

LAND FOR SALE

Acerage No. 102 Highway

Development Land - For Sale

No. 102 Highway, East Hants, NS

kw COMMERCIAL
ADVISORS[®]

EXECUTIVE SUMMARY

HIGHWAY 102



OFFERING SUMMARY

CURRENT USE:	Vacant Land
PID #:	45239951 45239944
LOT SIZE:	80.27 Acres
ZONING:	RU (Rural Use) LCDD (Lantz Comprehensive Development District)
ASSESSED VALUE:	\$23,900 (Resource Forest 2026)
ASSESSED OWNER:	Andrew Robinson
PRICE:	\$1,575,000
LOT FEATURES:	Treed Sloping to Highway 102

LOCATION OVERVIEW

The subject property is located on the southern eastern corridor between Elmsdale and Shubenacadie, in the Municipality of East Hants. Property is located on the west side of Highway 102 and is adjacent to the newly constructed Lantz Interchange (Exit 8A) which will provide future access to the west side of Highway 102.

East Hants is one of the province's fastest-growing communities. Residents enjoy the perfect blend of rural and urban lifestyles with a mix of housing to meet every family's needs. It is also a vibrant place to live because of the strong local business community. There are numerous pharmacies and grocery stores to meet your everyday needs, as well as local restaurants, coffee shops and spas to enjoy.

DEVELOPMENT UPDATE

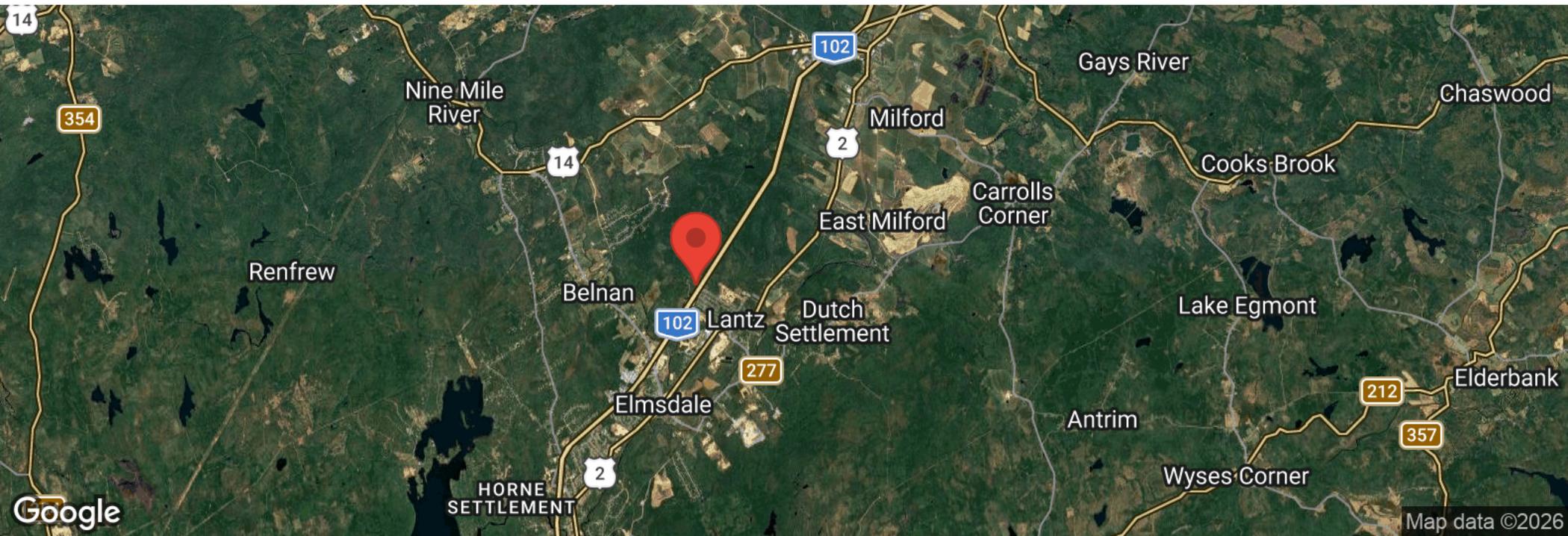
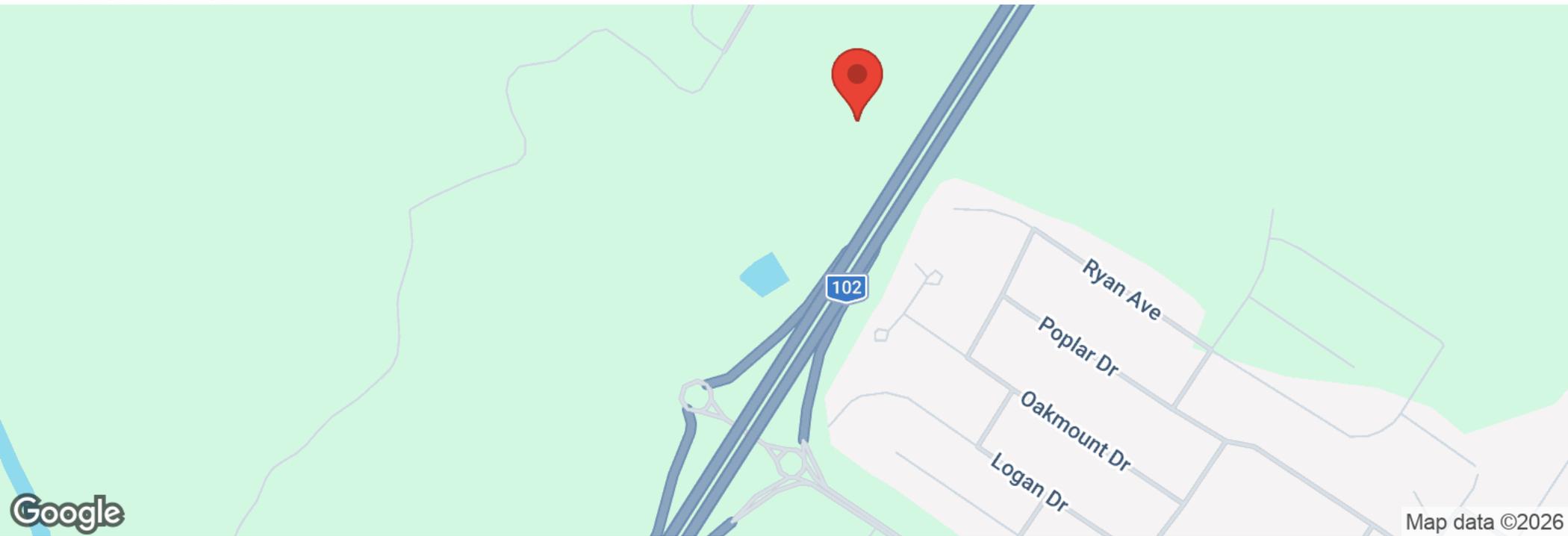
The Municipality of East Hants has approved amendments to the Municipal Planning Strategy and Land Use Bylaws relating to the Lantz Secondary Planning Strategy. This allows the process to move forward to the next stage of the approval process. Council further approved staff formulating a Comprehensive Infrastructure Master Plan which should take 18 to 24 months from January, 2026. This parcel of land is included in this proposed development.

