

LOCH RIDGE ESTATES LAND PROJECT



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Calgary 
ADVANTAGE

PREPARED BY
**KEVIN
NIEFER**


REALTY®

PRIME DEVELOPMENT LOCATION

IN THE MD OF

Rocky View County

HIGHLIGHTS

THIS LOCATION WONT LAST LONG!



1 mile from the community of
Rocky Ridge



Ten minutes from Calgary



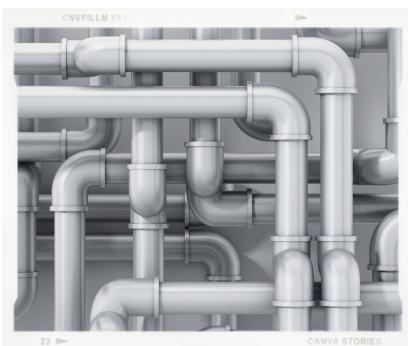
Paved road on both sides



Fenced property



Minutes to shopping and
schools



Fairly close to water coop

Rocky View County MD

Loch Ridge Estates, Calgary, Alberta

nity.

Loch Ridge Estates spans 310 acres of picturesque, undulating terrain, boasting breathtaking mountain and valley vistas.

Situated amidst the prestigious residences of Bearspaw, with a convenient location just a 10-minute drive from Calgary along Lochend Road, also known as Highway 766.

This thoroughfare links Northwest Calgary's Highway 1A to surrounding villages and towns in the Municipal District of Rocky View. Plans are underway for future country residential development on this land, which will enhance the already esteemed Bearspaw community!

Rocky View County MD

Rocky View County is characterized by its diverse landscapes, with agriculture as the predominant feature.

Moving from west to east, you'll find a transition from forests to grassy hills, then onto expansive prairie grasslands and wetlands.

Settlements vary across the region, ranging from historic hamlets to newer residential developments.

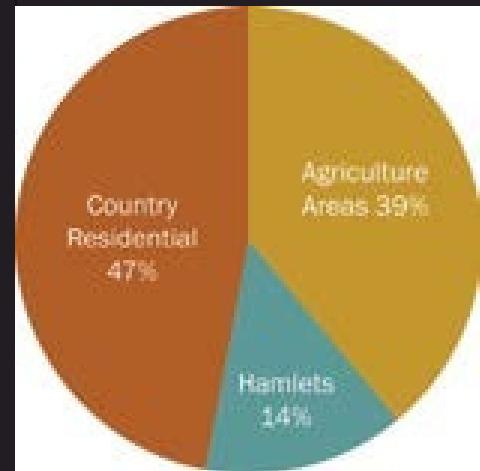
Despite the county's rural charm, it faces pressure for growth, particularly due to its proximity to Calgary. Residents are willing to accept moderate growth as long as it ensures the preservation of natural landscapes, rural lifestyle, agricultural practices, and financial stability. This commitment to balance is outlined in the County Plan, which serves as a strategic framework for managing growth and maintaining the county's unique character..

Did you know?

Rocky View County is almost 1 million acres in size (403,428 hectares).

There are 1,551 farms and ranches in the County, which comprise approximately 92% of the total land base.

Total County Population: 36,461*



1.0 CONTEXT

Demand for new housing will remain robust in the foreseeable future due to economic growth that generates jobs and increases incomes.

This economic environment encourages people to take advantage of low mortgage rates, fueling new housing starts.

LOCH RIDGE DEVELOPMENT LANDS

The expectation that 112,800 people will move into Calgary's growing suburban neighborhoods presents a significant opportunity for the developer of the Loch Ridge lands. These lands offer a unique development option for residents seeking to live on the outskirts of Calgary while maintaining easy access to major roads like Lochend Road, Highway 1A, and Highway 567.

1.0 CONTEXT **WILLOW CREEK**

Willow Creek is a unique estate community featuring over 30 acres of parklands, creeks, ponds, and paths. It offers 2-acre lots with scenic mountain views, just minutes from Calgary off Highway 1A. The development includes 52 lots, with builders such as McKinley Masters and Astoria Custom Homes. The Rocky View Water Co-op supplies water.

BEARPAW COUNTRY ESTATES

This new development includes 66 lots, mainly 2 acres, many with mountain views and a man-made lake. Located 2.5 km north of Highway 1A on Lochend Road, new homes continue to be built here. The Rocky View Water Co-op supplies water, and homes have septic systems.

