



CITY OF WEYBURN

Commercial / Industrial Inventory

City of Weyburn Inventory

Information as of June 1, 2019

The following information is provided only as information. Property is sold on a first come, first served basis. Property is subject to sale at any time an acceptable offer is received. We cannot guarantee the availability of property.

Attached is some important information for you to consider when looking to purchase any industrial or commercial land for development. Also you will find site specific information on each piece of land available. If you have further questions or require further information please Mathew Warren, City Manager.

If you are interested in any of the mentioned lands please complete the "Application to Purchase Land" and submit, along with a proposal for development, to Mathew Warren, City Manager.

In this package you will find the following;

1. Site specific information for the individual lots available;
2. Information on Zoning Bylaw permitted and discretionary uses;
3. Information bulletin on obtaining a development permit;
4. Application to Purchase Land; and
5. Building Permit Information.

General Details:

Site Incentives for development: Negotiable, formal proposal must be submitted for Council consideration

Permit Required: Development Permit, Building Permit

Nearby Industries: Oil / Gas, Agriculture and Manufacturing

Proximity to cities & towns: All lands in this package are located within City limits

Labour Force: 5,590 as of 2011

Mathew Warren, City Manager

mwarren@weyburn.ca

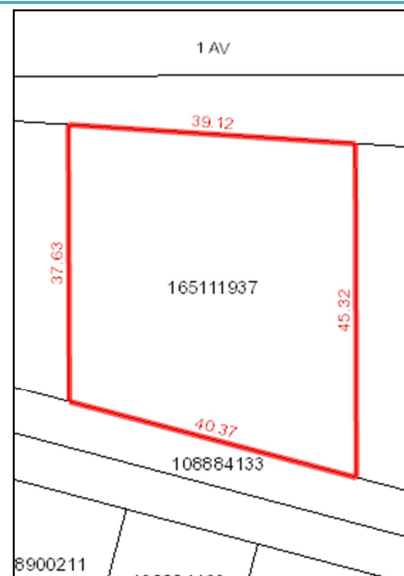
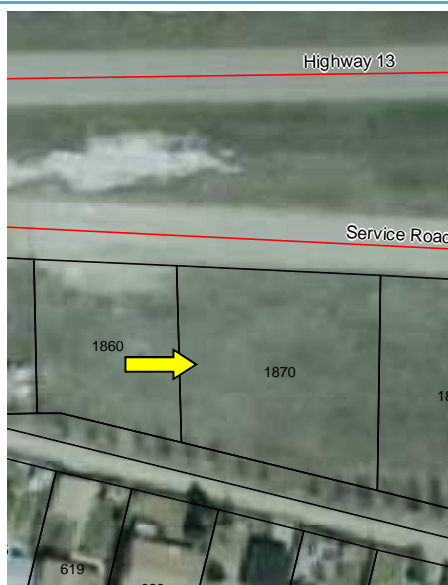
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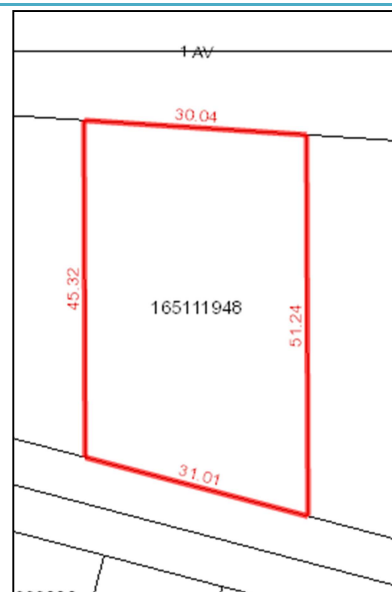
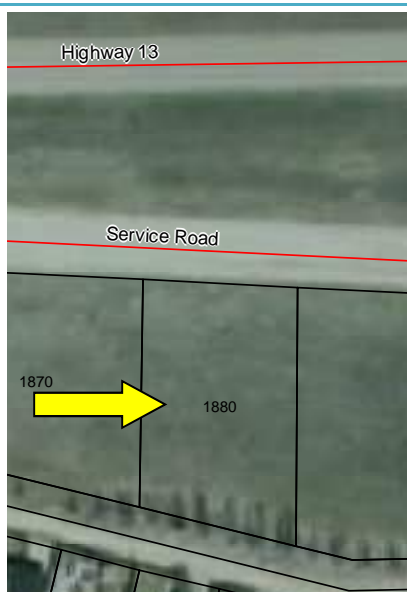
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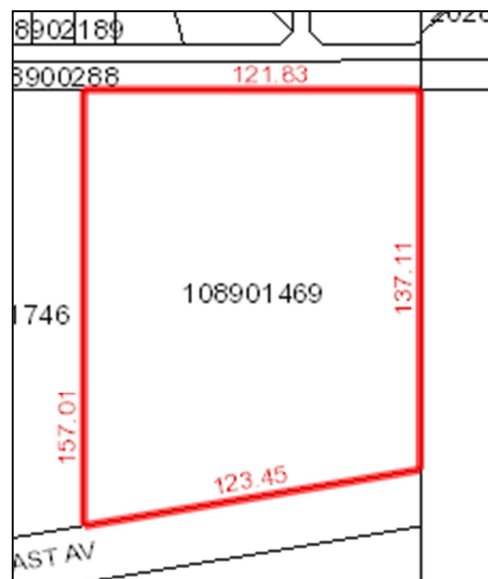
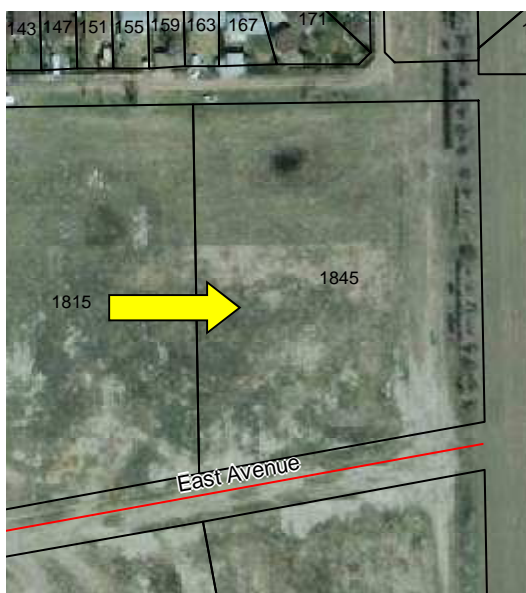
Property Address: 1870 First Avenue N.E.			
