

FOR SALE

5.9 Acres

Commercial Development Land

Lot 1A – Beech Hill Road,



ROI Group

Commercial Real Estate Advisors

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Antigonish, NS

The Opportunity

Located at the corner of Beech Hill Road and Highway # 4, the parent parcel of 9.4 acres features 1,050' +/- of frontage onto Highway # 4 and 564' +/- onto Beech Hill Road. Access is available from Beech Hill Road and will be available from Highway 4, which is currently being reviewed by the Province.

The immediate area is one of the most active development areas in the region with several new commercial developments underway and others recently completed including; Century Nissan Auto, Access Nova Scotia, EHS Ambulance with Petro Canada about to break ground and the new Primary Care Collaborative Clinic set to open in the late fall.

Approximately 3.5 acres on the eastern side of the parent parcel is currently under contract with a large format retailer. The development lands would be ideally suited for use in the retail, professional services and fast food restaurant sector.

The property is zoned C1 Local Commercial and C2 General Commercial as per the Municipality of the County of Antigonish, West River Antigonish Harbor Planning Strategy. Municipal zoning allows for a mix of commercial and residential development and has one approved driveway onto the property from each roadway. Municipal waste water service is available. Municipal piped water service is available. The property is migrated and a survey is available. Environmental Site Assessment Phase 1 has been completed.

Asking Price \$ 1,500,000

For more information please contact

Peter Constable

902.753.7009

peter@roicommercialgroup.com

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Address	Lot 1A Beech Hill Road, Beech Hill. Antigonish County, NS
PID #	10033579
Assessment Acct# 2025	06314953
Assessed Value Type	\$ 60,000 (Resource)
Parent Parcel	9.41 Acres
Remaining Lands	5.9 Acres +/- (Subject to Survey)
Services	Municipal Water & Sewer Available
Frontage	1,050' (Highway # 4) 564' (Beech Hill Road)
Access	Via Beech Hill Road (East) Via Highway # 4 (South) (Under Review)
Zoning	C1 (Local Commercial) C2 (General Commercial)

