

FOR SALE

80.43 Acres of Future Potential Development Land

Range Road 243, Township Road 504 (Highway 625), Leduc County



HIGHLIGHTS

- 80.43 Acres \pm of future potential development land
- Land neighbours City of Beaumont, located in Leduc County
- Ideal for those in agricultural business seeking crop-ready land
- Quick access to amenities and major transportation routes from Highway 625 (Township Road 504)
- Close proximity to Beaumont, Nisku, and Edmonton International Airport

CONTACT

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PROPERTY DETAILS

MUNICIPAL ADDRESS	Range Road 243, Township 504 (Highway 625), Leduc County, AB
LEGAL DESCRIPTION	SW 22 050 24 4
NEIGHBOURHOOD	Clover Bar Area
ZONING	AG (Agricultural)
SITE SIZE	80.43 Acres ±



- 1 MIN TO BEAUMONT
- 5 MIN TO NISKU
- 15 MIN EDMONTON INTERNATIONAL AIRPORT
- 40 MIN EDMONTON CITY CENTRE

FINANCIALS

SALE PRICE	\$3,217,200.00
PROPERTY TAX	\$268.83 (2024)
POSSESSION	Negotiable

ABOUT THE AREA

Join neighbours such as:

- All Seasons RV Storage
- Fountain Tire
- Tim Hortons
- ESSO
- Beaumont Automotive

