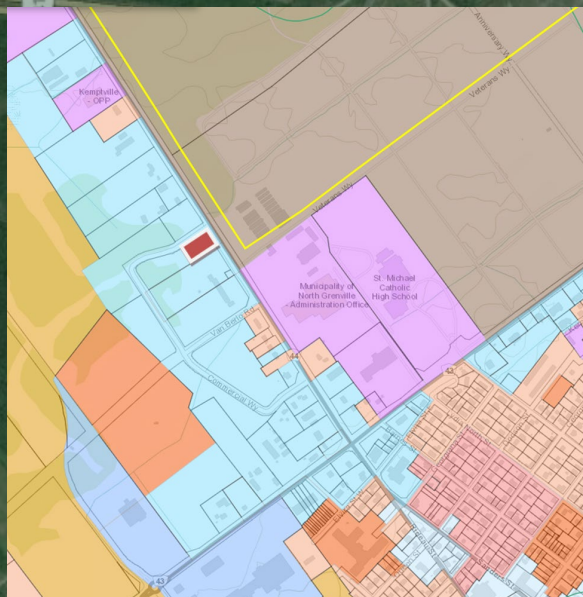


# Kemptville Land Opportunity

## Design Build or For Sale

The owner will build to suit, sell the vacant land or lease to the right single use tenant.



- **CON 2 PT LOT 26 RP 15R8385**
- **PART 2 COUNTY ROAD 44**
- **APPROXIMATELY 210 DEEP BY 140 FT WIDE. 28,636 SQ. FT. LAND TO BE SEVERED**
- **MUNICIPAL WATER AND SEWER**
- **ZONING By-Law No. 50-12: HIGHWAY COMMERCIAL**
- **DESIGN BUILD**
- **\$250,000.00 (\$8.73 psf)**

Vacant commercial development land fronting on County Road 44 and slightly north of 43 in the Town of Kemptville. Zoned Highway Commercial, this site offers an excellent investment for commercial development or the current owner can provide “build to suit” service to your exact specifications. This land is surrounded by residential housing, commercial enterprises and is within eyeshot of the North Grenville Municipal Centre.

Located just minutes south of Ottawa, North Grenville is one of Eastern Ontario’s fastest growing municipalities, offering great promise for economic development. North Grenville is strategically located at the doorstep of the Nation’s Capital, offering abundant access to key markets including Ottawa and the United States. North Grenville is the ideal destination for green, clean and creative business and industry.

The information contained herein is believed to be from reliable sources. JJMcNeil does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. JJMcNeil does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient’s reliance upon it. The recipient of the information should take such steps as the recipient may deem necessary to verify the information before placing any reliance on it. The information contained herein is subject to change without notice, and the property described in the information may be withdrawn from the market at any time without notice.

For information contact  
James McNeil RPA, LEED AP Broker  
613.668.7738 [james@jjmcneil.ca](mailto:james@jjmcneil.ca)