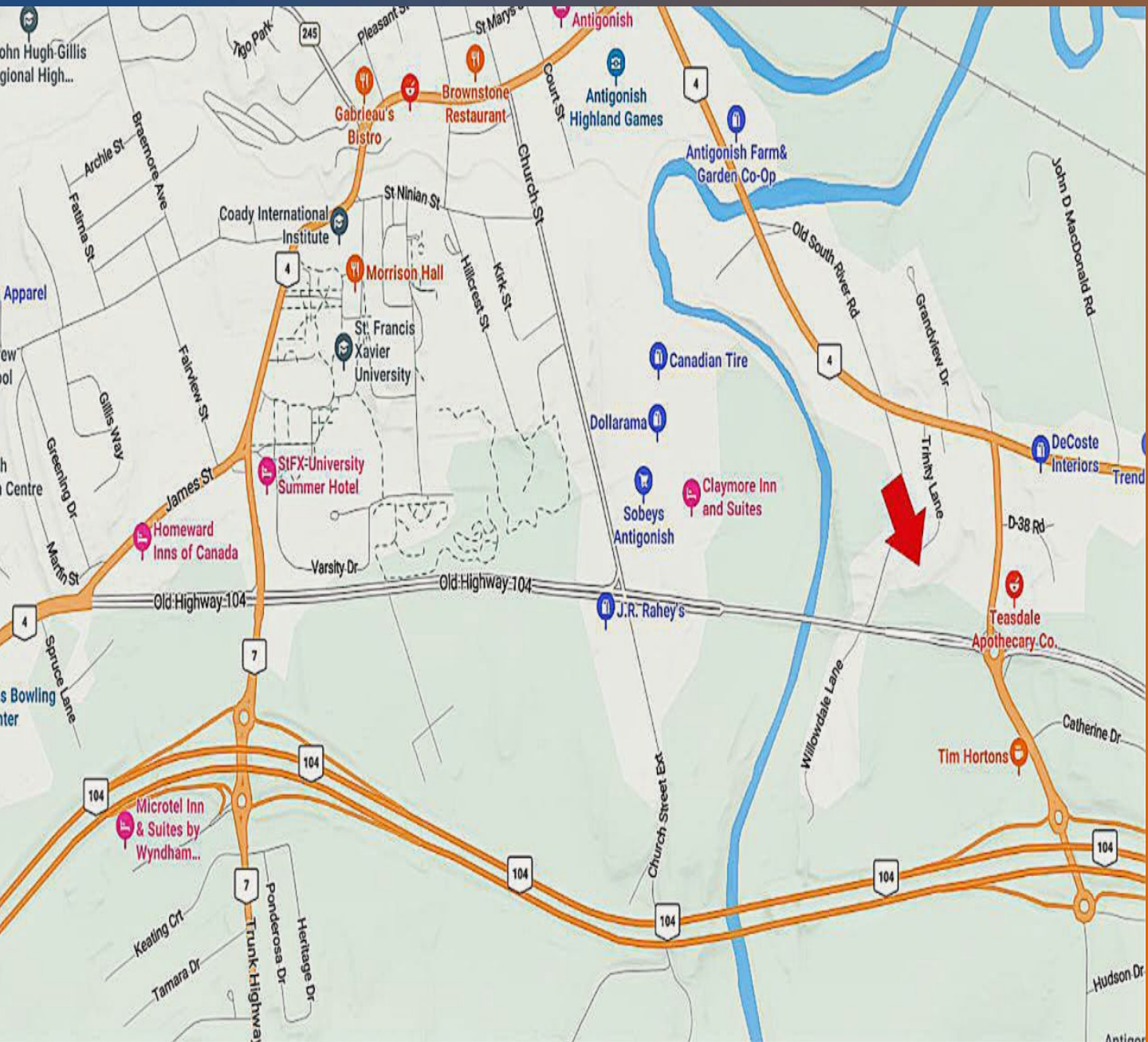
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Location Map



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PART 15: LOCAL COMMERCIAL (C-1) ZONE

C-1 Uses Permitted

15.1 No development permit shall be issued in a Local Commercial (C-1) zone except for one or more of the following uses:

- a. Autobody shops
- b. Banks and other financial institutions
- c. Business and professional offices
- d. Country markets
- e. Convenience stores
- f. Day care centres
- g. Duplexes
- ga. Existing light industrial manufacturing and assembly
- h. General merchandise stores
- i. Grocery stores
- j. Health clinics
- k. Liquor stores
- l. Medical clinics
- m. Multiple unit residential dwelling up to four units
- n. Personal services
- o. Pharmacies
- p. Private clubs
- q. Recovery depots
- r. Repair services
- s. Restaurants and licensed establishments
- t. Residential units within a commercial building
- u. Semi-detached dwellings
- v. Studios
- w. Triplexes
- x. Veterinary services
- y. Warehousing or storage facilities

C-1 Zone Lot Requirements

15.2 In any Local Commercial (C-1) zone, no development permit shall be issued except in conformity with the following requirements:

Standard	Sewer	Unserviced
Minimum Lot Area	697 m ² (7,500 ft ²)	3,700 m ² (29,063 ft ²)*
Minimum Lot Frontage	22.9 m. (75ft.)	22.9 m. (75ft.)
Minimum Front Yard	12.2 m. (40ft.)	12.2 m. (40ft.)
Minimum Side Yard	2.4 m. (8ft.)	2.4 m. (8ft.)
Minimum Rear Yard	7.6 m. (25ft.)	7.6 m. (25ft.)
Maximum Height	10.7 m. (35ft.)	10.7 m. (35ft.)
*Subject to Department of Environment Regulations		

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Garbage Bins

- 15.3 Preferably, garbage and recycling should be stored inside of a building, whether the main building or an accessory building. Where this is not possible, all garbage and recycling bins associated with a commercial use shall be screened by an opaque visual barrier at a height adequate to visually screen the bin from all adjacent properties and roadways.