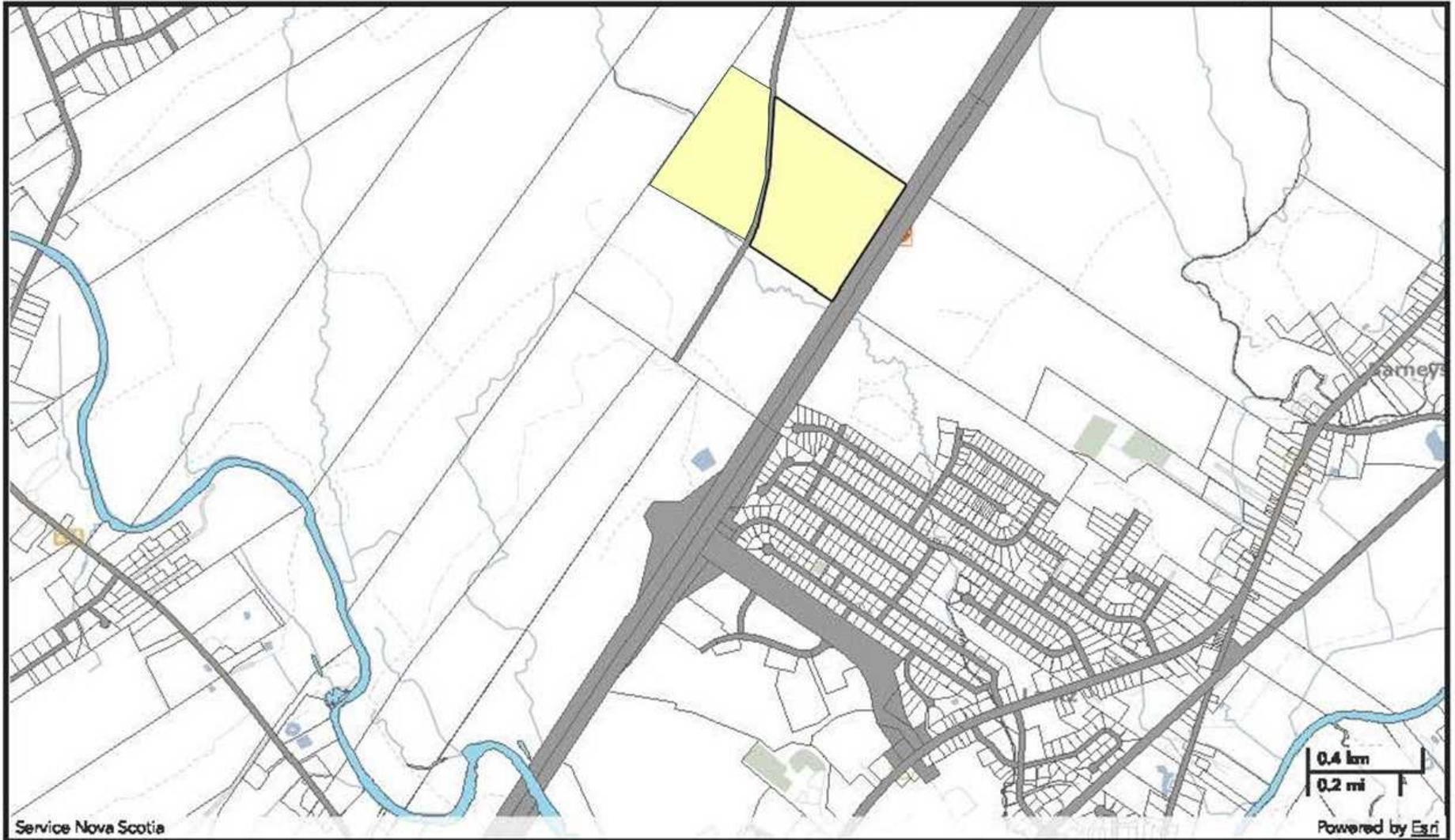
KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