Legal Land Description: Block D, Plan 102045978			
Lot Dimensions: Irregular	Zone: Highway Commercial	Subdivision: Burnwey Place	
Frontage: 39.12m	Site Area: .4 acres		
	Dev. Levy: \$4.51 per ft2 of bldg	Base Price: \$204,820.00	
Site Services:	Available / Included:	Cost:	Subtotal:
Curbing	Included		
Pavement	Included		
Natural Gas	Available		
Power	Available		
Phone	Available		
Rough Grade	As exists		
Sewer Main	Included		
Water Main	Included		
Sewer Service Connection	To Property Line		
Water Service Connection	To Property Line		
Real Property Report	Required by purchaser		
Registration of Title Transfer	Required by purchaser		
Subdivision Required	No		
Subdivision Fees	N/A		
Misc. Fees	N/A		
Additional Notes: This site is fully serviced and ready for development. As site is less than 1 acre, levies applied will be \$4.51 per square foot of building area and are only applied at time of development permit.			



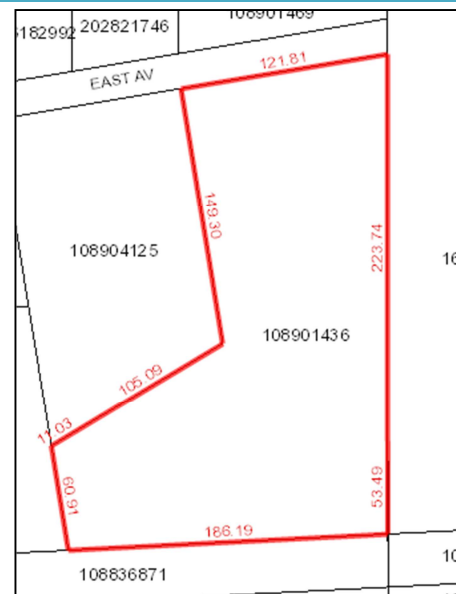
Property Address: 1880 First Avenue N.E.			
Legal Land Description: Block E, Plan 102045978			
Lot Dimensions: Irregular	Zone: Highway Commercial	Subdivision: Burnwey Place	
Frontage: 30.04 m	Site Area: .36 acres		
	Dev. Levy: \$4.51 ft² of bldg	Base Price: \$176,890.00	
Site Services:	Available / Included:	Cost:	Subtotal:
Curbing	Included		
Pavement	Included		
Natural Gas	Available		
Power	Available		
Phone	Available		
Rough Grade	As exists		
Sewer Main	Included		
Water Main	Included		
Sewer Service Connection	To Property Line		
Water Service Connection	To Property Line		
Real Property Report	Required by Purchaser		
Registration of Title Transfer	Required by Purchaser		
Subdivision Required	No		
Subdivision Fees	N/A		
Misc. Fees	N/A		
Additional Notes: This site is fully serviced and ready for development. As site is less than 1 acre, levies applied will be \$4.51 per square foot of building area and are only applied at time of development permit.			