Landscaping

- 15.4 Where a new commercial use abuts a residential use, a visual barrier no less than 1.5 metres (5 feet) high is required along the shared lot line(s) and must be maintained in perpetuity.

Open Storage

- 15.5 No open storage is permitted in the side yard or rear yard of a commercial zone that abuts a residential zone unless there is a maintained visual barrier of a least 1.5 metres (5 feet) present.

Recovery Depots

- 15.6 Where a new or expanded recovery depot is located, a visual barrier at least 1.5 metres (5 feet) high must be installed and maintained along all rear and side lot lines, and no storage will be permitted in the front yard.

Residential Uses in a Commercial Building

- 15.7 Residential dwelling units will be permitted within commercial buildings in the Local Commercial (C-1) Zone, provided that the dwelling units shall not be located on the ground level at the front of the building.

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PART 16: GENERAL COMMERCIAL (C-2) ZONE

C-2 Uses Permitted

16.1 No development permit shall be issued in a General Commercial (C-2) zone except for one or more of the following uses:

- a. Autobody shops
- b. Automobile sales or rentals by Development Agreement
- c. Automobile service stations by Development Agreement
- d. Cinemas
- e. Convenience stores
- f. Display courts including prefabrication homes and mobile homes
- g. Dwelling units
- h. Financial institutions
- i. Hotels, motels or tourist inns
- j. Laundromats
- k. Machinery and commercial equipment leasing or rental businesses
- l. Medical laboratories
- m. Pharmacies
- n. Restaurants and licensed establishments
- o. Retail stores
- p. Storage facilities
- q. Veterinary services
- r. Visitor information centres

16.2 In any General Commercial (C-2) zone, no development permit shall be issued except in conformity with the following requirements:

Standard	Serviced
Minimum Lot Area	2,700 m ² (7,500 ft ²)
Maximum Gross Floor Area	4,645 m ² (49,999 ft ²)
Minimum Lot Frontage	22.9 m. (75ft.)
Minimum Front Yard	12.2 m. (40ft.)
Minimum Side Yard	6.1 m. (20ft.)
Minimum Rear Yard	12.2 m. (40ft.)
Maximum Height	10.7 m. (35ft.)

Special Provision - Road Access

16.3 Notwithstanding Section 16.2, driveway accesses onto Highway 104 shall conform to the access standards expressed in the Department of Transportation's Access Management Strategy for Highway 104 and Post Road.

Special Provision – Site Plan Approval

16.4 No development permit for new structures or additions shall be issued in a C-2 zone unless a Site Plan has been approved by the Development Officer.

16.5 The following evaluation criteria shall apply to any development undertaken pursuant to Section 16.4:

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West River Antigonish Harbour Land Use By-law

