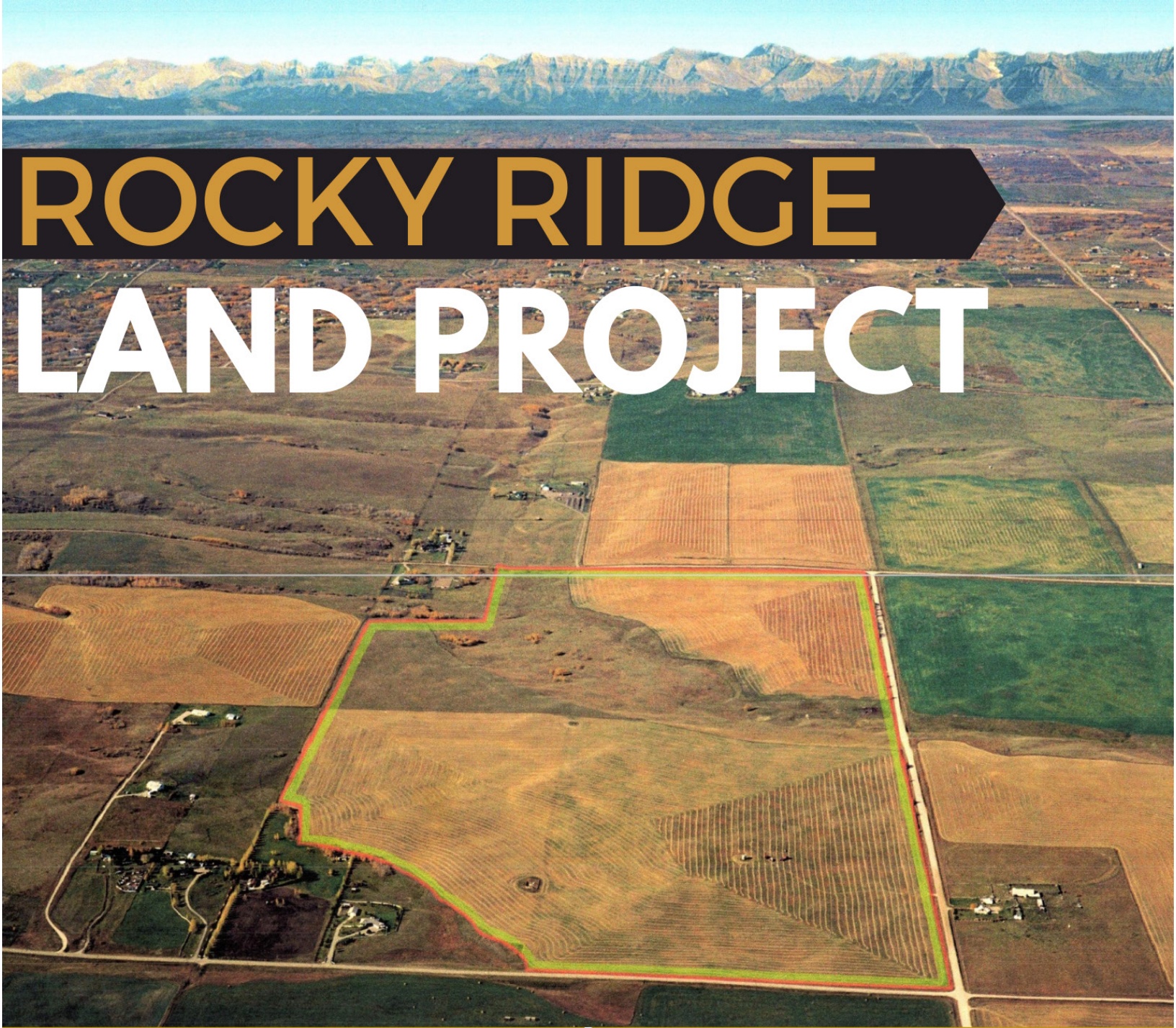


# ROCKY RIDGE LAND PROJECT



403-968-1496



[kniefer@cirrealty.ca](mailto:kniefer@cirrealty.ca)



*Calgary*   
ADVANTAGE

PREPARED BY  
**KEVIN  
NIEFER**



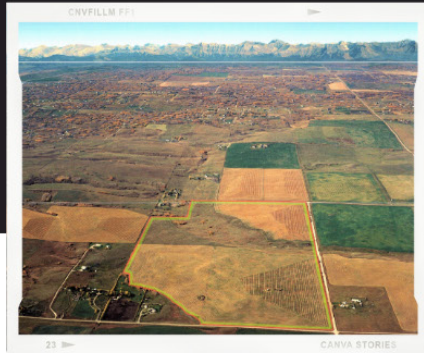


# PRIME DEVELOPMENT LOCATION

IN THE MD OF **ROCKY VIEW COUNTY**

HIGHLIGHTS

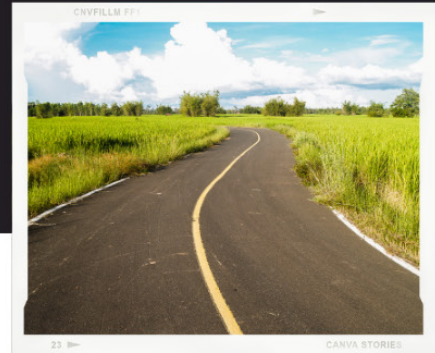
THIS LOCATION WONT LAST LONG!



