

**GOLDEN SPIKE ROAD  
PARKLAND COUNTY, AB  
126.94 +/- ACRES**



**FEATURES**

ZONED AGG - AGRICULTURAL GENERAL DISTRICT

- Bare Land
- Located South of Spruce Grove city limits
- Easy access to Hwy 16A, 16 & 628
- 5 minutes to Spruce Grove
- 10 minutes to Stony Plain

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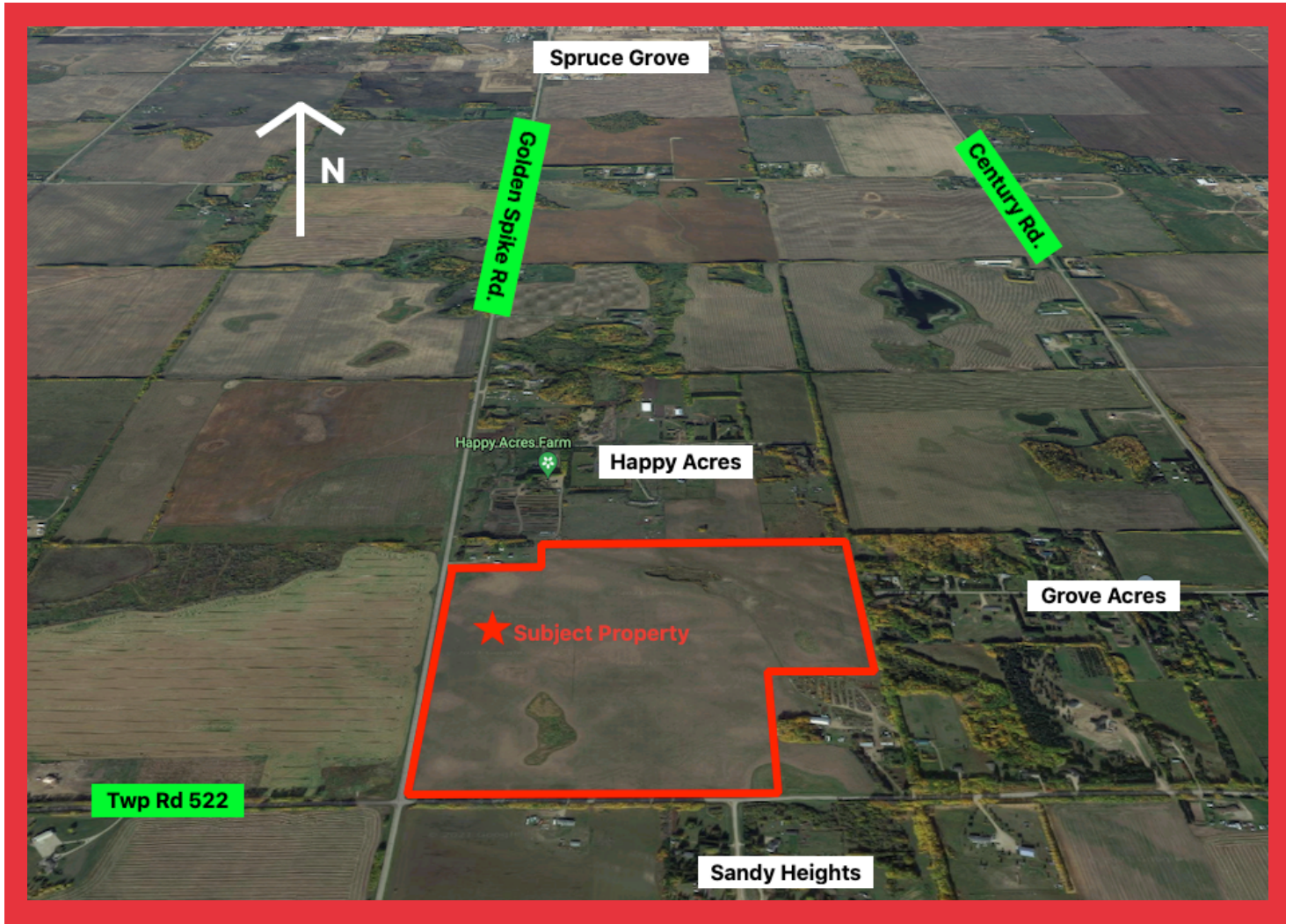


