

For Sale or Lease

High Security Location, for storing and processing valuables or restricted goods - 11 Precision Drive Kemptville



For information contact
James McNeil RPA, LEED AP Broker
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JJMcNEIL
commercial inc.
REAL ESTATE BROKERAGE

www.jjmcmneil.ca

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About 11 Precision Drive

- ❑ Asking Rent - \$12.00 / SF (semi gross)
- ❑ Asking Price - \$510,000
- ❑ Building Size – Approximately 4600 Sq Ft
 - ❑ Office Area – 875 Sq Ft
 - ❑ Secure processing – 1,025 Sq Ft
 - ❑ Garage – 1880 Sq Ft
 - ❑ Basement - 875 Sq Ft
- ❑ Land Area – Approximately 34,196 Sq Ft
 - ❑ Surrounded by 10-foot perimeter security fence
- ❑ Vault – Approximately 560 Sq Ft
 - ❑ TL30 doors
 - ❑ 6 sides steel reinforced concrete
 - ❑ Secure processing area with man trap
- ❑ Availability – Immediate
- ❑ Close to Highway 416 – providing great access to Eastern Ontario, Quebec and Northern USA.
- ❑ Zoning – C5 Business Enterprise
- ❑ Conc. 6, Pt. Lot 6, Pt. 1 of RP15R11482, Pt. 2 of RP15R11583, South Gower, North Grenville.



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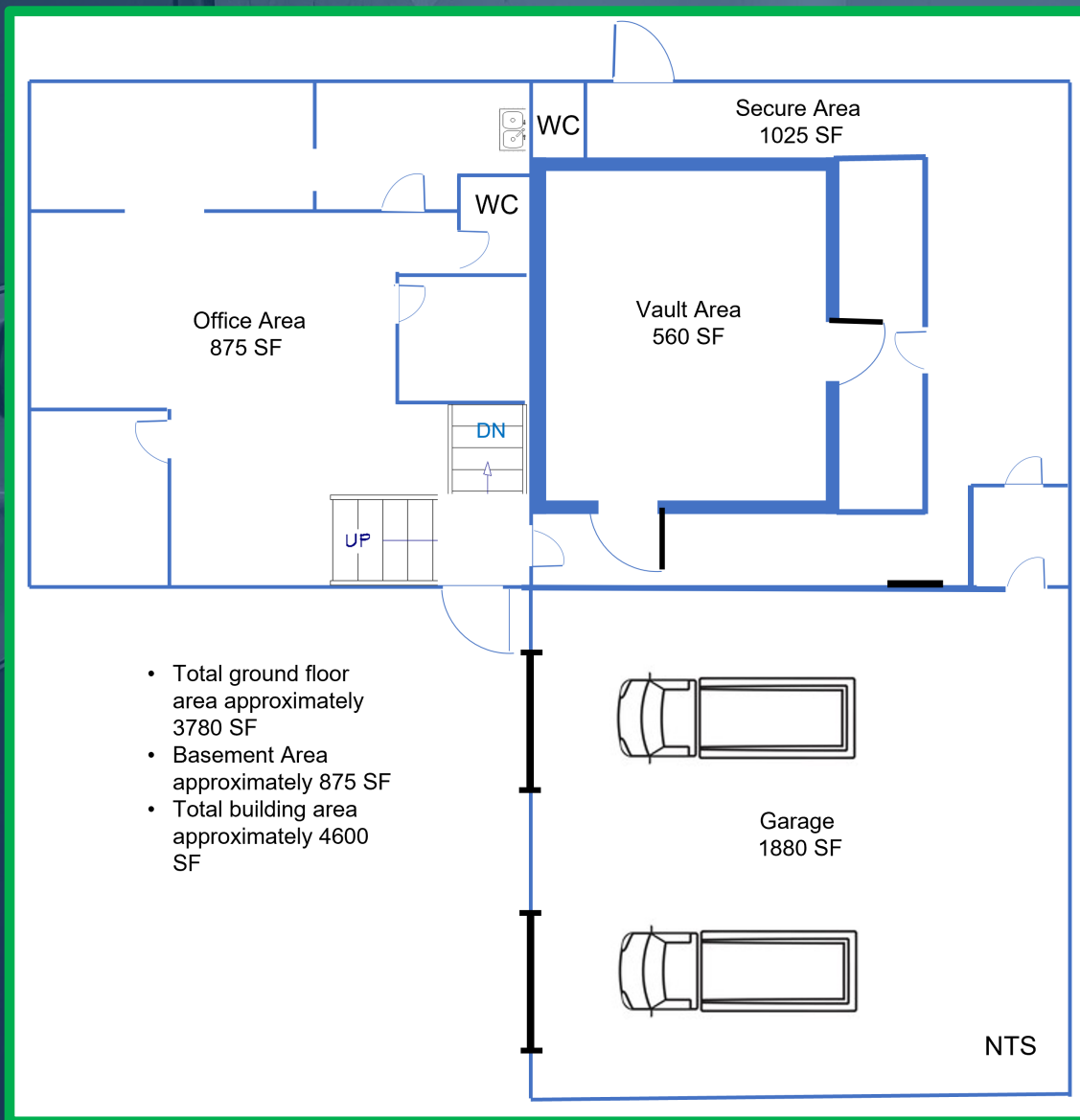