1 mile from the community of  
Rocky Ridge



One minute from Calgary



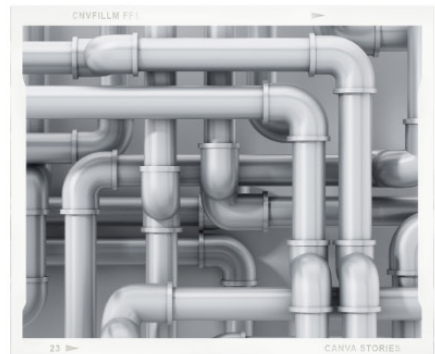
Paved road on both sides



Fenced property



Minutes to shopping and  
schools



Close to water coop runs  
along the side of the property

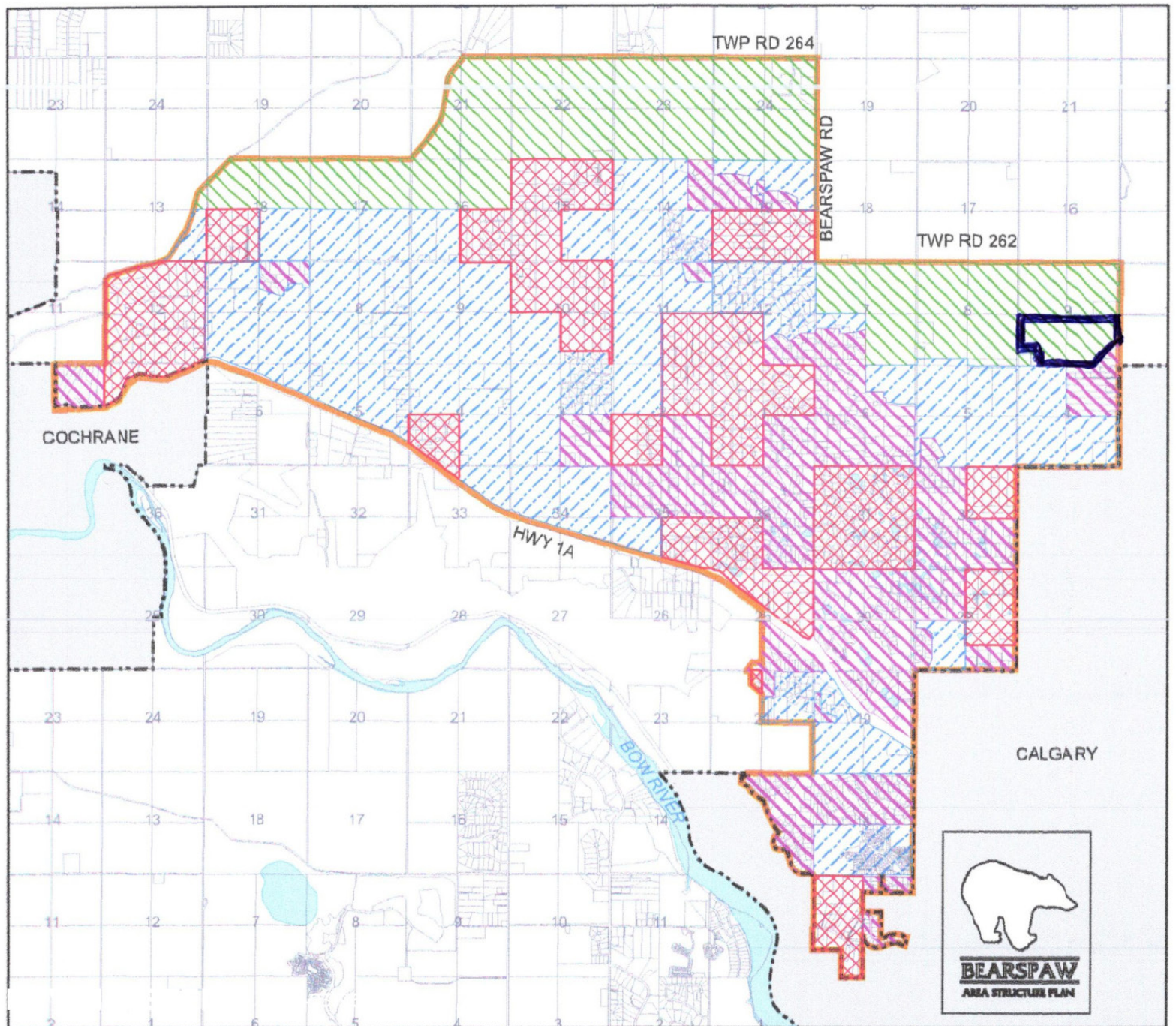
KEVIN NIEFER  403-968-1496

Calgary   
ADVANTAGE



# ENVIRONMENTAL PHASE 1 AVAILABLE

## IN THE MD OF **ROCKY VIEW COUNTY**



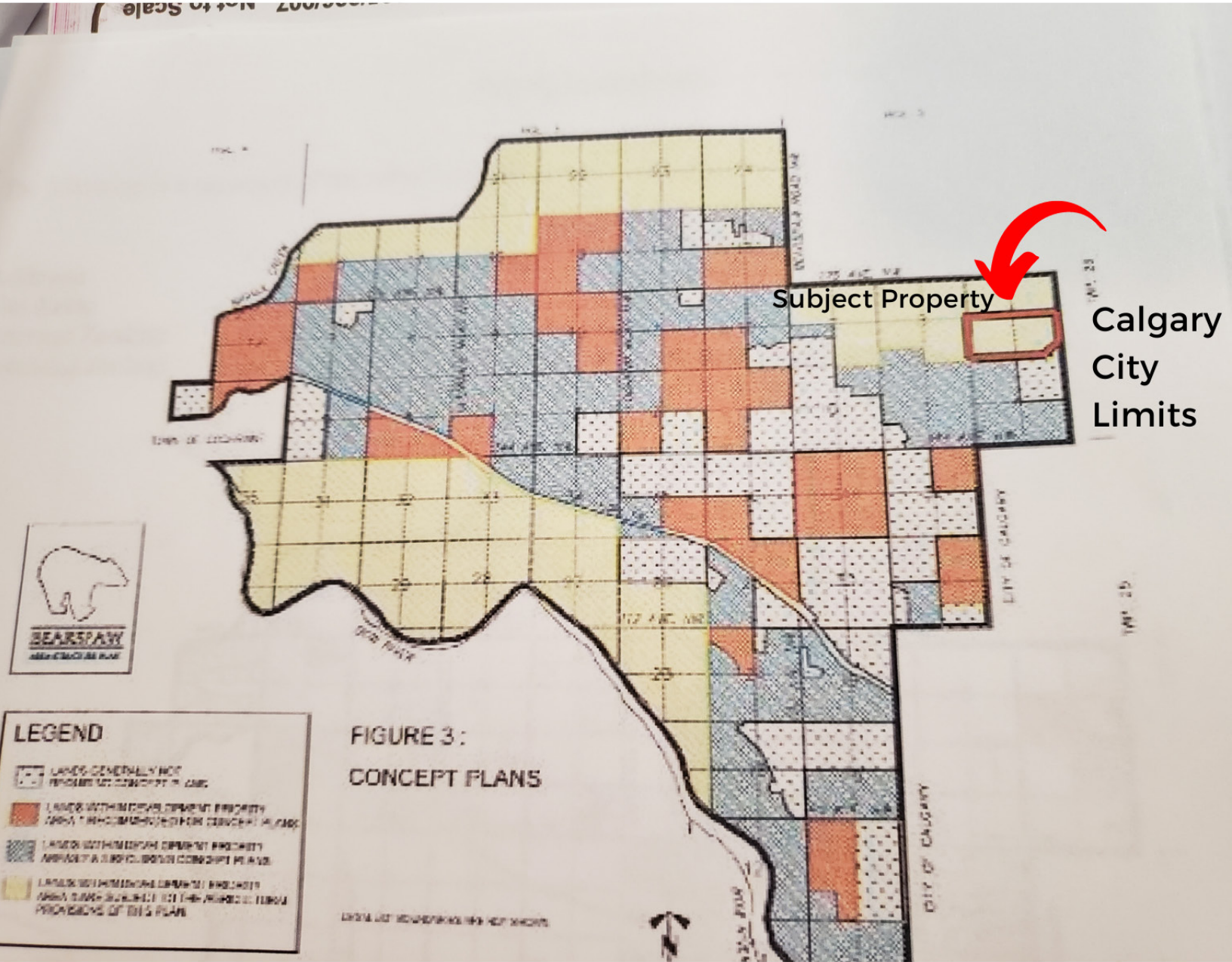
