

# Site Development Proposal

Schedule “C” to the Agreement of Purchase and Sale

Between: Halifax Regional Municipality and  
[Purchaser’s Name]

FOR  
[LOT #]  
[PROPERTY ADDRESS]  
[BUSINESS PARK NAME]  
[CITY/TOWN], NOVA SCOTIA

**Prepared by:**

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[Date]

**HALIFAX**

# Site Development Proposal Form

**Part A** – to be submitted to HRM for approval prior to the end of the due diligence period

## 1. The Site

Lot No.: \_\_\_\_\_  
Street Location: \_\_\_\_\_  
Square Footage: \_\_\_\_\_

## 2. Name of Company Purchasing Lot

Company Name \_\_\_\_\_  
Street Address \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/Town \_\_\_\_\_  
Province \_\_\_\_\_ Postal Code \_\_\_\_\_  
Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

## 3. Name and Position of Company Official Signing Agreement of Purchase and Sale

Name \_\_\_\_\_  
Position \_\_\_\_\_

## 4. Legal Firm and Solicitor Representing Company

Solicitor's Name \_\_\_\_\_  
Name of Firm \_\_\_\_\_  
Street Address \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/Town \_\_\_\_\_  
Province \_\_\_\_\_ Postal Code \_\_\_\_\_  
Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

**5. Occupancy Type**

- a. Owner Occupied – Single Occupancy
- b. Owner Occupied – Owner and Tenant Occupancy
- c. Single Tenant Occupancy
- d. Multiple Tenant Occupancy

**6. Name of the company(s) to be operating within the Development**

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**7. Number of full-time equivalent employees to be located within the Development** \_\_\_\_\_

**8. Estimated number of new jobs (FTE's) created** \_\_\_\_\_

**9. Type of Development/Use being Proposed (include all that may apply)**

- a. Multiple-tenancy Development
- b. Manufacturing Facility
- c. Warehousing and Distribution Facility
- d. Cold Storage Facility
- e. Food Processing Facility
- f. Commercial/Industrial Sales and Service Facility
- g. Research and Development Facility
- h. Retail component as an accessory use in compliance with the land-use by laws
- i. Construction
- j. Other (Please describe)

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**10. Describe the Type of Operation(s) that will be conducted within the Proposed Facility and on the balance of the Property:**

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**11. The Building – Type of Building Materials and Building Exterior**

- a. Pre-cast Concrete and Glass Panel Exterior
- b. Pre-engineered Steel Cladding & Brick Exterior
- c. Pre-Cast Concrete Exterior
- d. Brick Exterior Only
- e. Brick and Glass Panels Exterior

## 12. The Building – Size and Allocation of Space

- a. Total Floor Area of Proposed Building(s) \_\_\_\_\_ square feet
- b. Number of Stories \_\_\_\_\_
- c. Total Property Area of Site Being Purchased \_\_\_\_\_ square feet
- d. Building footprint as a percentage of the Property area \_\_\_\_\_%

## 13. Preliminary Site Development and Landscaping Plan

As part of this Site Development Proposal, the Purchaser hereby submits a Site Development and Landscaping Plan at a scale of no less than 1"=40' showing at a minimum showing the building outline and location, parking and road layouts, storage yard, fenced/screened area, areas to be paved, areas to be landscaped, watercourses and buffers, wetlands, and natural features proposed to be preserved. The permanent building which comprises part of the Development must cover at least ten percent (10%) of the total area of the Property and, the Site Development Proposal must demonstrate full development and utilization of the site reasonably required for the immediate operational needs of the primary use. The proposed development must be in conformance with the Site Development and Building Standards.

Name of Architect \_\_\_\_\_

Name of Firm \_\_\_\_\_

Mailing Address of Firm \_\_\_\_\_

City/Town \_\_\_\_\_

Province \_\_\_\_\_ Postal Code \_\_\_\_\_

Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Email Address: \_\_\_\_\_

## Part B - to be submitted to HRM for approval 30 days prior to the Closing Date

### 14. Summary of Development Values

a. Purchase Price of Lot	\$ _____	_____ %
b. Cost of Finished Building (s)	\$ _____	_____ %
c. Cost of Fencing	\$ _____	_____ %
d. Cost of Curbing and Asphalt Paving	\$ _____	_____ %
e. Subtotal	\$ _____	_____ %
f. Cost of Landscaping	\$ _____	_____ %
g. <b>Total Value of Development</b>	<b>\$ _____</b>	<b>_____ %</b>

### 15. Purchaser to Provide Security for Completion of Curbing, Asphalt Paving Landscaping and Fencing

At the Closing the Purchaser agrees to provide the Municipality with security in the form of a certified cheque equal to 50% of the cost of completing the curbing, asphalt paving, landscaping and fencing on the lot in accordance with this Site Development Proposal and the park's Site Development and Building Standards. The value of the security is \$ \_\_\_\_\_. Provisions for refund of the security upon satisfactory completion of these site improvements are set-out in the Agreement of Purchase and Sale.

### 16. Development Timetable

The Purchaser agrees to commence construction of the Development within twelve months of Closing; and to complete the Development within twenty-four months of Closing.

Commencement of Construction is scheduled for: Month \_\_\_\_\_ Year \_\_\_\_\_; with  
Completion scheduled for: Month \_\_\_\_\_ Year \_\_\_\_\_.

### 17. Building Elevation and Floor Plans

As part of this Site Development Proposal, the Purchaser hereby submits a Site Development and Landscaping Plan prepared, stamped and signed by a Registered Landscape Architect, Engineer or Architect in the Province of Nova Scotia at a scale of no less than 1"=40' showing the detail prescribed in the Site Development and Building Standards.

### 18. Final Site Development and Landscaping Plan

As part of this Site Development Proposal, the Purchaser hereby submits a Site Development and Landscaping Plan prepared, stamped and signed by a Registered Landscape Architect, Engineer or Architect in the Province of Nova Scotia at a scale of no less than 1"=40' showing the building outline, dimensions and location, parking and road layouts, storage yard, fenced/screen areas, paved and curbed areas, drainage

features, truck turning radii, watercourses and buffers, wetlands, and natural features proposed to be preserved. stormwater features and outfalls, ditches, garbage enclosure location and signage locations. the building outline and location, parking and road layouts, storage yard, fenced/screened area, areas to be paved, areas to be sodded, landscaped and landscape details, watercourses and buffers, wetlands, and natural features proposed to be preserved. The permanent building which comprises part of the Development must cover no less than the building area provided by the Purchaser in the Preliminary Site Development and Landscaping Plan for approval by HRM and, the Site Development Proposal must demonstrate full development and utilization of the site reasonably required for the immediate operational needs of the primary use. The proposed development must be in conformance with the Site Development and Building Standards.

Name of Architect \_\_\_\_\_  
Name of Firm \_\_\_\_\_  
Mailing Address of Firm \_\_\_\_\_  
City/Town \_\_\_\_\_  
Province \_\_\_\_\_ Postal Code \_\_\_\_\_  
Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_  
Email Address: \_\_\_\_\_

### **19. Schedule "C" to Agreement of Purchase and Sale**

The Purchaser hereby agrees that this Site Development Proposal comprises Schedule "C" to the Agreement of Purchase and Sale for the lot specified in Clause 1 of this Proposal and that the Proposal has been prepared in compliance with the Park's Site Development and Building Standards.

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Signature of Company Official Submitting Proposal on Behalf of the Company

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Company Official (please print)

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Date