

FOR SALE:

Proposed Lot 3, Victoria Street

Zoning: C2- Highway Commercial

Tax Assessment (2009): \$46,400.00 for all of PID # 05287016

Tax Assessment (2010): \$46,400.00 for all of PID # 05287016

Lot Size: approx. 20,000 square feet

Download GIS Map: 'Lot3.pdf'

Assessment Account #: portion of 9799621

PID #: portion of 05287016

Permitted uses in C2 Zone:

- ambulance and emergency services
- animal hospitals or veterinary establishments
- any activity connected with the automotive trade other than an automotive scrap yard or automobile related commercial recreational establishment
- any manufacturing, fabricating, industrial, assembly or warehousing operation conducted and wholly contained within an enclosed building and which is not obnoxious by reason of sound, odor, dust, fumes, or smoke, or other obnoxious emission or refuse matter or water carried waste or by reason of unsightly open storage or the detonation of explosives
- boat and marine supplies
- building supply equipment depots but excluding the bulk storage of sand or gravel
- business and professional offices
- commercial recreational establishments within wholly enclosed buildings and including such uses as health clubs, billiards, dance clubs, licensed liquor establishments, music schools and theatres and amusement arcades by development agreement
- commercial uses accessory to a main use permitted in C2 zone which is conducted in the main building
- display shops using yards including swimming pools, decorative foundations, prefabricated cottages
- farm implements sales and service or repairs
- farm market
- fruit, vegetable and flower sales
- funeral home
- garden nursery sales and supplies
- hotels, motels and other tourist establishments
- laundry or cleaning establishment
- licensed liquor establishments such as taverns or lounges
- paint shop
 - printing establishment
 - railway uses

- residential dwelling units located above or behind the ground floor use
- restaurants and drive-in restaurants
- multiple retail developments (plazas with attached C1 uses and structures)
- retail fish outlet
- trailer, motorcycle and snowmobile sales and rentals
- videotape rental outlet subsidiary to a main permitted use

The developer/owner would be responsible for constructing appropriate access from the existing portion of Victoria Street at his/her cost.

Note: The above information is believed to be correct but is not warranted.

The Town invites proposals for the purchase and the development of this property. Copies of the Land Use Bylaw and Municipal Planning Strategy may be found at www.adpc.ca/ann_open.htm.

For further information, please contact the Town Office at 532-3146, fax (902) 532-7443, e-mail: cao@annapolisroyal.com. A copy of the survey map may be viewed at Town Hall from 8:30am to 4:30pm Monday to Friday.