

Town of Milk River Alberta Canada

Geographic Information

Location: County of Warner #5
Major Highways: Highway 4
Secondary Highways: Highway 501
Distance to Major Areas:
 85 km (53 miles) from Lethbridge
 297 km (186 miles) from Calgary
 20 km (12.5 miles) from Coutts/Sweetgrass
 USA
 Border Crossing

Population Information 2007 2010
 Municipality: 846 811
 Within the region: 148,411

Income 2005

Median Household Income: \$32,504
 Median Family Income: \$53,140

Tax Rates

Municipal Tax Rates: (2013)
 Residential/Farmland: 9.1000

Utility Rates

Municipal Utility Rates: (2014)
 Water Fixed Monthly Charge: \$25.50
 Water Consumption Charge per m3: \$0.10
 Sewer Fixed Monthly Charge: \$9.00
 Garbage Fixed Monthly Charge: \$10.00
 Total Average Annual Billing: \$558.00



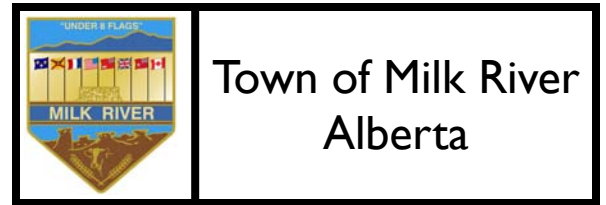
UNDER 8 FLAGS



A GREAT PLACE TO CALL HOME!
 WWW.MILK RIVER.CA



Revised June 2014



Town of Milk River
 Alberta

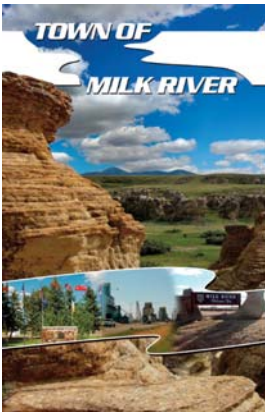
Land Sales/Information BLOCK #1 & 2 7th Ave. NE



70' x 128' lots, fully serviced to the property line. With 8 lots available, now is the perfect time to discover one of the jewels of Southern Alberta.

P.O. Box 270
 240 Main Street
 Milk River, Alberta
 T0K 1M0
 Tel: 403-647-3773
 Fax: 403-647-3772
<http://main@milkriver.ca>

The **Town Milk River** is a full service municipality with amenities you would find in much larger centres. Nestled in the heart of the prairies, we are home to numerous outdoor recreational opportunities and boast excellent schools (K-12), a local airport, golf course, curling rink, hospital, library, outdoor swimming pool, financial and professional institutions, a number of churches, restaurants, retail stores, parks, campgrounds and more! We offer our citizens and tourist friends tremendous options.



Also, situated less than 10 minutes from the United States border, and embedded on a major provincial transportation route close to the City of Lethbridge, Milk River is primed for success. For more information about the Town of Milk River please visit our website at <http://milkriver.ca>.

Land Sale Information

The objective of this Brochure is to provide an overview of what prospective owners can expect on owning and developing these lots. The result will be an aesthetically-pleasing, quality neighborhood wherein owners will be proud to make their home.



About the Lots

The lots have water, sewer, electricity, telephone lines installed up to the property lines. Gas lines will be installed for all of the lots once the first request for service comes in. The Milk River Cable club has cable installed through the alleys waiting for servicing. The water and sewer lines are located in the front with all other utilities located at the rear of the lots. Lots 25-30 back yard overlooks the ball diamonds and would be suitable for walkout basements. There is a grading elevations which is required in order to keep the water flowing. The lots are sold on a first come first serve basis and payment must be received in full by certified cheque or money order. As a condition of sale, lots must be developed as permitted under the Land Use Bylaw within two years with a minimum tax until construction is finished.

Lot	Sq. FT.	Width	Length	Price
6	8790	69.82	128	\$29,500
7	9155	78.74	118.1	\$29,500
8	9096	77.1	118.1	\$29,500
9	9096	77.1	118.1	\$29,500
10	11090	95.14	118.1	\$29,500
25	9016	70.54	128	SOLD
26	9015	70.54	128	\$29,500
27	9015	70.54	128	SOLD
28	9015	70.54	128	\$29,500
29	9015	70.54	128	\$29,500
30	10536	70.54	128	SOLD

Land Use and Requirements

These lots are located in the R1 Residential District; for which single detached dwellings and residential accessory buildings are permitted uses under the Land Use Bylaw.

R1 Residential District

The intent of this land use district is to encourage and ensure that residential and related development in the Town of Milk River occurs in an attractive, orderly, economic and efficient manner, through the regulation of the following permitted uses; for more information about the land use bylaw please visit our website www.milkriver.ca. or contact our development officer at 403-647-3773.

Permitted Uses

Home occupations A
Single-family dwellings

Accessory buildings:
first accessory building 13.9 m2

(150 sq. ft.) or greater

accessory buildings under 13.9
(150 sq. ft.)

Discretionary Uses

Additional accessory buildings 13.9 m2 or
greater

Dwellings:

- Boarding and rooming houses
- Modular housing
- Moved-in
- Multiple family
- Ready-to-move (RTM)
- Row housing
- Senior citizen housing
- Two-family

Home occupations B

Home occupation signs

Manufactured home

Public parks, playgrounds and sportsfields
Utilities