

# DEVELOPMENT LAND FOR SALE

## Highway 14, Chester

Development Land For Sale

No. 14 Highway, Windsor Road | Chester, NS B0N 2T0





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NO. 14 HIGHWAY, WINDSOR ROAD

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# SECTION I PROPERTY OVERVIEW



# PROPERTY SUMMARY

NO. 14 HIGHWAY, WINDSOR ROAD



2463 & 2529 Highway 14, Windsor Road

## Property Summary

Property Type:	Development Land
PID:	60145273 60145125 60145257
Lot Size:	7,837,240 SF (179 Acres)
Zoning:	GB (General Basic)
Assessed Owner:	Harvey and Carolin Dauphinee
Assessed Value:	\$120,500 (Resource Taxable 2023)
List Price:	\$795,000

## Property Overview

General Basic (GB) Zone allows a wide range of development including residential development. Minutes from the village of Chester and the Sherwood Golf Course. Easy access to Highway 103 and 60 km to HRM. Soil conditions ideal for onsite sewage systems.

## Location Overview

The village of Chester, known as the “gateway” to Nova Scotia’s South Shore, is situated on a peninsula halfway along the coast of Mahone Bay. The village dates back 224 years, when it was settled by New England planters and fishermen. Chester is a tiny village, with a population of 1,200 people, 68 kilometres west of Halifax. During the summer months this community turns in to a summer haven for Canadians, Americans, Europeans, and is home to prestigious and accomplished residents. Chester also offers a rich architectural history in the preservation of its homes and buildings, including the Foc’sle Tavern whose origins date back to 1764. Other popular Chester attractions include the Chester Golf Club, and the Sensea Nordic Spa.

Chester is accessible by air through Halifax’s Stanfield International Airport (YHZ) or by train from Montreal. From Halifax, Chester is a 50-minute drive south, taking highway NS-103 W.