This map is conceptual in nature. No measurements or area calculations should be taken from this map.



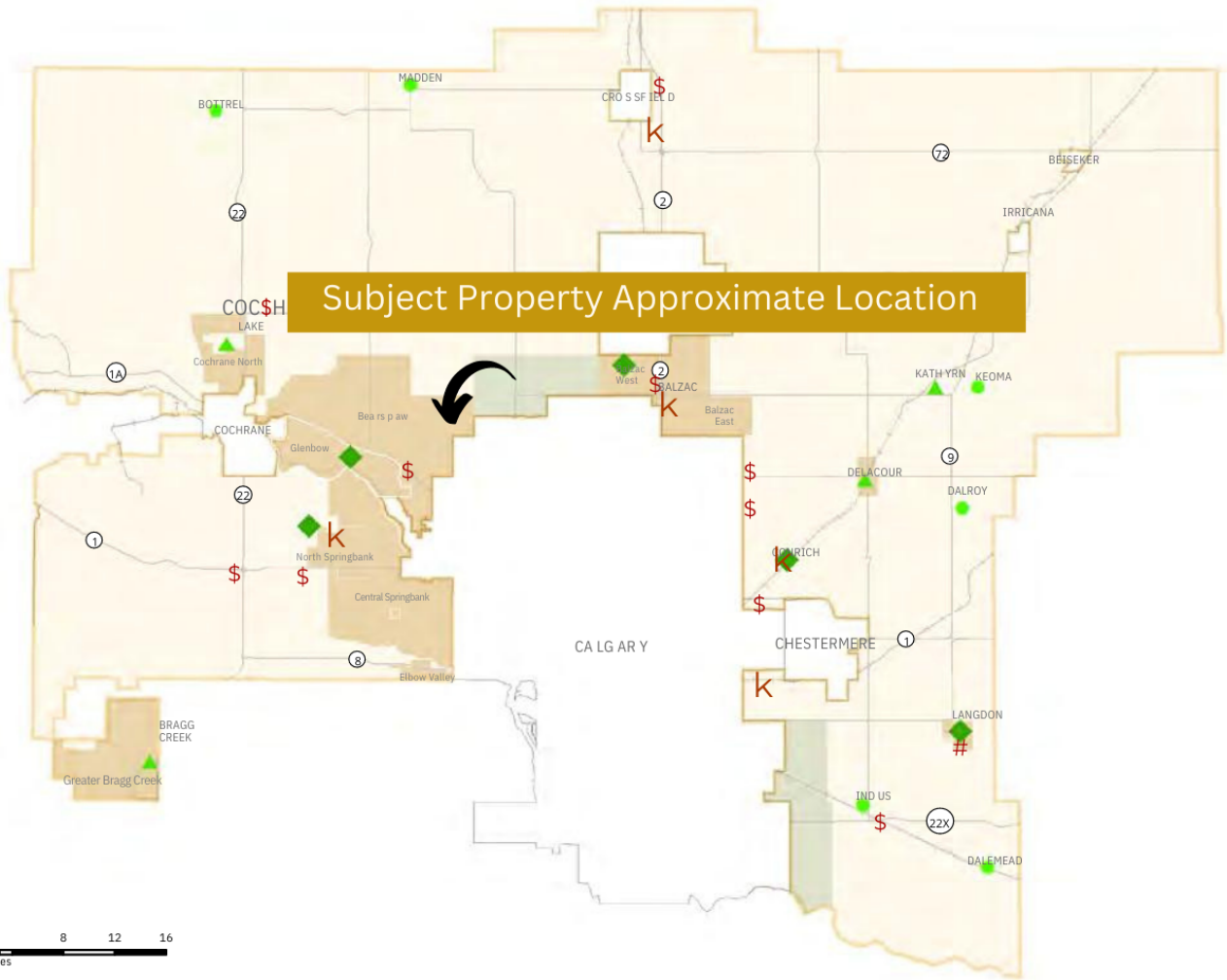
# ROCKY RIDGE LAND PROJECT

ROCKY VIEW COUNTY

Located inside the Bearspaw  
Structural Plan







## Residential Communities

- ◆ Hamlet-Full Service
- # Hamlet-Growth as per the adopted plan
- ! Small Hamlet
- Country Residential (Area Structure Plan)

