

# INDUSTRIAL BUILDING FOR SALE

52111 Range Rd 270 Spruce Grove, AB T7X 3L7



## PROPERTY *Information*

**Legal Info:** Legal Plan: 1421472 Block: 1 Lot: 3  
**Zoning:** AGG - Agricultural General District -  
**Size Available:** 14,375 sq ft footprint (approx 115 ft x 125 ft)  
**Lot Size:** 0.59 Acres (40 x 60 m)

Industrial building used as plane hangar. Features Septic Sewer, Fortis Electrical Power, Gas Line with ATCO Gas. Main Floor plus additional Mezzanine above the office area. Permitted uses include Apiary, Bed and Breakfast, Cannabis Cultivation, Minor Dwellings, Single Detached Farm Vacation Home, Manufactured Home, Single Wide Wind Energy Converter System.

[View Land Use Bylaws](#)

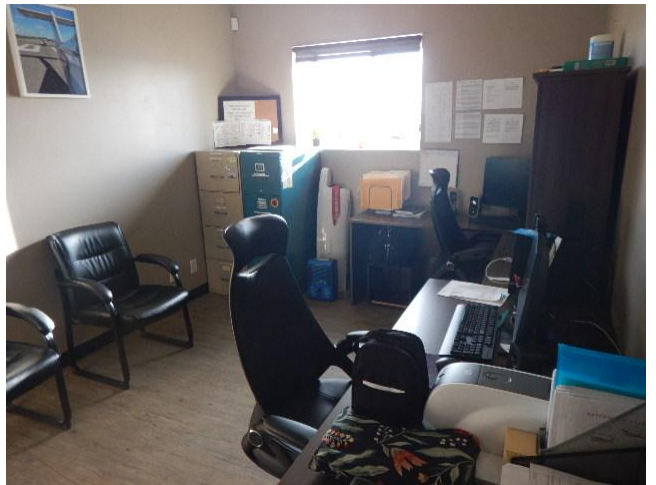
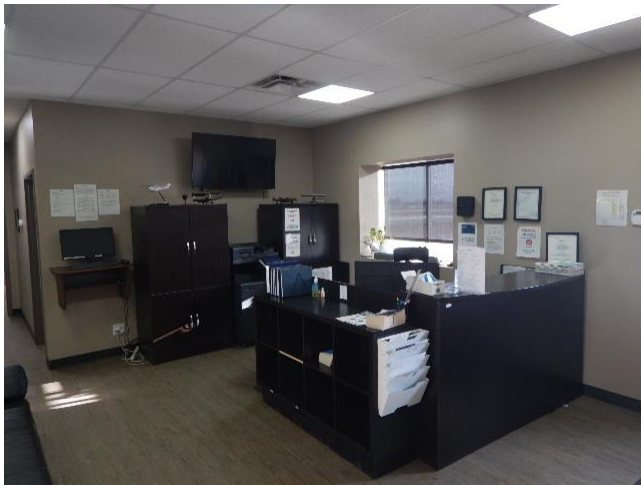
**Bob Sheddy**  
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[www.Century21Masters.ca](http://www.Century21Masters.ca)