PAUL PETTIPAS, LLB, MICP
Commercial Real Estate Advisor
O: (902) 497-9636
C: (902) 497-9636
paul.pettipas@kw.com
Nova Scotia

LOCATION MAPS

HIGHWAY 102





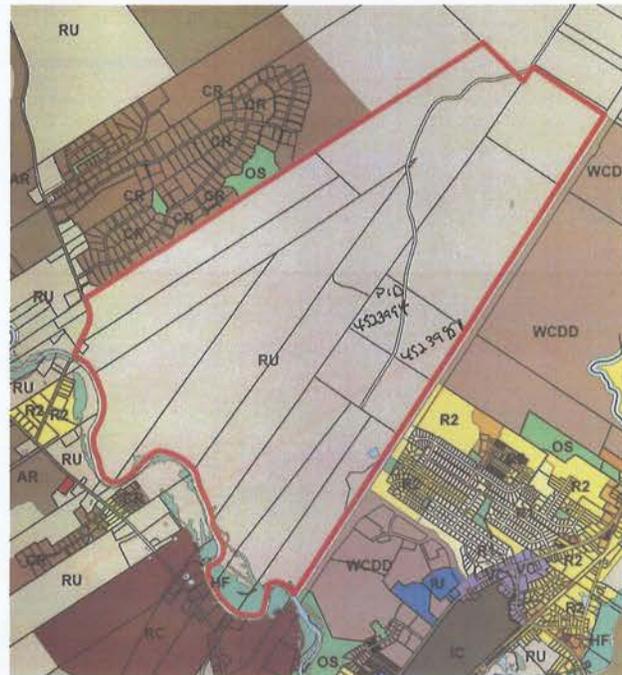
KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

PAUL PETTIPAS, LLB, MICP
Commercial Real Estate Advisor
O: (902) 497-9636
C: (902) 497-9636
paul.pettipas@kw.com
Nova Scotia

Proposed Amendments

As noted earlier in the staff report, the third milestone for the HAF program sets out what needs to be completed which is the implementation of the recommendations from the SPS, including but not limited to the pre-zoning of land and the identification of road and active transportation networks.

