



CIVIC ADDRESS: 2121 - 207 Street, Bellevue

TAX ROLL: 3002002

LEGAL DESCRIPTION: Lot 21, Block 17, Plan 8111830

LIST PRICE: \$50,512 Open to Offers (12628 ft² at \$4.00 per ft²)

ZONED R-1 - Residential

SERVICES ARE TO THE PROPERTY LINE OR CLOSE BY: Water, Sewer, Power, Gas, Phone, Cable TV, and Internet

This property has a steep South facing slope with a good view of Turtle Mountain.
There is a shallow rock formation on the slope.

PERMITTED USES

- Shipping container, temporary
- Sign - type 18

DISCRETIONARY USES

- Accessory buildings and uses, Accessory building or use prior to the establishment of the principal use, Alternative/renewable energy, individual, bed and breakfast, Commercial logging, Dairies, Extensive agriculture, Home occupations – Class 1 and 2
- Horticulture, Intensive livestock operation, Isolated country residential, Kennels
- Manufactured/modular homes, Moved-in buildings, Public and private institutional uses
- Public park or recreation uses, Public utilities, Recreational vehicle storage,
- Resource development activities, Resource extraction uses, Resource processing activities
- Secondary suites, Sign - types 13, 14, 16, 17, 19, 20, 21 and 24, Single family dwellings
- Utilities, Wind energy conversion systems (WECS) - Category 1 and 2

PROHIBITED USES

- Shipping container, permanent