



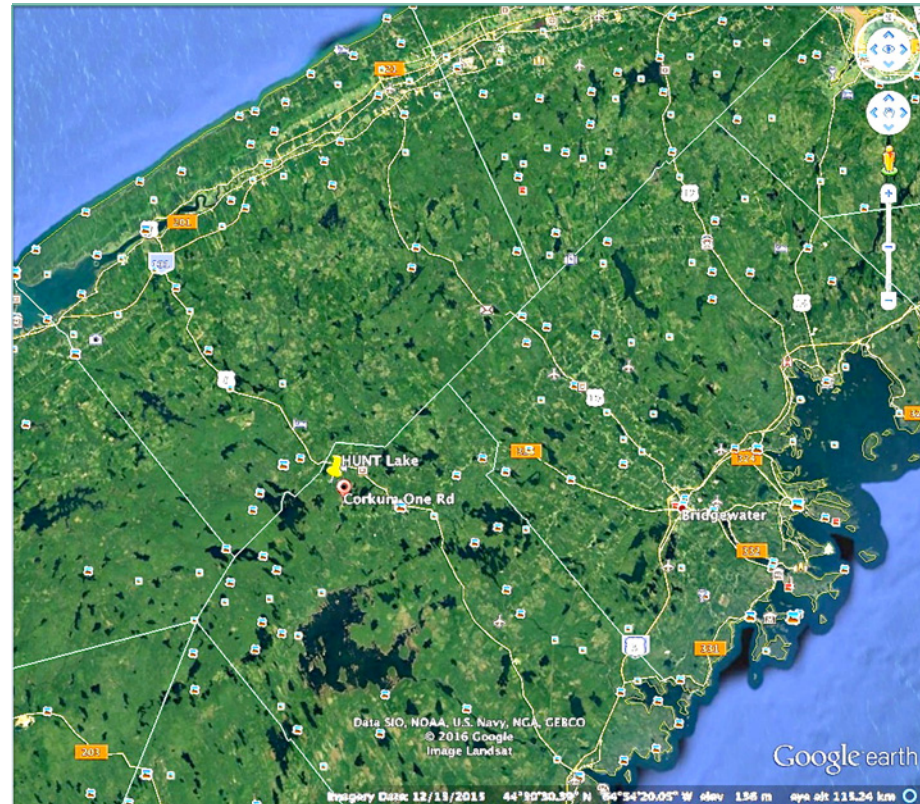
**Presents:**

## **149 Acres - Land**

Hunt Lake, Highway 527 (Corkum Rd)  
New Grafton, Nova Scotia

**For Information, Contact:**

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# OVERVIEW

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## The Land

Located in the centre of Nova Scotia's pristine forest area near the Kejimkujik National Park, and close to urban amenities in communities such as Annapolis Royal and Digby. Own your own spring-fed lake with roadways already established. A drilled well is on the property with some sub-division work already completed.

## Address:

### Lot 9

Corkum Rd.,  
New Grafton, Nova Scotia

## Gross Area

149 Acres

## Annual Existing taxes - \$1150

Four large and two small PID lots combine to create and ideal sub-division of summer or permanent residences with a very broad range of permitted uses. The Vendor's intention is to sell the entire group of lots together, averaging less than \$2500 per acre!

## PIDs:

70159256	70159272
70159264	70235882
70159249	70159231



**Beaver Dam**

## **ZONING – Mixed Use Rural Residential**

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- Agricultural uses;
- Apartments up to a maximum of 15 units, subject Section 12.4;
- Art galleries / studios;
- Bed and breakfast;
- Boarding houses to a maximum of five (5) units;
- Campgrounds, subject to Section 14.7;
- Condominiums up to a maximum of 15 units, subject Section 12.5;
- Convenience stores
- Converted dwellings;
- Craft shops;
- Day nurseries and kindergartens;
- Duplex Dwellings;
- Equestrian Facilities;
- Farmers markets, subject to Section 14.6;
- Forestry uses, subject to Section 14.8;
- Funeral home;
- Garden centres / Greenhouses / Nurseries, subject to Section 14.6;
- Gift shops;
- Grocery stores, subject to Section 14.6;
- Group dwellings, subject to Section 12.7;
- Home businesses, subject Section 9.1;
- Household livestock operations;
- Institutional uses, subject to I1 Zone
- Intensive livestock operations, subject to Section 14.5;
- Mini (Mobile) homes, subject to Section 14.4;
- Medical clinics, subject Section 14.6;
- Movie rental shops;
- Nursing homes, subject to Section 12.6;
- Personal service shops, subject to Section 14.6;
- Recreation / Open Space (P1) uses, subject to P1 Zone requirements;
- Residential care facilities, subject to Section 12.6;
- Restaurants (including drive in and take out), subject to Section 14.6;
- Self storage businesses;
- Semi detached dwellings;
- Single detached dwellings;
- Small options homes;
- Storage of commercial fishing equipment and supplies;
- Tourist establishments;
- Triplex Dwellings;
- Wind turbine generators (small scale), subject to Section 6.39

