



Sunset Ridge

Community Commercial

Swindon Drive, Middle Sackville, NS

LOCATION:

Swindon Drive
Sunset Ridge
Middle Sackville, NS

SITE SIZE:

1.3 Acres

ZONING:

C-2
Community Commercial
Comprehensive
Development Agreement

COMMERCIAL DEVELOPMENT OPPORTUNITY:

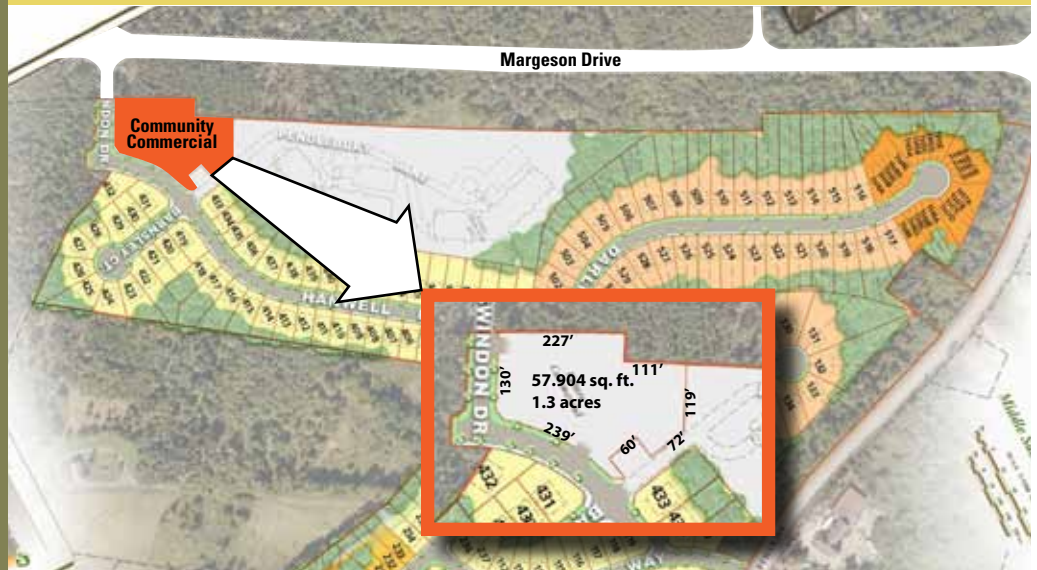
Purchase or lease
options available

OWNERS:

Armco Capital Inc.

DIRECTIONS:

Located on the West side of Sackville Drive, North of Melham Drive and Lindforest Court, South of Westridge and Old Windsor Road. Turn onto Beaconsfield Way from Sackville Drive, right on Darlington Drive, and left onto Hanwell Drive.

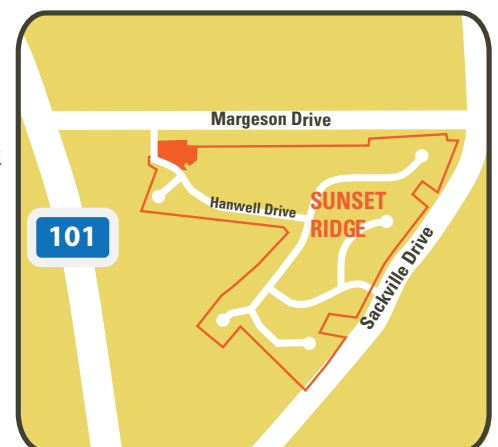


Sunset Ridge is a master planned mixed density community, conveniently located in Middle Sackville, with direct access to Sackville Drive and the new Margeson Drive Collector, providing direct access to HWY 101.

Sunset Ridge has a total of 291 homesites including single-family, semidetached, townhouse and apartments. The residential growth potential of this area and other current and future developments make this commercial site well suited for community supported commercial uses.

Land purchase or lease opportunities available.

- Minutes from Lower Sackville
- On public transit routes
- 25 minutes from the Robert L. Stanfield International Airport
- 15 minutes from the Halifax Central Business District