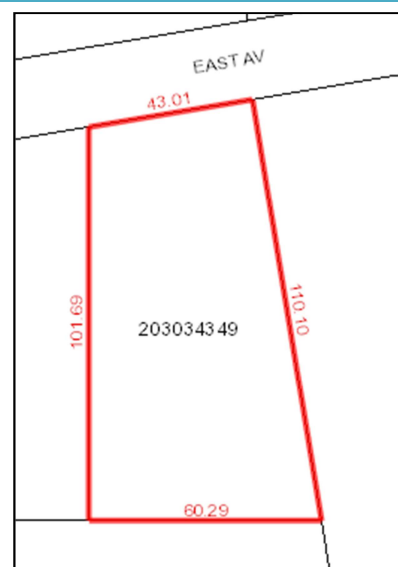
Property Address: 1845 East Avenue			
Legal Land Description: Block B, Plan 76R46893			
Lot Dimensions: Irregular		Zone: Light Industrial	
Frontage: 83.05m		Subdivision: Burnwey Place	
Site Area: +-3.05 acres			
Raw Land Price / Acre: \$12,000		Dev. Levy / Acre: \$45,121.28	
Price: \$98,887.50			
Site Services:		Available / Included:	
Cost:		Subtotal:	
Curbing		By Purchaser	
Pavement		By Purchaser	
Natural Gas		By Purchaser	
Power		By Purchaser	
Phone		By Purchaser	
Rough Grade		By Purchaser	
Sewer Main (\$375 / front m)		\$31,143.75	
Water Main (\$375 / front m)		\$31,143.75	
Sewer Service Connection		By Purchaser	
Water Service Connection		By Purchaser	
Real Property Report		By Purchaser	
Registration of Title Transfer		By Purchaser	
Subdivision Required		Yes	
Subdivision Fees		N/A	
Misc. Fees		N/A	
Additional Notes: A portion of the east (40.4m) will be required to be subdivided as it is considered part of the Parkway Zone. Area is greater than 1 acre – levies will be charged per acre at time of development.			



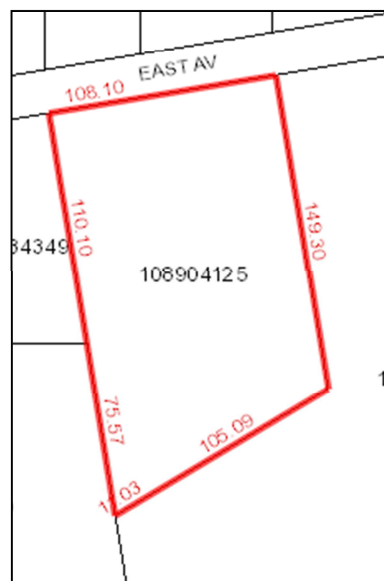
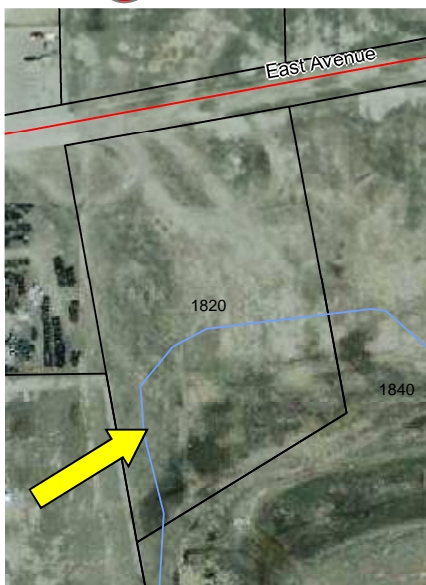
Property Address: 1840 East Avenue		
Legal Land Description: TBD after subdivision		
Lot Dimensions: Irregular	Zone: Medium Industrial	Subdivision: Bronhams
Frontage: 81.81m	Site Area: TBD	
Raw Land Price / Acre: \$12,000	Dev. Levy / Acre: \$45,121.28	Base Price: \$ TBD
Site Services:	Available / Included:	Cost: Subtotal:
Curbing	Available	By Purchaser
Pavement	Available	By Purchaser
Natural Gas	Available	By Purchaser
Power	Available	By Purchaser
Phone	Available	By Purchaser
Rough Grade	As exists	By Purchaser
Sewer Main (\$375 / front m)	Exists	\$30,678.75
Water Main (\$375 / front m)	Exists	\$30,678.75
Sewer Service Connection	Available	By Purchaser
Water Service Connection	Available	By Purchaser
Real Property Report	No	By Purchaser
Registration of Title Transfer	No	By Purchaser
Subdivision Required	Yes	
Subdivision Fees	N/A	
Misc. Fees	N/A	
Additional Notes: A portion of the east (40.4m) and south may be required to be subdivided as may be considered part of the Parkway Zone. Area is greater than 1 acre – levies will be charged per acre at time of development.		