Planning staff recommend that the amendments as follows be considered at this time, with a full package of amendments to be added to the upcoming Plan Review. Planning staff suggest the following amendments would meet the third milestone requirement of the HAF approval. These amendments will need to be completed by December 22, 2025.

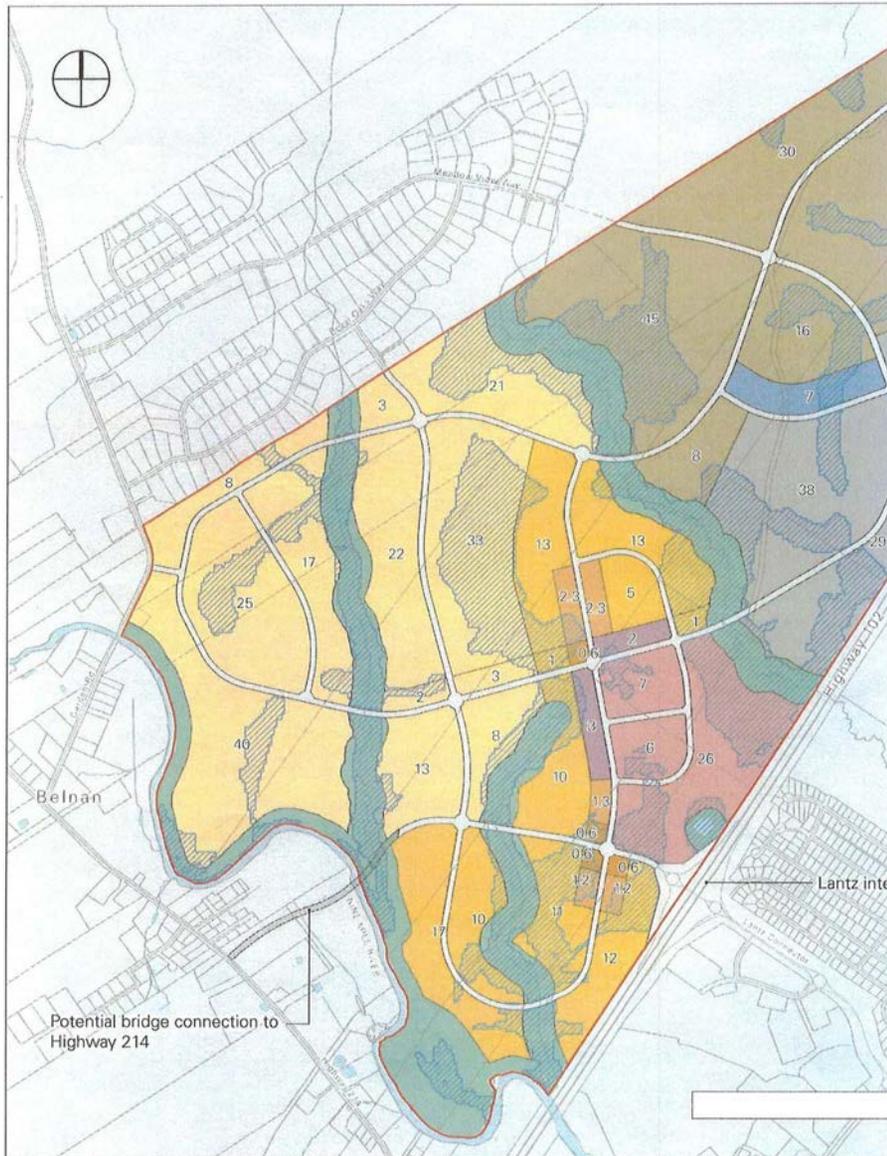


Amendments to the Municipal Planning Strategy

- Redesignation and rezoning of the land identified on the map above to Lantz Comprehensive Development District (LCDD);

LAND USE CONCEPT

HIGHWAY 102



Schedule 1: Land use concept plan

LANTZ SECONDARY PLANNING STRATEGY
MUNICIPALITY OF EAST HANTS, N.S.

Schedule of land uses and areas

Land uses	Site area (hectares)	Percentage
Belnan rural residential	193	24.8
Residential – serviced low-density	94	12.1
Residential – medium-density multiplex	9	1.1
Residential – higher-density multiplex	3	0.4
Business park	66	8.5
Institutional	7	0.9
Commercial – urban centre	39	5.1
Mixed-use centre	6	0.7
Future urban holding	187	24.1
Environmental reserve / open space	127	16.4
Total site area	777	100

- Study area
- Site area in hectares
- Property boundaries
- Potential wetlands

PART 5: RURAL ZONES

5.1. Rural Zones Permitted Uses

The table below summarizes the uses permitted in all Rural Use, Agricultural Reserve and Wind Energy Zones. For conditions associated with the uses, see the specific section referencing that zone.