MOUNTAIN GLEN ESTATES

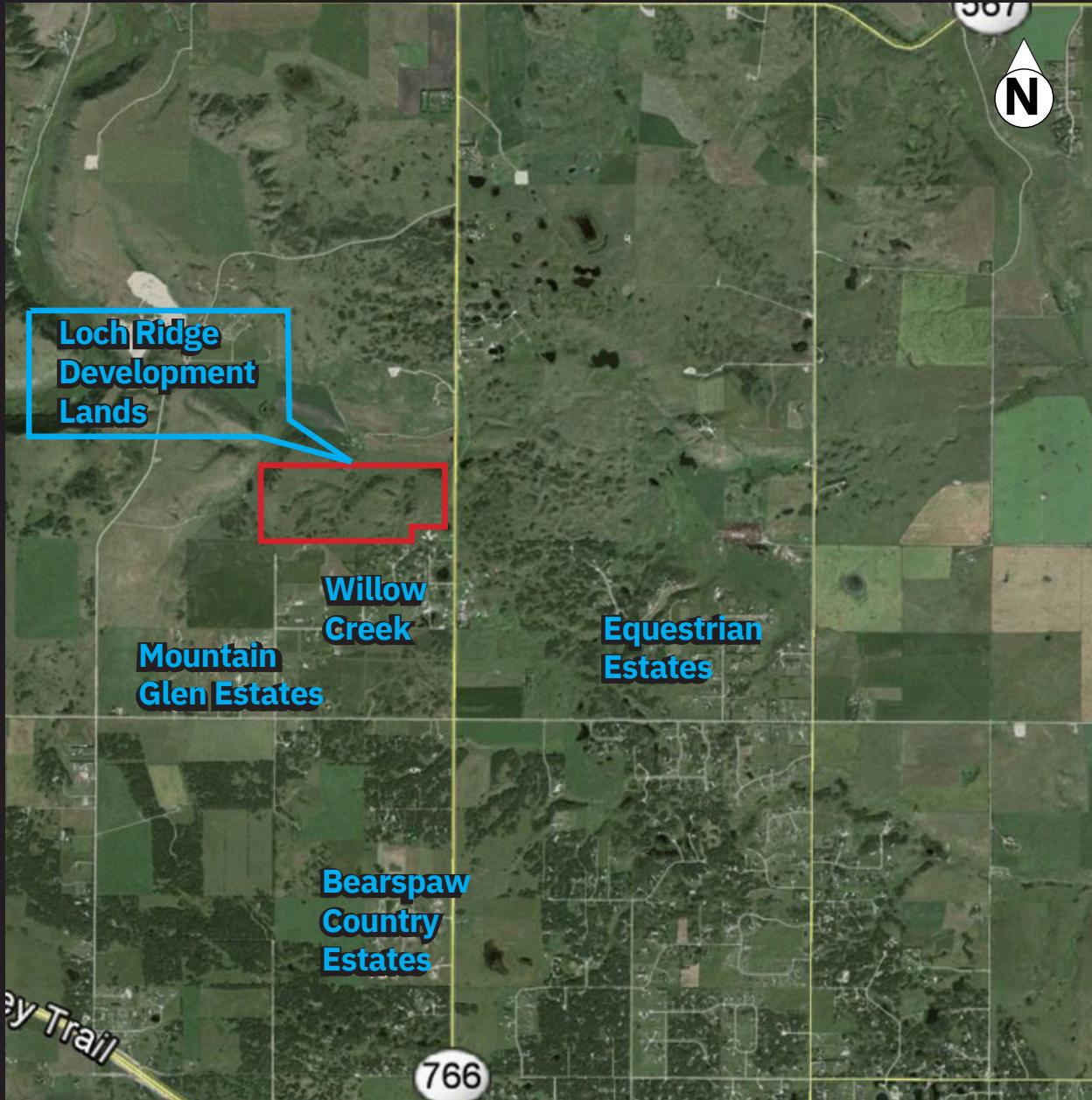
Mountain Glen Estates offers exceptional mountain views with 2 and 4 acre lots. Established in the mid-2000s, it features large estate homes and some older homes from the 1970s and 1980s. The community has good access to Calgary and Cochrane, with water supplied by the Rocky View Water Co-op.

EQUESTRIAN ESTATES

Equestrian Estates features 4+ acre lots with trees and rolling hills, including a bridle path for riding. Homes date from the early to mid-1990s, creating a distinctive estate ambiance.

Surrounding Developments

LOCH RIDGE ESTATES LAND PROJECT



LOCH RIDGE ESTATES



Viewing South and West from North-West corner of site.