# PROPERTY PHOTOS

NO. 14 HIGHWAY, WINDSOR ROAD





## PROPERTY PHOTOS

NO. 14 HIGHWAY, WINDSOR ROAD





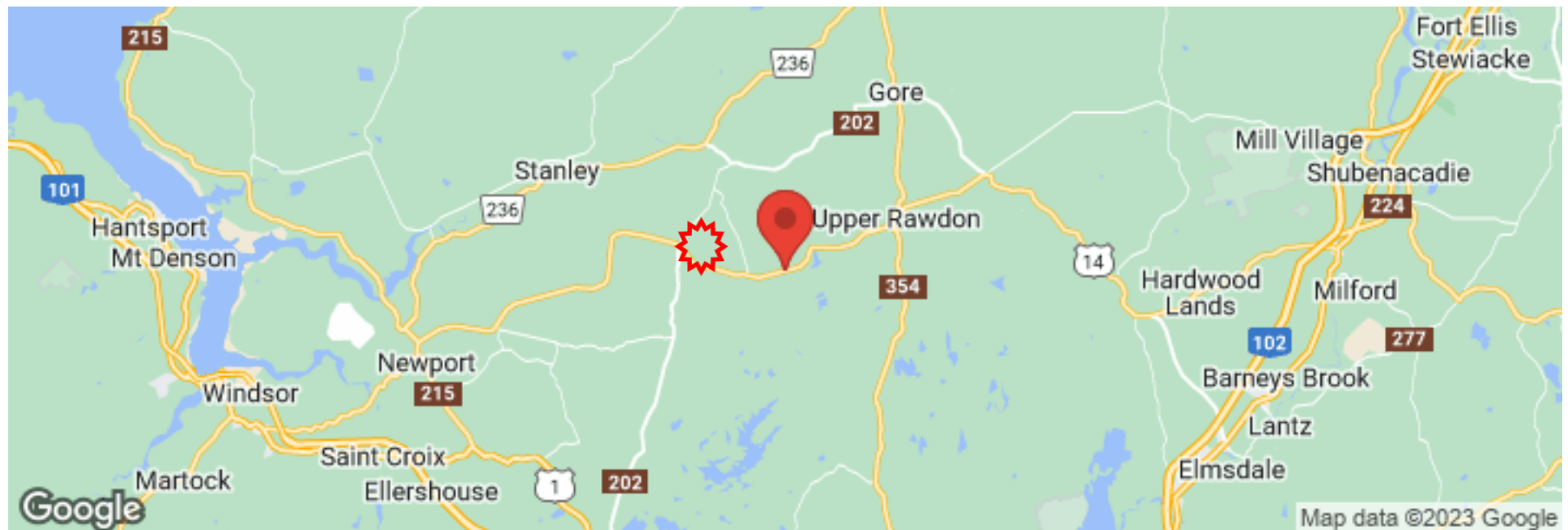


## SECTION II LOCATION DETAILS



# LOCATION MAPS

NO. 14 HIGHWAY, WINDSOR ROAD









# ZONING INFORMATION

NO. 14 HIGHWAY, WINDSOR ROAD

## 5.2 General Basic Zone

### 5.2.1 Developments for which no development permit is required

No *development permit* shall be required for all *developments* with the exception of those listed in Section 5.2.3 (Uses subject to *development control*), Section 4.28.1 (*Lakefront Overlay*) and Section 5.2.4 (*Prohibited uses*).

### 5.2.2 Application of General Provisions

Section 4, General Provisions, apply within the **General Basic zone** only when a *development permit* is required.

### 5.2.3 Uses subject to development control

The following *uses* are permitted in the General Basic (GB) zone subject to the specified approval process and zone standards:

	Approval Process	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height of Structure
<b>Residential</b>					
5 – 11 dwelling units on a lot	SP	3 m	3 m	3 m	none
12 or more dwelling units on a lot	DA				
Land lease communities	DA				
<b>Commercial / Institutional</b>					
Campgrounds and RV Parks up to 20 sites	DP	10 m	10 m	10 m	none
Campgrounds and RV Parks 21 or more sites	DA				
Golf Courses	DA				
Marinas	DP	5 m	5 m	5 m	none
Recycling Depots	DP	7.5 m	7.5 m	7.5 m	none
Tourist Accommodations up to 20 units	DP	7.5 m	7.5 m	7.5 m	none
Tourist Accommodations 21 or more units	SP	7.5 m	7.5 m	7.5 m	none
Any other commercial/institutional development or combination of developments with gross floor area between 1000 m <sup>2</sup> and 2800 m <sup>2</sup> or which occupies a land area between 6000 m <sup>2</sup> and 15000 m <sup>2</sup> , whichever is lesser	DP	5 m	5 m	5 m	none

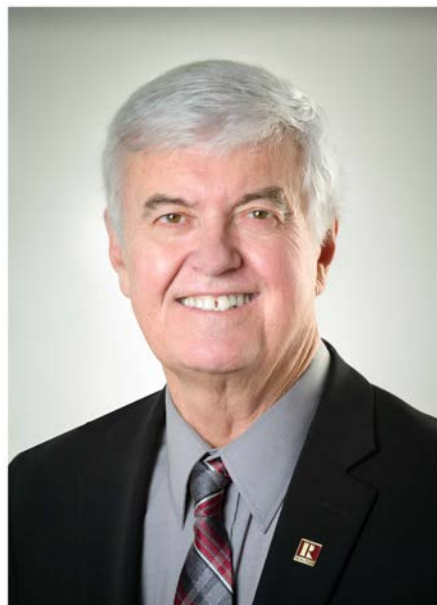
	Approval Process	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height of Structure
Any other commercial/institutional development or combination of developments with gross floor area greater than 2800 m <sup>2</sup> or which occupies a land area greater than 15000 m <sup>2</sup> , whichever is lesser	DA				
<b>Light Industrial</b>					
Abattoirs up to 2500 m <sup>2</sup>	SP	7.5 m	7.5 m	7.5 m	none
Abattoirs over 2500 m <sup>2</sup>	DA				
Aggregate processing	Permitted subject to the provisions of section 4.2				
Aquaculture, including inland fish farms and hatcheries	DA				
Salvage Yards up to 2500 m <sup>2</sup>	DP	7.5 m	7.5 m	7.5 m	none
Salvage Yards over 2500 m <sup>2</sup>	SP	7.5 m	7.5 m	7.5 m	none
Any other light industrial development or combination of developments with gross floor area between 1000 m <sup>2</sup> and 2800 m <sup>2</sup> or which occupies a land area between 6000 m <sup>2</sup> and 15000 m <sup>2</sup> , whichever is lesser	DP	5 m	5 m	5 m	none
Any other light industrial development or combination of developments with gross floor area over 2800 m <sup>2</sup> or which occupies a land area over 15000 m <sup>2</sup> , whichever is lesser	DA				
<b>Other</b>					
Outdoor Cannabis Production Facilities	Permitted subject to the provisions of section 4.4				
Fur farming	DA				



## CONTACT INFORMATION

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