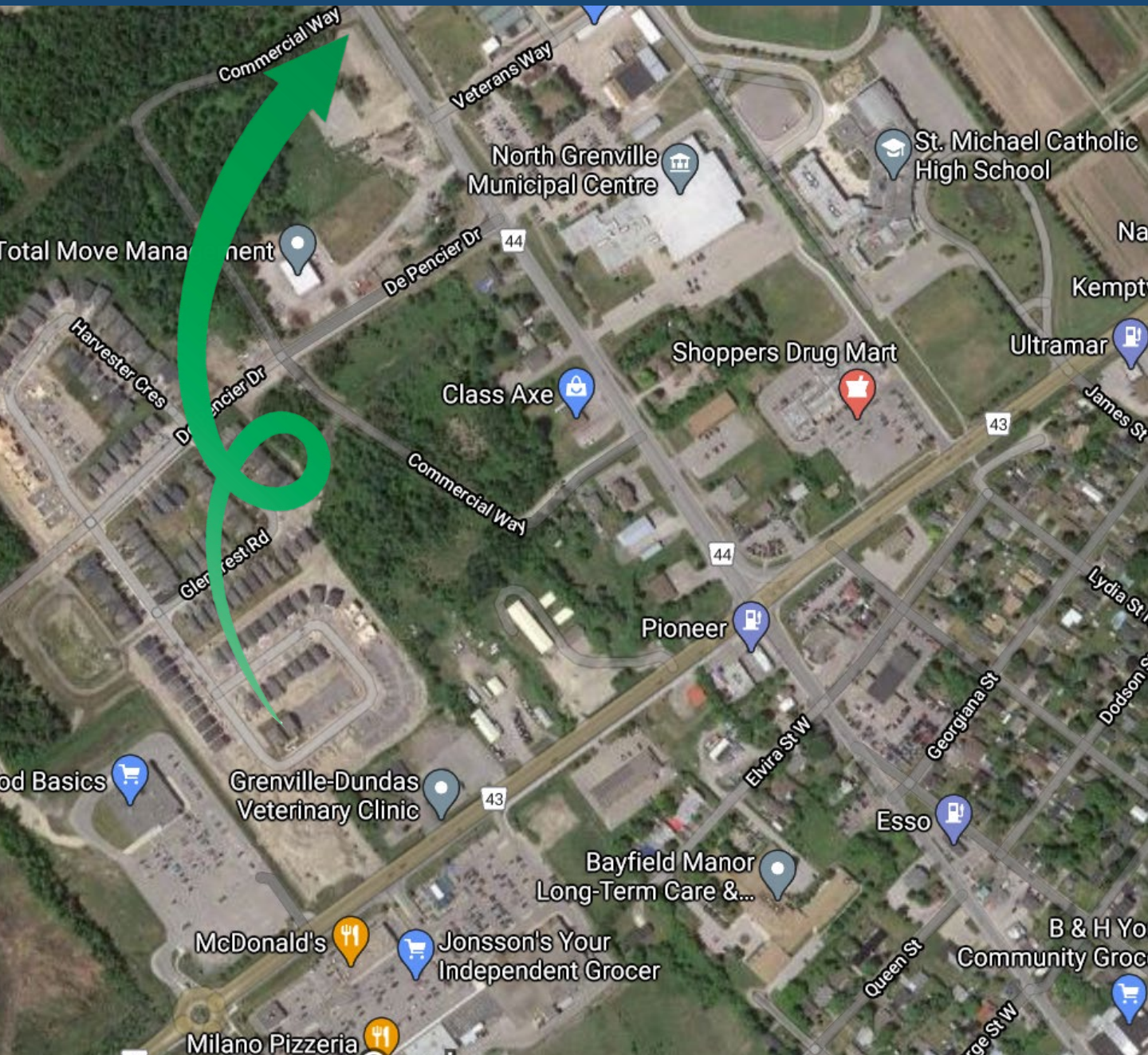
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# Kemptville Land Opportunity

Design Build or For Sale



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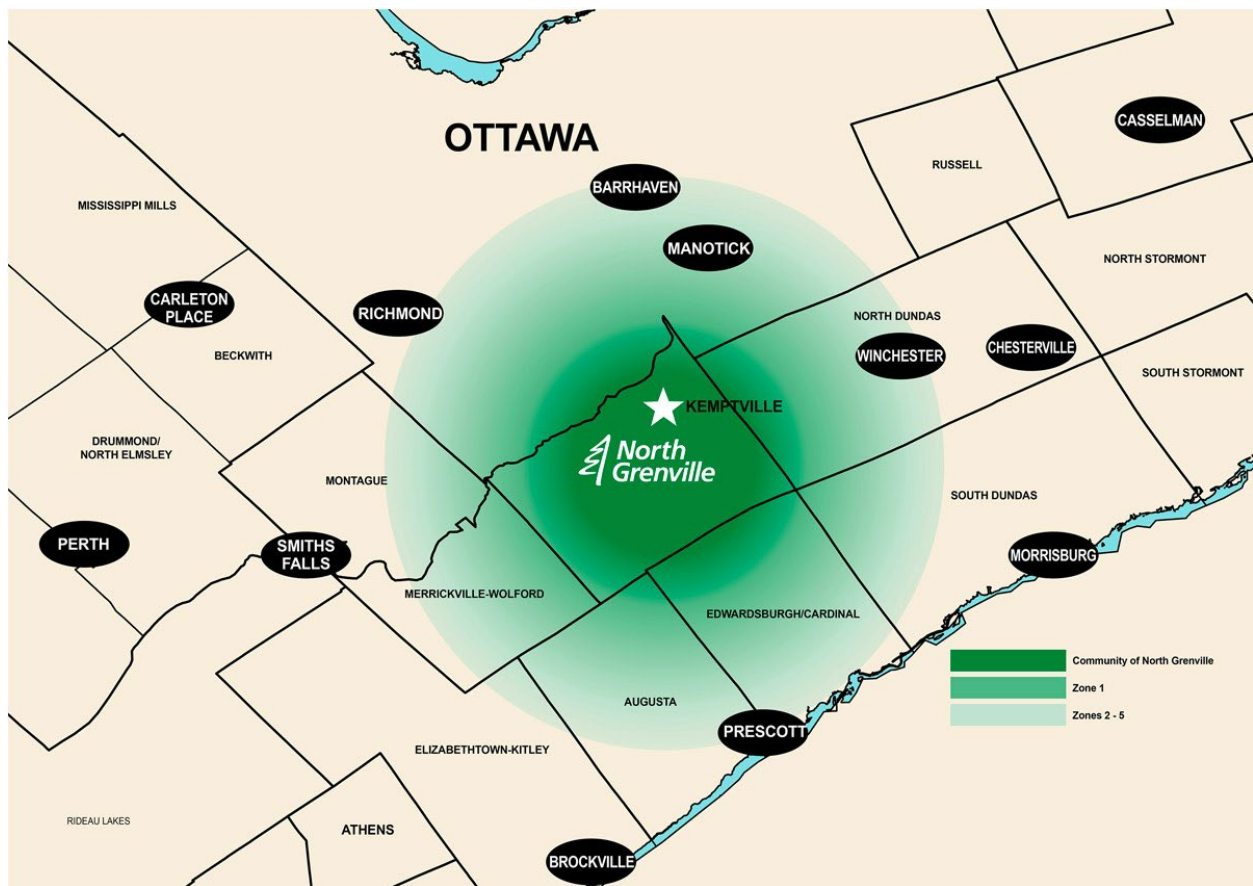
## Profile North Grenville

