



**Religious
Assembly
Permitted**

FOR SALE | LAND

NAI Advent

Commercial Real Estate Services, Worldwide.

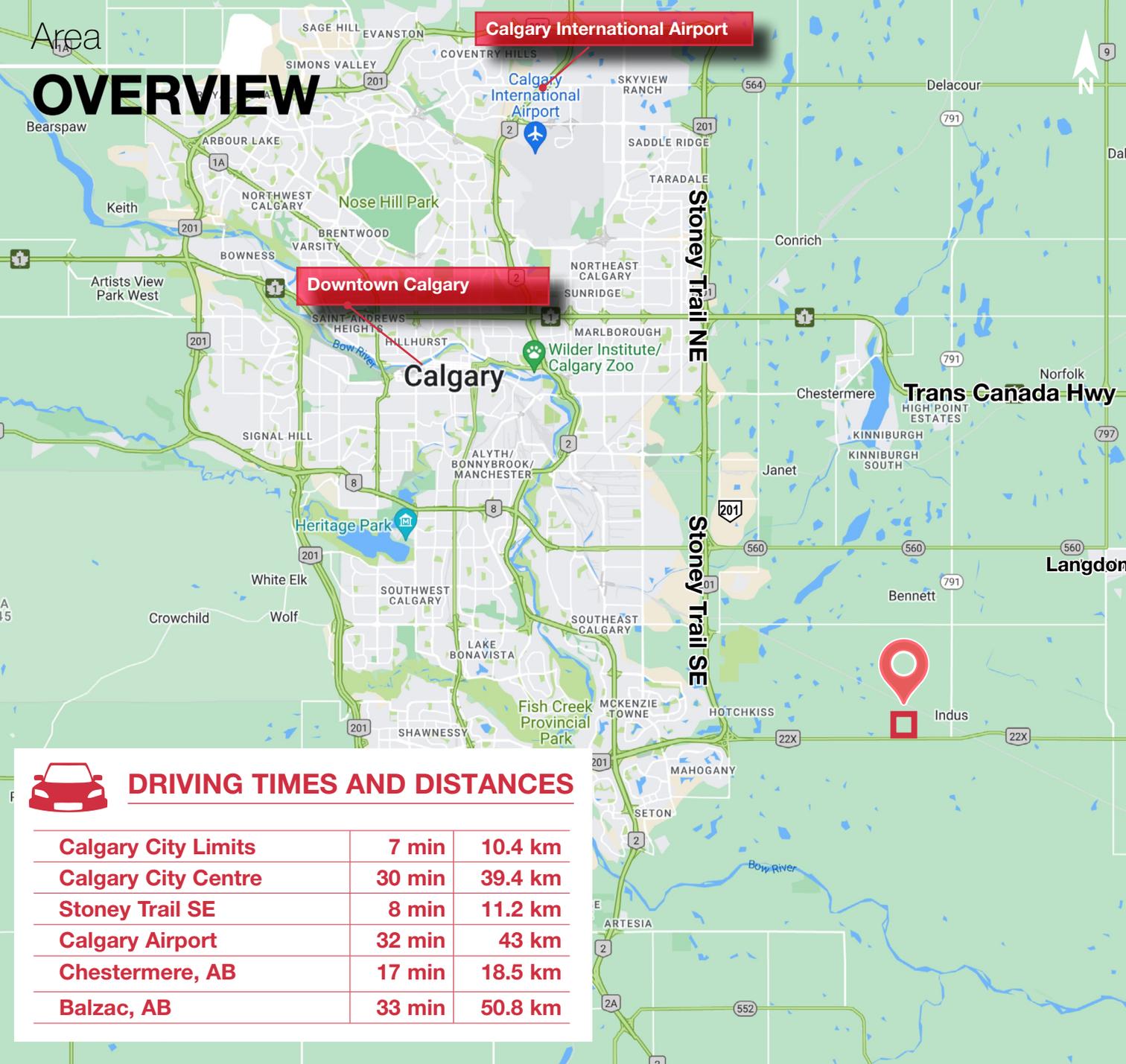
3633 8 Street SE
Calgary, Alberta T2G 3A5
+1 403 984 9800
naiadvent.com

25.58 ACRE LAND FOR SALE

Excellent Exposure

Indus, Alberta - Just East of Calgary City Limits

Area
OVERVIEW



Location:

Located just under 10 minutes East of Calgary off of Highway 22x.
Lower property taxes in Rockyview County in comparison to the City of Calgary.

Traffic Counts:

6,980 Annual Average Daily Traffic on 22X & 791 SE Indus (Ref: Transportation Alberta)

Land Size:

25.58 ± Acres

Current Zoning:

S-PUB
Special, Public Service District
Allows for recreational and educational uses such as religious assembly.

Proposed Zoning: ASP

Highway Business/
Commercial, Highway District

Legal Description

4; 28; 22; 34; NE

List Price:

\$959,250 (\$37,500 / Acre)

 **DRIVING TIMES AND DISTANCES**

Calgary City Limits	7 min	10.4 km
Calgary City Centre	30 min	39.4 km
Stoney Trail SE	8 min	11.2 km
Calgary Airport	32 min	43 km
Chestermere, AB	17 min	18.5 km
Balzac, AB	33 min	50.8 km

For Detailed information please contact:

Brian West, Advisor, Senior Associate
403-835-1535
bwest@naiadvent.com

Connor West, Associate
403-389-7857
cwest@naiadvent.com

S-PUB Special, Public Service District

452 PURPOSE: To provide for the development of Institutional, Educational and Recreational uses.

453 PERMITTED USES:

- Accessory Building ≤ 90 m² (968.75 ft²)
- Recreation (Culture & Tourism)
- Recreation (Outdoor)
- Recreation (Public)

DISCRETIONARY USES:

- Accessory Building > 90 m² (968.75 ft²)
- Campground
- Care Facility (Child)
- Care Facility (Clinic)
- Care Facility (Medical)
- Care Facility (Senior)
- Cemetery and Funeral Services
- Communications Facility (Type A)
- Communications Facility (Type B)
- Communications Facility (Type C)
- Dwelling Unit, accessory to the principal use
- Farmers Market
- Post-Secondary
- Recreation (Private)
- Religious Assembly
- School
- Special Function Business

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

454 MINIMUM PARCEL SIZE:

- a) 0.5 ha (1.24 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the [Land Use Map](#)

455 MAXIMUM BUILDING HEIGHT (Principal Building):

- a) 14.0 m (45.93 ft)
- b) The maximum height on parcels designated with the letter “h” is the number indicated on the [Land Use Map](#)

456 MAXIMUM BUILDING HEIGHT (Accessory Building):

- a) 7.0 m (22.97 ft)

457 MINIMUM SETBACKS (within a Hamlet):

Front Yard	Side Yard	Rear Yard
6.0 m (19.69 ft)	3.0 m (9.84 ft)	8.0 m (26.25 ft)

458 MINIMUM SETBACKS (outside a Hamlet):

Front Yard	Side Yard	Rear Yard
60.0 m (196.85 ft) from Highways	60.0 m (196.85 ft) from Highways	30.0 m (98.43 ft) from any road
30.0 m (98.43 ft) from County roads	30.0 m (98.43 ft) from County roads	15.0 m (49.21 ft) from other parcels
15.0 m (49.21 ft) from other roads	15.0 m (49.21 ft) from other roads	
	6.0 m (19.69 ft) from other parcels	

459 ADDITIONAL REQUIREMENTS:

- a) A minimum of 10% of the parcel area shall be landscaped

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