



BOW VALLEY LAND PROJECT



403-968-1496



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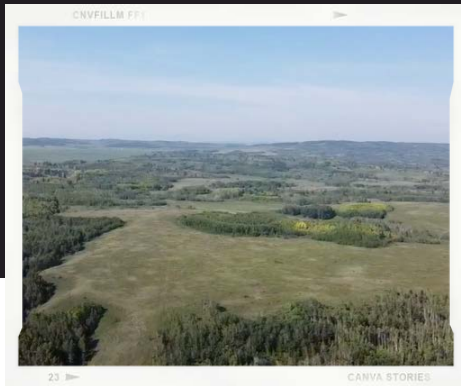
PREPARED BY
**KEVIN
NIEFER**



PRIME DEVELOPMENT LOCATION

IN THE BEAUTIFUL **BOW VALLEY**

HIGHLIGHTS THIS LOCATION WONT LAST LONG!



Siding onto the Bow River for approximately a mile



One mile from Cochrane



Fenced property



Minutes to shopping and schools

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MAP TWO

BOW VALLEY LAND PROJECT

SIDING ONTO THE
BOW RIVER

Subject Property Location

198 acres



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MLS ACTIVE LISTING INFO SHEET

BOW VALLEY LAND PROJECT

[W-5,R-5,T-26,S-13,Q-SW W-5,R-5,T-26,S-13,Q-SE Rural Rocky View County, AB TOL 1N0](#)

Land
Active

[A2043810](#)

W:5 R:5 T:26 S:13 Q:SE DOM: 90 LP: \$3,660,000.00
PD: CDOM: 90 OP: \$4,161,000.00



Class: Commercial Land **LP/Acre:** \$18,998.18
County: Rocky View County
City: Rural Rocky View County **Type:**
Levels: **District:**
Subdivision: NONE **Tax Amt/Yr:** \$46.00/2022
Possession: 30 Days / Neg
LINC#: [0027979566](#)
Outbuildings: None/
Rd Frontage:
Zoning: AG **Lot Size:** 192.65 Ac
Legal Desc: SOUTH OF RIVER 1/4
Legal Pln: **Blk:** **Lot:**

Title to Lnd: Fee Simple **Ownership:**
Exclusion: No **SRR:** No
Sewer/Septic: **Condo:** No
Disclosure:
Reports: Title
Restrictions: None Known

Recent Change: **07/26/2023 : DOWN : \$4,161,000->\$3,660,000**

Public Remarks: This land is close Cochrane, Currently zoned AG, Prime development location. This 192.65 Acres can be sold with adjoining property of 406 Acres. This property provides an excellent opportunity for a developer/investor. 598.65. ACRES of land in total. It is Located one mile West of Cochrane city limits. This has one or 2 miles if bought together of River frontage and Mountain views siding onto the Bow River, This land is extremely beautiful and gives you lots of options to work with. The land becomes more valuable as Cochrane expands to the West. It is in MD of Rocky View. where there is a high real estate demand in the surrounding areas.

Directions: check google maps

Property Information

Fencing: None	Water Supply:
911 Addr:	# Parcels:
Dist to Trans:	Dist to School:
Irrigation Eqp:	Farm Eqp Inc:
Road Access:	Front Length:
Lot Dim: 87.87 plus 104.78 acres per piece total 192.65	Lot Depth: M'
Front Exp:	Local Imprv:
Water GPM:	Acres Cleared:
Depth of Well:	Acres Irrigat:
Reg Wtr Rgt:	Acres Fenced:
Bus Service:	Acres Cultivtd:
Elem School:	Acres Pasture:
Jr/Mid Schl:	Acres Lsehd:
High School:	Acres Treed:
Amenities:	Total Acres: 192.65
Exterior Feat:	
Utilities:	
Access Feat:	
Goods Include: None	
Goods Exclude: None	

Agent & Office Information

List REALTOR®: Kevin Niefer kevin@kevinniefer.com	Phone: 403-271-0600
List Firm: CIR REALTY	Phone: 403-271-0600
Firm Address: 130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3	Firm Fax: 403-271-5909
Appt: Call lister	
Showing Contact: Kevin Niefer 403-968-1496	List Date: 04/27/2023
Comm: 1.5% of the sale	Expiry Dt: 12/31/2024
LB Type/Info: /	With Dt:
Owner Name: Gary Jopling and Anne Stewart	Ownership: Private
Occupancy:	Exclusion: No
Member Rmks: Call lister about access SHORT LEGAL FOR BOTH W-5,R-5,T-26,S-13,Q-SW AND W-5,R-5,T-26,S-13,Q-SE	SRR: No

