



Request for Regional Council's Consideration

Included on Agenda
(Submitted to Municipal Clerk's Office by Noon Thursday)

x Added Item
(Submitted to Municipal Clerk's Office by Noon Monday)

Request from the Floor

Date of Council Meeting: June 25, 2013

Subject: Acquisition of real estate at 1224 Main Street – Hwy #7 in Westphal.

Motion for Council to Consider: That Council Request HRM to investigate the acquisition of significant real estate that ought to fulfill and resolve a multitude of municipal projects and issues - the [redacted] property at #1224 Main Street - Hwy #7 in Westphal (PID # 40166308 & # 40166282) for the following reasons:

Transportation: Realignment of Ross Road to Lake Major Road to create a direct 4 way perpendicular intersection at a controlled traffic light. This would eliminate a long enduring problem of safe and timely egress for the traffic accessing to and from Ross Road.

Transit: Create a community Transit Hub with a Park & Ride Terminal. Bus Routes 61, 68, 401 and the Hwy #107 Metro X Express can converge and serve crossover transfers. This would also fulfill a desired outcome in the current RP for a transit hub in this area.

Recreation: Utilize the Barn, race track and paddock area for an equestrian learn to ride park. Also it would supplement the Cole Harbour Basin Open Space plan with a third or fourth barn in the Rural heritage aspects of the area. (Bissett Road Red barn, Heritage Farm barn, Bishop's Vista Barn on the hill and this - Turner's Stables) 2. Expands and connects to the Cole Harbour Basin Open Space Plan. More green space and trails along the Old Miller Road corridor.

Commercial: Subdivide parcels along Highway #7 - Main Street for potential businesses adjacent to major arterial roadway.

Industrial: Create a waste transfer site for our contracted garbage haulers in eastern HRM to coalesce truck loads into a compactor trailer container.

RP+5: Secures properties within the Urban Reserve Zone to mitigate residential development demand in the area.

The new site would also be large enough to be used as a driver training center for Firefighters, Police and Metro Transit.

Outcome Sought: Staff report

Councillors:
Hendsbee&Nicoll

District: 2 & 4



Price: \$1,200,000	MLS® #: 40166282
Status: Active	PAN #:
	File #: 2013253867
Legal Descr.: Address: 1162 MAIN ST City: DARTMOUTH, B2Z 1A9	
Side of Road: Lot Size: 59 ACRES Shore Frontage: Sq. Footage (MLA): 0 Total Fin SqFt.(TLA): Building Dimensions: VACANT LAND	District: HD 15 Sub-Dist: A Zoning: R-1 & UR Occupancy: Owner Sec. School: Elem Schl:
List Date: 14-JAN-2013	Possession: NEGOTIABLE

Directions Main Street corner of Ross Road.
Show Instr. Contact listing agent.
Int. Photos Allowed YES

Type: Acreages	Heating: None	Exterior:
Style: None, None	Garage Type: Detached	Driveway: Paved
Title to Land: Freehold	Water: Municipal	Foundation: None
Property Size: 50 - 100 Acres	Sewer: Septic	Features:
Land Features: Level, Wooded/Treed, Partial Landscaped	Services: Electricity, Telephone, Bus Service, Cable, High Speed Internet	Roof: None
Access/View:	Rental Equipm.: None	Flooring: None

Inclusions
Exclusions
Remarks Great opportunity at the corner of Main Street and Ross Road in Dartmouth. Approximately 59 acres with municipal water. Includes PID's 40166282 and 40166308. Level acreage partially cleared and nicely wooded. The property consists of 2 residential homes, a large horse barn and a number of outbuildings. Currently used as a hobby farm. Extensive frontage on Main Street and Ross Road. Close to all city amenities. Zoning is a combination of R-1 and Urban Reserve. Combined assessment \$555,600. Combined 2012 taxes \$6,917.67. Exciting and rare future opportunity here. Buyer to confirm all details of use with HRM. *8 584,500*

Bedrooms: 0	Sign: Yes	HST: UNKNOWN	Garage: Yes	Gar.Details: NONE
Bathrooms: 0 \ 0	Lockbox: No	PCDS: No	Water Access: No	Water:
Rental Income:	Road: Public	Matrim.:		
Building Age: 0	CSA #: 0	Serial #: 0		
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
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Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Seller Name: **[REDACTED]** Home Tel.: Bus Tel.:

Listing Office: **Tradewinds Realty Inc. - 12932 902 477-5656** Listing Agent: **RICK FOSTER 902-476-8191**

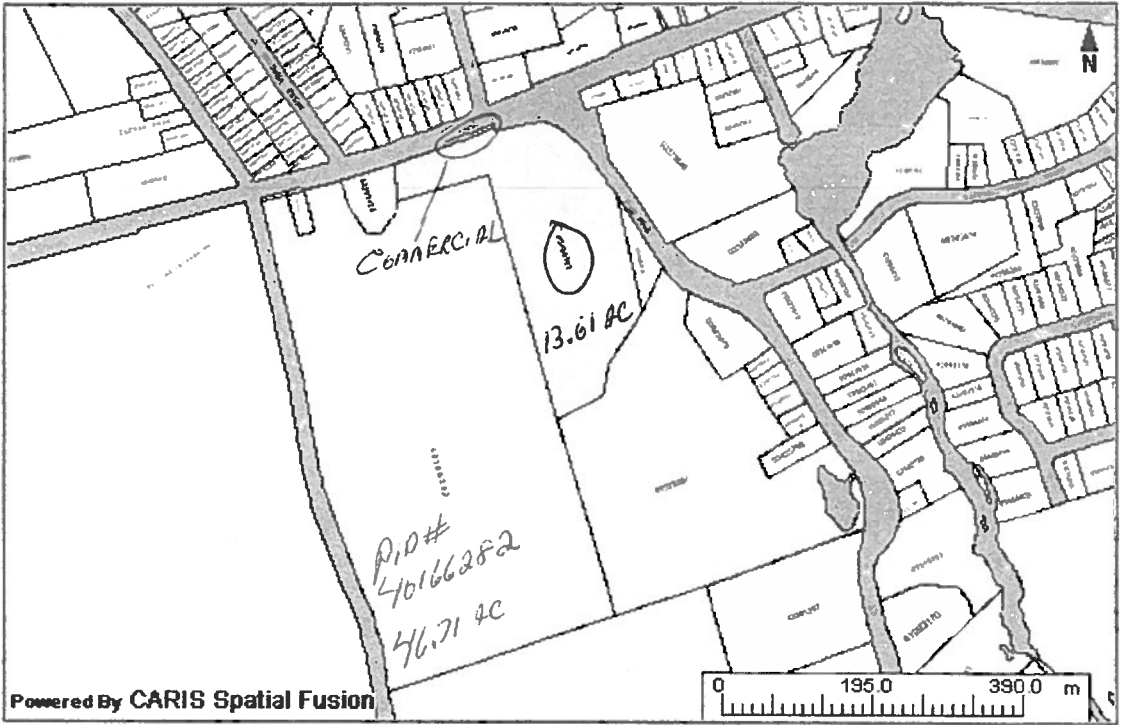
SP: **2.5%**

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Property Online Map

Date: Apr 24, 2013 8:12:25 PM



PID: 40166308 Owner: ██████████ AAN: 04696387
 County: HALIFAX COUNTY Address: HIGHWAY 7 Value: \$315,700 (2013 RESIDENTIAL TAXABLE)
 LR Status: LAND REGISTRATION WESTPHAL

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

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