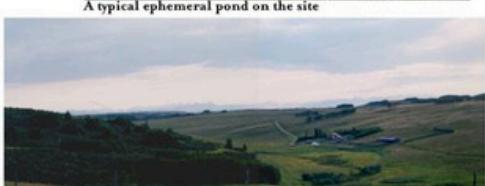
Looking South and East across the site



A typical ephemeral pond on the site



Looking South across site toward central plateau



Viewing West from the back of the property



Viewing South-East toward an existing residential home and hobby farm



Wooded area of the site

Site Photos

Prepared for Beiramar Development Corporation

DATE: OCTOBER 30, 2001
ISSUED: FOR REVIEW ONLY
PREPARED: RH, CS, NS

Area PHOTOS

LOCH RIDGE ESTATES LAND PROJECT

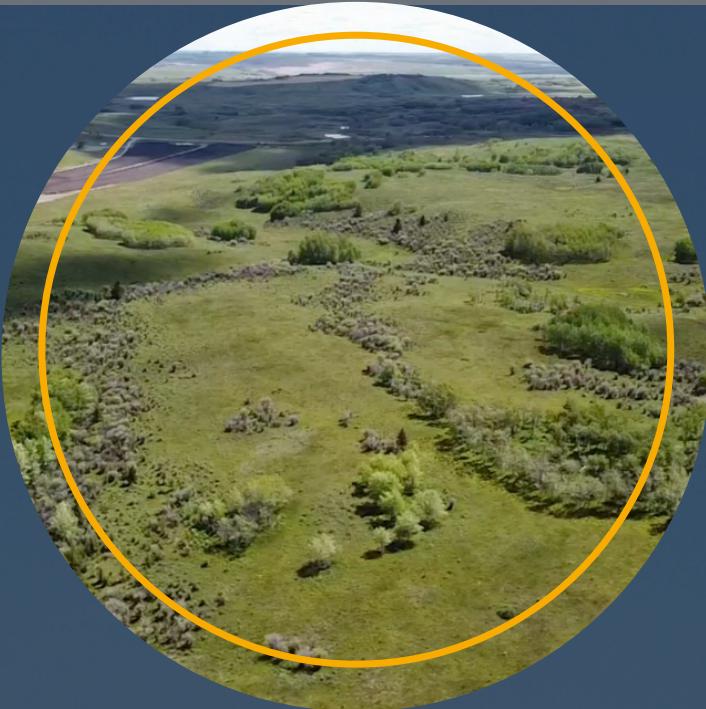


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Area Photos

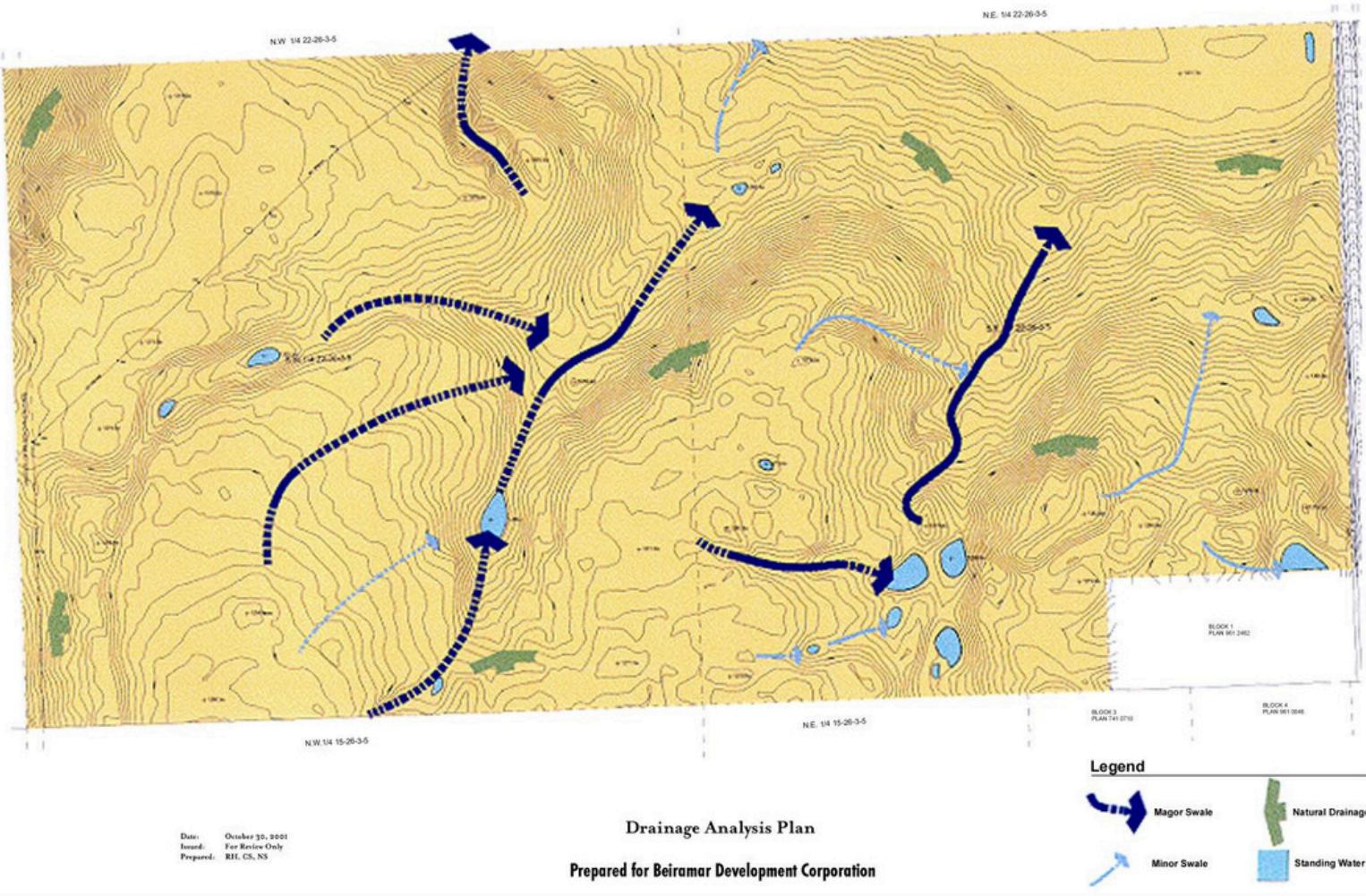
LOCH RIDGE ESTATES LAND PROJECT



LOCH RIDGE ESTATES
Drainage ANALYSIS PLAN

LOCH RIDGE ESTATES
LAND PROJECT

LOCH RIDGE ESTATES

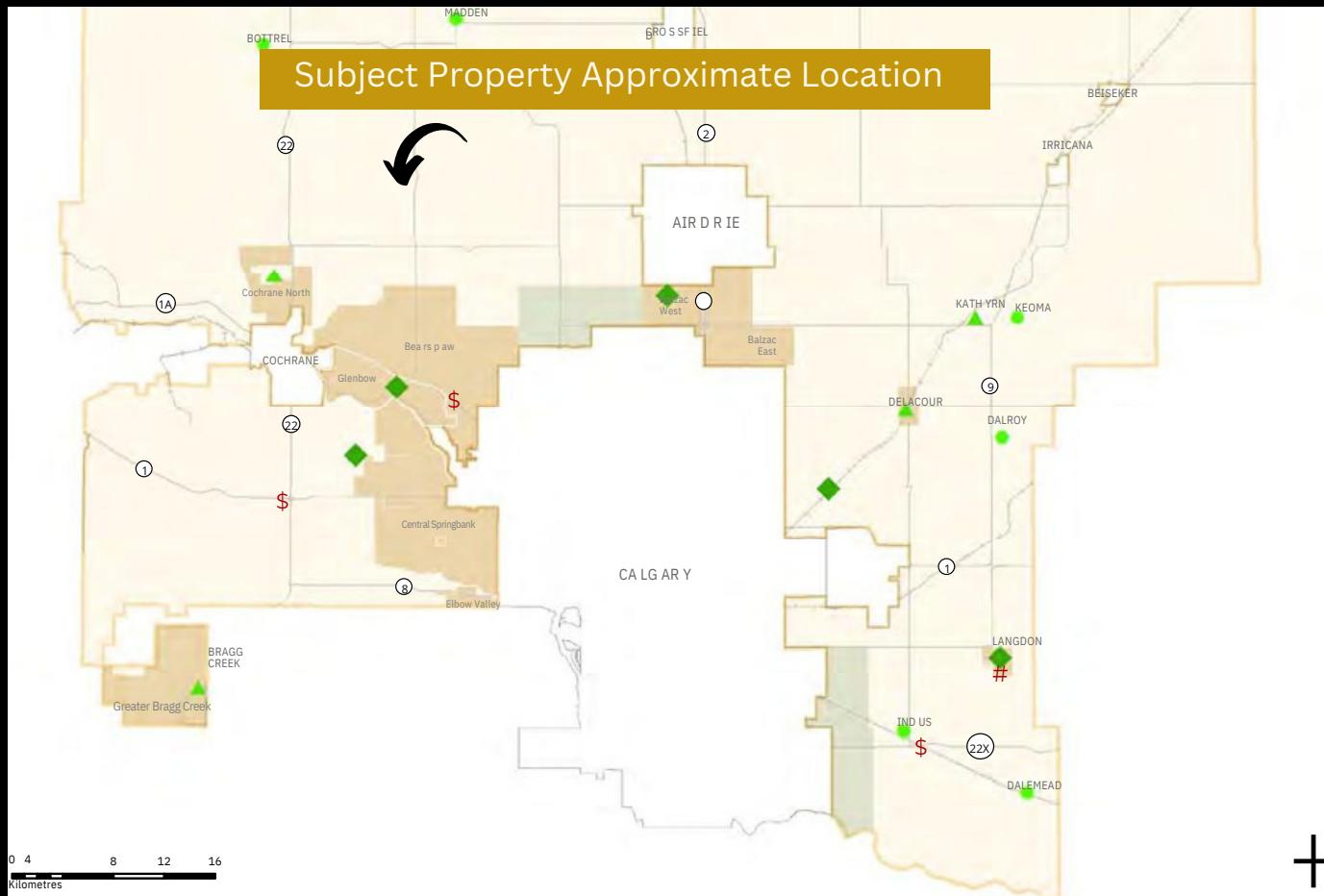


LOCH RIDGE ESTATES

Managing Growth

LOCH RIDGE ESTATES

LAND PROJECT



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)

