



LAND FOR SALE

Highway 566

Township Road 262

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**285193 TOWNSHIP ROAD 262,
RURAL ROCKY VIEW COUNTY**

Angela McNeill, Associate

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Listing Information

Address:	285193 Township Road 262
Municipality:	Rural Rocky View County
Total Size:	18.55 ± Acres
Asking Price:	\$10,666,250 or \$575,000.00 per acre

Existing On-Site Improvements

- **Dual Heated Buildings:** Features a 40' x 60' shop with in-floor heat (~25 yrs old) and a 30' x 50' shop with radiant heat.
- **Serviced Property:** Existing home on-site with full farm utilities: power, gas, septic, and 3 drilled wells.

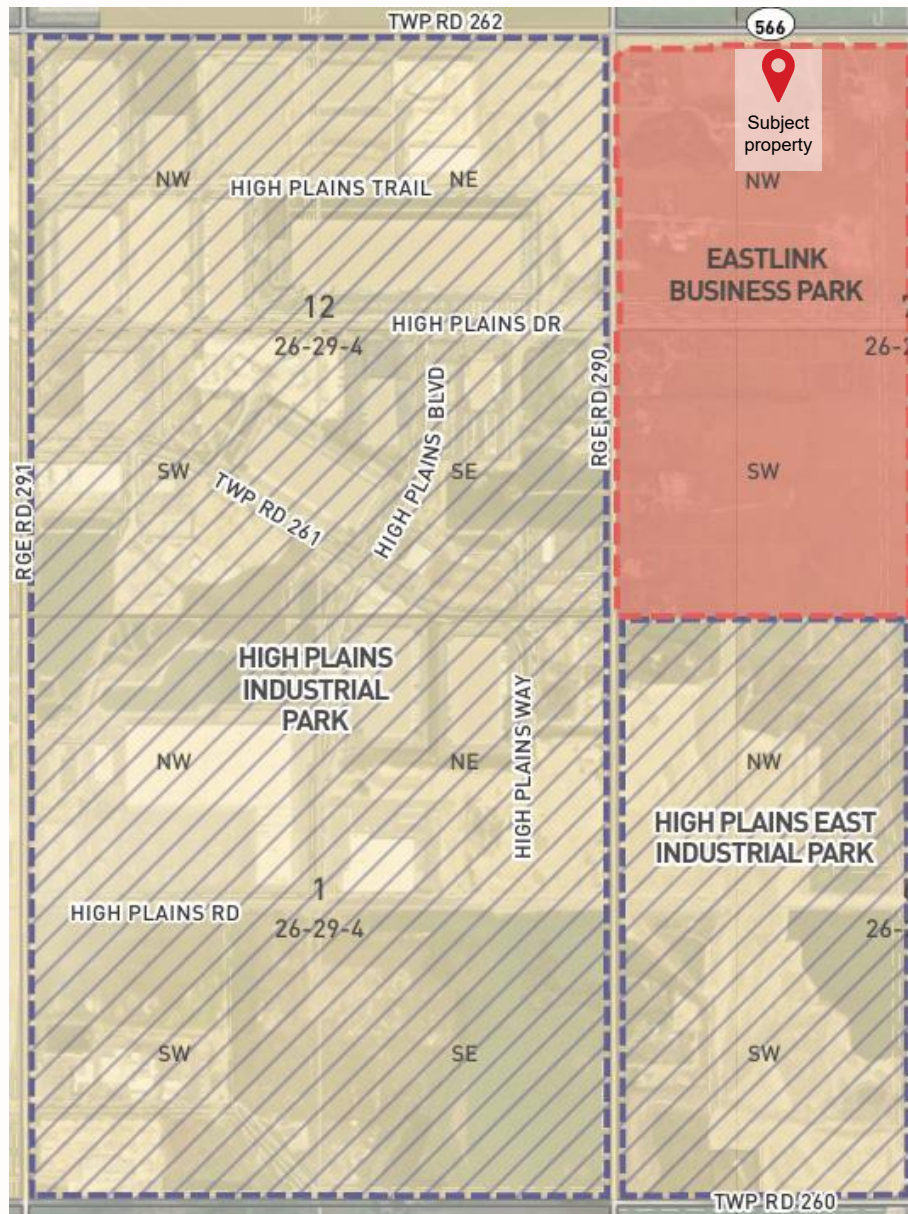
Key Highlights

- **Strategic Location:** 18.55 acres situated in the rapidly expanding industrial hub of East Balzac, Rocky View County.
- **Favorable Zoning Potential:** Currently zoned A-SML within the East Balzac ASP (SDA5), with a re-zoning application to I-HVY (Heavy Industrial) presently under review.
- **Exceptional Connectivity:** Direct, high-quality access to major transportation corridors: Dwight McLellan Trail, Métis Trail, Stoney Trail, QEII Highway, and CrossIron Drive.
- **Airport Access:** Convenient proximity to the Calgary International Airport.

