

# DEVELOPMENT LAND FOR SALE

439 Beaver Bank Road

Residential & Commercial Land - For Sale

439 Beaver Bank Road, Beaver Bank, NS B4E 1K3



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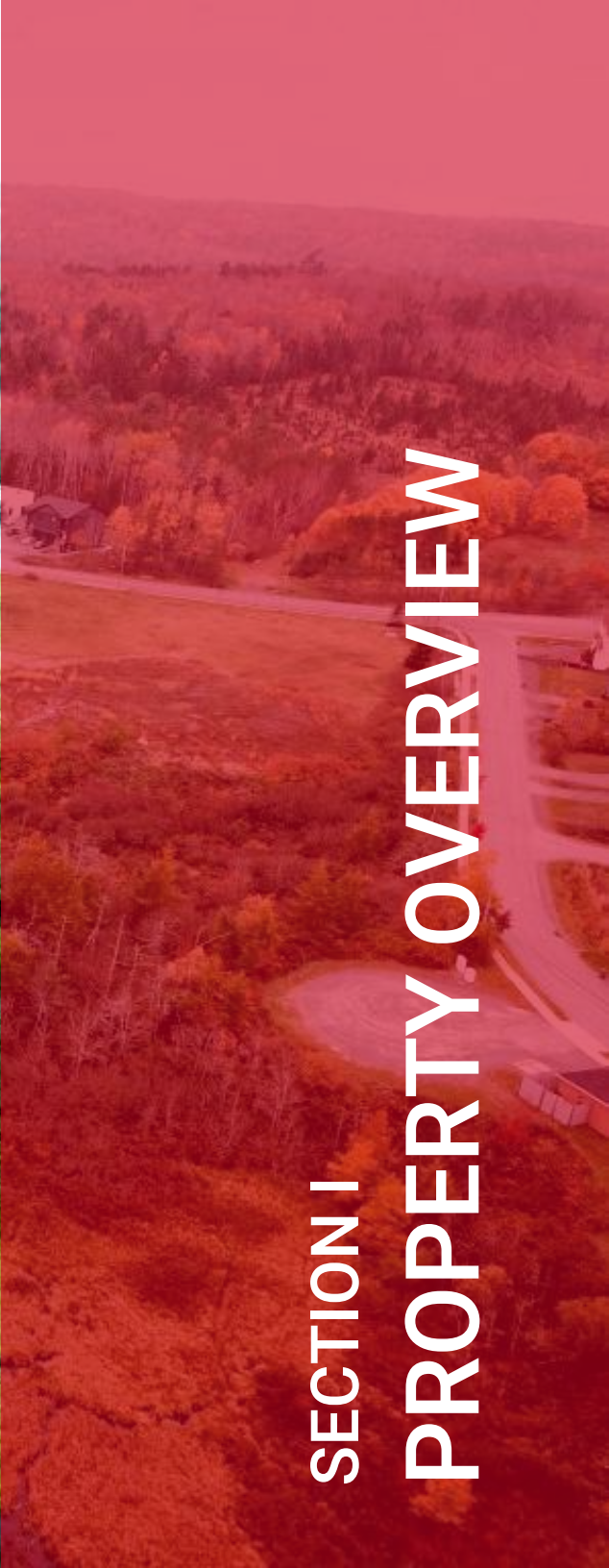
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SECTION I  
PROPERTY OVERVIEW

# EXECUTIVE SUMMARY

439 BEAVER BANK ROAD



## OFFERING SUMMARY

<b>PID #:</b>	00468124
<b>PROPERTY TYPE:</b>	Residential & Commercial Development Land
<b>LOT SIZE:</b>	12.35 Acres (537,966 SF)
<b>FRONTAGE:</b>	+/-898' to Majestic Ave & +/- 400' to Beaverbank
<b>ZONING:</b>	C-4 (2.76 Acres) & MU-1 (9.59 Acres)
<b>ASSESSED OWNER:</b>	3090079 Nova Scotia Limited
<b>ASSESSED VALUE:</b>	\$68,300.00 (Resource Taxable 2024)
<b>LIST PRICE:</b>	\$2,995,000
<b>PRICE / ACRE:</b>	\$242,510

## PROPERTY OVERVIEW

Large undeveloped municipally serviced lot on the corner of Beaverbank Road and Majestic Avenue, 3.7 KM from the Sackville Drive & Beaverbank Rd Starbucks with 2.76 acre corner lot. Zoned C-4 Highway Commercial and zoned mixed-use 1, ideally for residential development. Potential to re-zone for high rise development, not as-of right.

## LOCATION OVERVIEW

Beaver Bank Road in Lower Sackville, is a scenic and historically significant route within the Halifax Regional Municipality, serving as a lifeline for the community, linking it with surrounding areas like Windsor Junction and Bedford. Lower Sackville, has seen considerable residential growth, making it a vibrant suburb of Halifax. Various amenities include shopping centers like Sackville Business Centre, which offers a range of stores, restaurants, and services. For outdoor enthusiasts, there's quick access to parks like Sackville Lakes and Beaver Bank Lake. The community also benefits from its proximity to major transportation routes like Highway 101 and 102, offering residents convenient access to downtown Halifax and beyond.

# LOT SPECIFICATIONS

439 BEAVER BANK ROAD



Property Type: Residential & Commercial Development Land

PID #: 00468124

Lot Size: 12.35 Acres (537,966 SF)

Frontage: +/- 898' to Majestic Avenue  
+/- 400' to Beaver Bank Road

Zoning: C-4 (2.76 Acres) & MU-1 (9.59 Acres)

As of right Residential Development on 9.59 Acre MU-1 lot governed by R-6 (Rural Residential) with 10,000 SF min. lot size & 75' of minimum frontage per serviced lot, estimated at 20 lots \*up to 4 dwelling units (80 units), with 35' height restriction & 35% lot coverage maximum (Subdivision and road construction approval required to achieve unit numbers)