## Business Areas

- k Regional Business Centers
- \$ Highway Business Area
- # Hamlet Business Area

## Future Urban Growth Areas

- Calgary Growth Areas (Rocky View County/Calgary Intermunicipal Development Plan)

## General Legend

- Rocky View Boundary
- City /Town/Village
- Highway





# ROCKY RIDGE LAND PROJECT

**W-5 R-2, T- 26 ,S-9 Q SW Range Road 24 Road NW # Rocky Ridge Road Rural Rocky View County, AB T3R 1E4**

**Land Active** **A2028674** **W:5 R:2 T:26 S:9 Q:SE** **DOM: 20** **LP: \$8,750,000.00**  
**PD:** **CDOM: 20** **OP: \$8,750,000.00**



**Class:** Residential Land **LP/Acre:** \$31,138.79  
**County:** Rocky View County **Type:**  
**City:** Rural Rocky View County **District:** CAL Zone  
**Levels:** **Bear:**

**Subdivision:** Bears paw\_Calg **Tax Amt/Yr:** \$264  
**LINC#:** [0012615200](#)  
**Outbuildings:**  
**Rd Frontage:**  
**Zoning:** AG **Lot Size:** 281.00 ac  
**Legal Desc:** EXC PLANS 8710783 & 9010213 1/4  
**Legal Pin:** **Blk:** **Lot:**

**Title to Lnd:** Fee Simple **Ownership:**  
**Exclusion:** No **SRR:** No  
**Sewer/Septic:** **Condo:** No  
**Disclosure:**  
**Reports:** Environmental Phase 1, Information Package, Land Leases, Title  
**Restrictions:** Utility Right Of Way

**Public Remarks:** Sellers would look at vendor financing (VTB). This area is being identified as a future residential growth area between Calgary and Bears paw, Currently zoned AG, Prime development location. This property provides an excellent opportunity for a developer/investor.281 ACRES of land. It is inside the Bears paw Area Structure Plan. .Located one mile north of the Calgary city limits near the northwest Calgary community of Rocky Ridge Ranch. Between Rocky Ridge Road and Range Road 23. - This land is extremely well situated to benefit from the continuing expansion around it. With each major announcement, the land becomes more valuable. The MD of Rocky View has set records for development to meet strong real estate demand in the surrounding areas. This property a minute from Calgary.. This property is located within an approved Area Structure Plan () in Rocky View County

**Directions:** located between 85 street and Rocky ridge road 1/2 mile from 144 Ave NW AT Conner of township road 261 A  
**Property Information**

<b>Fencing:</b> Fenced	<b>Water Supply:</b>
<b>911 Addr:</b>	<b># Parcels:</b>
<b>Dist to Trans:</b>	<b>Dist to School:</b>
<b>Irrigation Eqp:</b>	<b>Farm Eqp Inc:</b>
<b>Road Access:</b> Paved	<b>Front Length:</b>
<b>Lot Dim:</b>	<b>Lot Depth:</b> M '
<b>Front Exp:</b>	<b>Local Imprv:</b>
<b>Water GPM:</b>	<b>Acres Cleared:</b>
<b>Depth of Well:</b>	<b>Acres Irrigat:</b>
<b>Reg Wtr Rgt:</b>	<b>Acres Fenced:</b>
<b>Bus Service:</b>	<b>Acres Cultivtd:</b>
<b>Elem School:</b>	<b>Acres Pasture:</b>
<b>Jr/Mid Schl:</b>	<b>Acres Lsehd:</b>
<b>High School:</b>	<b>Acres Treed:</b>
<b>Amenities:</b>	<b>Total Acres:</b> 281.00
<b>Utilities:</b>	
<b>Access Feat:</b>	
<b>Goods Include:</b> None	
<b>Goods Exclude:</b> None	