North Grenville, one of eastern Ontario's fastest-growing communities, offers great promise for economic development.

Housing a unique blend of rural and small-town culture, North Grenville boasts a population of over 16,450 people enjoying the benefits of quality lifestyle, natural heritage, essential services, positive growth and more.

North Grenville covers approximately 350 sq km of land within the County of Leeds and Grenville in eastern Ontario. North Grenville is a centre of opportunity waiting for your business to join in the momentum.


North Grenville's location is one of its defining characteristics. Located at the intersection of Highway 416 and County Road 43, Kemptville offers rapid access to the Nation's Capital, Ottawa, 30 minutes to the north, and the US market, 30 minutes to the south. Within this 30 minute radius is an international airport, an international bridge, a seaway port, Highway 401 and the main trunk of the Canadian Pacific Railway.





### Section 3: Area Demographics

#### Demographic Summary Report

270 Cr-44 Rd, North Grenville, ON K0G 1J0									
Building Type: Mixed use		Total Available: 27,682 SF							
Secondary: Freestanding		% Leased: 0%							
GLA: 27,682 SF									
Year Built: Proposed									
Radius	2 km			3 km			5 km		
Population									
2018	4,328			5,997			9,053		
2023	4,839			6,719			10,150		
2028	5,388			7,489			11,311		
Growth 2018 - 2023	11.81%			12.04%			12.12%		
Growth 2018 - 2028	24.49%			24.88%			24.94%		
2018 Population by Occupation									
Art, Culture, Recreation, Sport	85	3.88%		123	4.03%		181	3.81%	
Business, Finance, Administrative	296	13.50%		437	14.32%		714	15.03%	
Health	196	8.94%		244	8.00%		356	7.50%	
Management	269	12.27%		368	12.06%		571	12.02%	
Natural & Applied Sciences	152	6.93%		225	7.37%		373	7.85%	
Primary Industry	79	3.60%		86	2.82%		99	2.08%	
Processing, Manufacturing, Utilities	27	1.23%		42	1.38%		68	1.43%	
Sales & Service	486	22.16%		676	22.16%		1,025	21.58%	
Social Sci, Educ, Govmt, Religion	236	10.76%		347	11.37%		575	12.11%	
Trades, Transport, Equip Oper	367	16.74%		503	16.49%		787	16.57%	
Households									
2018	1,903			2,545			3,697		
2023	2,158			2,892			4,206		
2028	2,417			3,243			4,717		
Growth 2018 - 2023	13.40%			13.63%			13.77%		
Growth 2018 - 2028	2.70%			2.74%			2.76%		
2018 Households by HH Income									
Income: <\$40,000	373	19.60%		445	17.49%		579	15.66%	
Income: \$40,000 - \$60,000	320	16.82%		393	15.44%		519	14.04%	
\$60,000 - \$80,000	326	17.13%		411	16.15%		555	15.01%	
\$80,000 - \$100,000	274	14.40%		375	14.73%		554	14.99%	
\$100,000 - \$150,000	375	19.71%		541	21.26%		850	22.99%	
\$150,000 - \$200,000	130	6.83%		227	8.92%		414	11.20%	
\$200,000+	105	5.52%		154	6.05%		228	6.17%	
2018 Average Household Income	\$104,194			\$109,715			\$114,058		
2018 Median Household Income	\$75,957			\$81,171			\$86,870		
2018 Per Capita Income	\$45,814			\$46,561			\$46,578		