As of Right Commercial Development on 2.76 Acres C-4 (Highway Commercial). 10,000 SF building maximum per lot, estimated 4 commercial lots with minimum 30,000 SF lot size & 100' of frontage. C-4 allows all C-2 (General Business) zone uses. Estimated 40,000 SF total commercial space with 35' height restriction in four buildings on four lots (Subdivision required to achieve size numbers)

Municipal Services: Water & Sewer

Restrictive Covenant: Bulk Oil Sales

Assessed Owner: 3090079 Nova Scotia Limited

Assessed Value: \$68,300.00 (Resource Taxable 2024)

List Price: \$2,995,000

# PROPERTY PHOTOS

439 BEAVER BANK ROAD



# PROPERTY PHOTOS

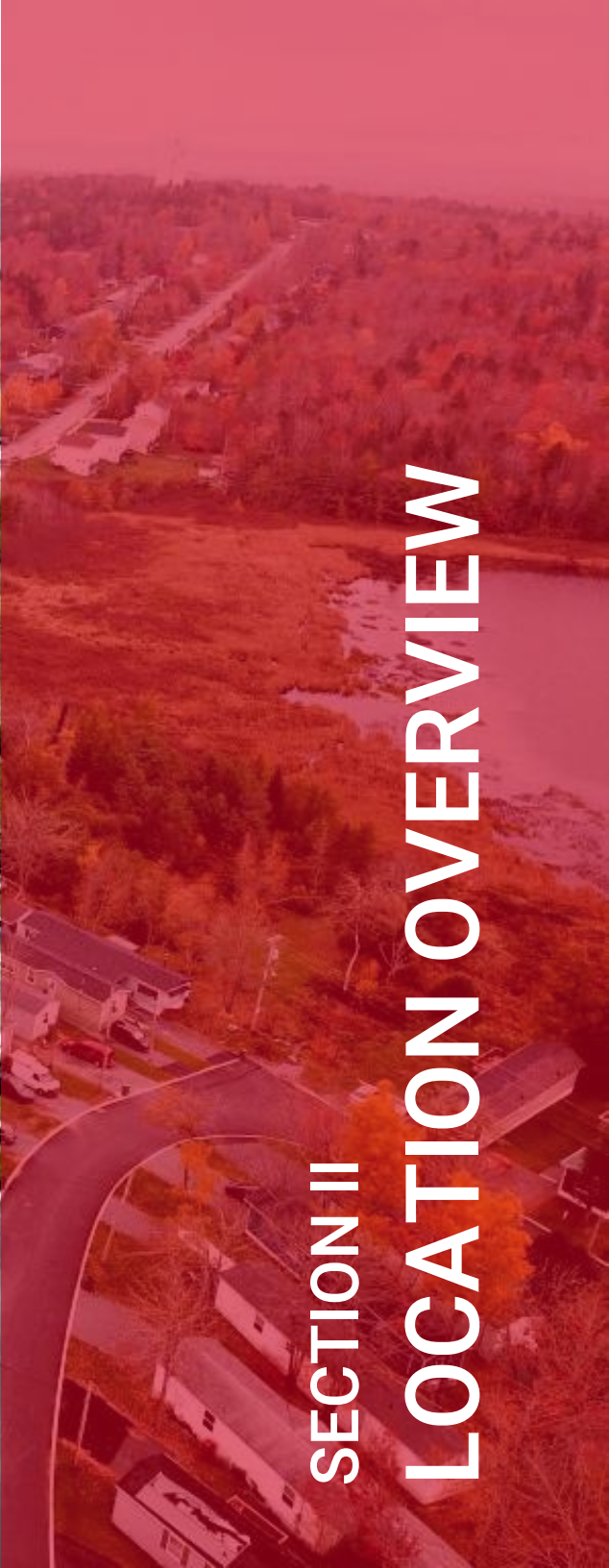
439 BEAVER BANK ROAD