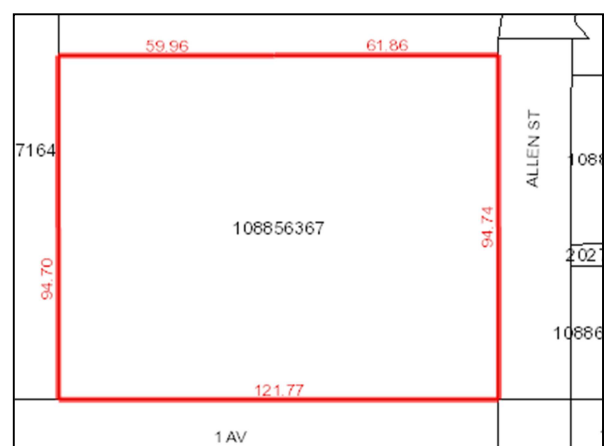
Property Address: 1810 East Avenue					
Legal Land Description: Lot 4, Block 4, Plan 102172474					
Lot Dimensions: Irregular		Zone: Medium Industrial		Subdivision: Bronhams	
Frontage: 43.01m		Site Area: 1.34 acres			
Raw Land Price / Acre: \$12,000		Dev. Levy / Acre: \$45,121.28		Base Price: \$48,337.50	
Site Services:		Available / Included:		Cost:	Subtotal:
Curbing		Available		By Purchaser	
Pavement		Available		By Purchaser	
Natural Gas		Available		By Purchaser	
Power		Available		By Purchaser	
Phone		Available		By Purchaser	
Rough Grade		As exists		By Purchaser	
Sewer Main (\$375 / front m)		Exists		\$16,128.75	
Water Main (\$375 / front m)		Exists		\$16,128.75	
Sewer Service Connection		Available		By Purchaser	
Water Service Connection		Available		By Purchaser	
Real Property Report		No		By Purchaser	
Registration of Title Transfer		No		By Purchaser	
Subdivision Required		No			
Subdivision Fees		N/A			
Misc. Fees		N/A			
Additional Notes: Sewer and water mains are along East Avenue. Area is greater than 1 acre – levies will be charged per acre at time of development.					