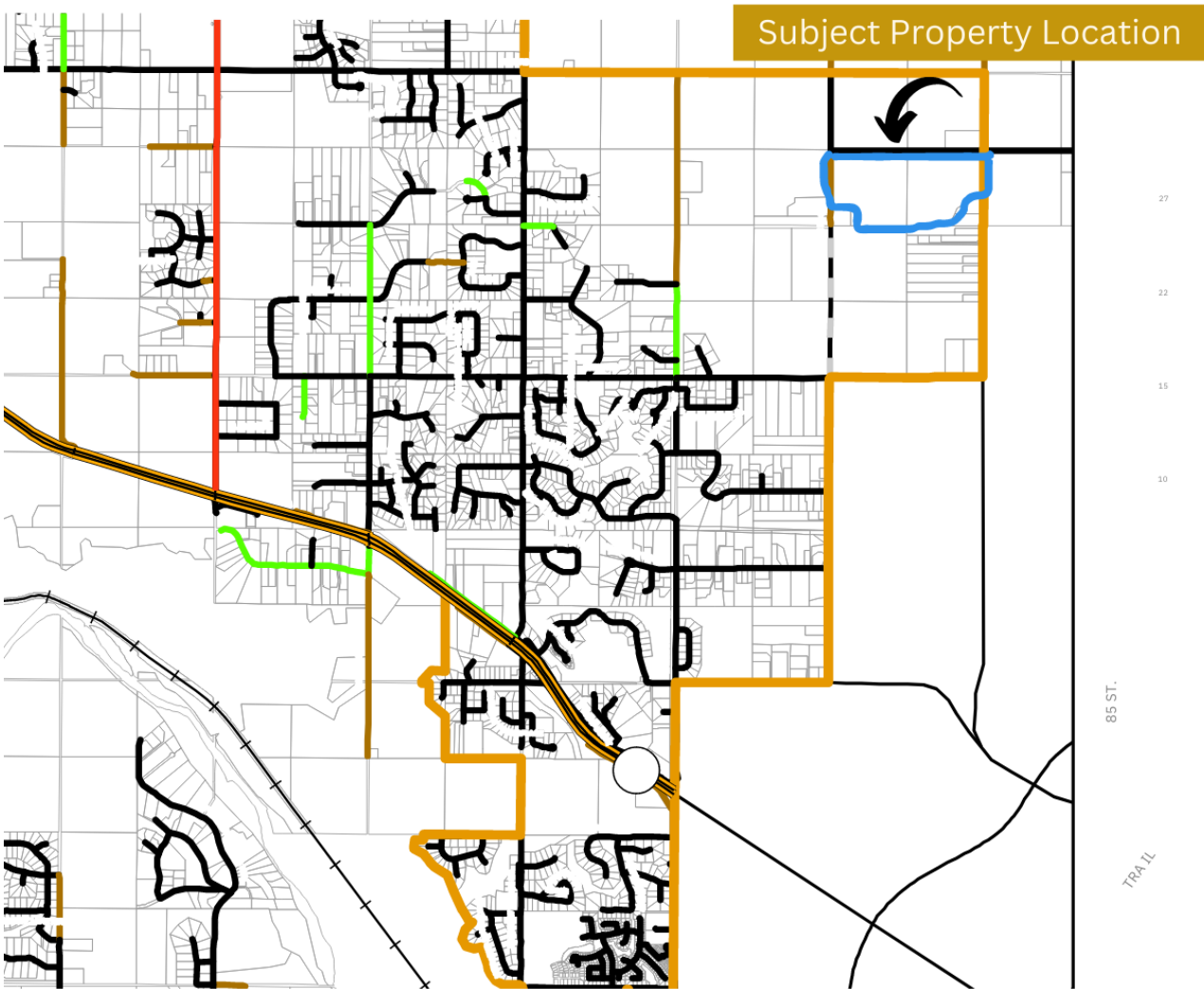
**Agent & Office Information**

<b>List REALTOR@:</b> <a href="#">Kevin Niefer</a> kevin@kevinniefer.com	<b>Phone:</b> <a href="#">403-271-0600</a>
<b>List Firm:</b> <a href="#">CIR REALTY</a>	<b>Phone:</b> <a href="#">403-271-0600</a>
<b>Firm Address:</b> 130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3	<b>Firm Fax:</b> <a href="#">403-271-5909</a>
<b>Appt:</b> Drive by	
<b>Showing Contact:</b> Kevin Niefer 403-968-1496	<b>List Date:</b> 03/02/2023
<b>Comm:</b> 1.5% of sale price	<b>Expiry Dt:</b> 12/31/2024
<b>LB Type/Info:</b> /	<b>With Dt:</b>
<b>Owner Name:</b> Beiramar Development Corporation and Beiramar Rocky Ridge Corp.	<b>Ownership:</b> Joint Venture
<b>Occupancy:</b>	<b>Exclusion:</b> No <b>SRR:</b> No
<b>Member Rmks:</b> Various DISCRETIONARY uses include Equestrian Centre & Riding Arena, Film Production, Cannabis Cultivation, Care Facility farmers market, kennel, and others.	



# BEARSPAW -ASP- OVERVIEW TRANSPORTATION

# ROCKY RIDGE LAND PROJECT

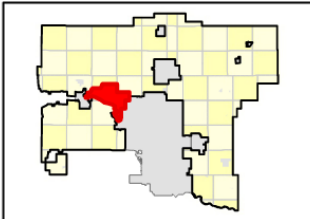


Subject Property Location

27  
22  
15  
10  
85 ST.  
TRAIL

## Transportation

- ASP Boundary
- Road Surface**
- ChipSeal
- Dirt
- Gravel
- Oil
- Pavement
- Highways**
- PRIMARY HWY
- SECONDARY HWY
- Railway Lines



CALGARY



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



Potential Country  
Residential Project

**ROCKY RIDGE**  
**LAND PROJECT**



# Rocky View County

Legal Description

## ROCKY RIDGE LAND PROJECT

### Roll: 06609003

- Address : No Municipal Address
- Landuse :A-GEN
- Legal :SE-09-26-02-W05M
- Plan : No Plan Number
- Linc : 12615200 Area :135.4 Acres
- East piece

### Roll: 06609004

- Address : No Municipal Address
- Landuse :A-GEN
- Legal :SW-09-26-02-W05M
- Plan : No Plan Number
- Linc : 24324584 Area :145.99 Acres
- West piece