# PROPERTY PHOTOS

439 BEAVER BANK ROAD

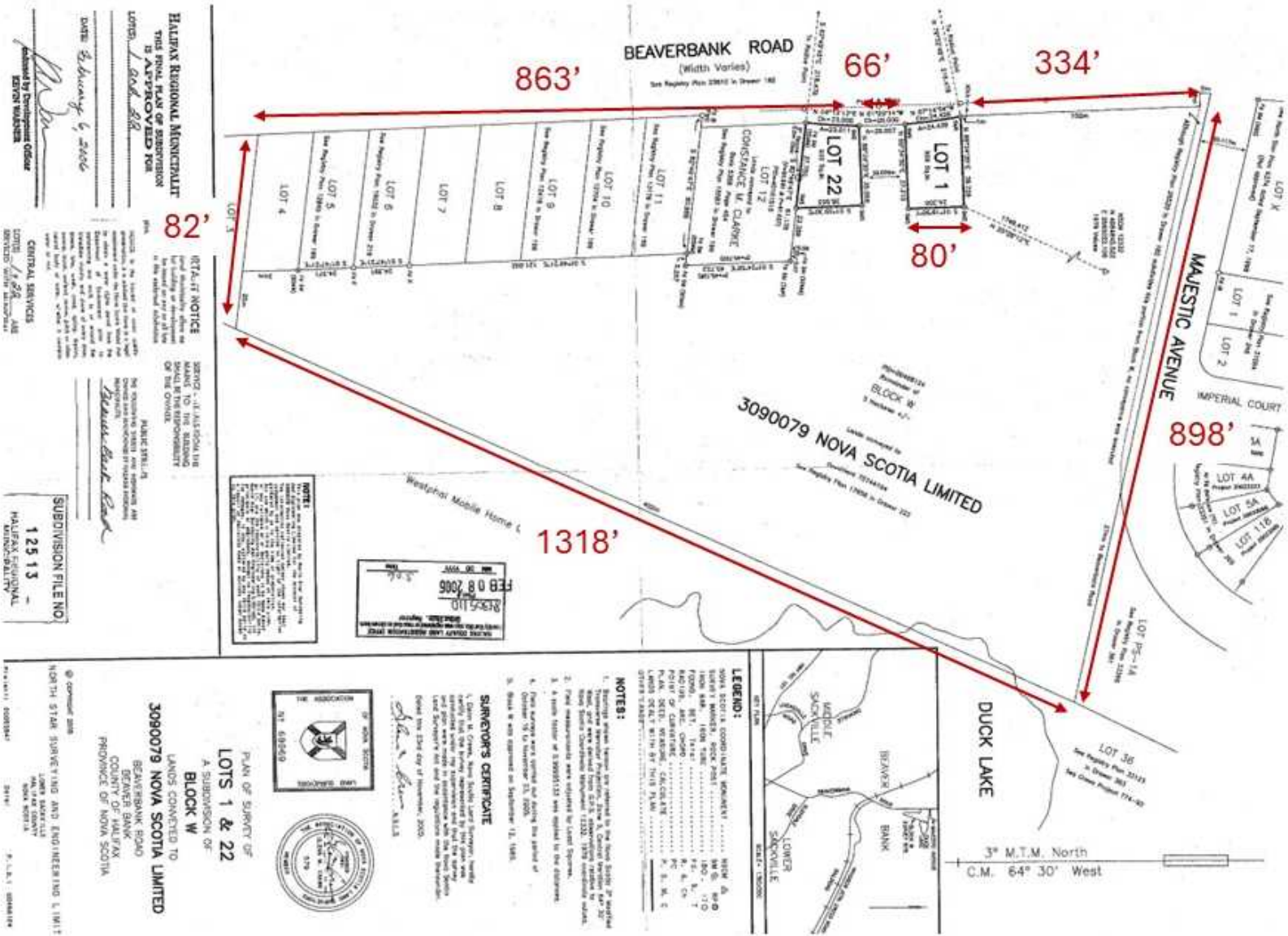




SECTION II  
LOCATION OVERVIEW

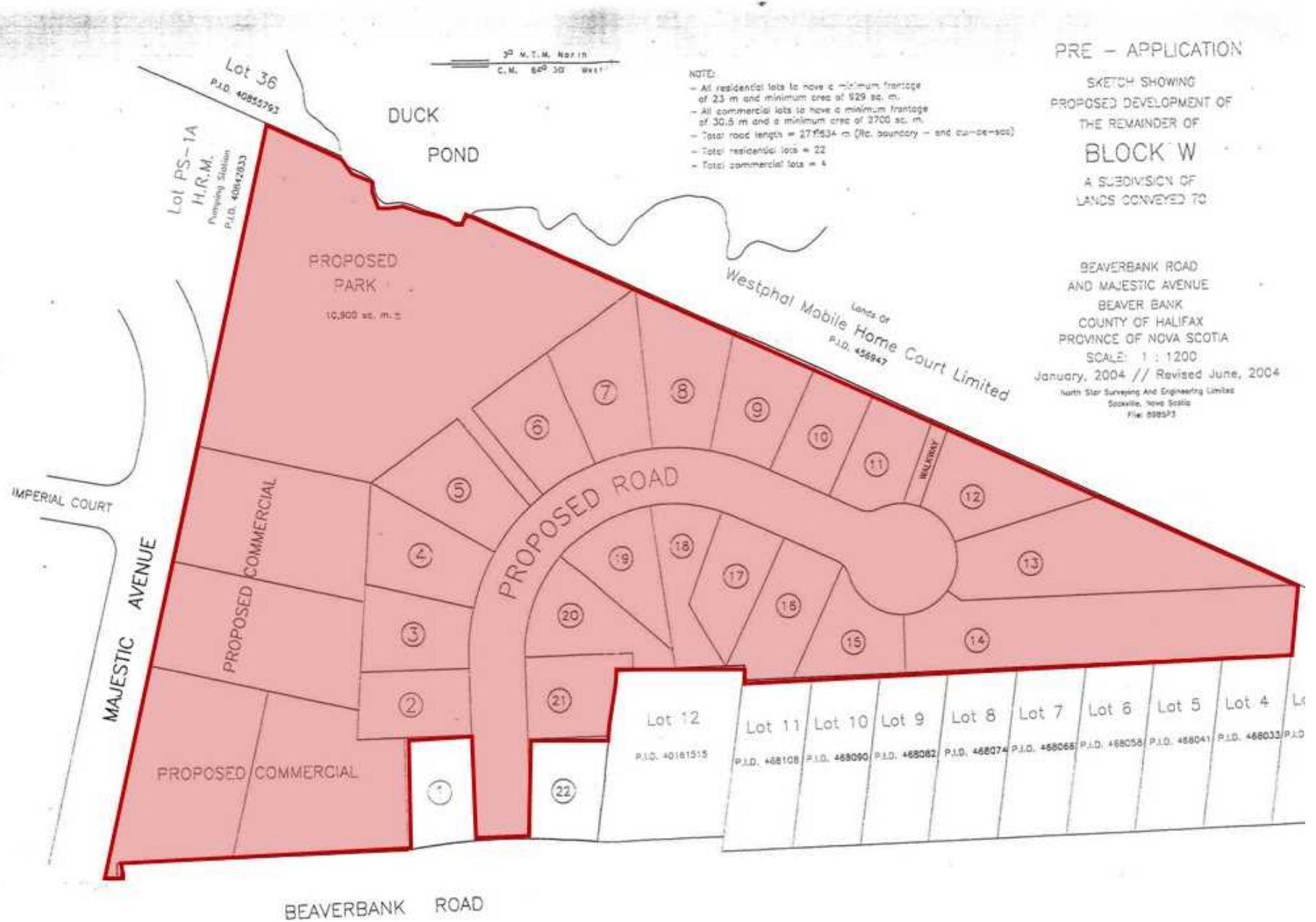
# SITE PLAN

439 BEAVERBANK ROAD



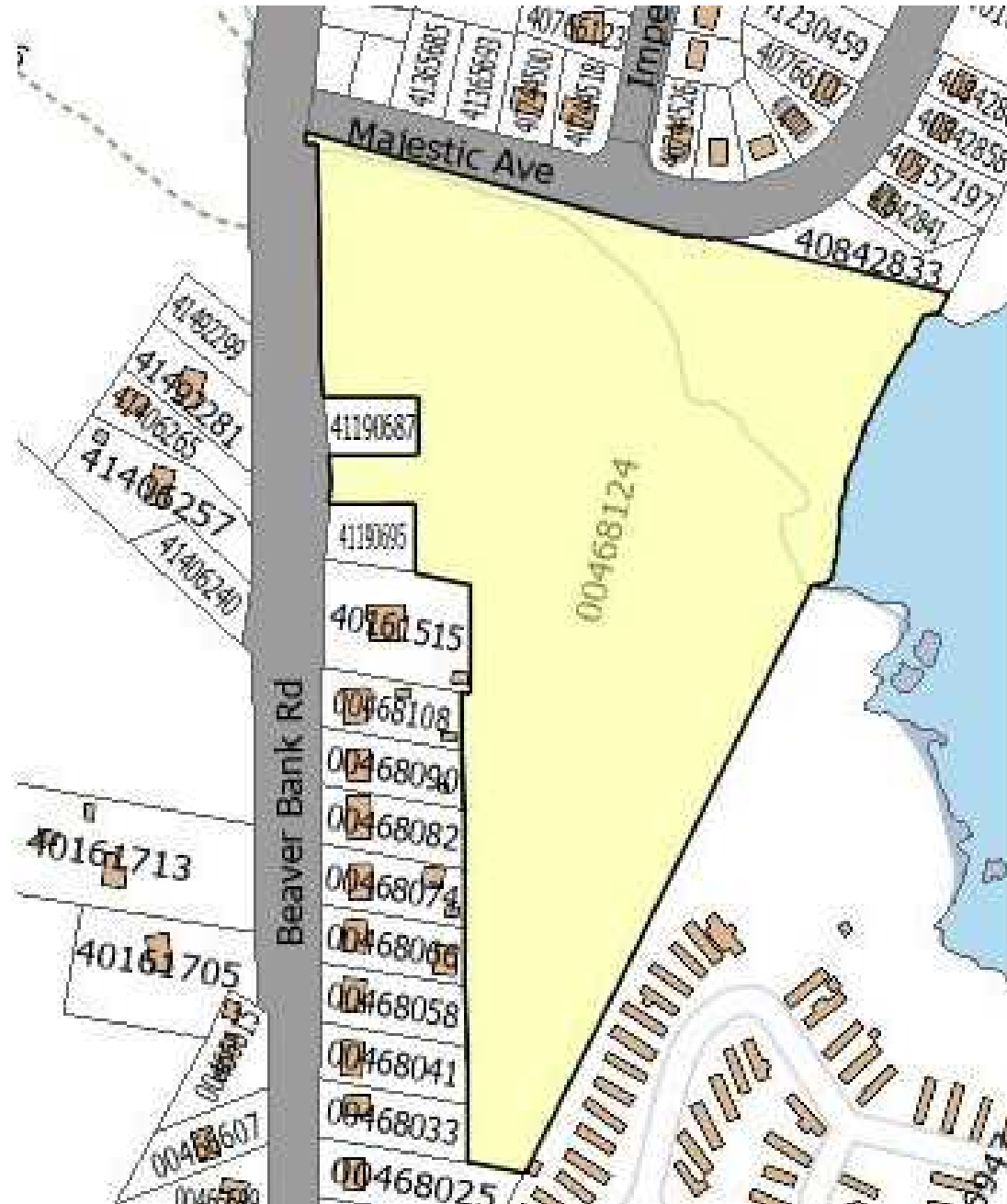
# CONCEPT PLAN

439 BEAVER BANK ROAD



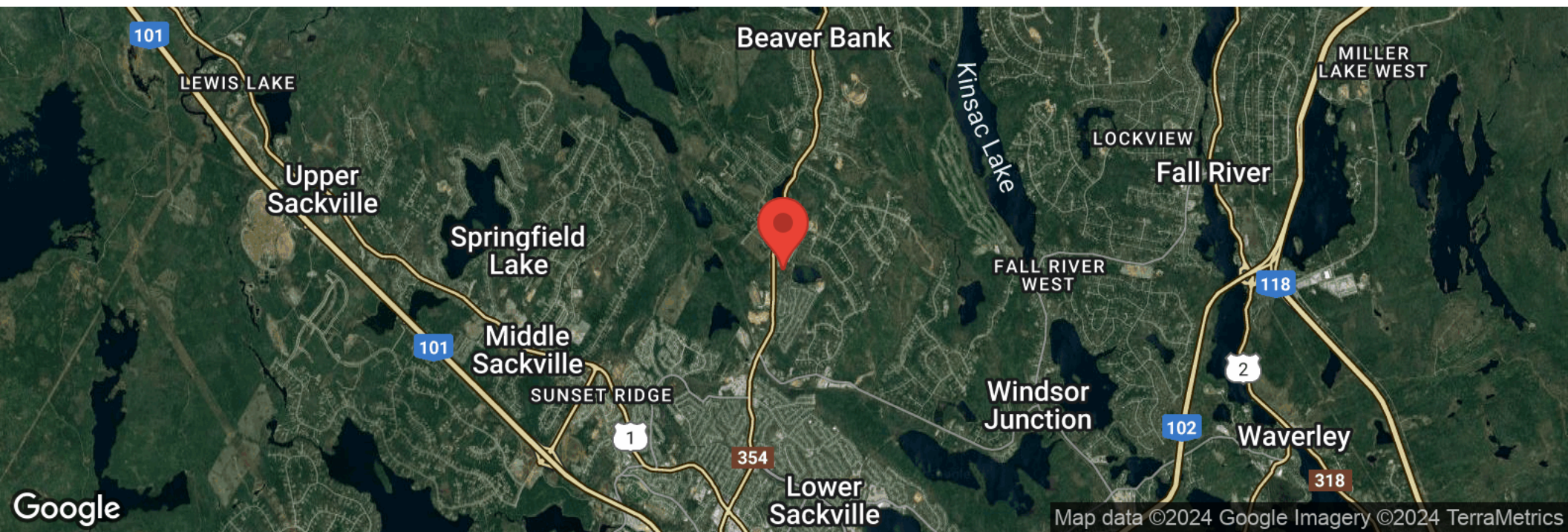
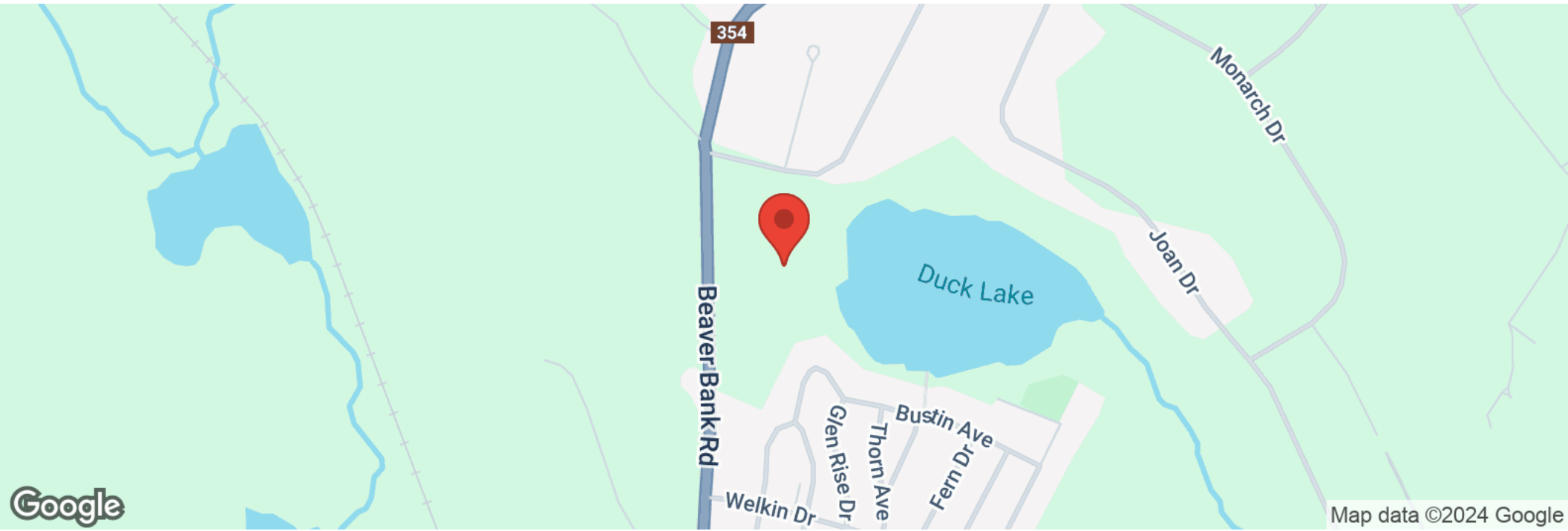
# PID MAP