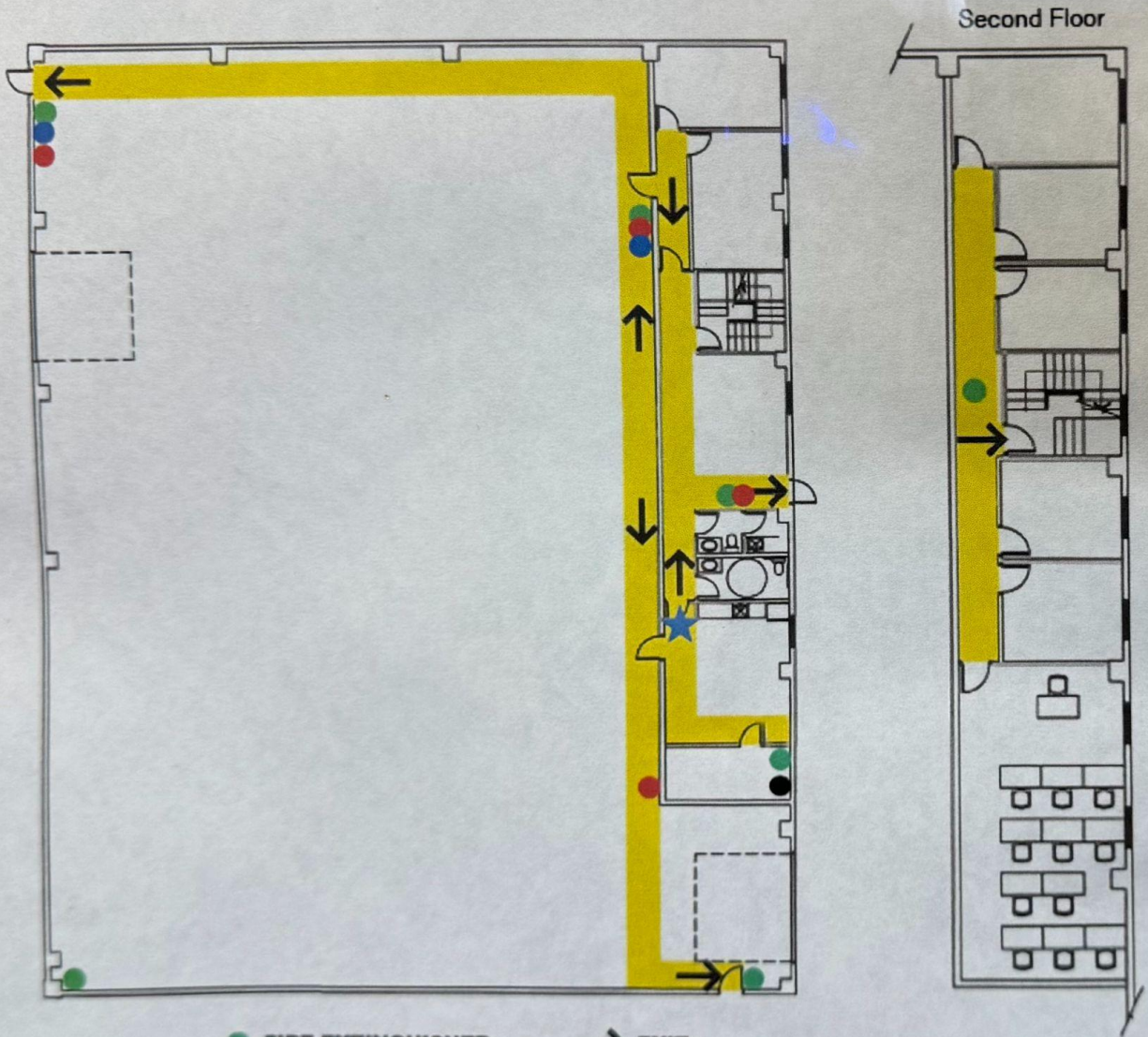
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200, 2974 Main Street SE,  
Airdrie, AB T4B 3G4