## Demographic Detail Report

270 Cr-44 Rd, North Grenville, ON K0G 1J0					
Radius	2 km		3 km		5 km
<b>Population</b>					
2018	4,328		5,997		9,053
2023	4,839		6,719		10,150
2028	5,388		7,489		11,311
Growth 2018 - 2023	11.81%		12.04%		12.12%
Growth 2018 - 2028	24.49%		24.88%		24.94%
<b>2018 Population by Age</b>	<b>4,328</b>		<b>5,997</b>		<b>9,053</b>
Age 0 - 4	180	4.16%	247	4.12%	391 4.32%
Age 5 - 9	222	5.13%	321	5.35%	513 5.67%
Age 10 - 14	196	4.53%	307	5.12%	515 5.69%
Age 15 - 19	208	4.81%	302	5.04%	487 5.38%
Age 20 - 24	221	5.11%	297	4.95%	450 4.97%
Age 25 - 29	219	5.06%	279	4.65%	409 4.52%
Age 30 - 34	242	5.59%	325	5.42%	504 5.57%
Age 35 - 39	227	5.24%	313	5.22%	484 5.35%
Age 40 - 44	235	5.43%	346	5.77%	574 6.34%
Age 45 - 49	273	6.31%	408	6.80%	668 7.38%
Age 50 - 54	313	7.23%	444	7.40%	697 7.70%
Age 55 - 59	353	8.16%	492	8.20%	738 8.15%
Age 60 - 64	351	8.11%	485	8.09%	704 7.78%
Age 65 - 69	306	7.07%	425	7.09%	598 6.61%
Age 70 - 74	299	6.91%	391	6.52%	528 5.83%
Age 75 - 79	204	4.71%	261	4.35%	340 3.76%
Age 80 - 84	139	3.21%	173	2.88%	223 2.46%
Age 85+	141	3.26%	182	3.03%	229 2.53%
Age 65+	1,089		1,432		1,918
<b>Median Age</b>	<b>48.90</b>		<b>48.20</b>		<b>46.50</b>
<b>18+ Yrs Pop Median Age</b>	<b>54.90</b>		<b>54.40</b>		<b>52.90</b>



## Demographic Detail Report

270 Cr-44 Rd, North Grenville, ON K0G 1J0						
Radius	2 km		3 km		5 km	
2018 Population by Occupation	2,193		3,051		4,749	
Art, Culture, Recreation, Sport	85	3.88%	123	4.03%	181	3.81%
Business, Finance, Administrative	296	13.50%	437	14.32%	714	15.03%
Health	196	8.94%	244	8.00%	356	7.50%
Management	269	12.27%	368	12.06%	571	12.02%
Natural & Applied Sciences	152	6.93%	225	7.37%	373	7.85%
Primary Industry	79	3.60%	86	2.82%	99	2.08%
Processing, Manufacturing, Utilities	27	1.23%	42	1.38%	68	1.43%
Sales & Service	486	22.16%	676	22.16%	1,025	21.58%
Social Sci, Educ, Govmt, Religion	236	10.76%	347	11.37%	575	12.11%
Trades, Transport, Equip Oper	367	16.74%	503	16.49%	787	16.57%
2018 Average Household Size	2.30		2.30		2.50	
Households						
2018	1,903		2,545		3,697	
2023	2,158		2,892		4,206	
2028	2,417		3,243		4,717	
Growth 2018-2023	13.40%		13.63%		13.77%	
Growth 2018 - 2028	27.01%		27.43%		27.59%	
2018 Households by HH Income	1,903		2,545		3,697	
<\$40,000	373	19.60%	445	17.49%	579	15.66%
\$40,000 - \$60,000	320	16.82%	393	15.44%	519	14.04%
\$60,000 - \$80,000	326	17.13%	411	16.15%	555	15.01%
\$80,000 - \$100,000	274	14.40%	375	14.73%	554	14.99%
\$100,000 - \$150,000	375	19.71%	541	21.26%	850	22.99%
\$150,000 - \$200,000	130		227		414	
\$200,000+	105	5.52%	154	6.05%	228	6.17%
2018 Average Household Income	\$104,194		\$109,715		\$114,058	
2018 Median Household Income	\$75,957		\$81,171		\$86,870	
2018 Per Capita Income	\$45,814		\$46,561		\$46,578	
2018 Households by HH Size	1,903		2,544		3,697	
1 Person Households	572	30.06%	688	27.04%	879	23.78%
2 Person Households	813	42.72%	1,105	43.44%	1,587	42.93%
3 Person Households	199	10.46%	289	11.36%	478	12.93%
4 Person Households	205	10.77%	290	11.40%	464	12.55%
5 Person Households	114	5.99%	172	6.76%	289	7.82%