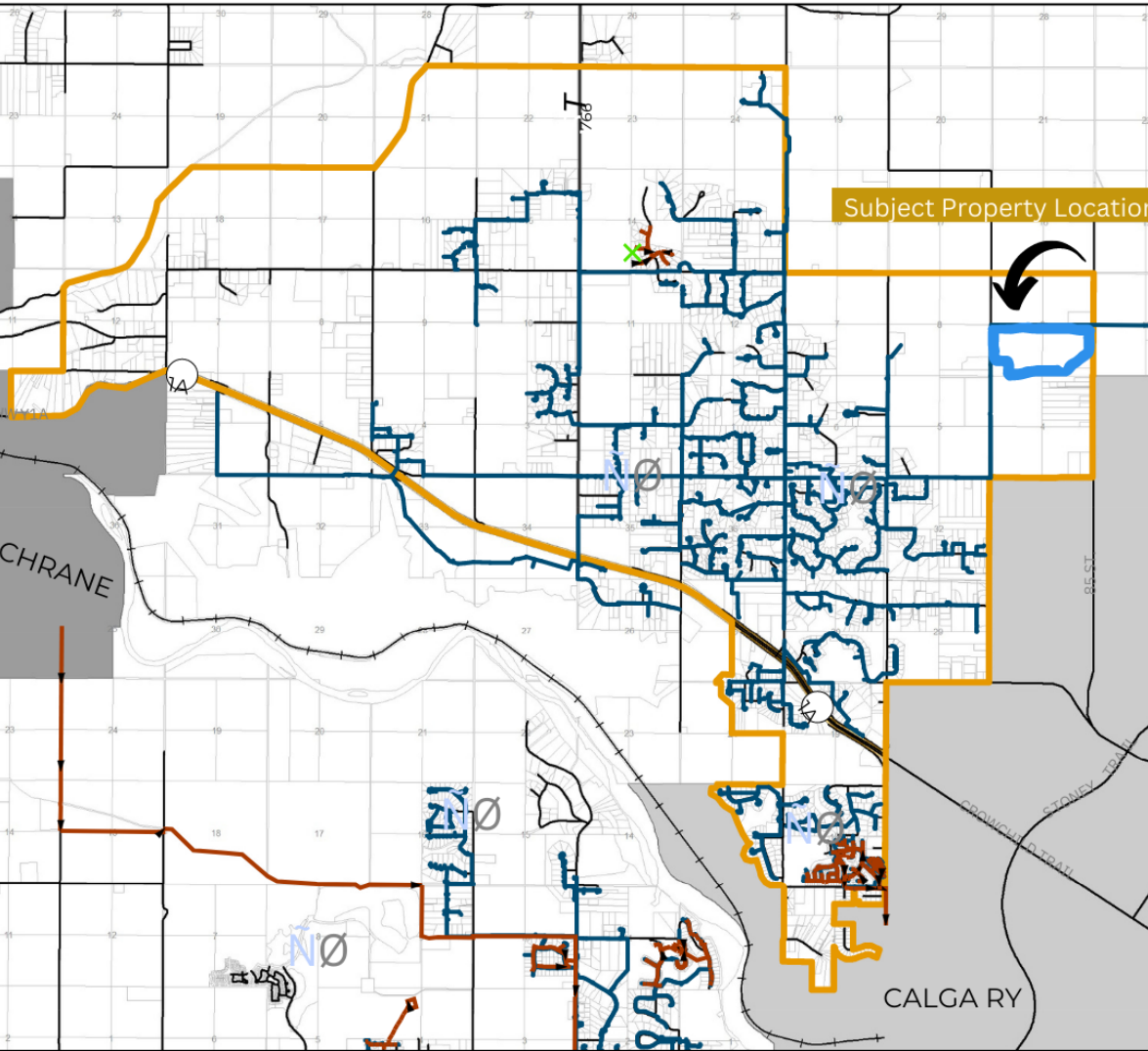


# Rocky View County

## Waste & Wastewater

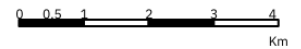
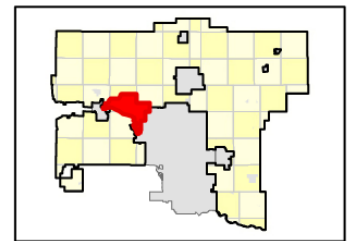
Property connects to existing water lines!

# ROCKY RIDGE LAND PROJECT



## Water & Wastewater

- ASP Boundary
- Wastewater Treatment Plant
- Existing Wastewater Lines
- Water Treatment Plant
- Existing Water Lines



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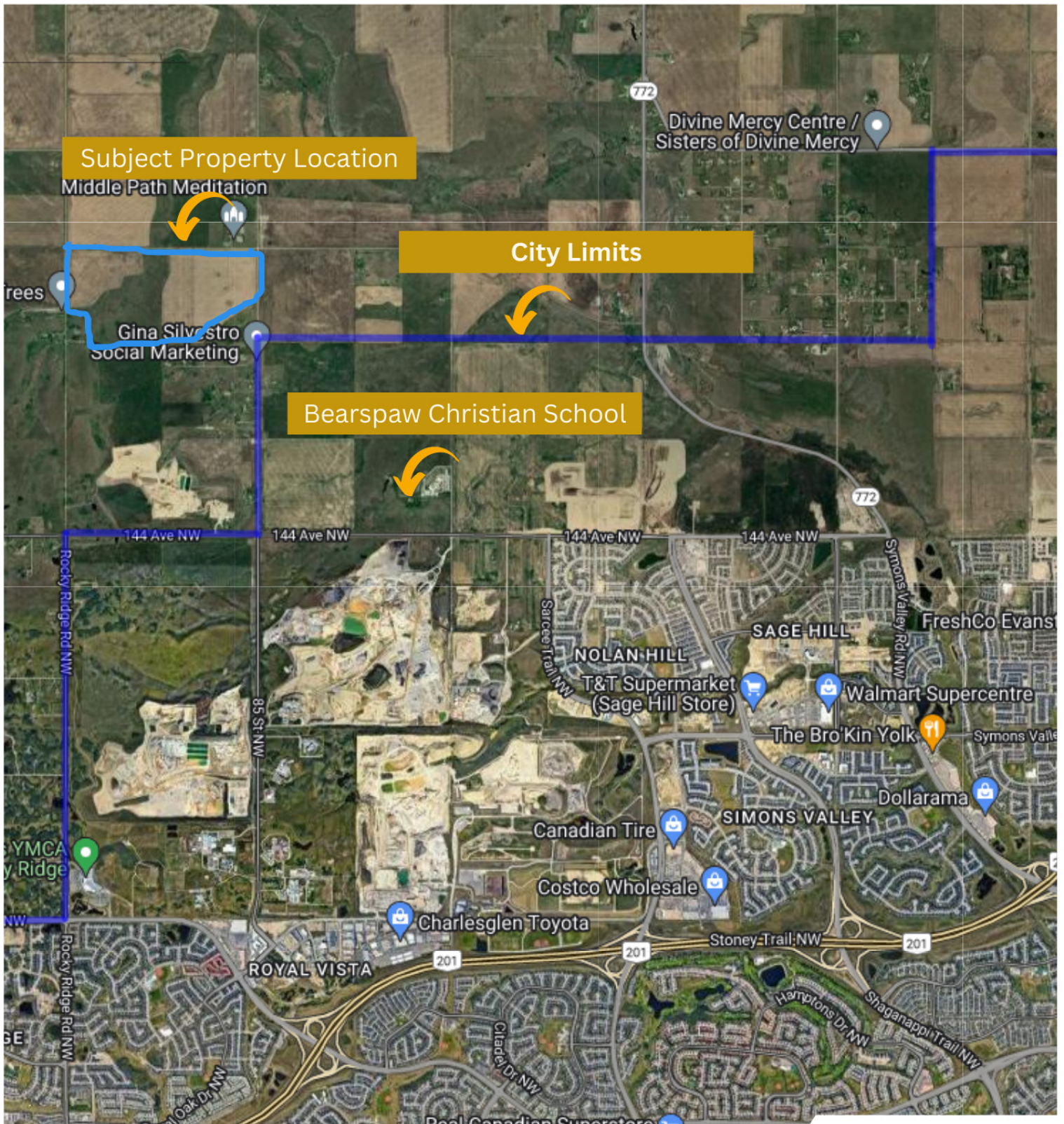