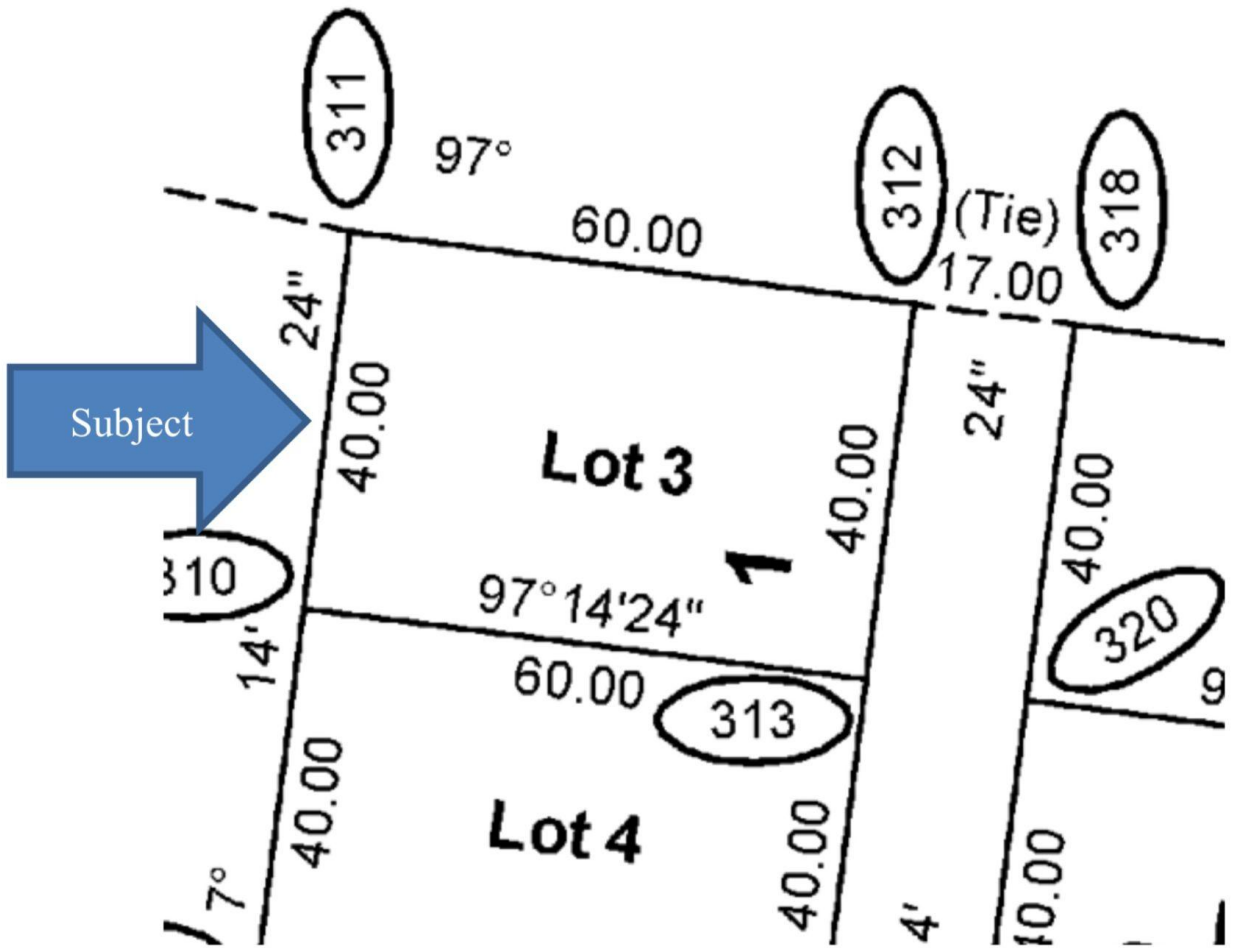
COMMERCIAL



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TRY TO EXTINGUISH OR CONTROL FIRE



- FIRE EXTINGUISHER
  - FIRST AID KIT
  - EYE WASH STATION
  - ELECTRICAL PANEL
  - ★ YOU ARE HERE
- EXIT



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## 2.60. AGC – Agriculture Conservation District

### 1. Purpose

- 1.1. To reserve Prime Agricultural Areas for agricultural Uses, balance Development with the conservation of Environmentally Significant Areas, and provide opportunities for compatible Uses with an agricultural focus.
- 1.2. For the purposes of this District, the following Subdistricts must be used:
  - 1.2.1. AGC1: This Subdistrict intends to accommodate agricultural development that limits land fragmentation and impacts on Prime Agricultural Areas.
  - 1.2.2. AGC2: This Subdistrict intends to accommodate agricultural development within Environmentally Significant Areas and locations surrounding the City of Spruce Grove and Town of Stony Plain.

### 2. Uses

Permitted	Discretionary
<b>Agriculture Uses</b>	
Agriculture, Major Agriculture, Minor	Agricultural Processing, Regulated Agricultural Support Services Agriculture, Value-Added Agri-Tourism Riding Arena
<b>Residential Uses</b>	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Secondary Suite Residential, Accessory Suite	Supportive Housing
<b>Commercial Uses</b>	
Home-Based Business, Home Office Home-Based Business, Minor Office, limited to Government Services	Animal Boarding and Training Commercial Services, Indoor Commercial Services, Outdoor Home-Based Business, Major Short-Term Accommodation Specialty Manufacturing and Sales Wellness Centre
<b>Industrial Uses</b>	
	Industrial, Minor limited to Cannabis Cultivation Natural Resource Extraction
<b>Public Service and Infrastructure Uses</b>	
Renewable Energy Generation, Minor	Cemetery Renewable Energy Generation, Major Storage, Outdoor, limited to those existing as of May 27, 2025
<b>Community Uses</b>	
Child Care Services	Campground Community Service
<b>Other Uses</b>	
	Outbuilding