## Consumer Spending Report

270 Cr-44 Rd, North Grenville, ON K0G 1J0			
2018 Annual Spending (\$000s)	2 km	3 km	5 km
Total Consumer Spending	186,176	258,526	386,531
Women's Clothing	2,339	3,229	4,807
Women's Footwear	751	1,032	1,530
Women's Accessories	199	275	411
Women's Jewellery & Watches	281	392	591
Men's Clothing	1,492	2,070	3,101
Men's Footwear	536	741	1,108
Men's Accessories	91	125	188
Men's Jewellery & Watches	99	136	203
Children's Clothing & Cloth Diapers	109	151	228
Children's Footwear	24	33	49
Clothing Gifts to Others	805	1,094	1,597
Food	17,903	24,684	36,657
Alcoholic Beverages	1,741	2,399	3,552
Tobacco Products & Supplies	767	1,048	1,543
Shelter	40,722	56,024	83,065
Household Operation	9,879	13,659	20,358
Household Equipment	2,724	3,802	5,707
Household Furnishings	2,259	3,114	4,622
Household Items & Expenses	10,219	14,136	21,077
Furniture/Equip Maint & Repair	113	152	221
Home Entertainment & Services	529	725	1,069
Health & Personal Care	6,824	9,397	13,915
Recreation	8,437	11,782	17,700
Reading Materials & Printed Matter	306	421	623
Education	3,987	5,523	8,293
Transportation	25,248	35,155	52,714
Personal Taxes	30,442	43,086	65,472
Personal Insurance & Pension Contrib	9,923	13,895	20,958
Games of Chance (net)	619	854	1,262
Gifts of Money & Contributions	2,703	3,708	5,448
Miscellaneous Expenditures	4,107	5,685	8,461



## **SECTION 19 – C3 - HIGHWAY COMMERCIAL ZONE**

Within the Highway Commercial (C3) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **19.1 PERMITTED USES**

- agricultural and heavy equipment supply sales and repair dealer
- auction hall
- automobile sales or rental agency
- automobile service station
- bakery
- brewery
- building supply outlet
- carwash
- chip wagon under licenced by the Municipality
- clinic
- commercial club
- commercial garage
- commercial recreation centre
- commercial school
- contractor's yard
- convenience store
- equipment sales, rental and repair establishment
- financial services
- funeral home
- furniture and appliance dealer
- gas bar
- hotel
- institutional uses
- marine/snowmobile sales and service establishment
- meeting or assembly hall
- mini-storage facility
- mobile home or travel trailer sales and service establishment
- motel



- nursery/garden centre/greenhouse
- office
- parking lot
- pharmacy
- place of entertainment
- post office
- printing establishment
- recreational establishment
- retail establishment,
- restaurant, including a drive-through or take-out restaurant
- service outlet
- supermarket
- tavern or liquor licensed premises
- theatre
- tourist establishment
- transportation depot
- veterinary clinic in a wholly enclosed building
- warehouse
- wholesale outlet
- buildings, structures and uses accessory to a permitted use

## **19.2 ZONE REGULATIONS**

<b><u>Provisions</u></b>	<b><u>No Municipal Water or Sewer</u></b>	<b><u>Municipal Water and Sewer</u></b>
Minimum lot area	2000 m <sup>2</sup> (21528 ft <sup>2</sup> )	Nil
Minimum lot frontage	30 metres (98.43 feet)	23 metres (75.9 feet)
Minimum front yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum rear yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum side yard	6 metres (19.7 feet)(a)	3 metres (9.8 feet)(c)
Minimum exterior side yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Maximum building height	13 metres (42.7 feet)	13 metres (42.7 feet)