439 BEAVER BANK ROAD



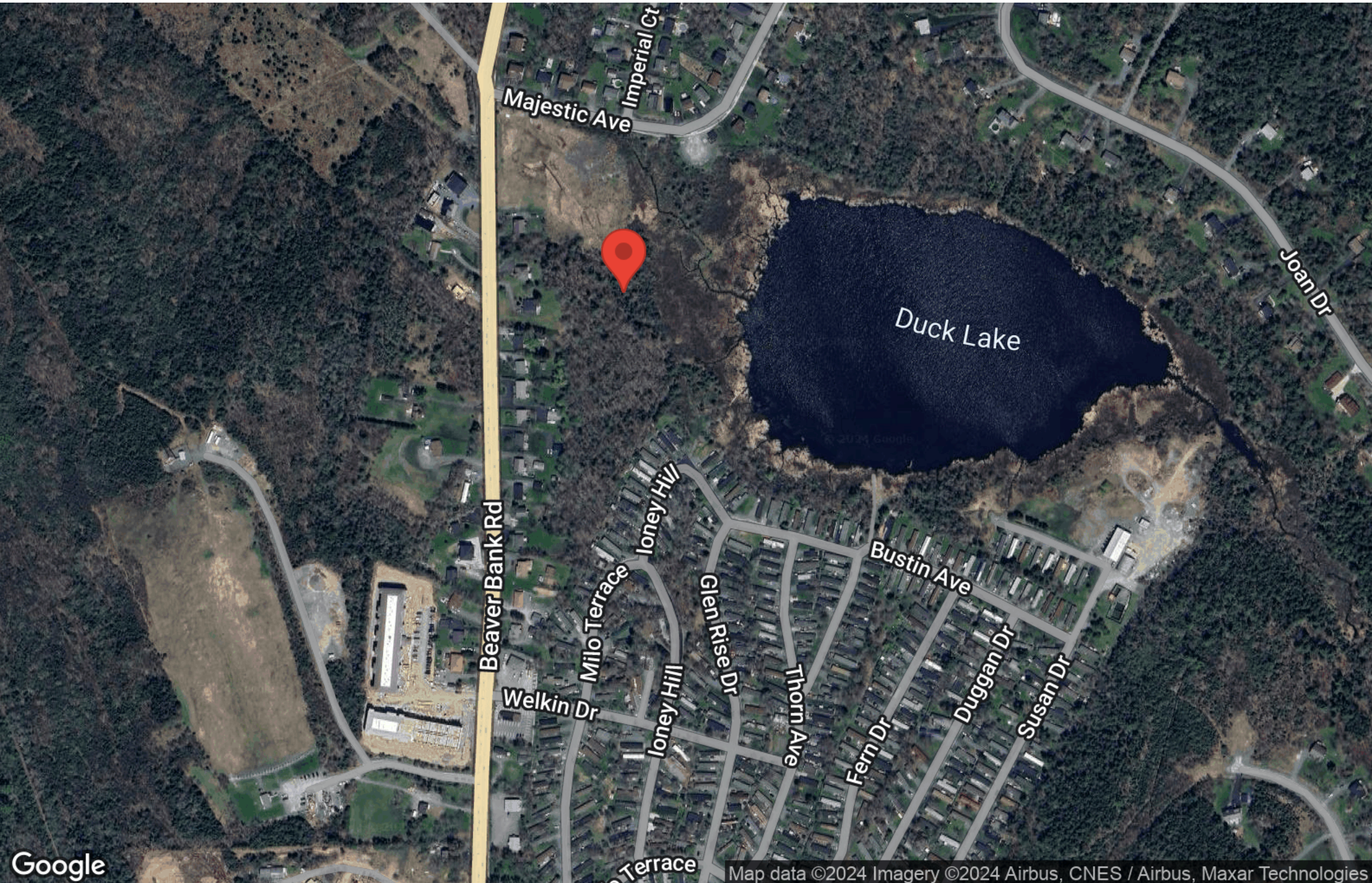
# LOCATION MAPS

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# AERIAL MAP

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# ZONING: C-4 (HIGHWAY COMMERCIAL)