- a. A landscaped visual barrier no less than 1.5 metres (5 feet) high, and a grassy buffer strip no less than 3 metres (10 feet) wide be established and maintained in perpetuity along the common lot line where the commercial use abuts an existing residential use or the new Highway 104 By-pass right-of-way;
 - b. a landscape strip of no less than 3 metres (10 feet) is required along the entire frontage of the property, save and except the location of a driveway not exceeding 6.1 metres (20 feet) in width;
 - c. existing vegetation, wherever possible and deemed practical, is to be retained;
 - d. outdoor storage of equipment or material that is not for sale shall not be located in the front yard of any property, and shall be wholly contained within a fenced and screened storage area and shall not be visible from any public road or adjacent lot;
 - e. loading facilities are to be located at the rear of the main structure and screened from any adjacent residential uses or roadways;
 - f. off-street parking and loading spaces will not be permitted between the front façade of a building and any street line;
 - g. walkways within the development be laid out in such a manner to effectively connect internal uses and off-site sidewalks or paths. Such walkways shall be barrier-free;
 - h. the type and location of outdoor lighting is designed as full cut-off in order to provide light for the structure, driveways and any pedestrian access required to maintain safe access, with no light directed at or spilled onto neighbouring properties or into the night sky;
 - i. storm and surface water management plans are to be provided;
- 16.6 A Site Plan prepared in accordance with Sections 16.4 and 16.5 shall indicate:
- a. the location of proposed structures on the site;
 - b. the location of proposed off-street parking or loading facilities;
 - c. the location and width of proposed driveway accesses to public roads;
 - d. the type, location and height of any retaining walls, fences, hedges, trees, shrubs or groundcover as well as any retained natural vegetation;
 - e. any proposed grade alteration and/or any storm or surface water control infrastructure;
 - f. the location of proposed walkways and the type of surfacing material;
 - g. the type and location of proposed outdoor lighting;
 - h. the location and type of any facilities and enclosures for the storage of garbage, recycling and other waste materials;
 - i. the location of proposed easements;
 - j. the type, number and size of proposed signs and sign structures.
- 16.7 A separate site plan shall show all existing structures, parking, loading facilities, driveway accesses, grades, storm or surface water control infrastructure, walkways, easements, outdoor lighting, signs and sign structures.

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Automobile Service Stations

- 16.8 Notwithstanding Section 16.2, the following special provisions shall apply to automobile service station uses:
- a. Minimum lot frontage of 45.8 metres (150 feet);
 - b. No portion of any pump island shall be located closer than 6.1 metres (20 feet) from any street line;
 - c. The minimum distance between ramps or driveways shall not be less than 9.1 metres (30 feet);
 - d. A weather canopy for service station pump islands may be erected provided that no part of the canopy is located within 4 metres (13.1 feet) of the street or lot line and in no case shall the weather canopy extend beyond the front lot line.

Waste Bins

- 16.9 All garbage and recycling bins associated with a commercial use shall be stored indoors, within an accessory structure, or wholly screened by an opaque visual barrier so as to not be seen from any adjacent non-commercial properties or roadways.

Landscaping

- 16.10 Where a new General Commercial use abuts a residential use (R-1, R-2 or MHP-1), a visual barrier no less than 1.5 metres (5 feet) high is required along the shared lot line(s) and must be maintained in perpetuity.

Open Storage

- 16.11 No open storage is permitted in the side yard or rear yard of a local commercial zone that abuts a residential zone unless there is a buffer of at least 1.5 metres (5 feet) present. This buffer must be maintained for the life of the development.

Residential Uses in a Commercial Building

- 16.12 Notwithstanding Section 16.1 of this By-law, dwelling units will be permitted within commercial buildings in the General Commercial (C-2) zone provided that the residential use shall not be located on the ground level at the front of the building.

Converted Dwellings

- 16.13 Nonresidential buildings may be converted to an entirely residential building in the General Commercial (C-2) Zone provided that:
- a. All garbage and recycling bins are handled in accordance to Section 19.9 regardless of association with a residential use.
 - b. Off-street parking is provided in conformity with the parking requirement schedule found in Section 6.A.23;
 - c. Parking spaces, walkways pathway are clearly delineated and marked as shown in plan submitted to the Development Officer prior to approval of the Development Permit;

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**Lot 1A – Beech Hill Road,
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Subject Site – South View



