

# 100 Acres For Sale

## Future Industrial

Conrich, Rocky View County



**\$6,100,000**

- 100.6 acres in two distinct, separately owned parcels (40/60.6)
- Located within the Conrich Area Structure Plan, just to the NE of the CN Logistics Park
- Designated as Industrial in ASP. Local Plan and Land Use applications required. Currently zoned as A-GEN
- Must be fully serviced by extending water/wastewater from Conrich
- Potential for CN Rail servicing
- Multiple buildings (residences and out buildings) on each parcel
- Access on RR281 - 1.5M south of Country Hills Blvd, 5M east of Stoney Trail
- Great potential development site for large manufacturing facility(s) needing rail access

**Terradigm Advisors South** **Terradigm Advisors North**  
Dave Grande, Broker Steve Grande, Broker  
dave@terradigm.ca steve@terradigm.ca  
587.436.1494 403.650.6474

**terradigm**  
ADVISORS

# Parcel Specifics



## 40 Acre Parcel

### Legal

MERIDIAN 4 RANGE 28 TOWNSHIP 25  
SECTION 14  
THE NORTH 660 FEET THROUGHOUT THE  
SOUTH EAST QUARTER  
CONTAINING 16.2 HECTARES (40 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**Asking Price: \$2,500,000**

## 60 Acre Parcel

### Legal

MERIDIAN 4 RANGE 28 TOWNSHIP 25  
SECTION 14  
THAT PORTION OF THE SOUTH EAST QUARTER  
WHICH LIES TO THE SOUTH OF THE NORTH 660 FEET  
OF THE SAID QUARTER SECTION AND LYING TO THE NORTH WEST  
OF THE RAILWAY RIGHT OF WAY OF THE GRAND TRUNK PACIFIC  
BRANCH LINES COMPANY AS SHOWN ON PLAN RY231  
CONTAINING 24.5 HECTARES (60.60 ACRES) MORE OR LESS  
EXCEPTING THE SOUTHERLY 877 FEET  
EXCEPTING THEREOUT ALL MINES AND MINERALS