NEIGHBOURHOOD

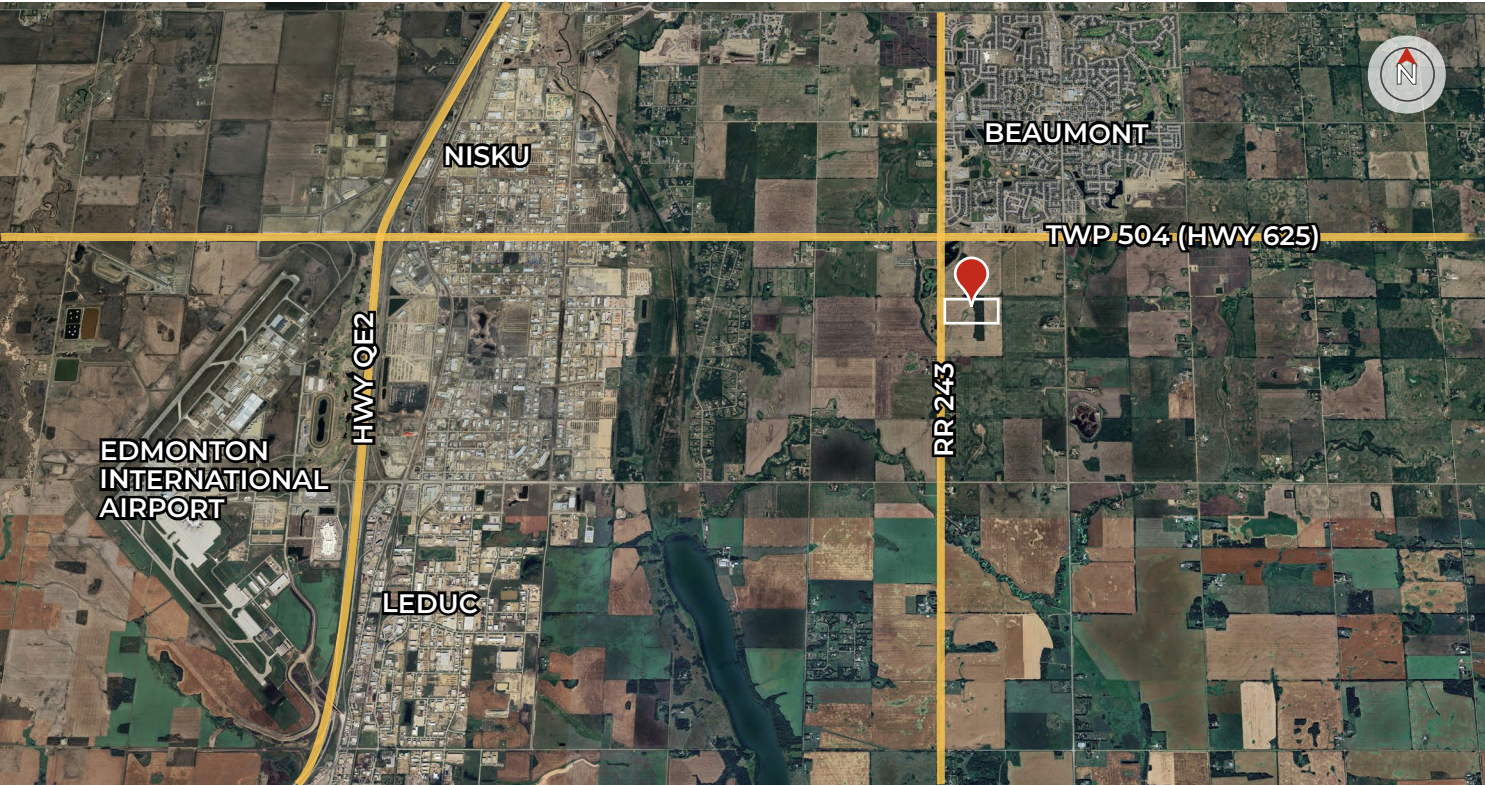


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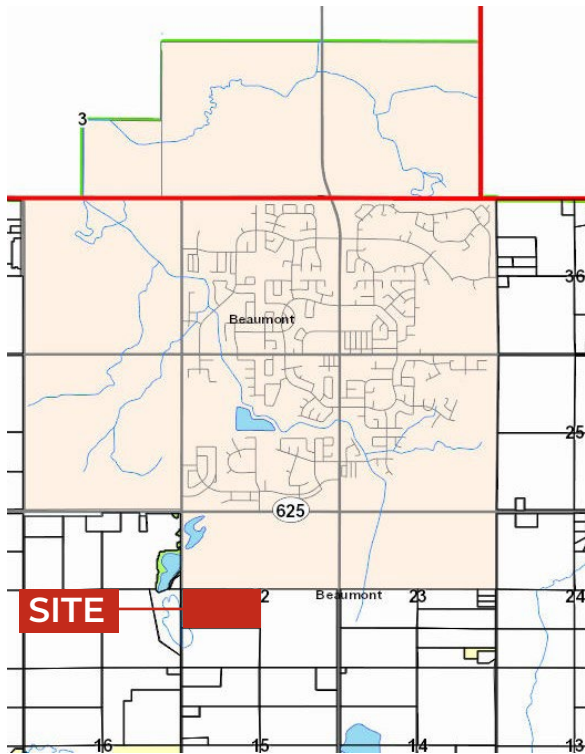
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PROPERTY LOCATION



AERIAL





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9. PART NINE – DISTRICT REGULATIONS

9.1 AG – Agricultural District

9.1.1 General Purpose

The purpose of this district is to provide primarily for larger *agricultural operations* and limited higher intensity agricultural activities on smaller *lots*, while at the same time providing for limited residential and other uses having a secondary role to agriculture. New *residential lots* created after passage of this *Bylaw* shall be between 1.0 ha (2.5 ac) and 2.0 ha (4.9 ac).