Subject Site – East View

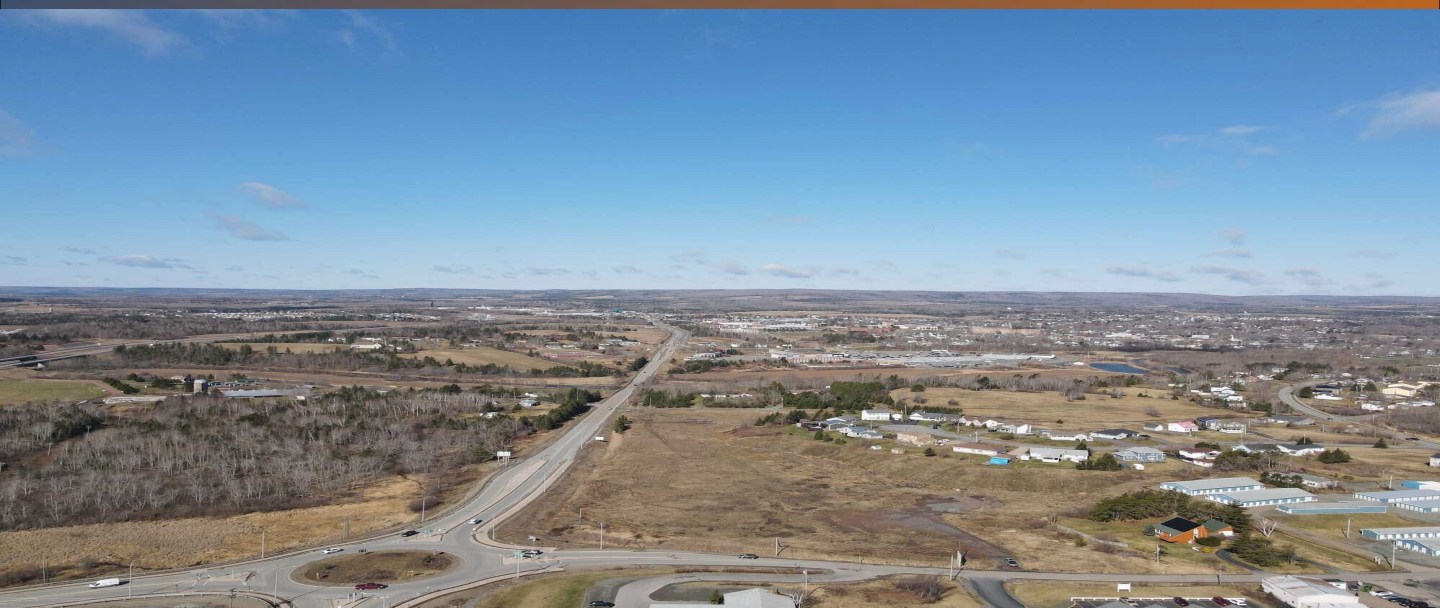


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Subject Site – North View



Subject Site – West View



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Antigonish Town

Antigonish is a service centre for the surrounding region that includes Antigonish and Guysborough Counties and many local businesses are based in the service sector.

Workforce is primarily white collar with the largest employers being St. Martha's Regional Hospital and St. Francis Xavier University.

Demographics

Area – Town	4.98 km
County	5.88 km
Median Household Income	\$ 54,800
Median Age	42 Years
Population – Town	5,341
County	21,540