Minimum landscaped open space	10 % (b)	10 % (b)
Maximum lot coverage	40 %	40 %
Maximum gross leasable floor area (d)	1,850 m <sup>2</sup> (19,914. ft <sup>2</sup> )	1,850 m <sup>2</sup> (19,914. ft <sup>2</sup> )

**Footnotes:**

- (a) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 12 metres (39.4 ft.).
- (b) Minimum landscaped open space shall include a solid fence a minimum of 1.5 metres (4.9 feet) in height constructed of wood, metal or equivalent material along any lot line that abuts a residential zone.
- (c) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 6 metres (19.7 ft.).
- (d) Maximum gross leasable floor area shall only apply to building supply outlets, furniture and appliance dealers, retail establishments, supermarkets, and wholesale outlets

**19.2.1 Automobile Services Stations**

According to the provisions of Section 6.6 of this By-Law.

**19.2.2 Outside Display and Storage**

Outside display and storage of goods and materials shall:

- (a) Shall not be closer not than 2 metres (6.6 ft.) To the front lot line;
- (b) Shall not be located closer than 2 metres (6.6 ft.) to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6 metres (19.7 ft.) of an interior side or rear lot line where the lot line abuts a lot zone for other than commercial or industrial purposes;
- (c) Shall not exceed 30 percent lot coverage; and,

- (d) Shall not occupy any required parking or area.

### **19.3 GENERAL PROVISIONS**

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Highway Commercial (C3) Zone.

### **19.4 SPECIAL PROVISIONS**

#### **19.4.1 C3 Special Exception Zones**

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being a C3 special exception zone the following provisions shall apply:

a) **C3-1** (2651 County Road 43)

i. Permitted Uses Limited to the following:

- automobile service station
- bank
- butcher shop
- clinic
- commercial garage
- contractor
- gas bar
- nursery
- office
- personal service
- rental outlet
- retail store
- service outlet
- take-out restaurant
- vehicle sales and storage
- warehouse
- accessory dwelling unit

b) **C3-2** (Lot 20, Con 6 – 715-020-180-03)

i. Permitted Uses Limited to the following:

- mini-storage warehouse (maximum 30 storage units)



- office
- retail store (excluding motor vehicle sales)
- service outlet (excluding motor vehicle sales)

c) **C3-3** (2963 County Road 43)

i. Permitted Uses Limited to the following:

- bank
- clinic
- commercial club
- contractor's establishment
- office
- personal service
- private club
- private school
- recording studio
- rental outlet
- retail store
- service outlet
- takeout restaurant
- vehicle sales and storage
- veterinary establishment
- accessory dwelling
- accessory dwelling unit

d) **C3-4-h** (2695 County Road 43)

i. Permitted Uses Limited to the following:

- office
- retail store
- accessory dwelling unit

ii. Removal of Holding:

The holding symbol shall be removed from the lands affected, provided the following items have been satisfactorily addressed: execution of a site plan control agreement

e) **C3-5** (320, 330 & 340 Nursery Road); **C3-5-h** (632 Van Buren Street)

i. Permitted Uses Limited to the following:

- automobile service station

- commercial garage
- fuel storage
- greenhouse
- nursery
- rental outlet
- restaurant
- retail store accessory to an Industrial use
- service outlet
- vehicles sales and storage
- accessory dwelling
- accessory dwelling unit

ii. Removal of Holding:

The holding symbol shall be removed from the lands affected, provided the following items have been satisfactorily addressed: execution of a site plan control agreement

f) **C3-6** (2540 County Road 43 & 71604027646)

i. Permitted Uses Limited to the following:

- building supply centre
- greenhouse
- motel
- nursery
- office
- recording studio
- rental outlet
- restaurant
- retail store
- service outlet
- vehicle sales and storage
- veterinary establishment
- warehouse
- accessory dwelling
- accessory dwelling unit

- ii. Interior Side Yard (minimum) 36 metres  
on the west side of the property

g) **C3-7-h** (Lot 30, Con 3 – Townline at Kingdom Road)

- i. Additional Permitted Uses include:
- manufacturing of trailers
  - (Temporary) snow storage facility
  -