# Rocky View County

Detailed Map View

## ROCKY RIDGE LAND PROJECT



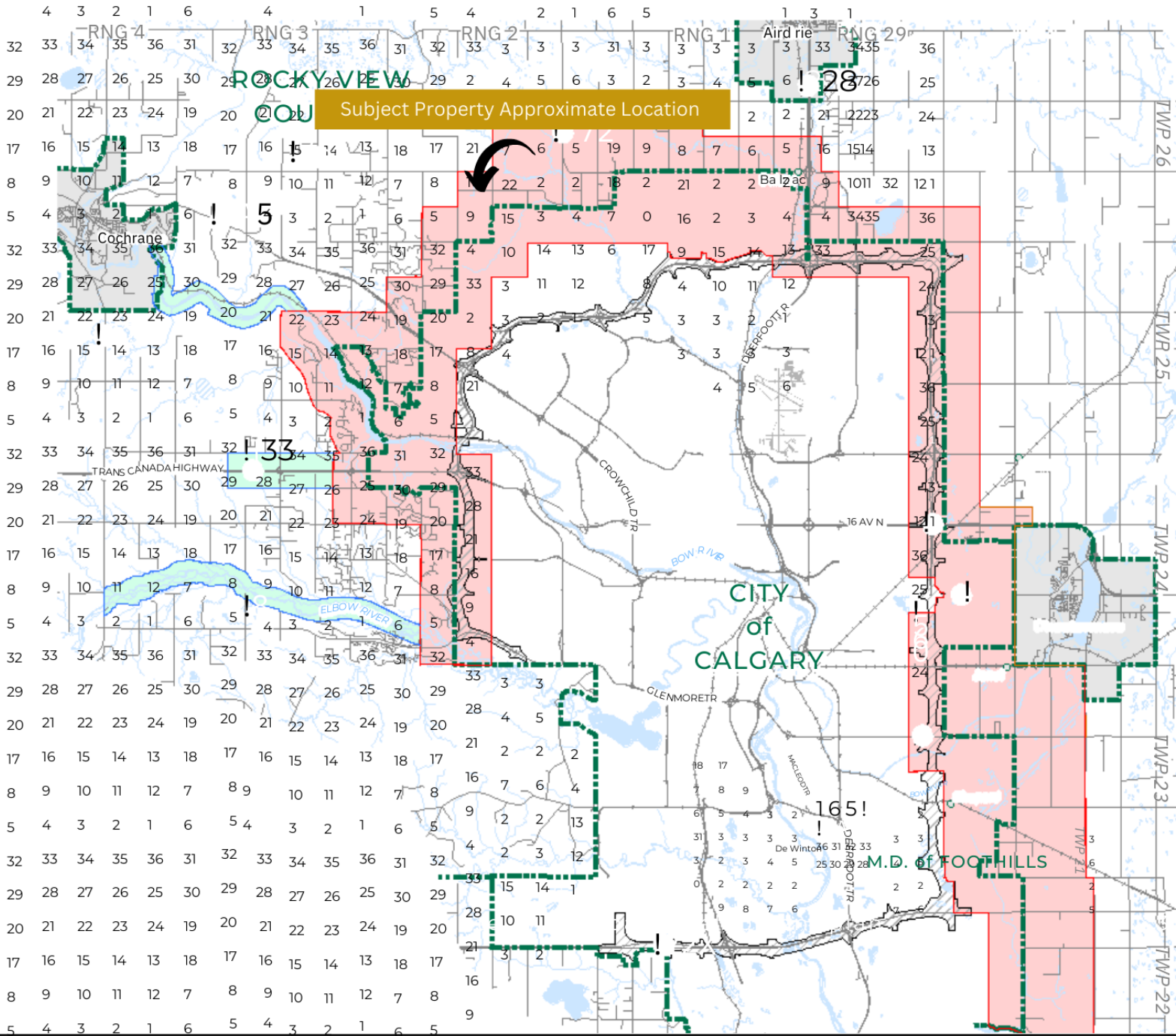


# Rocky View County

## Intermunicipal Development Plan

# ROCKY RIDGE LAND PROJECT

### MAP 1 - PROPERTY IS WITHIN COMMERCIAL EXPANSION BOUNDARIES!

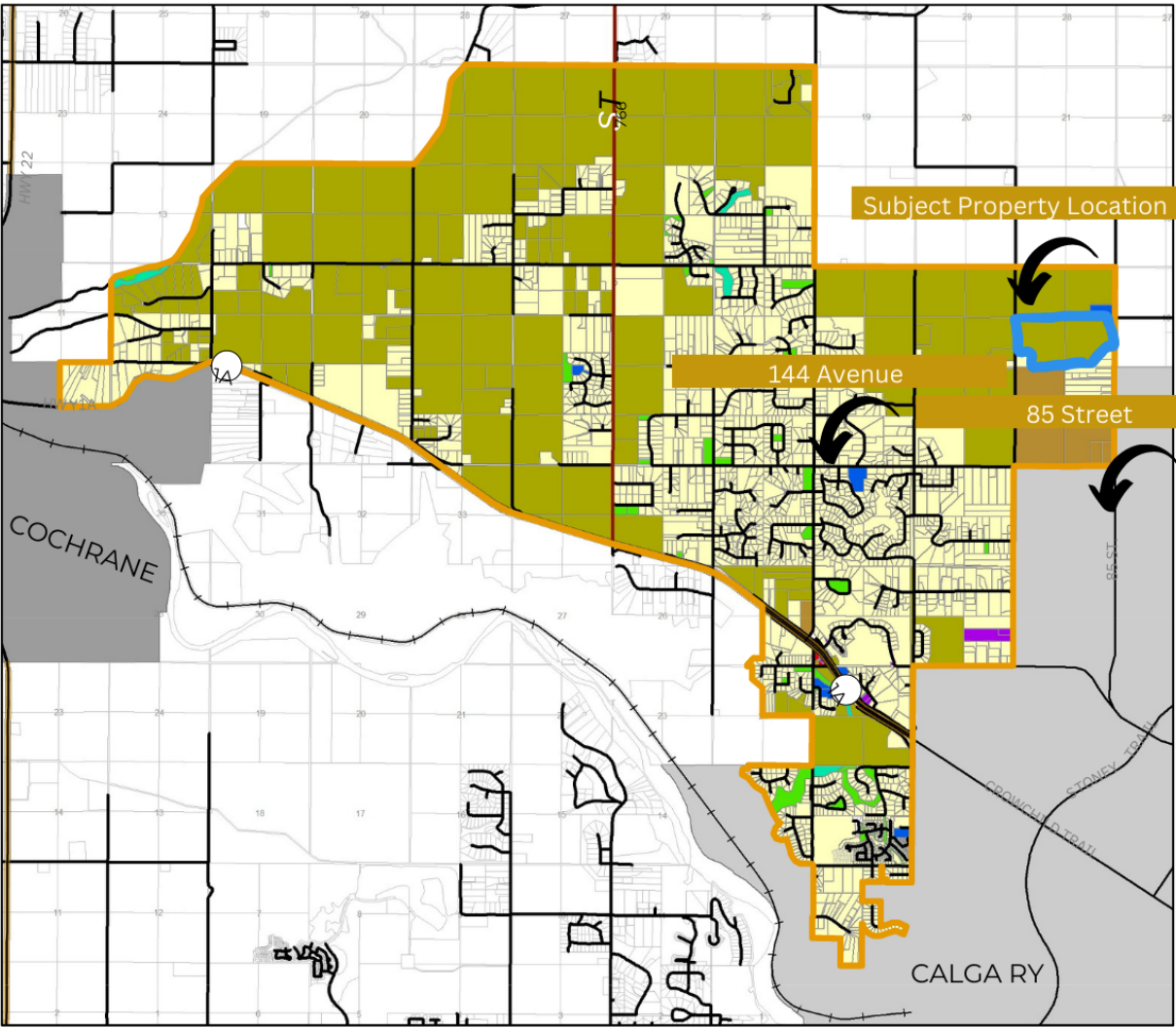


# Rocky View County

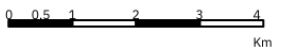
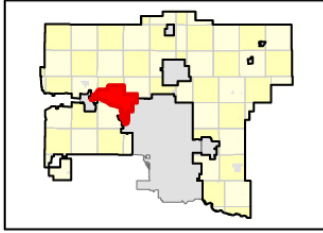
## Existing Land Use and Municipal Lands

Location, Location, Location!

# ROCKY RIDGE LAND PROJECT



- ASP Boundary
  - Environmental Reserve
  - Municipal Reserve
- Existing Land Use
- Agriculture
  - Business
  - Commercial
  - Industrial
  - Public Service
  - Residential



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

**KEVIN NIEFER**  403-968-1496





# Rocky View County

## Discretionary Uses

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# ROCKY RIDGE LAND PROJECT

## A-GEN Agricultural, General District

**303PURPOSE:** To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

### **304 PERMITTED USES: DISCRETIONARY USES:**

Accessory Building ≤ 930 m2 (10010.40 ft2) Accessory Building > 930 m2 (10010.40 ft2)  
Accessory Dwelling Unit Agriculture (Intensive)  
Agriculture (General) Agriculture (Processing)  
Beekeeping Animal Health (Inclusive)  
Dwelling, Single Detached Bed and Breakfast  
Cannabis Cultivation  
Care Facility (Child)  
Care Facility (Clinic)  
Care Facility (Group)  
Communications Facility (Type A)  
Communications Facility (Type B)  
Communications Facility (Type C)  
Dwelling, Manufactured  
Dwelling, Tiny  
Dwelling Unit, accessory to principal use  
Equestrian Centre  
Farm Gate Sales  
Farmers Market  
Film Production  
Home-Based Business (Type II)  
Kennel  
Recreation (Culture & Tourism)  
Riding Arena  
Special Function Business  
Vacation Rental