9.1.2 Permitted Uses	9.1.3 Discretionary Uses
Accessory Building ≤120.0 m ² (1,292 ft ²)	Accessory Building > 120.0 m ² (1,292 ft ²)
Agriculture, Extensive	Agricultural Processing, Limited
Agriculture, Horticultural	Animal Care Service
Agriculture, Livestock	Campground *
Dwelling, Detached * ¹	Cemetery
Dwelling, Manufactured Home* ¹	Cannabis Production Facility Bylaw 13-19
Dwelling, Moved In *	Child Care Facility *
Dwelling, Secondary * ¹ ≥ 32.4ha (80.0 ac)	Commercial Greenhouse
Group Home, Limited *	Cultural Facility
Home Based Business, Type 1*	Dwelling, Communal *
Utility Service, Minor	Dwelling, Secondary < 32.4ha (80.0 acres)*
	Education Service
	Equestrian Facility
	Farm-Based Alcoholic Beverage Production Facility Bylaw 11-17
	Frame and Fabric Structure Bylaw 10-16
	Group Home *
	Guest House*
	Home Based Business Type 2 *
	Home Based Business Type 3 *
	Kennel *
	Labour Group Housing
	Landscaping Sales and Service Bylaw 36-11
	Local Community Facility
	Outdoor Storage *
	Park
	Recreation, Outdoor
	Recreation, Indoor
	Recreational Vehicle Storage
	Religious Assembly
	Sign (in accordance with Part 8 of this Bylaw)
	Temporary Asphalt Plant
	Utility Service, Major

¹ Discretionary if situated within the Minimum Separation Distance of a CFO (Section 6.11)

* Regulations for these uses are contained within Part 7 of this Bylaw



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9.1.4 Minimum Building Setback Requirements		
From the property line adjacent to:	Principal Building	Accessory Building
Road, Highway - Front/Side/Rear	40.0 m	40.0 m
Road, Municipal Grid – Front/Side/Rear	35.0 m	35.0 m
Road, Internal/Road, Service - Front/Side/Rear	20.0 m	20.0 m
Other lot – Side	7.5 m	7.5 m
Other lot – Rear	7.5 m	7.5 m

Note: Development within 0.8 km (0.5 miles) of the boundary of the right-of-way of a highway *may* have increased setbacks as determined by the *Province*.

9.1.5 Maximum Number of Dwellings

- (a) On a lot of 32.4 ha (80.0 ac) or more there *shall* be a maximum of two (2) *principal dwellings*, which can be a *dwelling, detached, dwelling, manufactured home or dwelling, moved in*, and two (2) *dwellings, secondary* in accordance with the provisions of section 7.11 of this Bylaw.
- (b) On a lot less than 32.4 ha (80.0 ac) there *shall* be no more than one (1) *principal dwelling* and one (1) *dwelling, secondary* in accordance with the provisions of section 7.11 of this Bylaw.

9.1.6 Recreational Vehicle Storage

- (a) The maximum site coverage of recreational vehicle storage use shall not exceed 5% of the parcel area.
- (b) Notwithstanding (a) above, 5 acres located at NW 36-50-24-W4 may be used for recreational vehicle storage.

9.1.7 Other Regulations

In addition to the above regulations, others apply. See PART SIX - GENERAL REGULATIONS, PART SEVEN - SPECIFIC USE REGULATIONS, PART EIGHT - SIGNS AND PART TEN - SUBDIVISION DESIGN.

9.1.8 Rural Wedding and Agricultural Event Facility

- (a) Rural Wedding and Agricultural Event Facilities shall be considered a discretionary use that may be located only on the following parcels:
Plan 0921138, Block 1, Lot 1
Plan 0624674, Block 1, Lot 1
Plan 1624256, Block 1, Lot 1

Bylaw 02-23



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4.3.1 SUBDIVISION OF AGRICULTURAL LAND

The soil quality varies greatly in Leduc County from higher capability that supports field crops to lower capability that supports grazing and confined feeding operations. These soils, regardless of their capability, are of value and allow for agriculture of different kinds. To conserve large tracts of agricultural land for future generations and limit incompatible land uses, subdivision of agricultural lands will be minimized. To provide landowners with an opportunity to grow their own food and be self-sufficient or establish an agricultural operation on a small tract of land, an agricultural smallholding overlay area has been established.

