



VILLAGE OF MARWAYNE

Residential Investment Opportunities

Revised January 2023





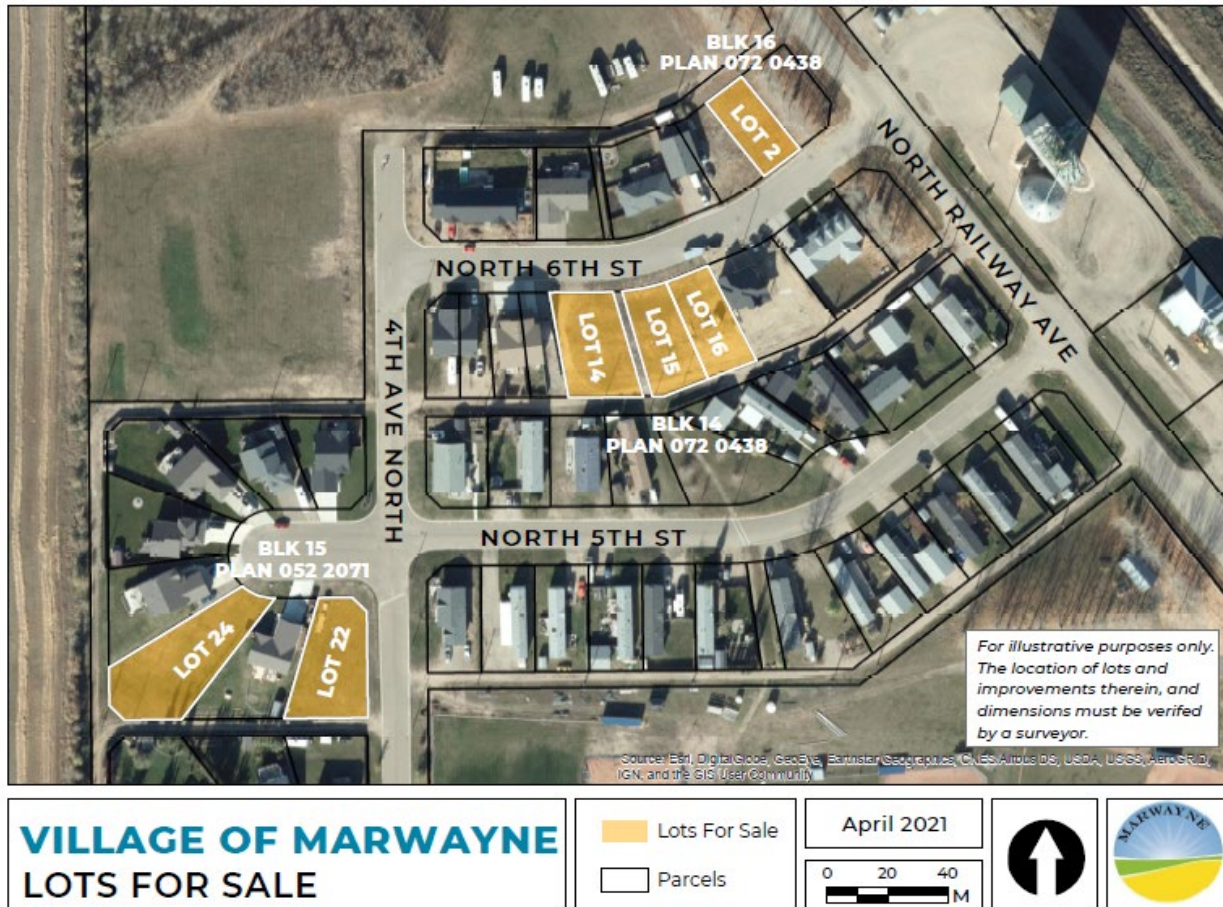
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Available Lots for Sale

The Village of Marwayne currently has six (6) residential lots for sale:



Lot Pricing

LOT(S)	ADDRESS	WIDTH (ft)	DEPTH (ft)	PRICE
2	416 6 th Street	50	103	\$24,995
14	407 6 th Street	70	120	\$34,995
15	409 6 th Street	50	120	\$29,995
16	411 6 th Street	50	120	\$29,995
22	501 N 5 th Street	36	140	\$38,995
24	505 N 5 th Street	40	170	\$51,995