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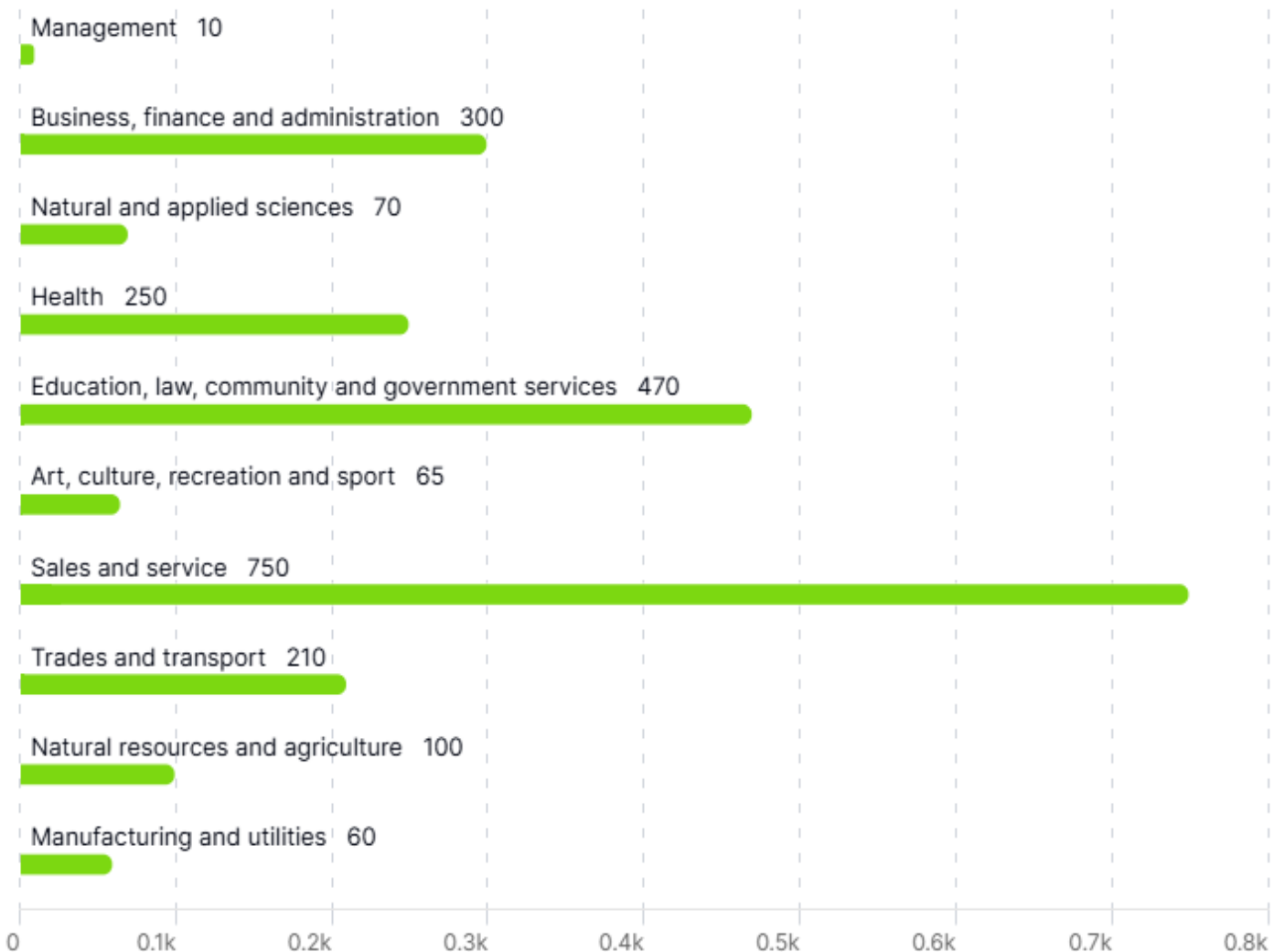
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Demographics