POLICIES

GENERAL POLICIES

- 4.3.1.1

All subdivisions shall be designed and located in a manner that considers the topography of the land and minimizes:
 - a. potential conflicts with surrounding agricultural uses;
 - b. the amount of agricultural land taken out of agricultural production;
 - c. the amount of prime agricultural land converted to non-agricultural use;
 - d. fragmentation of agricultural land by locating the subdivision near quarter section boundaries or in close proximity to existing residential sites or non-agricultural uses; and
 - e. disturbance of Environmentally Significant Areas and wetlands.
- 4.3.1.2

To ensure a physical severance or a property line issue is not created, a subdivision application must identify Crown ownership of permanent and naturally occurring bodies of water under the *Public Lands Act*.
- 4.3.1.3

Where a Farmstead subdivision is proposed, the subdivision should:
 - I. be limited to the size needed to accommodate the existing residence, natural areas, and functioning structures and facilities associated with the farmstead;
 - II. not be designed to accommodate an existing open discharge system due to excessive land requirements;
 - III. minimize the amount of agricultural land taken out of production;
 - IV. not include high-capability agricultural land; and
 - V. not fragment water bodies; where practical, waterbodies should remain with the remnant parcel.
- 4.3.1.4

Where a Residential subdivision is proposed, the subdivision should:
 - I. be directed to areas designated for residential use, where possible;
 - II. be limited to the size needed to accommodate a residence and building accessory for residential use;
 - III. minimize the amount of agricultural land taken out of production;
 - IV. be directed to low-capability agricultural land;
 - V. not be located in the Minimum Distance Setback (MDS) of a CFO where off-site impacts of the CFO may be a significant nuisance;
 - VI. be located and designed to minimize fragmentation of agricultural land; and
 - VII. not fragment water bodies; where practical, waterbodies should remain with the remnant parcel.
- 4.3.1.5

A subdivision for the purpose of adjusting a lot line must comply with the policies of this Plan and be consistent with the intent and objectives of this Plan.

MUNICIPAL DEVELOPMENT PLAN: A PRIME AGRICULTURAL AREA

POLICIES CONTINUED

AGRICULTURAL AREA A

- 4.3.1.6** To conserve large, contiguous tracts of prime agricultural land with minimal fragmentation primarily for intensive cropping operation, and to protect existing and future confined feeding operations in **Agricultural Area A**, subdivision shall be limited to a(n):
- physical severance;
 - farmstead subdivision;
 - residential subdivision; or
 - lot line adjustment.
- 4.3.1.7** There shall be no more than **one (1) subdivision (two titled lots)** per unsubdivided quarter section in **Agricultural Area A**.

AGRICULTURAL AREA B

- 4.3.1.8** To conserve agricultural land on a comprehensive basis for a broad range of agricultural operations in **Agricultural Area B**, subdivision shall be limited to a(n):
- physical severance;
 - farmstead subdivision;
 - residential subdivision;
 - agricultural subdivision, provided an Agricultural Impact Assessment has been undertaken and can demonstrate:
 - the soil capability or topography of the subject quarter section lends itself to the legal separation of title; and
 - the proposed agricultural subdivision will not negatively impact the agricultural use of the subject quarter section or surrounding lands;
 - lot line adjustment.
- 4.3.1.9** There shall be no more than **two (2) subdivisions (three titled lots)** per unsubdivided quarter section in **Agricultural Area B**.
- 4.3.1.10** Of the two (2) subdivisions (three titled lots) referred to in Policy 4.3.1.9, there shall be a maximum of one Residential subdivision as defined by this Plan.

AGRICULTURAL SMALLHOLDING OVERLAY AREA

- 4.3.1.11** To support diversification of agricultural operations on smaller tracts of land and to minimize potential impacts on the Beaver Hills UNESCO Biosphere, in the **Agricultural Smallholding Overlay Area**, subdivision shall be limited to a(n):
- physical severance;
 - farmstead subdivision;
 - residential subdivision;
 - agricultural subdivision;
 - agricultural smallholding subdivision; or
 - lot line adjustment.
- 4.3.1.12** An Agricultural Smallholding subdivision:
- shall prioritize agricultural use on a smaller tract of land and not simply represent a large Country Residential lot;
 - shall be sufficiently large to maintain flexibility for future changes in the type or size of agricultural operation; and
 - should be located and designed to minimize fragmentation of agricultural land and natural areas.