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## PART 17: C-4 (HIGHWAY COMMERCIAL) ZONE

### 17.1 C-4 USES PERMITTED

No development permit shall be issued in any C-4 (Highway Commercial) Zone except for the following:

All uses permitted in the C-2 zone

Display courts

Motels

Service stations

Taxi and bus depots

Greenhouses and nurseries

Veterinary clinics and indoor kennels

Recycling Depots

Building supply outlets

Drive in and take out restaurants

Fraternal centres and private clubs

**Short-term Rentals (RC-Feb 21/23;E-Sep 1/23)**

**Short-term Bedroom Rentals (RC-Feb 21/23;E-Sep 1/23)**

### 17.2 C-4 ZONE REQUIREMENTS

In any C-4 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	30,000 square feet (2787 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Height of Main Building	35 feet (10.7 m)
Maximum Lot Coverage for Structures and Outdoor Storage	75 per cent

### 17.3 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

The gross floor area of all commercial buildings on a lot in any C-4 Zone shall not exceed ten thousand (10,000) square feet of gross floor area, including any floor area devoted to permitted dwelling units.

### 17.4 OTHER REQUIREMENTS: OPEN STORAGE AND DISPLAY

Where any portion of any lot in any C-4 Zone is to be used for open storage or outdoor display, the following shall apply:

- Any area devoted to open storage may not exceed fifty (50) per cent of the lot area.
- No open storage shall be permitted within any front yard.
- No outdoor display shall be located within ten (10) feet of any front lot line.
- No open storage or outdoor display shall be permitted in any required yard within any C-4 Zone where the required yard abuts any residential or community facility

use except where a visual and physical barrier is provided, in which case there will be no open storage or outdoor display within five feet of the abutting side or rear lot line.

### 17.5 OTHER REQUIREMENTS: PARKING AND LOADING AREAS

No parking or loading area shall be permitted in any required side or rear yard where the yard abuts any residential or community facility use, except where a visual barrier is provided in which case there will be no parking or loading within five (5) feet of the abutting side or rear lot line.

### 17.6 OTHER REQUIREMENTS: SERVICE STATIONS

Where service stations are permitted in the C-4 Zone, the following shall apply:

- Minimum lot area 30,000 square feet (2787 m<sup>2</sup>)
- Minimum Frontage 150 feet (45.7 m)
- No portion of any pump island shall be located closer than twenty (20) feet (6.1 m) from any street line.
- The minimum distance between ramps or driveways shall not be less than thirty (30) feet (9.1 m).
- The minimum distance from a ramp or driveway to a road intersection shall be fifty (50) feet (15 m).
- The minimum angle of intersection of a ramp to a road line shall be forty-five (45) degrees.
- The width of a ramp shall be a minimum of twenty (20) feet (6.1 m) and a maximum of twenty six (26) feet (7.9 m)

### 17.7 OTHER REQUIREMENTS: ABUTTING USES

Notwithstanding the provisions of Section 17.2, within a C-4 Zone, where any commercial use abuts another commercial or an industrial use, the abutting side or rear yard requirement may be reduced to eight (8) feet.

# ZONING: C2 (GENERAL BUSINESS USES ALLOWED IN C-4 ZONE)

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## PART 16: C-2 (GENERAL BUSINESS) ZONE

### 16.1 C-2 USES PERMITTED

No development permit shall be issued in any C-2 (General Business) Zone except for the following:

- Retail stores
- Food stores
- Service and personal service shops
- Offices
- Commercial schools
- Banks and financial institutions
- Full Service and Take-out Restaurant
- Funeral establishments
- Theatres and cinemas, except drive-in theatres
- Parking lots
- Welding, plumbing and heating, electrical and other special trade contracting services and shops
- Bakeries
- Single and two unit dwellings
- Institutional Uses
- Shared housing use with 10 or fewer bedrooms (RC-Aug 9/22;E-Sep 15/22)**
- Commercial Entertainment Uses in conjunction with Full Service Restaurants, not exceeding 139 square metres (1,500 square feet) devoted to public use, and only on the sites identified in this Part. (RC-Apr 26/16;E-Jun 25/16)**

### 16.2 C-2 ZONE REQUIREMENTS

No development permit shall be issued except in conformity with the following:

Minimum Lot Area	29,064 square feet (2700 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Height of Main Building	35 feet (10.7 m)

### 16.3 OTHER REQUIREMENTS: PARKING AND OUTDOOR DISPLAY

In any C-2 Zone, the following shall apply:

- (a) No open storage or outdoor display shall be permitted.
- (b) No parking shall be permitted within any required side or rear yard where the required yard abuts any residential or community use, except where a visual barrier is erected, in which case there will be no parking within (five) 5 feet of the side or rear lot line.
- (c) The parking lot shall be demarcated and paved or otherwise maintained with a stable surface which is treated in a manner to prevent the raising of dust and loose particles.

### 16.4 OTHER REQUIREMENTS: ABUTTING USES

Notwithstanding the provisions of Section 16.2, where any commercial use abuts another commercial or an industrial use, the abutting side or rear yard requirement may be reduced to eight (8) feet.

### 16.5 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

The gross floor area of all commercial buildings on a lot in any C-2 Zone shall not exceed five thousand (5000) square feet of gross floor area, including any floor area devoted to permitted dwelling units.

### 16.6 OTHER REQUIREMENTS: INSTITUTIONAL USES

Where institutional uses are permitted in any C-2 Zone, the provisions of Part 22 shall apply.