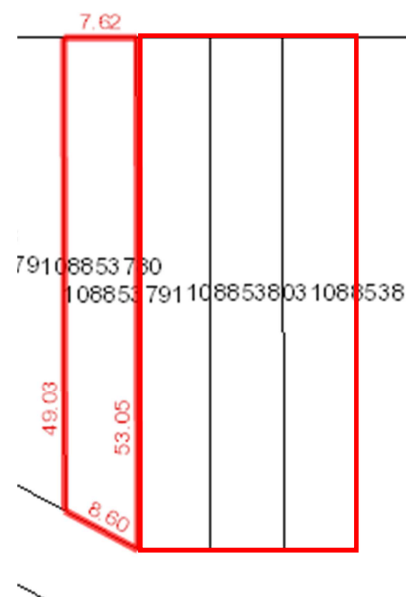
Property Address: 1820 East Avenue			
Legal Land Description: Lot 3, Block 4, Plan 80R12964			
Lot Dimensions: Irregular		Zone: Medium Industrial	
Frontage: 108.10m		Subdivision: Bronhams	
Site Area: 4.55 acres			
Raw Land Price / Acre: \$12,000		Dev. Levy / Acre: \$45,121.28	
Base Price: \$135,675.00			
Site Services:		Available / Included:	
Cost:		Subtotal:	
Curbing		Available	
Pavement		By Purchaser	
Natural Gas		Available	
Power		By Purchaser	
Phone		Available	
Rough Grade		By Purchaser	
Sewer Main (\$375 / front m)		As exists	
Water Main (\$375 / front m)		\$40,537.50	
Sewer Service Connection		As exists	
Water Service Connection		\$40,537.50	
Real Property Report		Available	
Registration of Title Transfer		By Purchaser	
Subdivision Required		No	
Subdivision Fees		By Purchaser	
Misc. Fees		N/A	
Additional Notes: Rear portion of site may be located in flood way. Sewer and water mains are along East Avenue. Area is greater than 1 acre – levies will be charged per acre at time of development.			



Property Address: 75 Allen Street			
Legal Land Description: Block C, Plan 97R73476			
Lot Dimensions: 94.74m X 121.77m		Zone: Light Industrial	Subdivision: Chamberlain Pl
Frontage: 94.74m		Site Area: 2.85 acres	
Raw Land Price / Acre: \$12,000		Dev. Levy / Acre: \$45,121	Base Price: \$209,469
Site Services:		Available / Included:	Cost: Subtotal:
Curbing		Available	By Purchaser
Pavement (\$1,100 / front m)		Exists	\$104,214.00
Natural Gas		Available	By Purchaser
Power		Available	By Purchaser
Phone		Available	By Purchaser
Rough Grade		As exists	
Sewer Main (\$375 / front m)		As exists	\$35,527.50
Water Main (\$375 / front m)		As exists	\$35,527.50
Sewer Service Connection		Available	By Purchaser
Water Service Connection		Available	By Purchaser
Real Property Report		No	By Purchaser
Registration of Title Transfer		No	By Purchaser
Subdivision Required		No	
Subdivision Fees		N/A	
Misc. Fees		N/A	
Additional Notes: Sewer and water mains available for tie in along Allen Street as well as 1 st Avenue S.W. Area is greater than 1 acre – levies will be charged per acre at time of development.			



Property Address: 916 1 st Avenue NW			
Legal Land Description: Lots 14 – 17, Block 3, Plan AZ357			
Lot Dimensions: Irregular	Zone: Exhibition Park	Subdivision: Riverside Park	
Frontage: +-30.5m	Site Area: .4 acres		
Raw Land Price / Acre: \$12,000	Dev. Levy / Acre:	Base Price:	\$61,188
Site Services:	Available / Included:	Cost:	Subtotal:
Curbing	Available	By Purchaser	
Pavement (\$1,100 / front m)	As exists	\$33,528.00	
Natural Gas	Available	By Purchaser	
Power	Available	By Purchaser	
Phone	Available	By Purchaser	
Rough Grade	As exists		
Sewer Main (\$375 / front m)	As exists	\$11,430.00	
Water Main (\$375 / front m)	As exists	\$11,430.00	
Sewer Service Connection	Available	By Purchaser	
Water Service Connection	Available	By Purchaser	
Real Property Report	No	By Purchaser	
Registration of Title Transfer	No	By Purchaser	
Subdivision Required	No		
Subdivision Fees	N/A		
Misc. Fees	N/A		
Additional Notes: Offsite development levies shall be applied as per current bylaw. If commercial or industrial development they will be \$4.51 per ft2 of bldg. area; if residential they are \$2,233.50 / unit.			



7.2.3 EP: EXHIBITION PARK MIXED USE ZONE

.1 Purpose

This zone is intended to provide for the flexible use of property in the area for the development of an appropriate mix of low rise higher density residential development, recreational and commercial/ retail land uses. It is intended these uses incorporate high standards of design, landscaping and open space and be supportive and compatible to the adjacent Central Business District, health services complex and exhibition/ sports facilities in the area. It is also the objective to establish an enhanced entrance to the City along Highway 13 and be complementary to the adjacent Parkway.

