

FOR SALE

±126.940 ACRES
Development Land Opportunity



SW-15-52-27-4
GOLDEN SPIKE ROAD
Parkland County, AB

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Royal LePage® Noralta Real Estate Inc, Brokerage
202 Main Street, Spruce Grove, AB
Independently Owned & Operated

PROPERTY OVERVIEW

\$1,450,000.00

Property Features

- 126 +/- acre development opportunity
- Located along Golden Spike Rd (Range Road 273) & Twp Rd 522
- Just South of Spruce Grove city limits with easy access to Hwys 16, 16A & 627
- Only 5 minutes to Spruce Grove & 10 minutes to Stony Plain
- Land is generally flat with some low lying areas & currently being grain farmed
- Power and gas lines are accessible at the property line
- Future multi-parcel subdivision possibilities (rezoning would be required)
- Potential for subdivision of one additional lot under current zoning
- Zoned Agricultural General District

PROPERTY PHOTOS



PERMITTED USES

LAND USE

SECTION 4 AGRICULTURAL

4.1 AGG – Agricultural General District



1. Purpose

The purpose of the Agricultural General District is to protect and enhance agricultural production while accommodating a range of supportive and compatible land uses.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- i) That Natural Resource Extraction/Processing shall not be located within a Multi-Parcel Residential Subdivision;
- ii) That Manufactured Home, Single Wide as a Discretionary Use shall only be allowed within the following Multi-Parcel Subdivisions:
 - Flickinger Acres NE 20-51-1-W5M
 - Jud Ranch S ½ 17-52-1-W5M
- iii) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- iv) That Wind Energy Converter System(s) - Minor, as a Discretionary Use, are limited to no more than two systems; and
- v) That Recreational Vehicle Storage shall not be within 150.0 m of a Multi-Parcel Residential Subdivision.

Bylaw No. 2018-03

Bylaw No. 2019-01

b) PERMITTED USES	c) DISCRETIONARY USES
Apiary	Abattoir
Bed and Breakfast Home	Agricultural Support Services
Cannabis Cultivation, Minor	Animal Health Care Services
Dwellings, Single Detached	Aquaculture
Farm Vacation Home	Automotive Equipment and Vehicle Services
Government Services	Automotive repair only on Lot A, Plan 5388 HW, Pt. NE-31-52-26-W4M, and Pt. NE-36-51-28-W4M (School bus operations)
Home Day Care	Only on the 8.09 hectares within SE-35-52-06-W5M
Manufactured Home, Single Wide	Cannabis Cultivation, Major
Wind Energy Converter System – Minor	Cottage Industry
Accessory Uses for the uses listed in 4.1.2 b)	Cultural Facilities
	Day Care Services