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CITY OF BEAUMONT

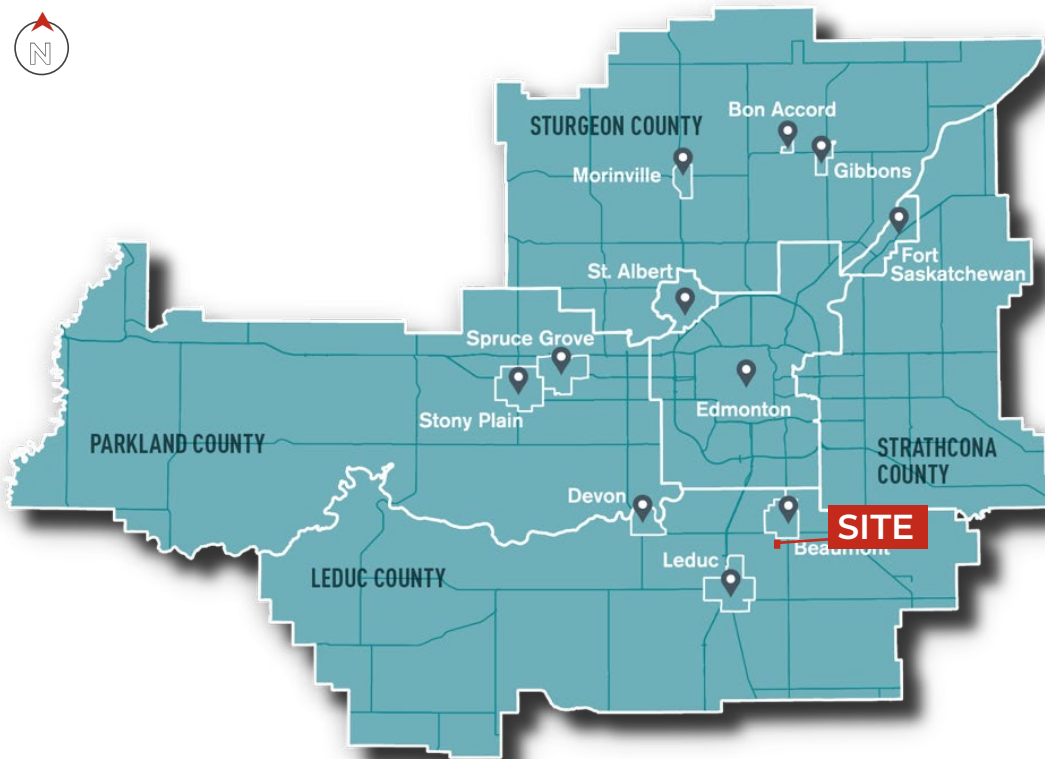
Beaumont is a thriving and strategic community just minutes south of Edmonton, offering exceptional opportunities for land development. Known for its rapid growth and forward-thinking planning, Beaumont is an ideal location for residential, commercial, and industrial projects.

With its proximity to major transportation routes like Highway 625, QEII, and Edmonton International Airport, the town ensures seamless connectivity for businesses and residents alike. Beaumont's well-planned infrastructure and commitment to sustainable growth make it a top choice for developers.

The city's growing population and demand for housing, retail, and industrial space creates a fertile environment for investment. Developers benefit from access to available land, municipal support for development initiatives, and a community eager to embrace innovation and progress.

Whether you're envisioning residential neighborhoods, commercial centers or industrial facilities, Beaumont is ready to support your development vision.

REGIONAL MAP



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

TYLER WEIMAN, SIOR Partner, Associate - BIO

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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