# Rocky View County

## Discretionary Uses

Continued...

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# ROCKY RIDGE LAND PROJECT

## A-GEN Agricultural, General District

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.

### 305 MINIMUM PARCEL SIZE:

An un-subdivided Quarter Section

The portion created and the portion remaining after registration of a First Parcel Out subdivision

The portion of a parcel remaining after approval of a redesignation and subdivision provided the remainder is a minimum of 20.23 ha (50.00 ac)

### 306 MAXIMUM DENSITY:

On parcels less than 32.4 ha (80.0 ac), a maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached

On parcels greater than or equal to 32.4 ha (80.0 ac), a maximum of four Dwelling Units – two Dwelling, Single Detached and two other Dwelling Units where the other Dwelling Unit is not a Dwelling, Single Detached

### 307 MAXIMUM BUILDING HEIGHT:

Dwelling Units: 12.0 m (39.37 ft.)

All others: None





# ROCKY RIDGE LAND PROJECT

## For inquiries, contact me.

As a CIR REALTY Agent and member of Leading Real Estate Companies of the World™, my goal is to ensure that you have the best real estate experience possible. Whether you are looking to sell your current home, or purchase a home locally or around the world, I have the resources and expert knowledge to make sure that you get the best service and the best possible price for exactly what it is you are looking for. I have received the best training and technological support in the industry to make sure that I can deliver high quality service using the best tools possible. I am 100 % committed to my Clients and am honoured to be able to help them with their most important asset - their home.

Specialization:

Residential/Condominiums/Acreages



KEVIN NIEFER



403-968-1496

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