

FOR SALE:

Waterfront lot on Lower St George Street

Zoning: R1/ WF2

PID #	Assessment #	Tax Assessment 2009	Tax Assessment 2010
05004197	07008961	\$13,900.00	\$13,900.00
05004205	09933522	\$3,500.00	\$3,500.00

Dimensions: Approx 160 foot frontage on Lower St George Street Zoned (R1) and approx. 70 foot frontage on Chapel Street Zoned (WF2)

Download GIS Map: ‘Waterfront.pdf’

Permitted Uses in the R1 Zone

- single detached dwellings
- duplex dwellings
- semi-detached dwellings
- day-care facility
- parks & playgrounds
- existing bed and breakfasts to a maximum of three units by development agreement
- existing historic vacation suites (in registered heritage properties) west of Prince Albert Road by development agreement

Development in the WF2 Zone

All developments in the Waterfront Comprehensive Development District (WF2) Zone shall be permitted only by development agreement between the Council of the Town of Annapolis Royal and the owner of land, as further described in the Municipal Government Act and the Implementation Section of the Municipal Planning Strategy.

Permitted Uses in the WF2 Zone

- residential
- commercial
- marina
- park, open space and interpretation
- institutional
- non-noxious waterfront uses.

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.