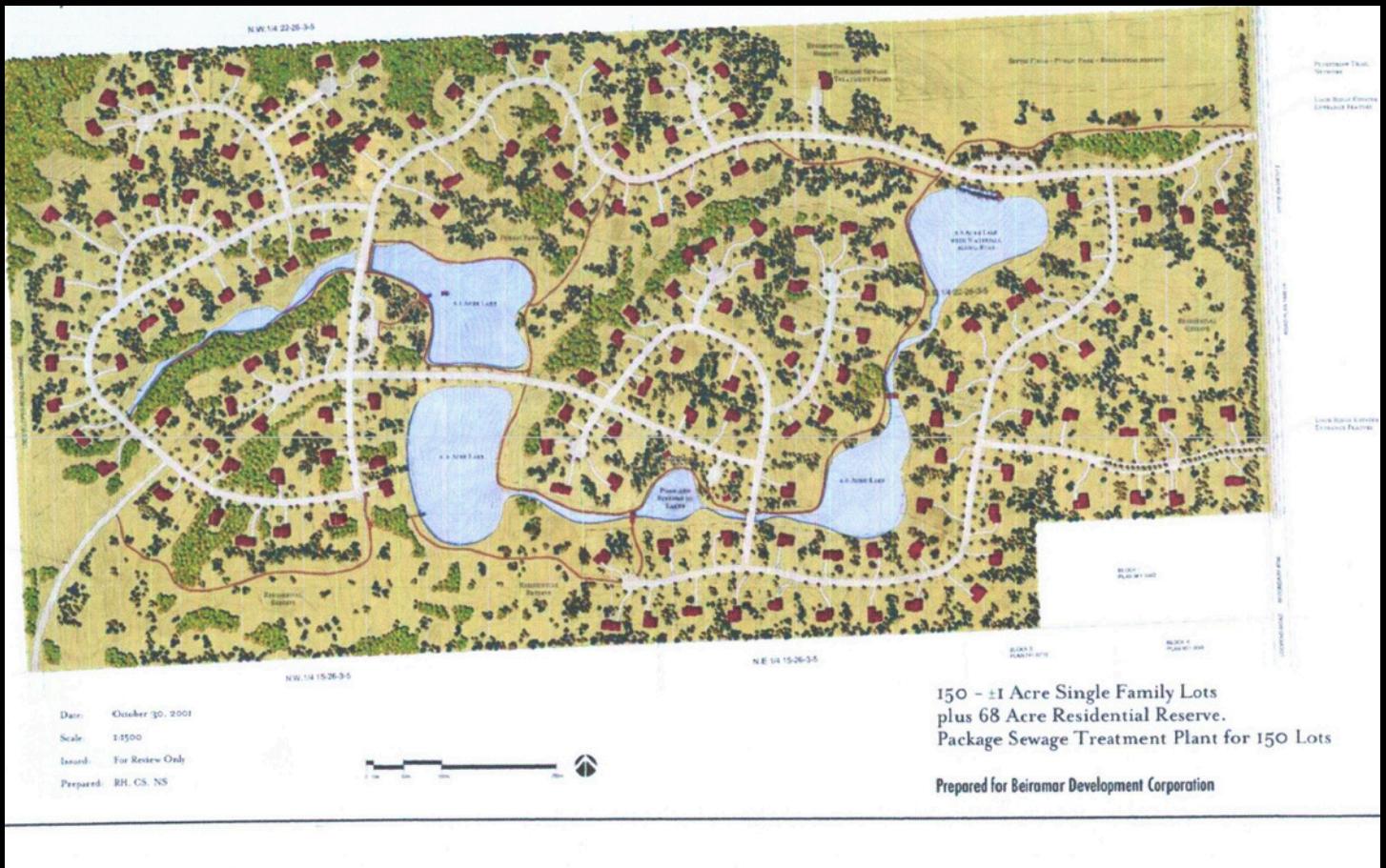
General Legend

- Rocky View Boundary
- City /T wn/Village
- Highway

LOCH RIDGE ESTATES

Preliminary LAND USE PLAN - OPTION 2