### 3. Site Regulations

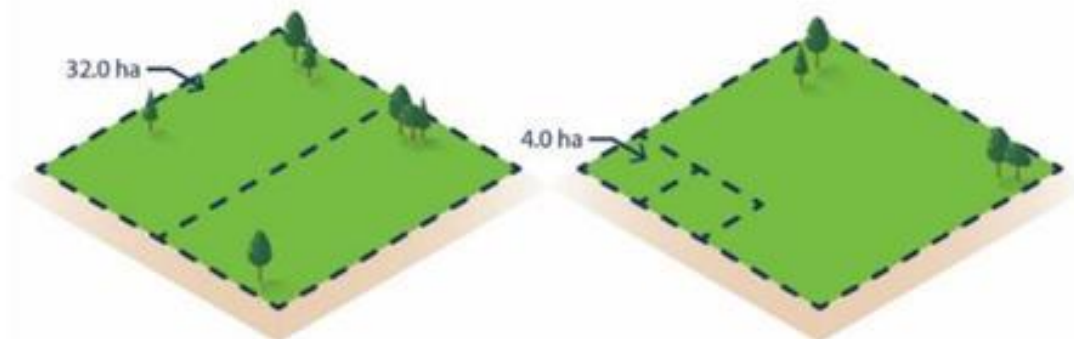
3.1. Development must comply with the following Site regulations:

Regulation	Value	
	AGC1	AGC2
<b>Residential Uses</b>		
3.1.1. Minimum Site Area	0.8 ha (1.9 ac)	
3.1.2. Maximum Site Area	4.0 ha (9.9 ac)	
3.1.3. Maximum Site Width to Depth Ratio	1:4	
<b>Agricultural Uses</b>		
3.1.4. Minimum Site Area	32.0 ha (79.0 ac.)	
3.1.5. Minimum Site Frontage	400.0 m (1312.3 ft.)	
<b>Site Density</b>		
3.1.6. Maximum Number of Lots per Quarter Section	3	2

3.2. Site Area must include 0.8 ha (2.0 ac.) of Contiguous and Developable Land.

3.3. Parcel subdivision must be in accordance with the following:

- 3.3.1. For residential uses, the maximum parcel area may be increased, at the discretion of the Subdivision Authority, to accommodate shelterbelts, natural features, on-site services, building and other improvements if the applicant can demonstrate existing farming operations on the remnant will not be negatively impacted.



### 4. Building Regulations

4.1. Development must comply with the following Building regulations:

#### Building Form

Regulation	Value
<b>Maximum Height</b>	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
<b>Footprint</b>	
4.1.3. Maximum Lot Coverage	None
4.1.4. Maximum Building Area	None

## Building Placement

Regulation	Value	Symbol
<b>Setbacks Abutting Sites</b>		
4.1.5. Minimum Rear Setback	3.0 m (9.8 ft.)	A
4.1.6. Minimum Side Setback	3.0 m (9.8 ft.)	B
<b>Setbacks Abutting Roadways</b>		
4.1.7. Minimum Front and Flanking Setback	7.5 m (24.6 ft.) from an internal subdivision road 13.0 m (42.6 ft.) from a Municipal Road	C
4.1.8. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



## 5. Additional Regulations for Specific Uses

### Commercial Uses

- 5.1. Except for Home-Based Business Uses, a Commercial Use must be incidental to an agricultural operation and not diminish the agricultural potential of the Parcel, as determined through an agricultural impact assessment.

### Industrial Uses

- 5.2. Cannabis Cultivation facilities must be limited to a Floor Area of 200.0 m<sup>2</sup> (2152.7 ft<sup>2</sup>).

### Other Uses

- 5.3. Outbuildings must comply with Section 4.10.