



https://industrialheartland.com/wp-content/uploads/2024/09/AIH_LandHoldings_v4.6_20x20_2024Logo.pdf

55506 RANGE ROAD 222 | STURGEON COUNTY, AB | HEAVY INDUSTRIAL LAND

PROPERTY HIGHLIGHTS

- Adjacent to Cando Rail Terminal expansion
- Adjacent to CN Rail reserve land
- Until March 2028: Income from Manderley Turf Products
- Heartland Incentive Bylaw investment tax exemptions: 1.5-2.5% (potential eligible project capital costs)

JULIE LAM

Senior Associate
780 436 7412
jlam@naiedmonton.com



ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	55506 RR 222 Sturgeon County (Homestead site)
LEGAL DESCRIPTIONS	SW-34-55-22-4 SE-34-55-22-4 North ó SE-34-55-22-4 South ó
AREAS AVAILABLE	155.62 acre site bordering RR 223 79.62 acre site bordering RR 222 77.31 acre homestead site on RR 222
PROPERTY TAXES	\$363.35 (2025) \$274.50 (2025) \$1,554.53 (2025)
SALE PRICE	\$12,500,000 (\$40,000/acre)

HEAVY INDUSTRY (I-H) ZONING

- **Primary Purpose:** To provide expansive land areas for intensive industrial activities, large-scale processing, and major infrastructure.
- **Infrastructure Connectivity:** Parcels designated under this district feature heavy-haul road access and are designed to integrate with rail corridors (including rail spurs, right-of-ways, and public utility pipelines).
- **Alberta Industrial Heartland (AIH):** Much of Sturgeon County’s Heavy Industrial zoned land is part of the provincially designated IH-DIZ framework. This specialized zone provides a streamlined, coordinated regulatory process, shared infrastructure access (such as process water), and participative.

PERMITTED USES

While specific parameters are defined inside the Sturgeon County Land Use Bylaw, the types of projects typically allowed or fast-tracked in this zone include: [1, 2]

- Refineries, petrochemical, and chemical complexes.
- Hydrogen production and alternative/renewable energy utilities.
- Major Data Processing Facilities (such as massive data centers for cloud and AI processing, which are designated as a permitted use to align with provincial energy integration plans).
- Carbon Capture, Utilization, and Storage (CCUS) infrastructure.
- Rail and logistics terminals.