LOCH RIDGE ESTATES LAND PROJECT



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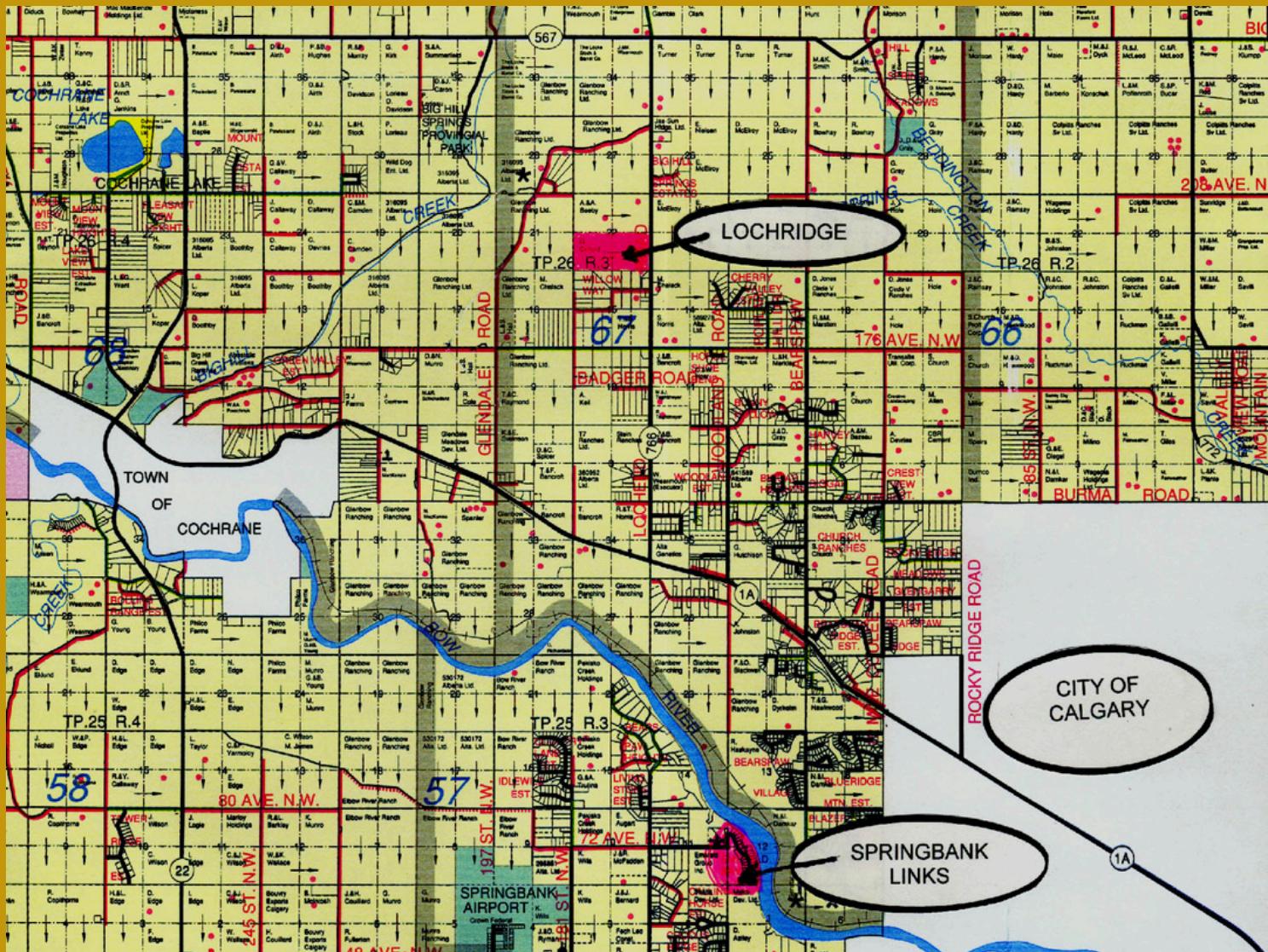
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DETAILED MAP