**Royal LePage Noralta**

202 Main Street Spruce Grove, AB T7X 0G2



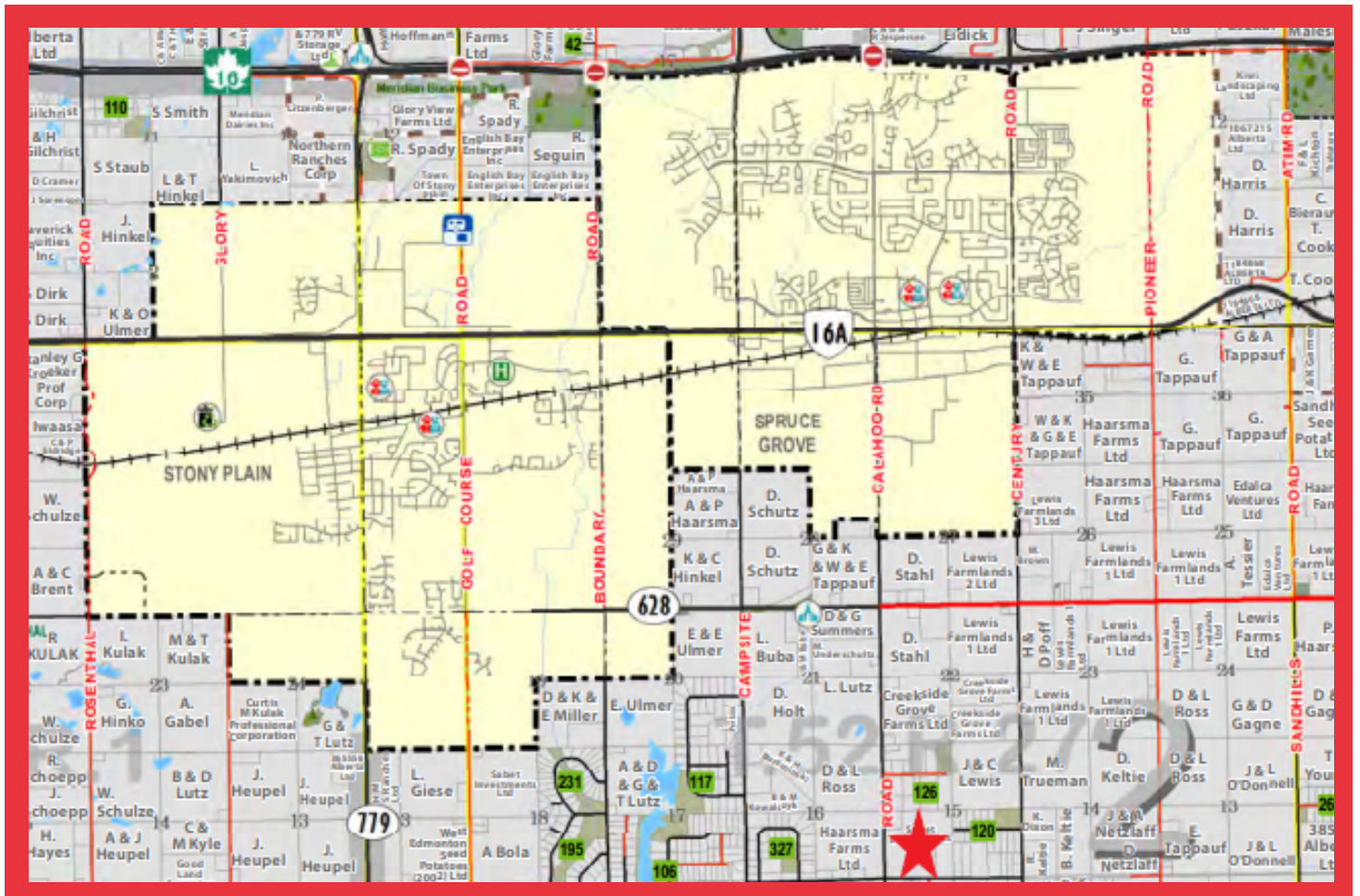
## LOCATION MAP



Economic Development



## LOCATION MAP





## 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 Bed and Breakfast Home Cannabis Cultivation, Minor Dwellings, Single Detached Farm Vacation Home Government Services Home Day Care Manufactured Home, Single Wide Wind Energy Converter System – Minor Accessory Uses for the uses listed in 4.1.2 b)	Abattoir Agricultural Support Services Animal Health Care Services Aquaculture Automotive Equipment and Vehicle Services <i>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)</i> <i>Only on the 8.09 hectares within SE-35-52-06-W5M</i> Cannabis Cultivation, Major Cottage Industry Cultural Facilities Day Care Services



## 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-W5M 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>