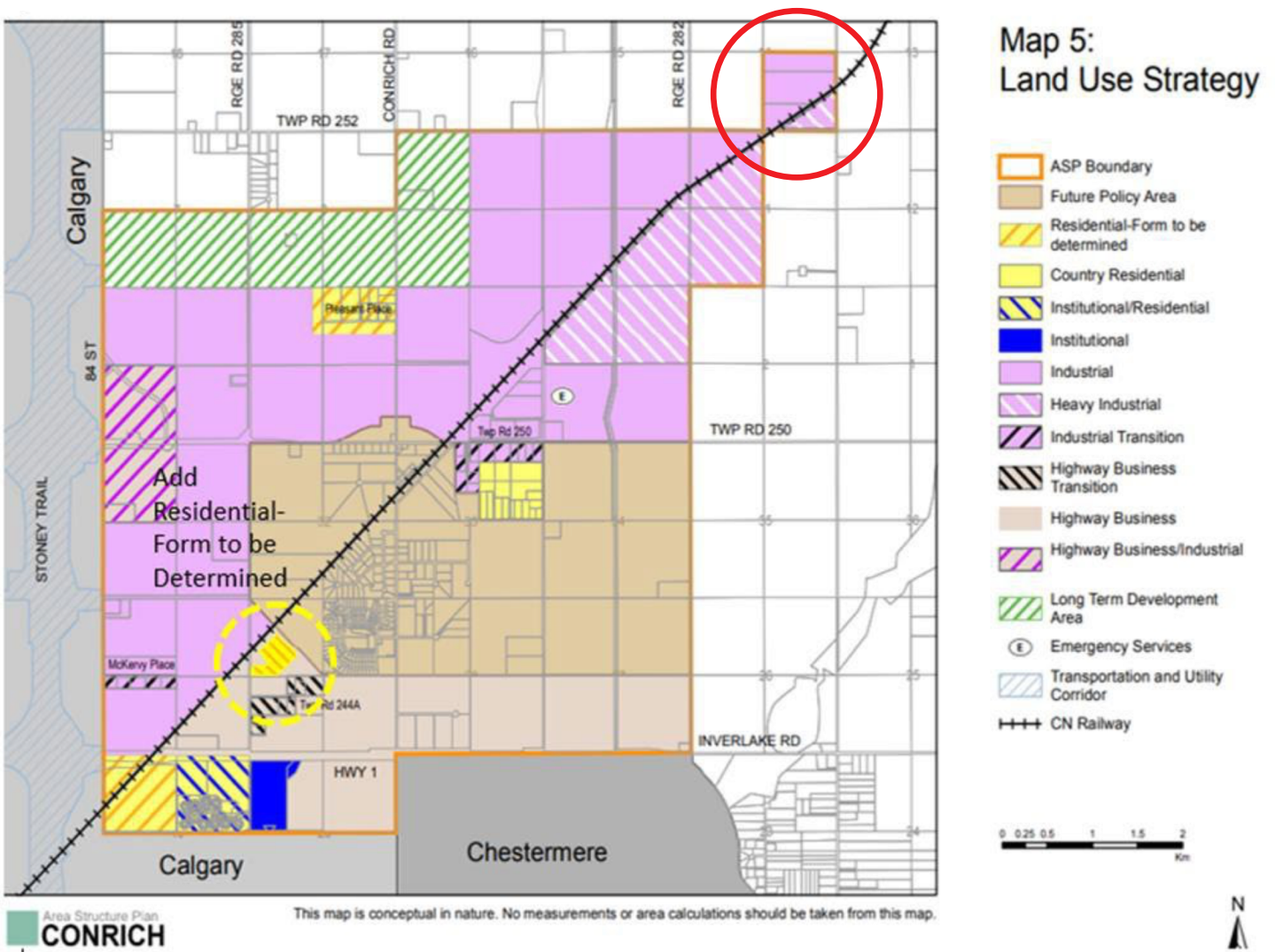
**Asking Price: \$3,600,000**



# Parcel Dimensions

(approximate)





## 11.0 INDUSTRIAL

Over the next three decades, Rocky View County is expected to capture a greater share of the region's industrial development due to demand, a growing urban market and labour force, competitive land values, and good transportation access.

The Conrich area is identified in the *Rocky View County Plan (Map 1: Managing Growth)* as a regional business centre and is expected to see strong industrial development in the distribution sectors over the next decade. The associated employment growth that will come with this development will contribute to the evolution of a well-rounded living environment in the Conrich area.

The industrial policies support the development of a regional business centre that provides local and regional employment opportunities, increase the County's business assessment base, and contribute to the long-term financial sustainability of the County.

### Objectives

- Support the development of well-designed industrial areas.
- Provide for the growth of local and regional employment opportunities.
- Support the development of industries associated with the provincial and regional economic base such as construction, manufacturing, transportation, warehousing, distribution logistics, and oil and gas services.
- Promote financial sustainability by increasing the County's business assessment base.

### Policies

#### GENERAL

- 11.1 All industrial development shall be located in the areas identified on [Map 5](#).
- 11.2 Development of industrial uses should proceed in an orderly manner and be supported by cost effective and efficient changes to the County's existing infrastructure and transportation networks.

#### LAND USE

- 11.3 Industrial uses such as distribution logistics, warehousing, transportation, industrial services, construction, manufacturing, services (business, petroleum, professional, scientific, and technical), and industrial storage that do not have significant offsite nuisance factors are appropriate within the industrial area.

The term **distribution logistics** refers to the business and activities associated with the management, handling, and movement of goods and finished products from their point of origin and manufacture to their point of consumption.

- 11.4 Commercial and other business uses that are compatible with industrial uses, and have minimal impact on the local infrastructure, may be appropriate within an industrial area.



- 11.5 Industrial uses with the potential for offsite impacts such as unsightly appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods may be located in the area identified as heavy industrial on [Map 5](#).

The County has identified the following broad sectors as emerging areas of growth potential based on employment and business trends:

- Transportation, warehousing, and distribution/wholesale trade, particularly rail and trucking transportation and support industries;
- Professional, scientific, and technical services, particularly engineering, consulting, and business services; and
- Oil and gas servicing industries.

## LOCAL PLANS

- 11.6 A *local plan* shall be required to support applications for industrial development. The local plan shall:
- a. ensure that the type of uses for the industrial area are consistent with those identified in Policies [11.3](#) to [11.5](#);
  - b. where necessary, provide a strategy to mitigate offsite impacts; including noise reduction due to operations;
  - c. address the policies of this plan regarding non-residential/residential interface areas, where required;
  - d. address the County's Commercial, Office, and Industrial Design Guidelines and document how the local plan meets those guidelines; and
  - e. provide landscaping, lot, and building design requirements that provide for high quality development.
- 11.7 All private lighting, including security and parking area lighting, shall be designed according to the County's 'dark sky' Land Use bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 11.8 Where appropriate and feasible, a local plan should incorporate policies that provide for green building techniques and energy efficient design.

