

# Development Opportunity - High River



**SW7/19/28/4**  
**14.44 Acres M/L**  
**2 Parcels**

## East Parcel



**Shaded area = 492,697 sq. ft M/L or 11.31 Acres M/L**





**West Parcel**  
**3.13 Ac**

## Services

### West Parcel

- Sewer/storm are stubbed into the SE corner, water line across the north boundary as is gas

### East Parcel

- Sewer stubbed under roadway opposite Tim Horton's entrance, water and gas along north and east boundary lines.

### Zoning

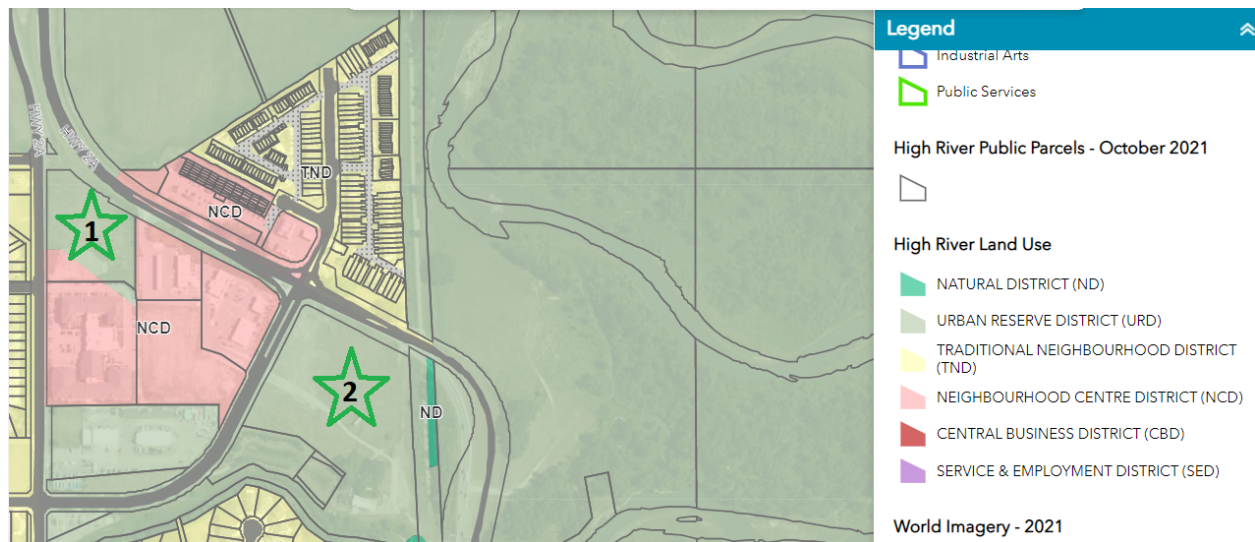
- URD - Urban Reserve District
- High River only has 6 different Land Use Zones

Our Land Use Bylaw and Map can be found here -

<https://highriver.ca/community/town-services/planning-building/land-use-bylaw>

You will find this to be a unique experience as the Town reviewed its Land Use and its multiple zoning requirements in 2017 effectively reducing it to 6 districts from 41. This re-write has won the Town national awards for innovation. More here -

<https://www.mcelhanney.com/2018/10/04/mcelhanney-bylaw-award/#:~:text=The%20Town%20of%20High%20River,of%20its%20kind%20in%20Alberta.>