Employment



FOR SALE

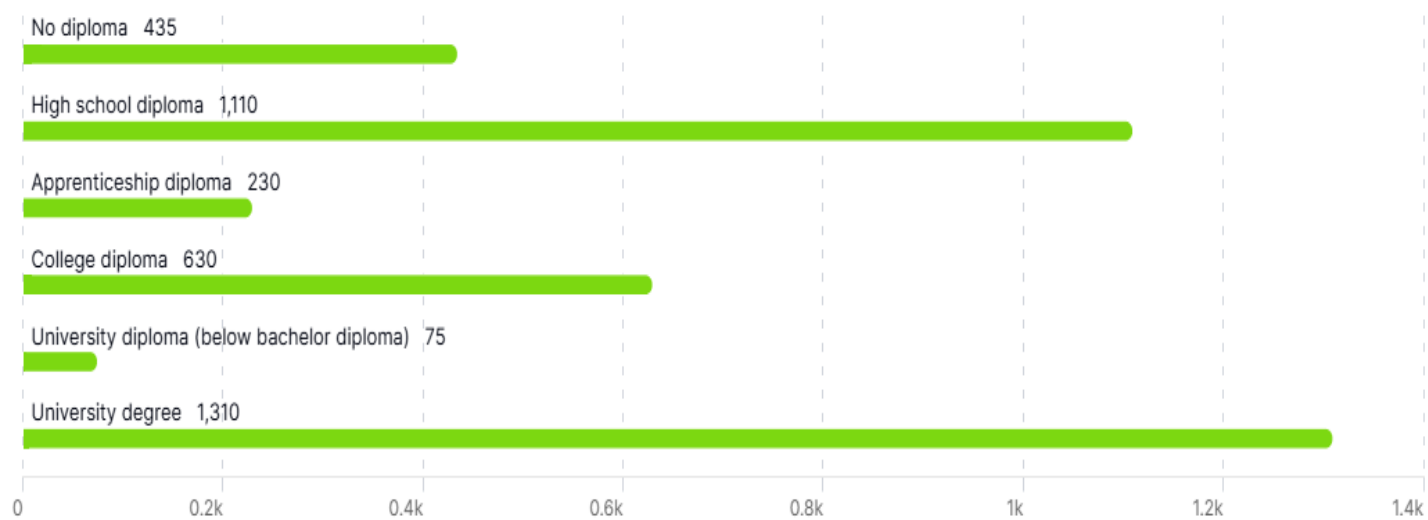
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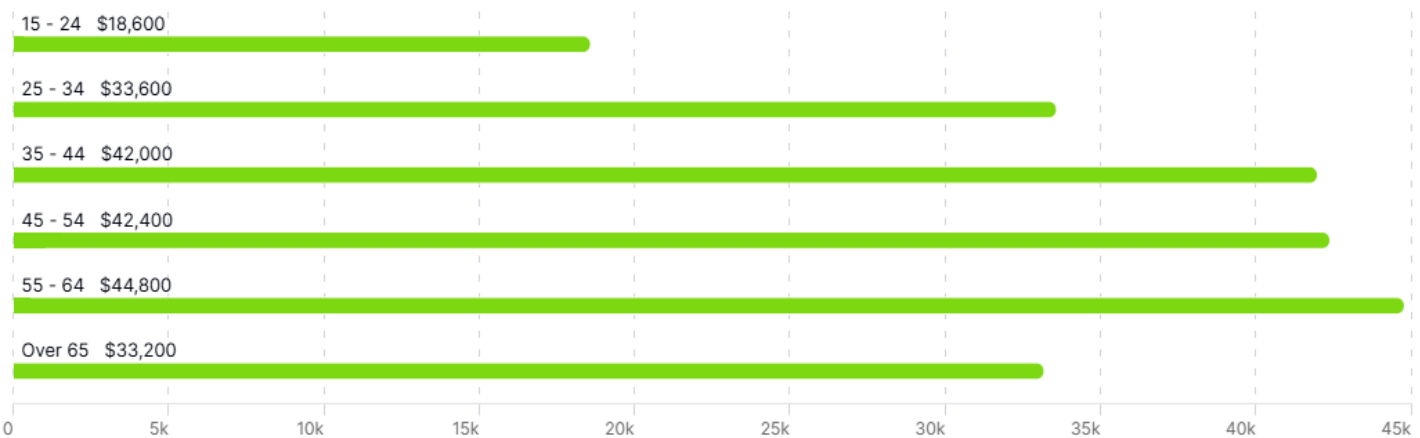
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Demographics

Education



Income by Age^e



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Legal Description

ALL AND SINGULAR that certain lot situated, lying and being at Beach Hill in the County of Antigonish, Province of Nova Scotia. Said lands being more particularly described as follows:

PREMISING that directions are azimuths referenced to the Nova Scotia Coordinate Survey System and are referred to Central Meridian, 61 degrees 30 minutes West (Zone 4).