.2 Permitted Uses

- (1) Clinic
- (2) Community College
- (3) Commercial Recreation Facility
- (4) Day Care Centre ¹
- (5) Dwelling Units above permitted and Discretionary Uses
- (6) Home Occupation ²
- (7) Personal Care Home ³
- (8) Exhibition Operation
- (9) Office for Administration, Sales or General Business in Nature
- (10) Personal Service Establishment

.3 Discretionary Uses

- (1) Apartment Dwelling Units, Low Rise
- (2) Apartment, Senior Citizens
- (3) Automobile Service Station ⁴
- (4) Church (Religious Institution), existing
- (5) Dwelling Units, existing
- (6) Gas Bar ⁴
- (7) Group Care Facility
- (8) Laboratory, Medical/ Dental
- (9) Nursery School ¹
- (10) Social Service Home
- (11) Veterinary Clinic, existing

7.2.8 HC: HIGHWAY COMMERCIAL ZONE

.1 Purpose

This zone is designed for uses serving the traveling public or uses requiring a high level of accessibility. These areas are located adjacent the major highways through the City, the majority of which are on controlled access service roads.

.2 Permitted Uses

- (1) Automobile Sales, Service, Repairs or Rentals
- (2) Automobile Service Stations¹
- (3) Car Wash
- (4) Commercial Recreation Establishment
- (5) Custom Workshop
- (6) Farm and Large Machinery or Equipment Sales, Service, Repairs or Rentals
- (7) Gas Bar¹
- (8) Hotel
- (9) Licenced Restaurant
- (10) Lumber Yard
- (11) Mobile Home Sales and Service
- (12) Motel
- (13) Museum
- (14) Offices for Administration, Sales or General Business in nature
- (15) Prefabricated Home Display and Sales
- (16) Recreation Vehicle Sales, Service, Repair or Rentals
- (17) Repair Service
- (18) Restaurant
- (19) Restaurant, Drive-in
- (20) Retail Store²
- (21) Tire Repair Shop
- (22) Warehouse, Storage for Public Rental

.3 Discretionary Uses

- (1) Auctioneering Establishment
- (2) Auditorium
- (3) Amusement Park
- (4) Campground
- (5) Church (Religious Institution)
- (6) Contractor Shop and Yard
- (7) Day Care Centre⁴
- (8) Funeral Home
- (9) Green House, Commercial

- (10) Industrial Machinery or Equipment Sales, Service, Repairs or Rentals
- (11) Licensed Beverage Room
- (12) Licensed Restaurant
- (13) Liquor Store
- (14) Machine Shop
- (15) Manufacturing ⁶
- (16) Night Club
- (17) Propane Storage and Sales
- (18) Home Improvement Centre
- (19) Terminal, Truck and Freight
- (20) Theatre, Drive-in
- (21) Veterinary Clinic
- (22) Warehouse, Storage for Public Rental
- (23) Repair Shop(24)Retail Store

8.2.1 LI: LIGHT INDUSTRIAL ZONE

.1 Purpose

This zone is designed to provide for a wide range of industrial and service uses requiring small sites with a small amount of outdoor storage but excluding those uses which may be offensive by reason of noise, smell or other forms of pollution.

.2 Permitted Uses

- (1) Ambulance Service
- (2) Assembling, Parts ³
- (3) Automobile Sales, Service, Repairs or Rentals
- (4) Automobile Service Station ¹
- (5) Bakery Shop
- (6) Bottling and Canning, Soft Drinks and Carbonated Water
- (7) Car Wash
- (8) Cleaning, Carpet and Rug
- (9) Club, Commercial
- (10) Club, Private
- (11) Confectionary Store
- (12) Custom Workshop
- (13) Dyeing, Textiles and Wool
- (14) Dry Cleaning Plant
- (15) Farm and Large Machinery or Equipment Sales, Service, Repairs or Rentals
- (16) Gas Bar ¹
- (17) Green House, Commercial

