii) Sale of horse, stock, and light flatdeck and cargo trailers.
- (xiv) ⁶DELETED
- (xv) Transportation, communication or utility facility.
- (xvi) ⁷Industrial trade schools (maximum capacity of 60 persons).
- (xvii) ⁸Accessory outdoor display or sale of goods
- (xviii) ⁹Pet Crematorium
- (xix) ¹⁰Alternative/Renewable Energy Facility on sites designated in an Eco Industrial Park Overlay District.
- (xx) ¹¹Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales.
- (xxi) ¹²Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales.

2. I1 Industrial (Business Service) District Regulations**(a) Table 6.1 I1 Regulations**

Regulations	Requirements
Floor Area Minimum	n/a
Building Height	n/a

¹ 3357/G-2016, 3357/B-2018² 3357/G-2016, 3357/B-2018³ 3357/B-2018⁴ 3357/B-2018⁵ 3357/E-2016⁶ 3357/B-2018⁷ 3357/L-2011⁸ 3357/E-2006⁹ 3357/M-2008¹⁰ Correction 38¹¹ 3357/L-2018¹² 3357/L-2018

Regulations	Requirements
Maximum	
Front Yard Minimum	6.0 m, except Edgar Industrial Drive “and I1 ¹ zoned lands located within an Eco Industrial Park Overlay District” which is 9 m
Side Yard Minimum	6.0 m one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	929.0 m ²
Frontage Minimum	22.0 m

(b) ²I1 District is subject to any applicable industrial regulations listed within section 6.6.

(c) Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

¹ 3357H-2014

² 3357/N-2019, 3357/M-2019