Printed Date: 07/26/2023 11:48:57 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

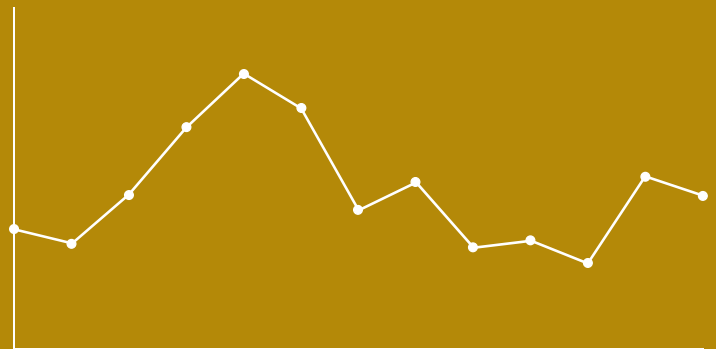
INFRASTRUCTURE UPGRADES

The Town's major projects are guided by Council's annual priorities, 10-Year Financial Strategy and Strategic Plan. Most major projects require extensive financial planning as well as public consultation to ensure they meet community needs now and for the future. Find out more by visiting: cochrane.ca/projects

More details on Cochrane's traffic plan : cochrane.ca/2115/Cochranes-Traffic-Plan

MARKET DEMAND

Total housing start in The Town of Cochrane generally mirror the same trend as the City of Calgary. Housing starts in Cochrane had an incredible 100% increase between 2020 and 2021. Of the 607 total housing starts in 2021, over 343 or 56% were single-family homes.





SIDING ONTO THE BOW RIVER FOR
APPROXIMATELY A MILE. STUNNING
LOCATION



Bow Valley

Legal Description

Roll: 06807003

- Address : No Municipal Address
- Landuse :A-GEN
- Legal :NW-07-26-04-W05M
- Plan : No Plan Number
- Linc : 30471064 Area :158.06 Acres



BOW VALLEY LAND PROJECT

Roll: 06807001

- Address : No Municipal Address
- Landuse :A-GEN
- Legal :NE-07-26-04-W05M
- Plan : No Plan Number
- Linc : 30471057 Area :99.15 Acres



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JUST ONE MILE
FROM COCHRANE

YOU WILL HAVE ACCESS TO
ALL OF THESE FANTASTIC
AMENITIES

EDUCATION

St. Timothy High School
Glenbow Elementary School
Mitford School
Cochrane High School
Elizabeth Barrett Elementary
1.5 km Bow Valley High School

ESSENTIAL STORES

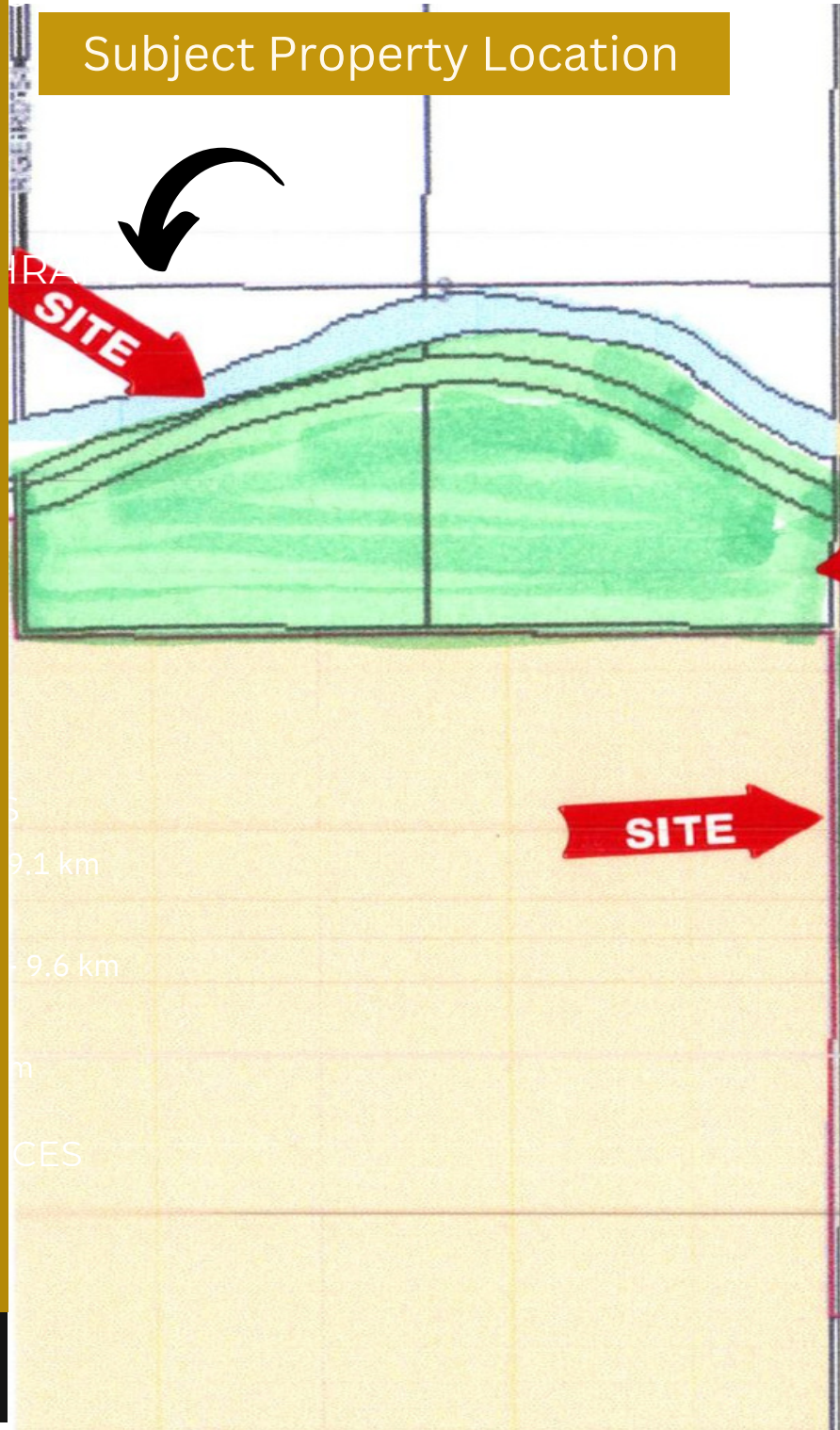
Shoppers Drug Mart
No Frills
Walmart
Safeway
Canadian Tire