View

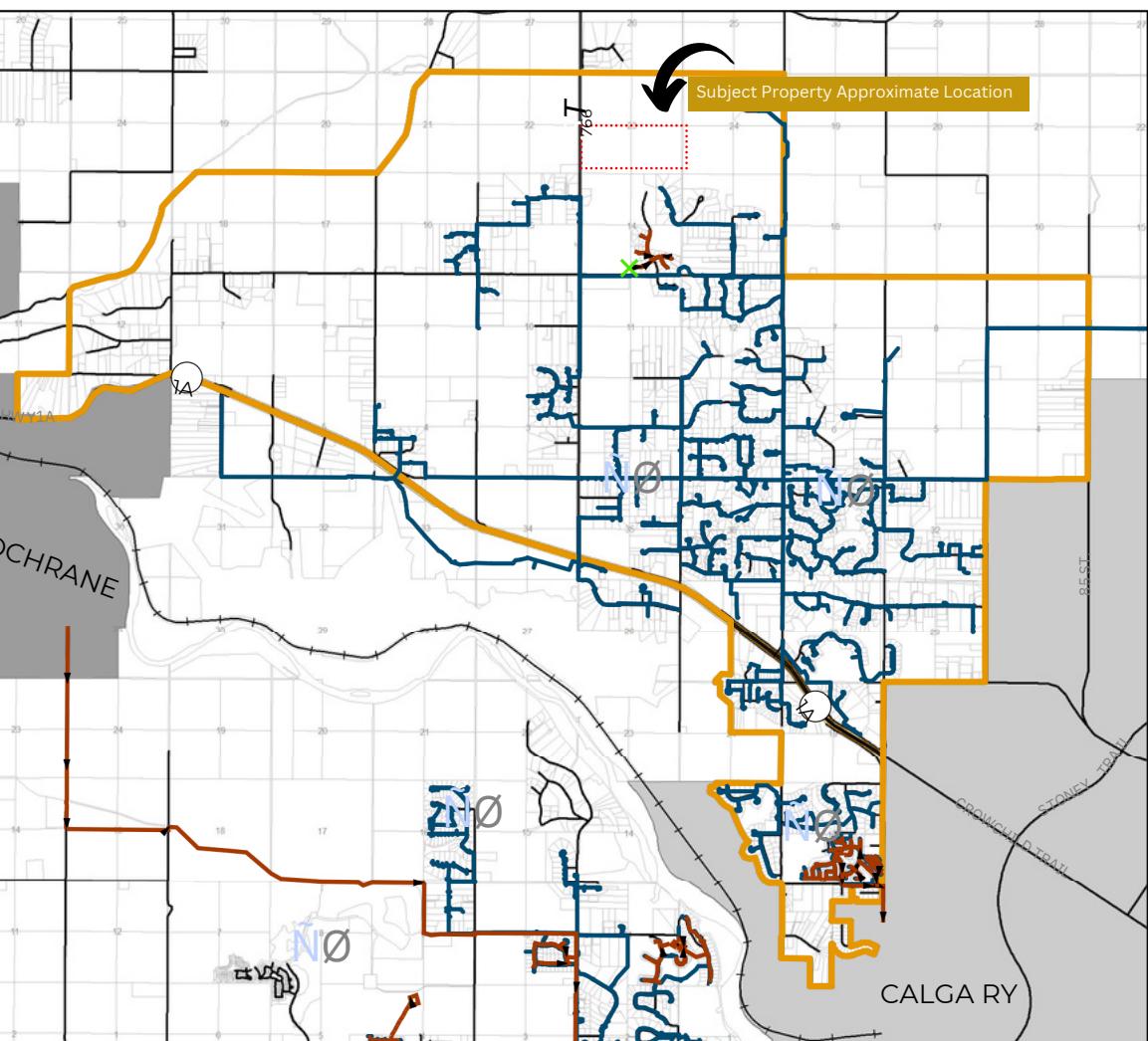
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Rocky View County