PERMITTED USES

LAND USE

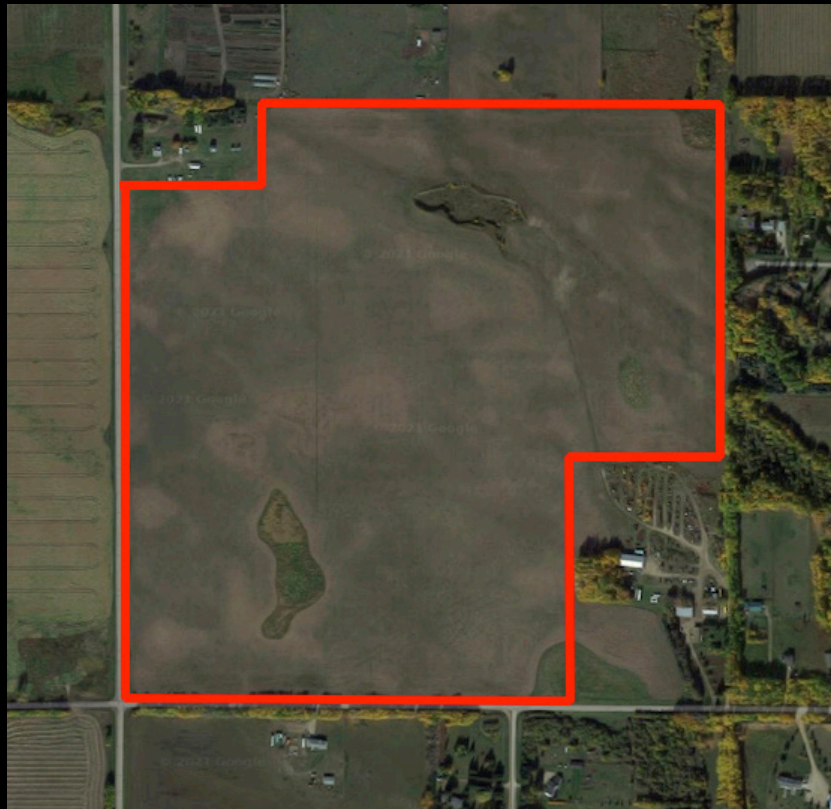
Bylaw No. 2018-03

b) PERMITTED USES	c) DISCRETIONARY USES
	<p>General Industrial Manufacturing / Processing <i>only on the Northern half of NW15-15-7-W5</i></p> <p>Group Care Facility</p> <p>Group Home, Limited</p> <p>Group Home, Major</p> <p>Home Based Business Level 2</p> <p>Home Based Business Level 3</p> <p>Horticultural Use</p> <p>Industrial Storage and Warehousing <i>only on SW 3-52-27-W4 and 8.09 ha within SE 35-52-06-W5 (Tri Lakes Septic)</i></p> <p>Kennel</p> <p>Livestock Auction Mart</p> <p>Manufactured Home, Single Wide</p> <p>Medical Treatment Services</p> <p>Natural Resource Extraction/Processing</p> <p>Natural Science Exhibit</p> <p>Out-Building</p> <p>Outdoor Participant Recreation Services</p> <p>Outdoor Shooting Range</p> <p>Personal and Health Care Services <i>only on Lot B, Plan 842 1539, Pt. NE 28-52-27-W4</i></p> <p>Professional, Business, Financial and Office Support Services <i>only on Lot 1, Plan 782 1361, Pt. SW 27-52-27-W4</i> <i>only on the 8.09 ha within S.E. 35-52-06-WSM as shown on Schedule "A" of Bylaw No. 2015-10 (Tri-Lakes Septic)</i></p> <p>Recreational Vehicle Storage</p> <p>Religious Assembly</p> <p>Riding Arena</p> <p>Secondary Suite</p> <p>Small Animal Breeding and/or Boarding Services</p> <p>Tourist Campground, Destination</p> <p>Tourist Campground, Enroute</p>