PARKS/GREEN SPACES

Cochrane Lake
Mitford Park
William Camden Park
Links of GlenEagles

BOW VALLEY LAND PROJECT

Subject Property Location



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A-GEN

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

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.

Bow Valley

Discretionary Uses

Continued...

BOW VALLEY LAND PROJECT

A-GEN Agricultural, General District

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

308 MINIMUM SETBACKS:

Front Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads

Side Yard

45.0 m (147.64 ft.) from County roads
60.0 m (196.85 ft.) from Highways
15.0 m (49.21 ft.) from service roads
6.0 m (19.69 ft.) from other parcels

Rear Yard

30.0 m (98.43 ft.) from any road
15.0 m (49.21 ft.) from other parcels

309 EXCEPTIONS:

Parcels designated by the letter “o” on the **Land Use Map** shall provide for one (1) additional First Parcel Out subdivision after September 29, 1998,

On parcels less than 4.0 ha (9.88 ac), the uses within the R-RUR District shall apply, and A Dwelling, Manufactured or

Dwelling, Tiny may be an Accessory Dwelling Unit where development conforms

with **Sections 122 to 124.**



Area History

In 1885, T.B.H. Cochrane and his wife, Adela, exchanged their lease of 55,000 acres (223 km²; 86 sq mi) near High River for one just west of present-day Cochrane, Alberta. The next year, Cochrane associated himself with the Calgary Lumber Company and built a sawmill three miles west of present-day Cochrane, handling the vast amount of lumber on his lease. Although the Canadian Pacific Railway approached the mill from the east, tension built between Cochrane and the railway, as the railway did not like stopping at the mill due to the steep grades nearby. By 1888 the town contained an office, drug store and bunkhouses. By 1891 it had a school as well, meeting in the saloon.[1] It was named for a friend of Cochrane's wife.

However, the success of the sawmill was limited. Most of the good quality fir to be found in the area was never sold, instead ironically being used to construct a railway designed to transport the lumber to market. In 1888, a coal mine began operation in the area, with the distinct advantage of having the sawmill's railway nearby to transport the coal to market. In 1890, it became obvious that both operations were doomed to fail, closing the same year. In an effort to save the town, T.B.H.

Cochrane established a brickyard using material found just north of Mitford. In 1893, that operation was also closed, due to the inferior quality of its product. After the closing of the brickyard, the town fell into decline, before it was abandoned in 1898. Before its desertion, Mitford housed a store, a school, a hotel, a restaurant, a medical practice, and an Anglican church. The steam engine used on Mitford's railway was sold to a British Columbia mill, and the Canadian Pacific Railway ceased making regular stops at the town

SOURCE - Wikipedia

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**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.

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