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FUTURE MASTER-PLANNED BUSINESS PARK



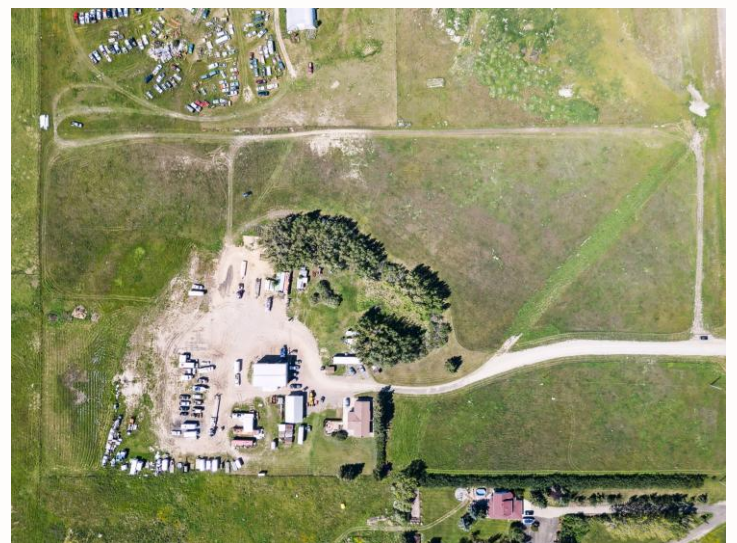
- **Part of the Proposed Eastlink Business Park:** Conceptual Scheme and Land Use Amendment applications have been submitted to transition this parcel into a fully serviced industrial park.
- **Elite Corporate Neighbors:** Immediate neighbors include Amazon (YYC1) and Walmart's Western Canada E-Commerce Node.
- **Thriving Industrial Hub:** The adjacent High Plains Industrial Park hosts major brands such as Sobeys, Home Depot, RONA/Lowe's, Conagra, Wolseley, Dollarama, Sysco, and Gordon Food Services.
- **Premier Logistics Access:** Dedicated national freight carriers, including Bison, Charger, and Canada Cartage, operate directly within the immediate area.

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PROPERTY PHOTOS

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PROPOSED LAND USES

I-HVY Industrial, Heavy District

444 PURPOSE: To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

445 PERMITTED USES:	PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:	DISCRETIONARY USES:
Accessory Building ≤ 500 m ² (5381.96 ft ²)	Office	Accessory Building > 500 m ² (5381.96 ft ²)
Communications Facility (Type A)	Industrial (Light)	Alcohol Production
Communications Facility (Type B)		Auctioneering
Communications Facility (Type C)		Cannabis Cultivation
Industrial (Logistics)		Cannabis Processing
Industrial (Medium)		Cannabis Retail Store
		Dwelling Unit, accessory to principal use
		Film Production
		Industrial (Heavy)
		Outdoor Storage
		Recycling/Compost Facility
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business
		Station (Bulk Fuel)

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.

446 MINIMUM PARCEL SIZE:

- 1.0 ha (2.47 ac)
- The minimum size of parcels designated with the letter "p" is the number indicated on the [Land Use Map](#)

447 MAXIMUM BUILDING HEIGHT:

- 20.0 m (65.61 ft.)
- The maximum height on parcels designated with the letter "h" is the number indicated on the [Land Use Map](#)

448 MINIMUM SETBACKS (for Buildings):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.)	15.0 m (49.21 ft.)	15.0 m (49.21 ft.)
	6.0 m (19.69 ft.) from an Industrial District	6.0 m (19.69 ft.) from an Industrial District

449 MINIMUM SETBACKS (for Parking and Storage):

Front Yard	Side Yard	Rear Yard
15.0 m (49.21 ft.) from Highway/County road	15.0 m (49.21 ft.) from Highway/County road	15.0 m (49.21 ft.) from any road
8.0 m (26.25 ft.) from service roads	8.0 m (26.25 ft.) from service roads	No setback from an Industrial District
	No setback from an Industrial District	6.0 m (19.69 ft.) from other parcels

450 ADDITIONAL REQUIREMENTS:

- A minimum of 10% of the lands shall be landscaped
- Storage shall be screened from public ROWs and adjacent parcels

Note: Please note that this land use designation is currently proposed and pending municipal approval.

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