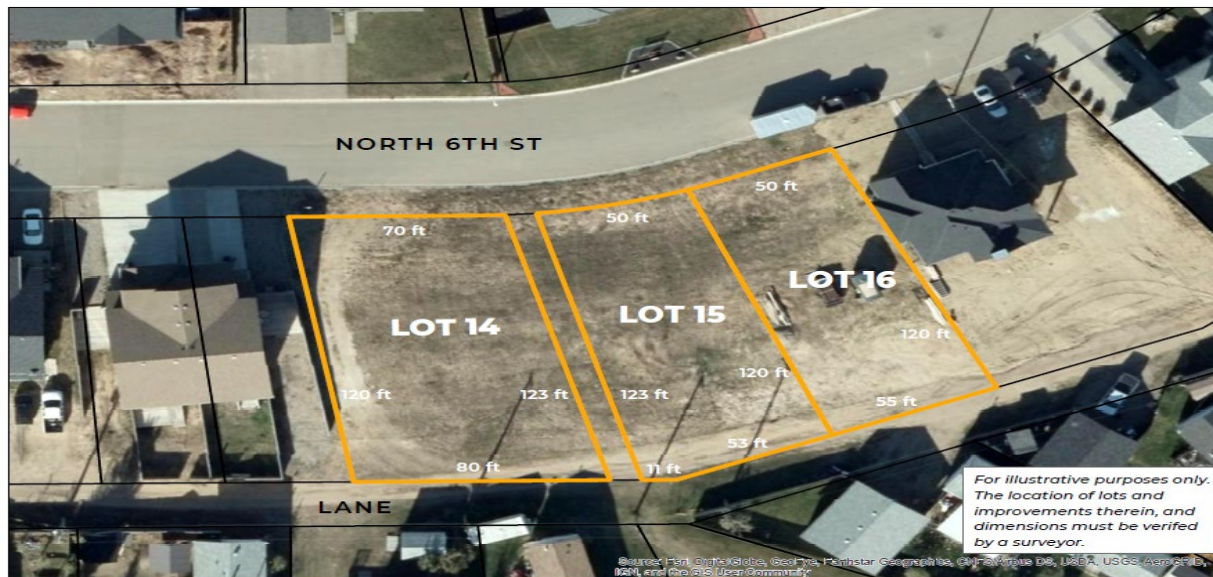


Lot Sizes

The following map outlines the lot sizes of the six (6) available lots for sale within the Village of Marwayne.



VILLAGE OF MARWAYNE LOTS FOR SALE - PLAN 072 0438, BLK 16	Lots For Sale	April 2021	
	Parcels		



VILLAGE OF MARWAYNE LOTS FOR SALE - PLAN 072 0438, BLK 14	Lots For Sale	April 2021	
	Parcels		



VILLAGE OF MARWAYNE LOTS FOR SALE - PLAN 052 2071, BLK 15	Lots For Sale	April 2021		
	Parcels	0 10 20 M		

Contact

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

Village of Marwayne Land Use Bylaw Districts

Lots 3, 14, 15, 16, 22 and 24 form part of the Single Dwelling Residential District in accordance with the Village of Marwayne's Land Use Bylaw No. 572-19. The general purpose of this district is to allow development of low-density residential development in the form of single detached dwellings, with provisions for complimentary uses such as semi-detached dwellings.



Permitted Uses

- (a) Accessory Buildings or Uses
- (b) Parks
- (c) Semi-Detached Dwelling
- (d) Single Detached Dwelling

