

# \$192,500 - Vulcan County, Rural Vulcan County

MLS® #A2098211

**\$192,500**

0 Bedroom, 0.00 Bathroom,  
Land on 5.00 Acres

NONE, Rural Vulcan County, Alberta

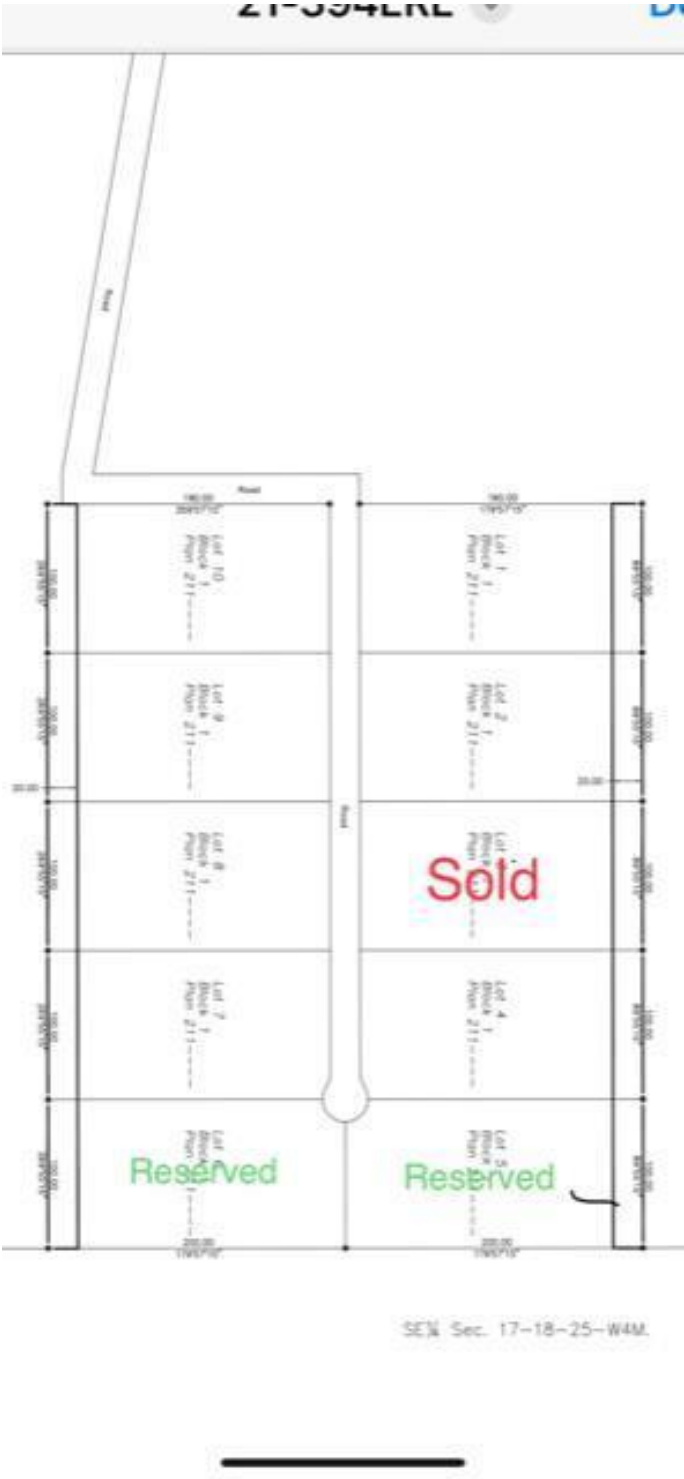
Here is your chance to bring your ideas and purchase your very own acreage lot. With the Grouped Country Residential zoning it will give you numerous options under the permitted and discretionary uses. There are very limited acreage lots available at this size and price. At just under 5 acres the possibilities are endless. For the naturalists these lots still contain untouched prairie wool grasses. The County of Vulcan has been a gem to deal with as well as the inspectors making the development process straightforward. Call your favorite agent today and lets discuss options!!!