Note: The temporary snow storage facility shall be permitted on the property for a period of not more than three (3) years, ending on **November 24<sup>th</sup> 2011**

ii. Removal of Holding:

The holding symbol shall be removed from the lands affected, provided the following items have been satisfactorily addressed: execution of a site plan control agreement, including a stormwater management plan for the snow storage facility

h) **C3-8** (230 – 234 County Road 44 & 71604016012)

- i. Additional Permitted Use include:
- research establishment
  - workshop

i) **C3-9** (2790 Bedell Road)

- i. Front Yard (minimum) 8.5 m

j) **C3-10** (646 River Road)

- i. Permitted Use Limited to the following:
- butcher shop
  - commercial club
  - greenhouse
  - motel
  - nursery
  - recording studio
  - rental outlet
  - restaurant
  - retail store
  - service outlet
  - veterinary establishment
  - accessory dwelling



- accessory dwelling unit

k) **C3-11 – Reserved**

l) **C3-12** (286 County Road 44)

i. Permitted Use Limited to the following:

- clinic
- commercial club
- health services
- office
- personal service
- private club
- rental outlet
- retail store
- service outlet
- accessory dwelling unit

ii. Interior Side Yard (Minimum)

- for a structure and rear parking lot abutting a residential zone 3 m
- for a front yard parking lot abutting a residential yard 1.5 m
- for a structure abutting a commercial zone 7 m

iii. Isle Width (Minimum) 6 m

iv. Planting Area (Minimum) (abutting a commercial zone) 1 m

v. Privacy Fence 1.8 m high shall be constructed in the planting area or along the side lot line abutting a residential zone

vi. Parking Spaces (minimum) 13, including one accessible parking space shall be provided

vii. No loading zone required

m) **C3-13** (11 Somerville Road)

i. "Accessory Dwelling" and "Accessory Dwelling Unit" shall not be permitted uses on this property

ii. one (1) "Dwelling Unit" shall be a permitted use on this property

n) **C3-14** (2868-2878 County Road 43 - South Branch Mall)

- i. Additional Permitted Uses include:
  - shopping centre
- ii. Notwithstanding any other provision of this By-law to the contrary, on the lands zoned C3-14, where a lawful consent is granted, pursuant to the provisions of the *Planning Act*, as amended, for the purpose of severing a multi-occupancy commercial building for freehold ownership of individual commercial units, the lands shall be deemed to continue to be one lot for the purposes of interpreting and administering this By-law

o) **C3-15** (2670-2678 County Road 43 - Cornerstone Mall)

- i. Additional Permitted Uses include:
  - wholesale outlet or any establishment licensed to serve alcoholic beverages are not permitted uses on these lands
- ii. Notwithstanding any other provision of this By-law to the contrary, on the lands zoned C3-15, where a lawful consent is granted, pursuant to the provisions of the *Planning Act*, as amended, for the purpose of severing a multi-occupancy commercial building for freehold ownership of individual commercial units, the lands shall be deemed to continue to be one lot for the purposes of interpreting and administering this By-law

p) **C3-16** (209 & 211 Elvira Street)

- i. The single detached dwelling and all yards, lot frontage, lot coverage and building height existing on **February 8<sup>th</sup> 1999**, shall be deemed to be in compliance with the provisions of this By-law.

q) **C3-17-h** (719 010 460 00, 719 010 460 03)

- i. Additional Permitted Use includes:
  - an establishment which includes, in addition to a public garage, the sale of tires, batteries, and accessories, building supplies, hardware, housewares, small appliances, sporting goods, garden supplies and miscellaneous items
- ii. Removal of Holding:

The holding symbol shall be removed from the lands affected, provided the following items have been satisfactorily addressed: registration of a site plan control agreement.

r) **C3-18** (Lot 40, Con 3 – 721-015-243-02)

- i. Permitted Uses Limited to the following:
  - gas bar

s) **C3-19** (4022 County Road 43)

- i. Permitted Uses Limited to the following:
  - motel and restaurant

t) **C3-20** (4059 County Road 43)

- i. Permitted Uses Limited to the following:
  - gas bar

u) **C3-21** (4400 Rideau River Road)

- i. Permitted Uses Limited to the following:
  - gas bar

v) **C3-22** (Block 41, Plan 1101 – Rideau Estates)