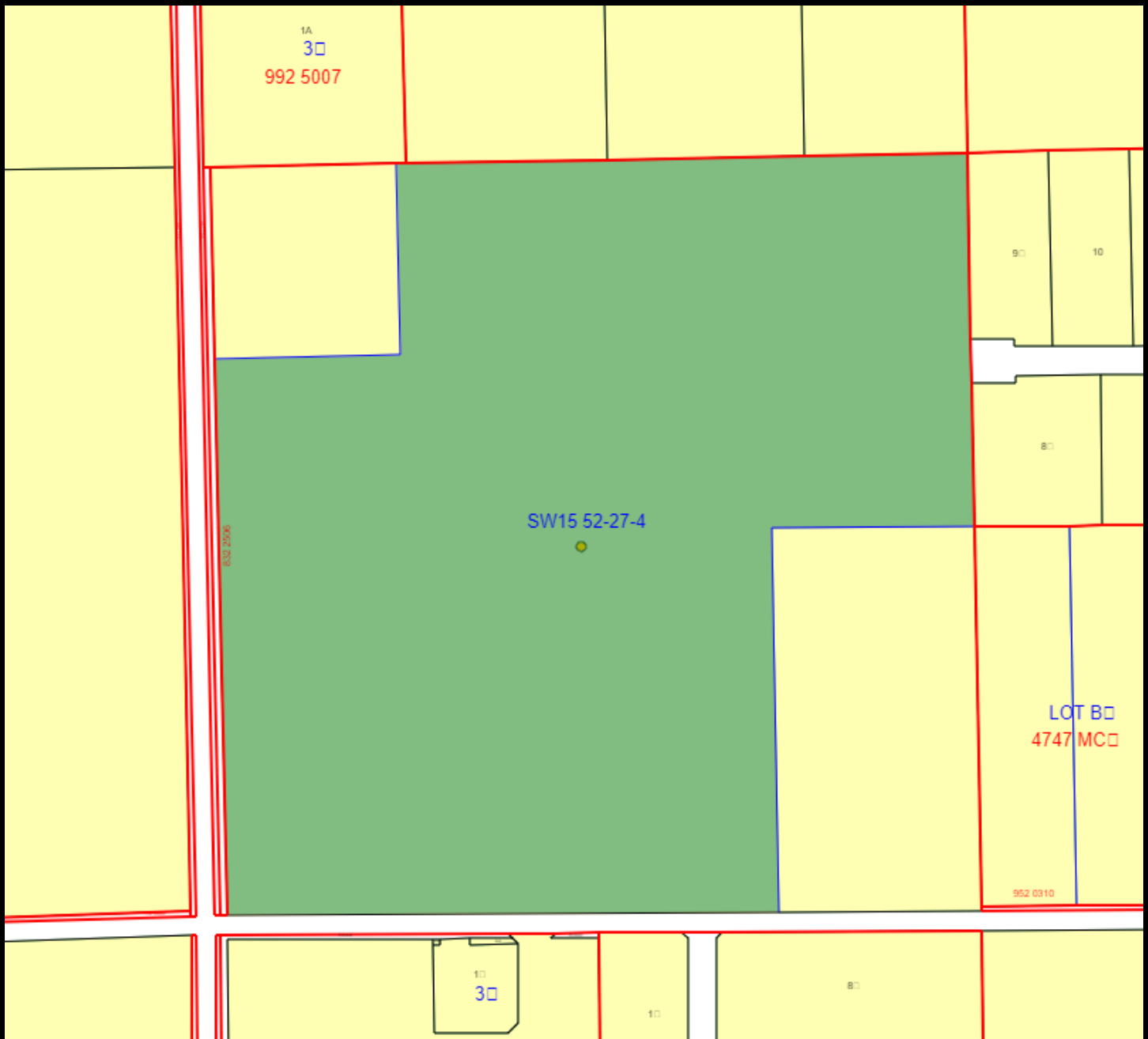
Bylaw No. 2018-03

b) PERMITTED USES	c) DISCRETIONARY USES
	<p>Utility Service – Major Infrastructure</p> <p>Wind Energy Converter Systems – Major</p> <p>Wind Energy Converter System – Minor</p> <p>Accessory Uses for the uses listed in 4.1.2 c)</p>

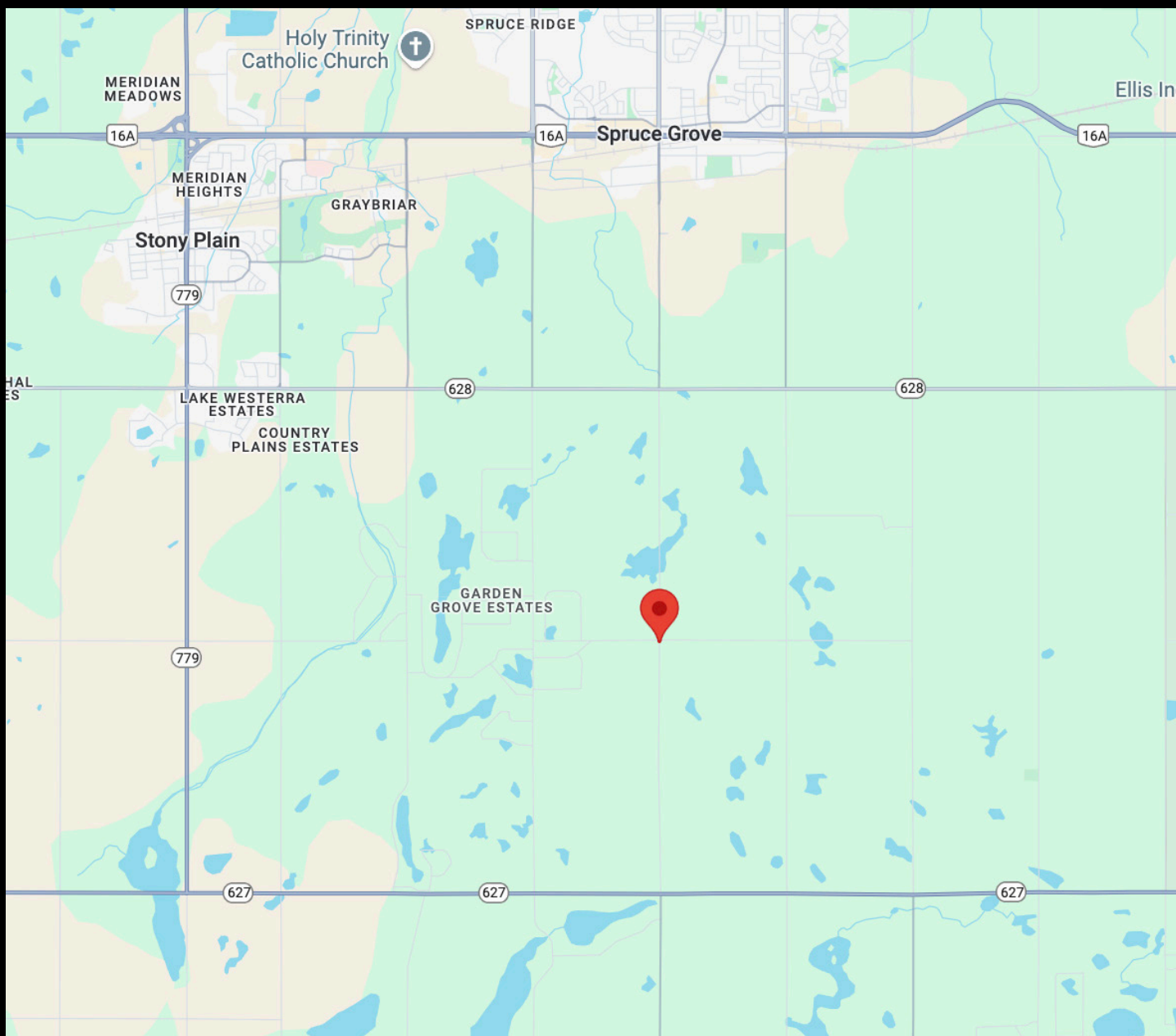
AERIAL MAPS



LOT BOUNDARIES



LOCATION MAP



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