BEGINNING at a point at the intersection of the southeastern boundary of River View Lane and the southwestern boundary of lands deeded to Linda Diane MacLeod (Document 105815477). Said point being 125 degrees 06 minutes 05 seconds a distance of 71.722 metres from Nova Scotia Control Monument No. 3304. Said point being referred to as THE POINT OF BEGINNING.

THENCE 131 degrees 10 minutes 00 seconds along the southwestern boundary of said MacLeod lands a distance of 92.366 metres to a point on the southeastern boundary of lands deeded to Wynn Elliott Beiswanger (Document 97357884);

THENCE 58 degrees 25 minutes 00 seconds along the southeastern boundary of said Beiswanger lands a distance of 152.406 metres to a point on the southeastern boundary of lands deeded to Brian Henry Doiron and Marcia Coleen Doiron (Book 256 Page 471);

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THENCE 15 degrees 45 minutes 00 seconds along the southeastern boundary of said Doiron lands a distance of 70.097 metres to a point on the southwestern boundary of lands deeded to Ron MacGillivray Holdings Ltd. (Book 347 Page 708);

THENCE 147 degrees 10 minutes 04 seconds along the southwestern boundary of said MacGillivray lands a distance of 32.516 metres to a point on the southern boundary of said MacGillivray lands;

THENCE 82 degrees 00 minutes 58 seconds along the southern boundary of said MacGillivray lands a distance of 31.458 metres to a point on the western boundary of lands deeded to William D. Kelly and Judith E. Kelly (Book 335 Page 956);

THENCE 167 degrees 57 minutes 15 seconds along the western boundary of said Kelly lands a distance of 51.200 metres to a point on the southeastern boundary of said Kelly lands;

THENCE 80 degrees 11 minutes 03 seconds along the southern boundary of said Kelly lands a distance of 21.753 metres to a point on the southeastern boundary of said Kelly lands;

THENCE 52 degrees 17 minutes 28 seconds along the southeastern boundary of said Kelly lands a distance of 31.613 metres to a point on the western boundary of Beech Hill Road;

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Legal Description

THENCE 182 degrees 55 minutes 55 seconds along the western boundary of said Road a distance of 15.621 metres to a point of curvature;

THENCE along said Road following a curve to the right with an arc length of 47.378 metres and radius of 228.813 metres to a point of curvature. Said curve having a chord azimuth of 188 degrees 51 minutes 50 seconds and chord length of 47.292 metres.

THENCE 194 degrees 47 minutes 45 seconds along the western boundary of said Road a distance of 43.053 metres to a point on the western boundary of lands deeded to Nova Scotia Department of Transportation and Infrastructure Renewal (Document 93124502);

THENCE 209 degrees 31 minutes 03 seconds along the western boundary of said Transportation lands a distance of 65.144 metres to a point on the northern boundary of Highway 104;

THENCE 274 degrees 52 minutes 05 seconds along the northern boundary of said Highway a distance of 305.765 metres to a point on the eastern boundary of said highway;

THENCE 20 degrees 58 minutes 49 seconds along the eastern boundary of said Highway a distance of 15.862 metres to a point on the northern boundary of said Highway;

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THENCE 274 degrees 52 minutes 05 seconds along the northern boundary of said Highway a distance of 10.661 metres to a point on the southeastern boundary of said Lane;

THENCE 24 degrees 13 minutes 09 seconds along the southeastern boundary of said Lane a distance of 93.493 metres to a point. Said point being THE POINT OF BEGINNING.

SUBJECT TO an apparent easement for overhead transmission lines as shown on Registry plan #2228

SAID LOT CONTAINING an area of 3.81 Hectares. (9.4 Acres)

*** Municipal Government Act, Part IX Compliance ***

Exemption:

The parcel is exempted from subdivision approval under the Municipal Government Act because the parcel was created by a subdivision

Reason for exemption:

Clause 268(2)(c) resulting from an acquisition or disposition of land by Her Majesty the Queen in right of the Province or in right of Canada or by an agency of Her Majesty.