## Essential Information

MLS® #	A2098211
Price	\$192,500
Bathrooms	0.00
Acres	5.00
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Vulcan County
Subdivision	NONE
City	Rural Vulcan County
County	Vulcan County
Province	Alberta



Postal CodeT0L 2B0

Exterior

Lot DescriptionMeadow, Native Plants, Past

Additional Information

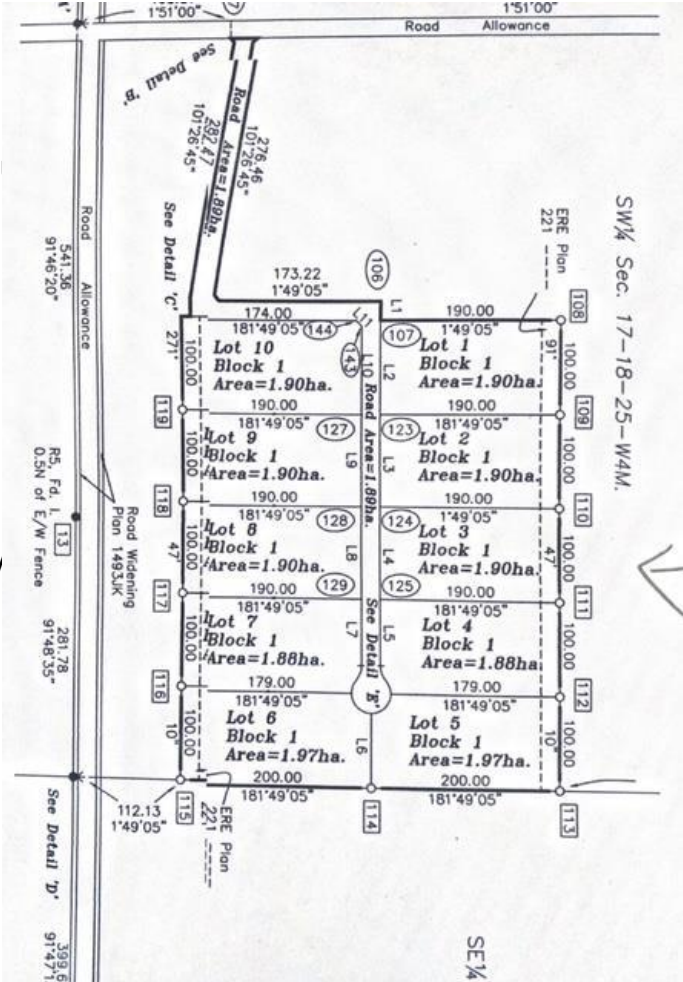
Date ListedDecember 18th, 2023

Days on Market495

ZoningGCR

Listing Details

Listing OfficeCENTURY 21 FOOTHILLS RE/



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**PROPOSED COUNTRY RESIDENTIAL ZONING**

*to provide for dispersed residential development in parcels that could support private water and sewage systems areas where there is a minimum of conflict with adjacent land uses pursuant to the Municipal Development Plan.*

**1. PERMITTED USES**

Accessory buildings, structures and uses to an approved use  
Additions to existing buildings  
Home occupation 1  
Modular homes  
Ready-to-move homes  
Shipping container, Temporary  
Single detached dwellings

**DISCRETIONARY USES**

Alternative/Renewable Energy, Individual Duplex  
Garage suites  
Home occupation 2  
Manufactured homes 1 and 2  
Moved-in dwellings  
Multi-unit dwellings  
Public and institutional uses  
Public and private utilities  
Ready-to-move homes  
Second single detached dwellings  
Secondary suites  
Shipping container  
Single wind energy conversion system  
Any other uses determined by the Municipal Planning Commission to be similar in nature to any permitted or discretionary uses

**2. PARCEL AND LOT SIZE**

A minimum lot size of 0.4 ha (1 acre) is recommended for any permitted or discretionary use. This may be varied by the Municipal Planning Commission to reasonably accommodate the proposed use.

Parcel and lot sizes for all the permitted and discretionary uses above are:

(a) **Residential uses**

(i) existing parcels;

(ii) minimum of 0.4 ha (1 acres);

(iii) maximum of 1.2 ha (3 acres).

(b) **All Other Uses**

Parcel and lot sizes for all other land uses shall be determined by the Municipal Planning Commission after consideration of comments from relevant agencies and in accordance with, but not limited to, the Municipal Government Act, a regional plan, the Subdivision and Development Regulation, this Land Use Bylaw, the Municipal Development Plan and any other applicable legislation or regulations.

Vulcan County Land Use Bylaw No. 2010-010

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