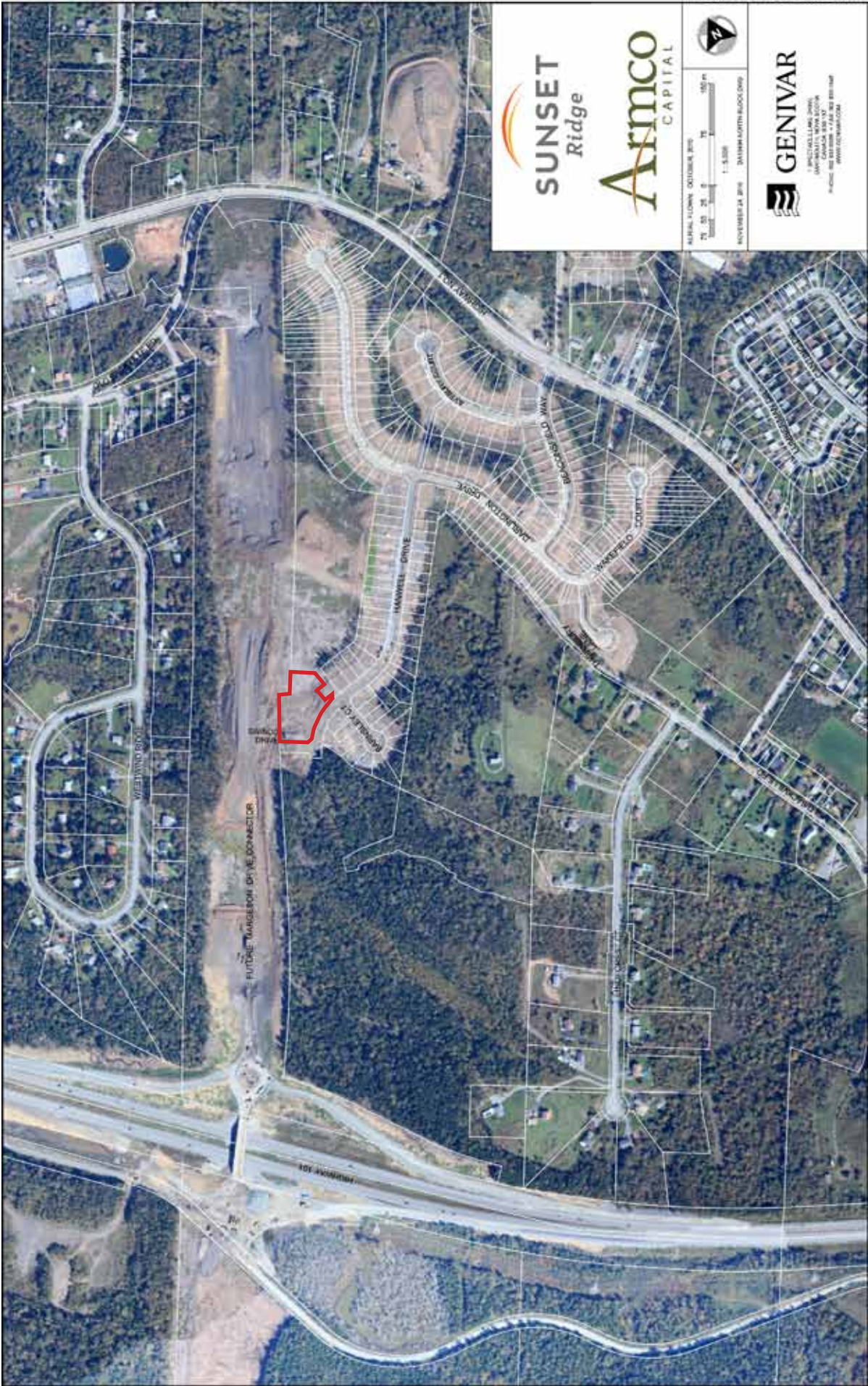


For information please contact:

armcocapital.com

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SUNSET
 Ridge
Amco
 CAPITAL

AERIAL FLIGHT: OCTOBER 2015
 25 50 75 100 ft
 1:1.5,000
 NOVEMBER 24, 2015 DIXIEHILL CONSULTING

GENIVAR
 1000 WILLIAMSON AVENUE
 SUITE 200
 CANADA, BC V2T 2G2
 TEL: 604.273.8888
 WWW.GENIVAR.COM

Sunset Ridge Development Agreement

- 3.5.2 Any semi-detached development shown on Schedule B shall conform with the provisions and requirements of the R-2 (Two Unit Dwelling) Zone of the Land Use By-law except that a minimum of two (2) parking spaces shall be provided.
- 3.5.3 Any townhouse development shown on Schedule B shall conform with:
- (a) the provisions and requirements of the R-5 (Townhouse) Zone of the Land Use By-law except that the minimum side yard may be reduced to eight (8) feet and the requirements of Section 11.3(b) shall not apply and a minimum of two (2) parking spaces shall be provided; and
 - (b) the architectural design criteria for townhouses in Schedule I.
- 3.5.4 Any multi-unit development shown on Schedule B shall:
- (a) have a maximum building height of four (4) habitable stories above grade exclusive from any underground parking area;
 - (b) have a minimum of fifty percent (50%) of the required parking spaces located under the building or buildings;
 - (c) have a walkway that extends from all public entrances of each building to a public sidewalk in front of the building;
 - (d) conform with the architectural design criteria in Schedule I; and
 - (e) otherwise conform with the provisions and requirements of the R-4 (Multiple Unit Dwelling) Zone of the Land Use By-law except that the minimum required lot frontage shall not apply.
- 3.5.5 Any commercial development shown on Schedule B shall conform with the provisions and requirements of the C-2 (Community Commercial) Zone of the Land Use By-law except that uses shall be restricted to the following: retail stores; food stores; service and personal service uses; offices; commercial schools; banks and financial institutions; restaurants and take-out restaurants but shall not include drive-in restaurants; or re-cycling depots. A walkway shall extend from all public entrances of any building to a public sidewalk in front of the building.