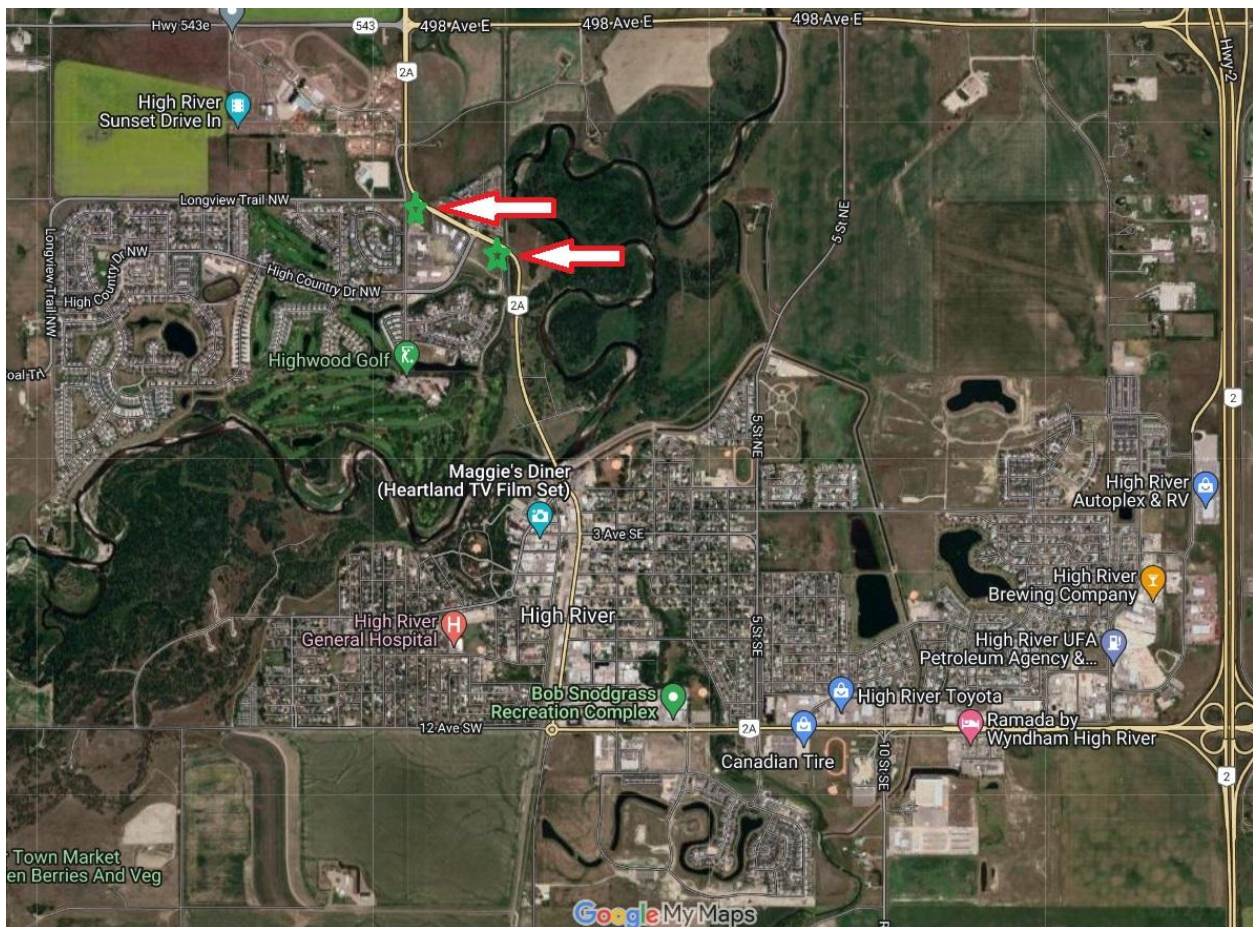




## Neighbours



In the CRU are Tim Hortons, Esso, Medical Clinic, Circle K, Subway, Vet Clinic, Canadian Pizza, Liquor Store





High River is located 25 minutes south of Calgary and is an easy 50 minute drive to the YYC

“High River is a people first community, where people are the core of all we do! Let’s work together to support the people who work, live and visit our community.”<sup>1</sup>

**For more information on these lands please contact Bill Fowler 403.478.7306 or email at [bill@bfowler.ca](mailto:bill@bfowler.ca)**

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<sup>1</sup> THR Business web page