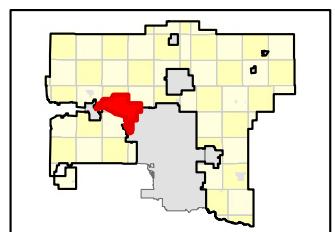
Waste & Wastewater

LOCH RIDGE ESTATES LAND PROJECT



Water & Wastewater

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



0 0.5 1 2 3 4 Km

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

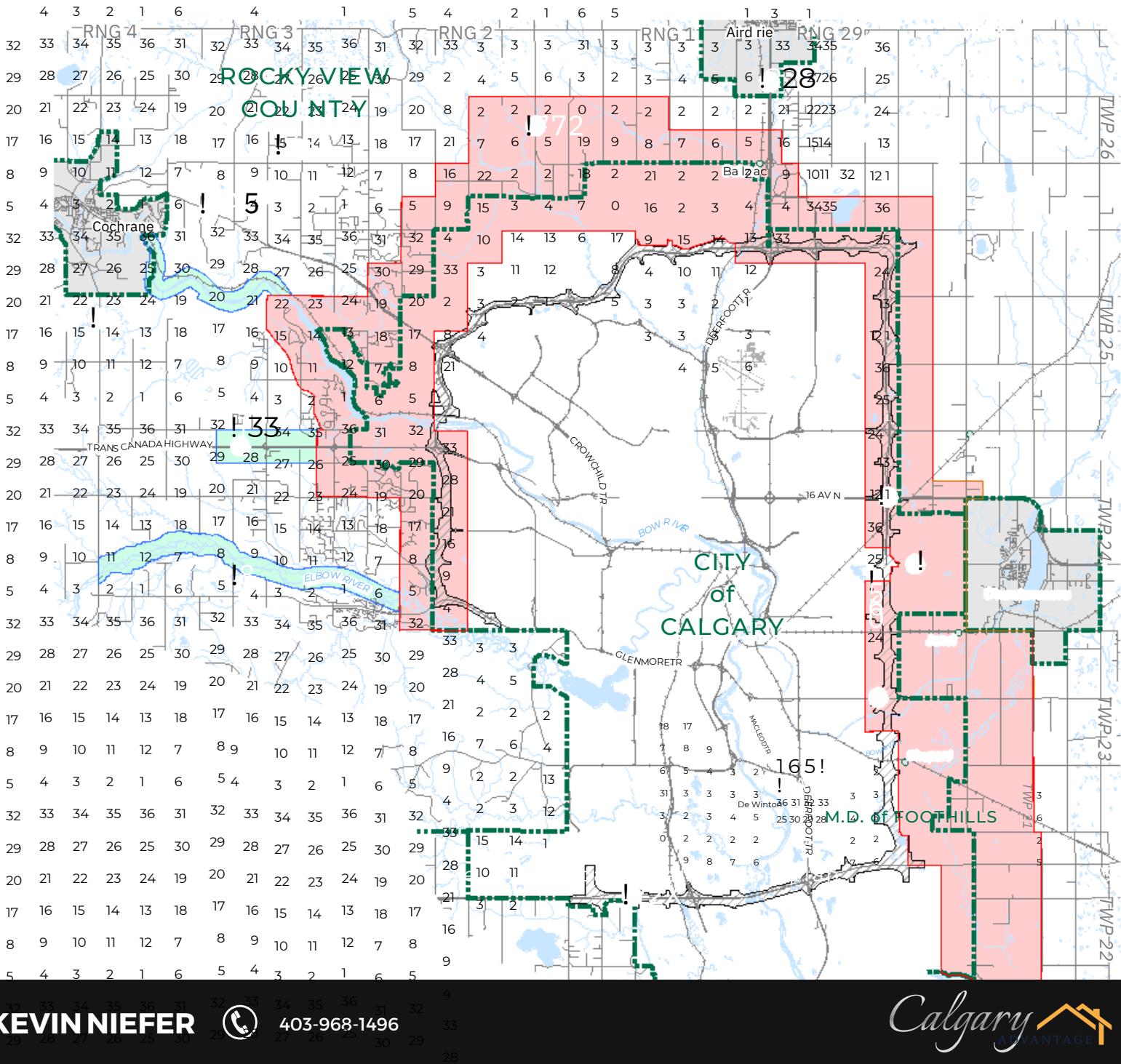


Rocky View County

Intermunicipal Development Plan

LOCH RIDGE ESTATES LAND PROJECT

MAP 1 - PROPERTY IS WITHIN COMMERCIAL EXPANSION BOUNDARIES!



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Calgary ADVANTAGE

Rocky View County

Discretionary Uses

A-GEN Agricultural, General District

303 PURPOSE: 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 \leq 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...

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

For inquiries,

Contact me

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