- RU - Rural Use
- AR - Agricultural Reserve
- RU-2 - Rural Use North
- RCDD - Rural Comprehensive Development District

Uses	RU	RU-2	AR	RCDD
Accessory Dwelling Unit	P	P	P	-
Accommodations, Bed & Breakfast	P	P	P	-
Accommodations, General up to a maximum of 12 units	P	P	-	-
Agriculture, Non-Intensive	P	P	P	-
Agriculture Related Uses	P	P	P	-
Agriculture Uses and Structures, Intensive	P	P	P	-
Agri-tourism Uses	P	P	C	-
Agri-tourists	P	P	SP	-
Animal Hospitals & Veterinary Offices	P	P	P	-
Any potentially obnoxious commercial developments to include vehicle race tracks and amusement parks	DA	DA	-	-
Automobile Dealer & Rentals	-	P	-	-
Automobile Service Station	-	P	-	-
Automobile Vehicle Repair & Maintenance	-	P	-	-
Biogas Facilities where 50% or more of the biogas substrate comes from off farm sources	P	P	DA	-
Biogas Facilities where 50% or more of the biogas substrate comes from on farm sources	P	P	P	-
Campgrounds	SP	SP	-	-
Couriers & Messengers	P	P	-	-
Daycare, General	P	P	-	-
Dog Daycare and Dog Daycare with more than ten (10) dogs	P	P	P	-
Dog Training Facility	P	P	-	-
Drinking Establishment open after 1 am	-	DA	-	-
Drinking Establishment open until 1 am	-	P	-	-
Dwelling, Farm	P	P	P	-
Dwelling, Farm Secondary	P	P	P	-
Dwelling, Mini-home	P	P	-	-
Dwelling, Multiplex (Small)	DA	C	-	-
Dwelling, Multiplex (Large)	-	C	-	-

LAND USE BYLAW - EAST HANTS OFFICIAL COMMUNITY PLAN

Dwelling, Non-Farm Single Unit	P	P	DA	-
Dwelling, Tiny Home on Wheels	P	P	P	-
Dwelling, Two Unit	P	P	-	-
Excavating and Construction Services	P	P	-	-
Fabrication and Repair of Farm and Forestry Equipment	P	P	P	-
Forestry Uses & Structures	P	P	P	-
Funeral Services	P	P	-	-
Greenhouses	P	P	P	-
Home-based business uses above 140 m ² of commercial floor area	DA	P	DA	-
Home-Based Business Uses up to 140 m ² of commercial floor area	P	P	P	-
Horse Stables, Boarding, and Training Facilities (including race horses)	P	P	P	-
Industrial uses related to the chemical treatment of timber resources	DA	DA	-	-
Kennel, Boarding and Breeding	P	P	P	-
Lawfully Existing Uses	-	P	-	-
Large Scale Special Events	P	P	P	-
Marina	-	P	-	-
Marine Related Industry	-	P	-	-
Office & Professional Services	P	P	-	-
Personal Care Services	P	P	-	-
Private Dog Parks	P	P	-	-
Recreation Facility, Golf	P	P	-	-
Repair & Maintenance	P	P	-	-
Restaurant, Full & Limited Service	P	P	-	-
Retail & Rental Stores	P	P	-	-
Salvage Yard	DA	DA	-	-
Social Enterprise	P	P	-	-
Solar Farms	P	P	-	-
Recreational Vehicles	-	C	-	-
Retail area and showroom for pit and quarry operations	P	P	-	-
Structures related to a pit operation closer than 100 m from the nearest non-resource related structure.	DA	DA	-	-
Structures related to a pit operation not closer than 100 m from the nearest non-resource related structure.	P	P	-	-
Structures related to a quarry of mineral extraction operation closer than 1 km from the nearest non-resource related structure.	DA	DA	-	-

DISCLAIMER

HIGHWAY 102

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

Each Office Independently Owned and Operated

*PRESENTED BY:***PAUL PETTIPAS, LLB, MICP**

Commercial Real Estate Advisor
O: (902) 497-9636
C: (902) 497-9636
paul.pettipas@kw.com
Nova Scotia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.