- i. Permitted Uses Limited to the following:
  - a neighbourhood commercial centre to include only the following uses:
    - business office
    - convenience store
    - eating establishment
    - merchandise service shop
    - personal service shop
    - restaurant, take-out
    - retail store
    - secondhand shop

w) **C3-23** (809 & 811 County Road 43 and 1 & 2 Kimberly Avenue)

- i. Permitted Uses Limited to the following:
  - antique shop



- bakery
- butcher shop
- clinic
- convenience store
- day care nursery
- delicatessen
- donut shop
- electronics shop
- financial institution
- fitness centre
- gas bar as an accessory use
- gift shop
- grocery
- hair salon
- office
- photographic store
- post office
- printing shop
- real estate office
- service outlet
- travel agency

x) **C3-24** (701 South Gower Drive)

i. Additional Permitted Uses include:

- a bingo theatre

ii. Parking Spaces (Minimum)

1 space per 2 persons or 1 space  
per 4 m<sup>2</sup> of floor area,  
whichever is greater

iii. Yard Requirements (Minimum)

- Front Yard 30 m
- Side Yard (North Lot Line) 45 m

y) **C3-25** (4048 County Road 43)

i. Additional Permitted Use includes:

- flea market

ii. Definition:

"Flea Market" shall mean a building in, and or an open area of land on which stalls or sales areas are set aside and rented or otherwise provided and which are intended for use by various individuals to sell articles that are predominantly homemade, home grown, hand crafted, second hand and or antique

- iii. Location - no flea market use, stall, sales area or accessory storage areas shall be located anywhere except in the main building (former building supply outlet building) and/or the asphalt paved parking spaces as existing on **April 15<sup>th</sup> 1998**
- iv. Landscape Strip - except for an immediate entrance and/or exit lane, a grassed landscape strip of not less than 10 metres in width with not less than four trees having a spacing of not less than 20 metres from each tree centre shall be maintained adjacent to any improved street. The minimum height of each of the aforementioned four trees shall be 1.0 metres
- v. Parking Spaces (Minimum): 200

z) **C3-26 and C3-26-h** (1303 & 1315 Kingdom Road)

- i. Permitted Uses Limited to the following:
  - automotive and recreational vehicle sales and service
  - automobile service station
  - bank or other financial institution
  - building supply outlet
  - commercial school
  - convenience store
  - existing use
  - farm implement and supply dealer
  - gas bar
  - greenhouse/nursery
  - office
  - parking lot
  - public facility
  - rental outlet
  - repair shop
  - retail store with a gross floor area no greater than 1850 m<sup>2</sup>
  - accessory buildings, structures and uses to the aforementioned permitted uses
- ii. Prohibited Uses:

- accessory dwelling
- accessory dwelling unit
- uses prohibited by Provincial law due to being obnoxious or dangerous by reason of fire, explosion, noise, smoke or odour

iii. Removal of Holding:

The holding symbol shall be removed from the lands affected, provided the following items have been satisfactorily addressed:

- registration of a site plan control agreement

aa) **C3-27** (2970 County Road 43 – former Canadian Tire)

i. the following additional uses shall be permitted:

- assembly hall
- custom workshop
- garden centre
- home improvement store
- large format retail store
- personal service business
- pet grooming business
- place of worship
- shopping centre

bb) **C3-28** (2950 County Road 43 – Lapointe/ Raina)

i. the following additional uses shall be permitted:

- existing uses
- nursing home
- senior's centre
- personal service shop
- retirement home

ii. on the lands zoned C3-28 the following definition shall apply:

"Retirement Home" shall mean a residence providing accommodation primarily for retired persons or couples, where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall, but where common facilities for the preparation and



consumption of food can be provided, and common lounges, recreation rooms and medical care facilities may also be provided.

- iii. Notwithstanding the provisions of Subsection 6.35.1 to the contrary, on the lands zoned C3-28, the following parking requirements shall apply:

<u>Use</u>	<u>Minimum Number of Parking Spaces</u>
Retirement Home	0.5 parking spaces per unit
Nursing Care Facility	1 space per 4 beds

- iv. Removal of Holding:

The holding symbol shall be removed in accordance with the provisions of the *Planning Act*; provided that the following item is addressed:

- registration of the executed site plan control agreement, approved by the Municipality.

cc) **C3-29** (4032 County Road 43 – Rose)

- i. Minimum Interior Side Yard (East Side)                      nil metres

dd) **C3-30** (2840 County Road 43 / 308 & 312 King Street - Schriber)

- i. a "Personal Service Shop" shall be an additional permitted use