- (18) Laboratory, Medical/ Dental
- (19) Labour Union Hall
- (20) Laundry Plant
- (21) Lumber Yard
- (22) Machine Shop
- (23) Manufacturing ³
- (24) Mobile Home Sales and Service
- (25) Office for Administration, Sales or General Business in nature
- (26) Prefabricated Home Display and Sales
- (27) Plumbing, Heating and Sheet Metal Shop
- (28) Printing and Reproduction, Commercial
- (29) Recreation Vehicle Sales, Service or Rental
- (30) Repair Service
- (31) Restaurant
- (32) Retail, General ³
- (33) Retail, Small Equipment and Supplies ²
- (34) School, Recreation
- (35) Sharpening and Repair, Knives, Saws, Tools
- (36) Terminal, Truck and Freight
- (37) Tire Repair Shop
- (38) Warehouse, Storage For Public Rental
- (39) Warehousing ³
- (40) Warehousing, Refrigerated
- (41) Wholesale ³

.3 Discretionary Uses

- (1) Auction Room
- (2) Bingo Parlour
- (3) Brewery/ Distillery
- (4) Church (Religious Institution), existing
- (5) Contractors Shop and Yard ⁴
- (6) Day Care Centre ⁶
- (7) Detached Dwelling Unit ⁸
- (8) Dry Cleaning Plant
- (9) Dwelling Unit, Accessory ⁵
- (10) Funeral Home
- (11) Golf Driving Range
- (12) Home Improvement Centre
- (13) Kennel for Commercial Breeding and Boarding Purposes
- (14) Licenced Beverage Room
- (15) Licenced Restaurant

- (16) Manufacture and Processing, Dairy Products
- (17) Night Club
- (18) Poultry Hatchery
- (19) Repair Shop
- (20) Restaurant
- (21) School, Public
- (22) School, Vocational

8.2.2 MI: MEDIUM INDUSTRIAL ZONE

.1 Purpose

This zone is intended to provide a wide range of industrial uses that carry out some of their operations outdoors may require a higher percentage of outdoor storage and activity but not of an obnoxious or offensive.

2 Permitted Uses

- (1) Ambulance Service
- (2) Assembling, Parts
- (3) Automobile Sales ,Service, Repairs or Rentals
- (4) Automobile Service Stations ¹
- (5) Bakery Shop
- (6) Blacksmith Shop
- (7) Bottling and Canning
- (8) Bottling and Canning, Soft Drinks and Carbonated Water
- (9) Brewery/Distillery
- (10) Car Wash
- (11) Cleaning, Carpet and Rug
- (12) Club, Commercial
- (13) Club, Private
- (14) Contractor Shop and Yard
- (15) Crating Service
- (16) Custom Workshop
- (17) Dyeing, Textiles and Wool
- (18) Farm and Large Machinery or Equipment Sales, Service, Repair or Rental
- (19) Gas Bar ¹
- (20) Laundry Plant
- (21) Lumber Yard
- (22) Manufacture and Processing, Dairy Products
- (23) Machine Shop
- (24) Poultry Hatchery
- (25) Plumbing, Heating and Sheet Metal Shop

- (26) Printing and Reproduction, Commercial
- (27) Repair Service ³
- (28) Repair Shop
- (29) Retail, General ³
- (30) Retail, Small Equipment and Supplies ⁴
- (31) School, Recreation
- (32) Sharpening and Repair, Knives, Saws, Tools
- (33) Terminal, Truck and Freight
- (34) Tire Repair Shop
- (35) Veterinary Clinic
- (36) Warehousing, Refrigerated
- (37) Wholesale ⁶

.3 Discretionary Uses

- (1) Adult Arcade
- (2) Adult Cabaret
- (3) Adult Motion Picture Theatre
- (4) Adult Retail Outlet / Bookstore
- (5) Adult Theatre and Massage Parlour
- (6) Animal Shelter
- (7) Bowling Centre
- (8) Day Care Centre
- (9) Dry Cleaning Plant
- (10) Dwelling unit, Accessory
- (11) Grain, Storage, Milling, Cleaning or Dying
- (12) Junk or Salvage Yard (Recycling)
- (13) Kennel, for Commercial Breeding and Boarding Purposes
- (14) Manufacturing, Ice
- (15) Mixing, Concrete
- (16) Petroleum, Bulk Storage and Sales
- (17) Propane, bulk Storage and Sales
- (18) Processing, Rock and Gravel
- (19) Processing, Food
- (20) Sandblasting, Metal
- (21) School, Vocational
- (22) Tire Retreading and Repair
- (23) Warehousing, excluding Hazardous Products
- (24) Offices for Administration, Sales and General Business in Nature