### 16.7 OTHER REQUIREMENTS: COMMERCIAL ENTERTAINMENT USES IN CONJUNCTION WITH FULL SERVICE RESTAURANTS (RC-Apr 26/16;E-Jun 25/16)

Commercial Entertainment Uses in conjunction with Full Service Restaurants, not exceeding 139 square metres (1,500 square feet) devoted to public use, shall only be permitted in the following locations.

- 1345 Hammonds Plains Road (PID 00421131)

# ZONING: MU-1 (MIXED-USE)

439 BEAVER BANK ROAD

## PART 13: MU-1 (MIXED USE) 1 ZONE

### 13.1 MU-1 USES PERMITTED

No development permit shall be issued in any MU-1 (Mixed Use) Zone except for the following:

#### Residential Uses

Single unit dwellings

Two unit dwellings

**Shared housing use (RC-Aug 9/22;E-Sep 15/22)**

**Existing Senior Citizens housing on properties listed in Appendix A-1 (RC-Sep 12/23;E-Oct 10/23)**

Existing multiple unit dwellings

**New multiple unit dwellings containing 3 or 4 dwelling units within the Urban Service Area (RC-May 23/24;E-June 13/24)**

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

**Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms (RC-Feb 21/23;E-Sep 1/23)**

#### Other Uses

Institutional uses, except fire and police stations

Open space uses

Commercial uses permitted in the C-2 (General Business) Zone

Trucking, landscaping, excavating and paving services

Agriculture uses

Forestry uses and wooden furniture manufacturing

Composting operations (see section 4.29)

**School Bus Yard (NWCC-Jun 14/21;E-July 3/21)**

### 13.2 MU-1 ZONE REQUIREMENTS: RESIDENTIAL USES

In any MU-1 Zone, no development permit shall be issued for residential uses except in conformity with the provisions of Section 11.2.

### 13.3 MU-1 ZONE REQUIREMENTS: OTHER USES

In any MU-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	29,064 square feet (2700 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Lot Coverage for Structures and Storage	50 per cent
Maximum Height of Main Building	35 feet (10.7 m)

### 13.4 OTHER REQUIREMENTS: BUSINESS AND DAY CARE USES

- (a) With the exception of outdoor display provisions, where business uses and day care facilities in conjunction with a dwelling are permitted in any MU-1 Zone, the provisions of Section 11.3 and Section 11.4 shall apply.
- (b) Outdoor display shall not be permitted:
  - (i) within 10 feet of the front lot line or within the required side yard;
  - (ii) within any yard which abuts an adjacent residential use, except where a visual barrier is provided;
  - (iii) shall not exceed 200 square feet.

### 13.5 OTHER REQUIREMENTS: COMMERCIAL USES

Where commercial uses are permitted in any MU-1 Zone, the following shall apply:

- (a) The gross floor area devoted to all commercial uses on any lot shall not exceed two thousand (2,000) square feet.
- (b) No open storage or outdoor display shall be permitted.
- (c) The parking lot shall be demarcated and paved or otherwise maintained with a stable surface which is treated in a manner to prevent the raising of dust and loose particles.
- (d) Except where any commercial use abuts another commercial use in an MU-1 Zone, no portion of any parking space shall be located within any required side yard.
- (e) Where any commercial use abuts another commercial use in the MU-1 Zone, the abutting side yard requirement shall be eight (8) feet.

### 13.6 OTHER REQUIREMENTS: AGRICULTURE USES

- (a) Notwithstanding the provisions of Section 13.3, where any barn, stable or other building intended for the keeping of more than fifty (50) domestic fowl or ten (10) other animals is erected in any MU-1 Zone, no structure shall:
  - (i) be less than fifty (50) feet from any side lot line;
  - (ii) be less than one hundred (100) feet from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use;
  - (iii) be less than three hundred (300) feet from any watercourse or water body;
  - (iv) be less than five hundred (500) feet from any residential (R-1, RR-1) zone.
- (b) No more than two thousand (2,000) square feet of floor area of all structures on any lot shall be used for a retail use accessory to agriculture uses.

### 13.7 OTHER REQUIREMENTS: FORESTRY AND WOODEN FURNITURE MANUFACTURING

Where forestry uses and wooden furniture manufacturing are permitted in any MU-1 Zone, the following shall apply:

- (a) No more than two thousand (2,000) square feet of gross floor area of all structures on any lot shall be used for a sawmill, other industrial mill related to forestry, wooden furniture manufacturing, or retail use accessory to the above uses;

# ZONING: R-6 (RURAL RESIDENTIAL)

439 BEAVER BANK ROAD

Note 11.2 of LUB has all residential uses in a MU-1 zone be in conformity with R-6 (Zone is not R-6)

## PART 11: R-6 (RURAL RESIDENTIAL) ZONE

### 11.1 R-6 USES PERMITTED

No development permit shall be issued in any R-6 (Rural Residential) Zone except for the following:

- Single unit dwellings
- Two unit dwellings
- Multiple unit dwellings containing 3 or 4 dwelling units within the Urban Service Area (RC-May 23/24;E-June 13/24)**
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)**
- Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings.
- Business uses in conjunction with permitted dwellings
- Open space uses
- Agriculture uses
- Forestry uses

### 11.2 R-6 ZONE REQUIREMENTS

In any R-6 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	on-site services	29,064 sq. ft. (2700 m <sup>2</sup> )
	central sewer	10,000 sq. ft. (929 m <sup>2</sup> )
Minimum Frontage:	on-site services	100 ft. (30.5 m)
	central sewer	75 ft. (23 m)
Minimum Front or Flankage Yard		20 feet (6.1 m)
Minimum Rear or Side Yard		8 feet (2.4 m)
Maximum Lot Coverage		35 per cent
Maximum Height of Main Building		35 feet (10.7 m)

### 11.3 OTHER REQUIREMENTS: BUSINESS USES

Where business uses are permitted in any R-6 Zone the following shall apply:

- (a) Any business shall be wholly contained within the dwelling or accessory building. The dwelling shall be the principle residence of the operator of the business.
- (b) No more than fifty per cent of the gross floor area of any dwelling shall be devoted to any business use and in no case shall the gross floor area of all buildings on any lot devoted to a business use exceed one thousand (1,000) square feet.
- (c) No materials or equipment which is obnoxious or creates a nuisance by virtue of noise, vibration, smell or glare shall be used on the lot.
- (d) No open storage or outdoor display shall be permitted.
- (e) No more than one sign shall be permitted for any business and no such sign shall exceed two (2) square feet.
- (f) One (1) off-street parking space, other than that required for the dwelling, shall be provided for every one hundred and fifty (150) square feet (14 m) of floor area

devoted to any business. No portion of any parking space shall be located within any required side yard.