15.2 C-2 ZONE REQUIREMENTS: COMMERCIAL AND RESIDENTIAL USES

In any C-2 Zone, where uses are permitted as Commercial Uses or Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	6,000 square feet (558 m ²)
	on-site services	20,000 square feet (1,858 m ²)
Minimum Frontage:	central services	60 feet (18.3 m)
	on-site services	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		50 per cent
Maximum Height of Main Building		35 feet (10.7 m)

15.3 OTHER REQUIREMENTS: SERVICE STATIONS

Notwithstanding the provisions of Section 13.2, where any service station is erected in any C-2 Zone the following shall apply:

- (a) Minimum Lot Area 30,000 square feet (2,787 m²)
- (b) Minimum Frontage 150 feet (45.7 m)
- (c) No portion of any pump island shall be located closer than twenty (20) feet (6.1 m) from any street line.
- (d) The minimum distance between ramps or driveways shall not be less than thirty (30) feet (9.1 m).
- (e) The minimum distance from a ramp or driveway to a road intersection shall be fifty (50) feet (15.2 m).
- (f) The minimum angle of intersection of a ramp to a road line shall be forty-five (45) degrees.
- (g) 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).

15.4 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

- (a) The gross floor area of all commercial buildings on a lot in any C-2 Zone shall not exceed ten thousand (10,000) square feet (929 m²).
- (b) Notwithstanding the provisions of Subsection 13.4(a), where welding, plumbing and heating, electrical and other special trades contracting services and shops are permitted in any C-2 Zone, no such shop shall exceed thirty-five hundred (3,500) square feet (325 m²) of gross floor area.
- (c) Notwithstanding the provisions of Subsection 13.4(a), where offices are permitted in any C-2 Zone, no office building shall exceed five thousand (5,000) square feet (465 m²) of gross floor area.

15.5 OTHER REQUIREMENTS: OPEN STORAGE AND OUTDOOR DISPLAY

Where any portion of any lot in any C-2 Zone is to be used for open storage or outdoor display, the following shall apply:

- (a) Any area devoted to open storage shall not exceed fifty (50) per cent of the lot area.
- (b) No open storage shall be permitted within any required front yard.

- (c) No outdoor display shall be located within ten (10) feet (3 m) of any front lot line.
- (d) No open storage or outdoor display shall be permitted within any yard in a C-2 Zone where such yard abuts any Residential or Community Uses Zone, except where a fence or other visual and physical barrier is provided within the abutting yard.

15.6 OTHER REQUIREMENTS: PARKING LOTS

Where parking lots are permitted in any C-2 Zone, whether in conjunction with other uses or as a separate use of land, the following shall apply:

- (a) Where any C-2 Zone abuts any Residential or Community Uses Zone, no portion of any parking space within the C-2 Zone shall be permitted within ten (10) feet (3 m) of any side or rear lot line.
- (b) No portion of any parking space within any C-2 Zone shall be located within ten (10) feet (3 m) of any front lot line.

15.7 C-2 ZONE REQUIREMENTS: COMMUNITY USES

In any C-2 Zone, where uses are permitted as Community Uses, no development permit shall be issued except in conformity with the provisions of Part 19 and Part 20 as are applicable.

15.8 OTHER REQUIREMENTS: EXISTING USES

Existing uses which are in excess of the maximum gross floor area requirements of Section 15.4 shall be permitted as existing uses. Any expansion to such existing uses may only be considered by development agreement.

15.9 OTHER REQUIREMENTS: SACKVILLE TOWN CENTRE

Notwithstanding the provisions of Section 15.1, and 15.4, the existing Sackville Town Centre Shopping Centre, located on the lot identified by LRIS Number 362442, may be used for any **of the uses listed below**. In conformity with Section 15.8, expansion of the Shopping Centre may only be considered by development agreement. **(RC-May 7, 2002; Effective-June 29, 2002)**

Commercial Uses

Retail stores

Food stores

Service and Personal Service Uses

Offices

Commercial schools

Banks and financial institutions

Restaurants and drive-in and take-out restaurants

Outdoor display courts

Shopping plazas and malls

Theatres and cinemas

Entertainment uses

Motels, hotels and hostels
Commercial recreation uses
Service stations
Taxi and bus depots
Parking lots
Greenhouses and nurseries
Veterinary hospitals and kennels
Welding, plumbing and heating, electrical and other special trade contracting services and shops
Local fuel distribution facilities
Re-cycling depots
Automotive repair outlets
Funeral Parlours and undertaker establishments
Wholesale bakeries
Printing and publishing establishments
Existing auto body shops
Existing transport facilities and maintenance yards

Residential Uses

Up to two (2) dwelling units in conjunction with commercial uses
Existing dwellings
Boarding and rooming houses

Community Uses

Open space uses
Institutional uses (RC-May 7, 2002; Effective-June 29, 2002)