Future Industrial Development

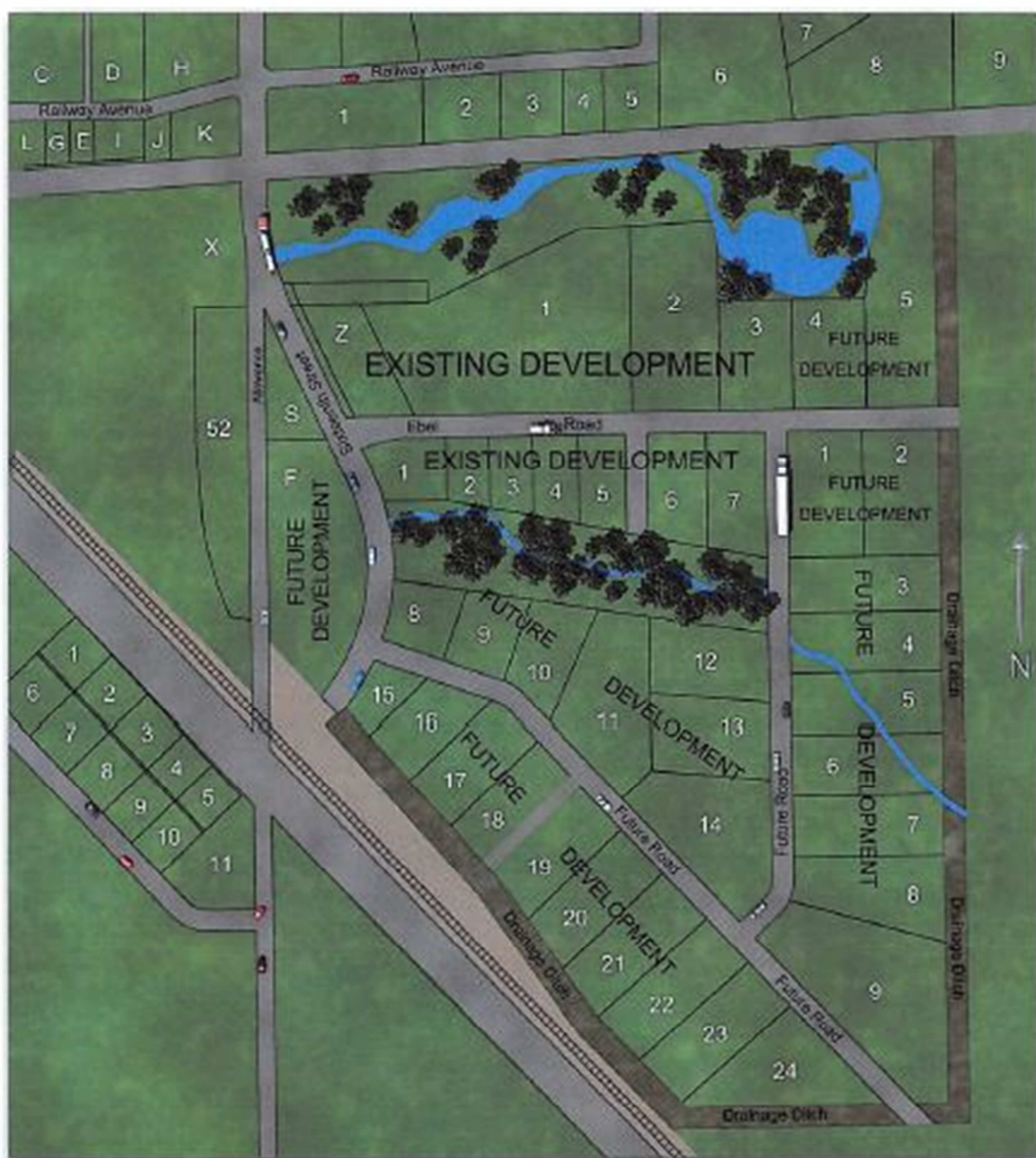





Grand Trunk Industrial Park

Contact: CITY OF WEYBURN
1300 10th Ave SW
Weyburn, Saskatchewan
S4T 1A6

BUILDING DEPARTMENT
1000 Main Street - 1000
1000 Main Street - 1000





Bronhams South Industrial Park

Contact: CITY OF WEYBURN
700 Ave 500
101 West Street S.
Weyburn, Saskatchewan
S4H 2A4

BUILDING DEPARTMENT
(306) 861-3311 - voice
(306) 861-3311 - fax