### 11.4 OTHER REQUIREMENTS: DAY CARE FACILITIES

Where day care facilities are permitted in any R-6 Zone, the following shall apply:

- (a) With the exception of outdoor play space, any facility shall be wholly contained within the dwelling or accessory building.
- (b) No open storage or outdoor display shall be permitted.
- (c) No more than one sign shall be permitted for any facility and no such sign shall exceed two (2) square feet.

### 11.5 OTHER REQUIREMENTS: AGRICULTURE USES

- (a) No more than fifty (50) domestic fowl or ten (10) of any other animals confined to a barn, stable, or other structure shall be permitted.
- (b) No more than one thousand (1000) square feet of floor area of any structure shall be used for retail use accessory to agriculture uses.

### 11.6 OTHER REQUIREMENTS: FORESTRY USES

- (a) No more than one thousand (1000) square feet of floor area of any structure shall be used for a sawmill, other industrial mill related to forestry, or retail use accessory to forestry uses.
- (b) Any area devoted to open storage shall not be permitted within any required yard and shall not exceed twenty-five (25) per cent of the lot area.
- (c) No sawmills or other industrial mill related to forestry shall be located less than fifty (50) feet from any lot line nor less than three hundred (300) feet from any dwelling except a dwelling located on the same lot directly related to the above use.

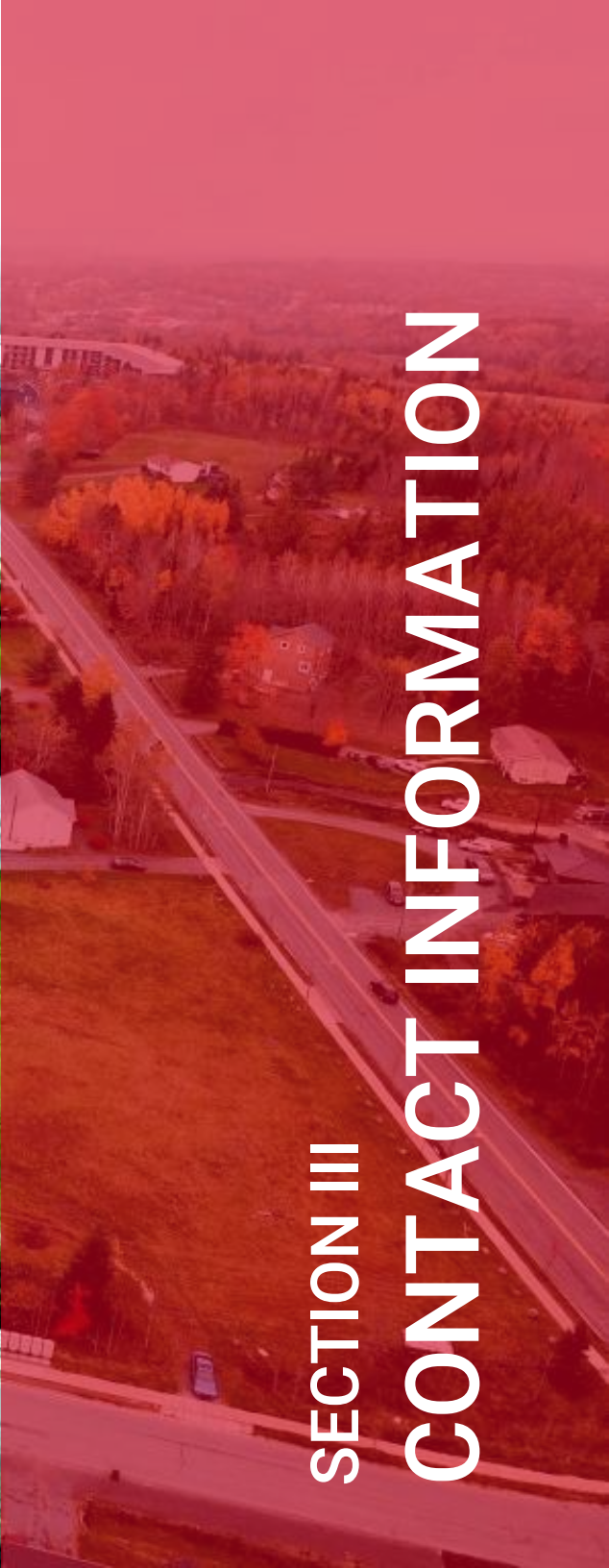
### 11.7 EXISTING BUSINESS USES

Notwithstanding Section 4.9 and 11.1, existing business uses identified in Appendix "A" shall be permitted to the extent they are in existence at the time the land use by-law is adopted.

### 11.8 EXEMPTION: EXISTING SEMI-DETACHED DWELLINGS

- (a) **Notwithstanding Section 11.2, where a semi-detached dwelling was in existence prior to January 1, 2013, (NWCC-Jan 9/17;E-Jan 28/17) and capable of being serviced with central services, no development permit shall be issued except in conformity with the following:**

<b>Minimum Lot Area:</b>	<b>5 000 square feet (464.5 square metres)</b>
<b>Minimum Lot Frontage:</b>	<b>35 feet (10.6 metres)</b>
<b>Minimum Rear or Side Yard:</b>	<b>10 feet (3 m) or 0.0 feet (0.0 m) from the side being common with another dwelling unit</b>



SECTION III

CONTACT INFORMATION

## CONTACT INFORMATION

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439 BEAVER BANK ROAD



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