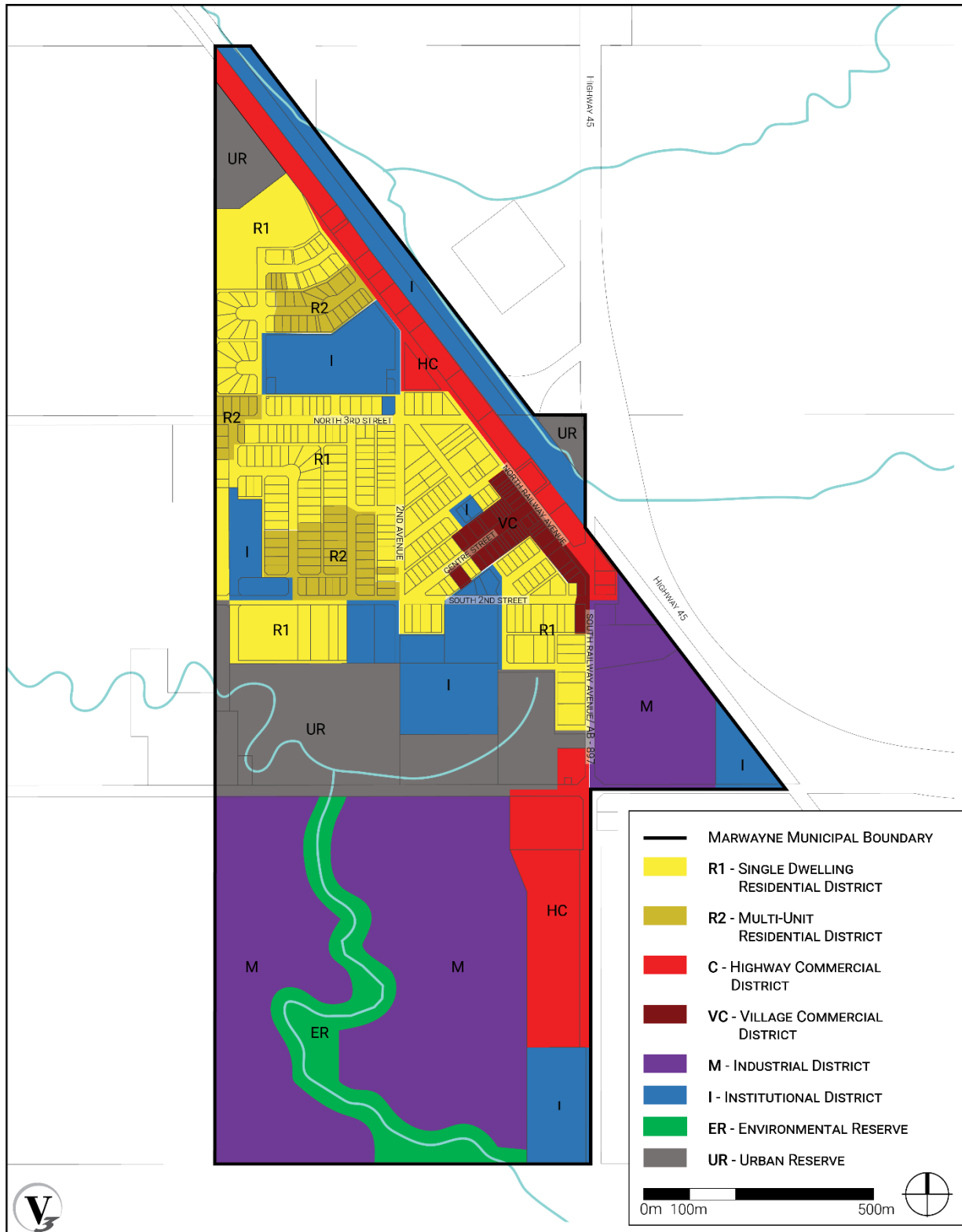
Discretionary Uses

- (a) Basement Suite
- (b) Bed and Breakfast
- (c) Child Care Facilities
- (d) Day Home
- (e) Duplex Dwelling
- (f) Home Occupation
- (g) Manufactured Home
- (h) Mobile Home
- (i) Modular Home
- (j) Place of Worship
- (k) Public Use

Regulation	Provision
(a) Lot area (minimum)	465m ² (5,000ft ²)
(b) Lot width (minimum)	15m (50ft)
(c) Front yard (minimum)	6.1m (20ft)
(d) Rear yard (minimum)	6.1m (20ft)
(e) Side yard (minimum)	
for all lots more than 15m (50ft) in width	1.5m (5ft)
on corner sites abutting roads	4.5m (10ft)
(f) Building Heights (maximum)	
principal building	12m (39.4ft)
accessory building	5m (16.4ft)
(g) Site coverage (maximum)	
principal building	30%
accessory building	10%



Village of Marwayne Land Use Bylaw Districts Map



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