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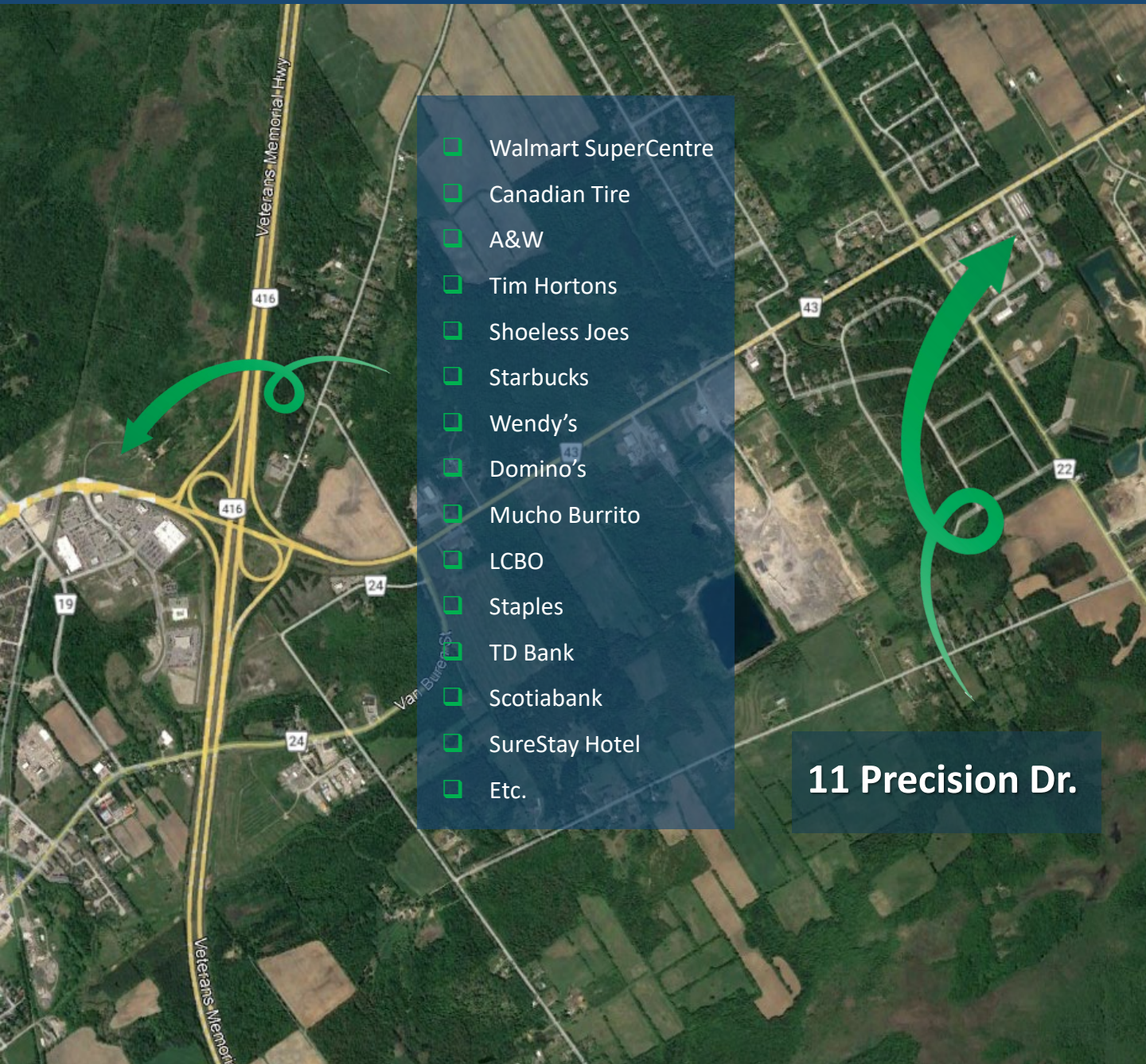


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- Walmart SuperCentre
- Canadian Tire
- A&W
- Tim Hortons
- Shoeless Joes
- Starbucks
- Wendy's
- Domino's
- Mucho Burrito
- LCBO
- Staples
- TD Bank
- Scotiabank
- SureStay Hotel
- Etc.

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About 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.

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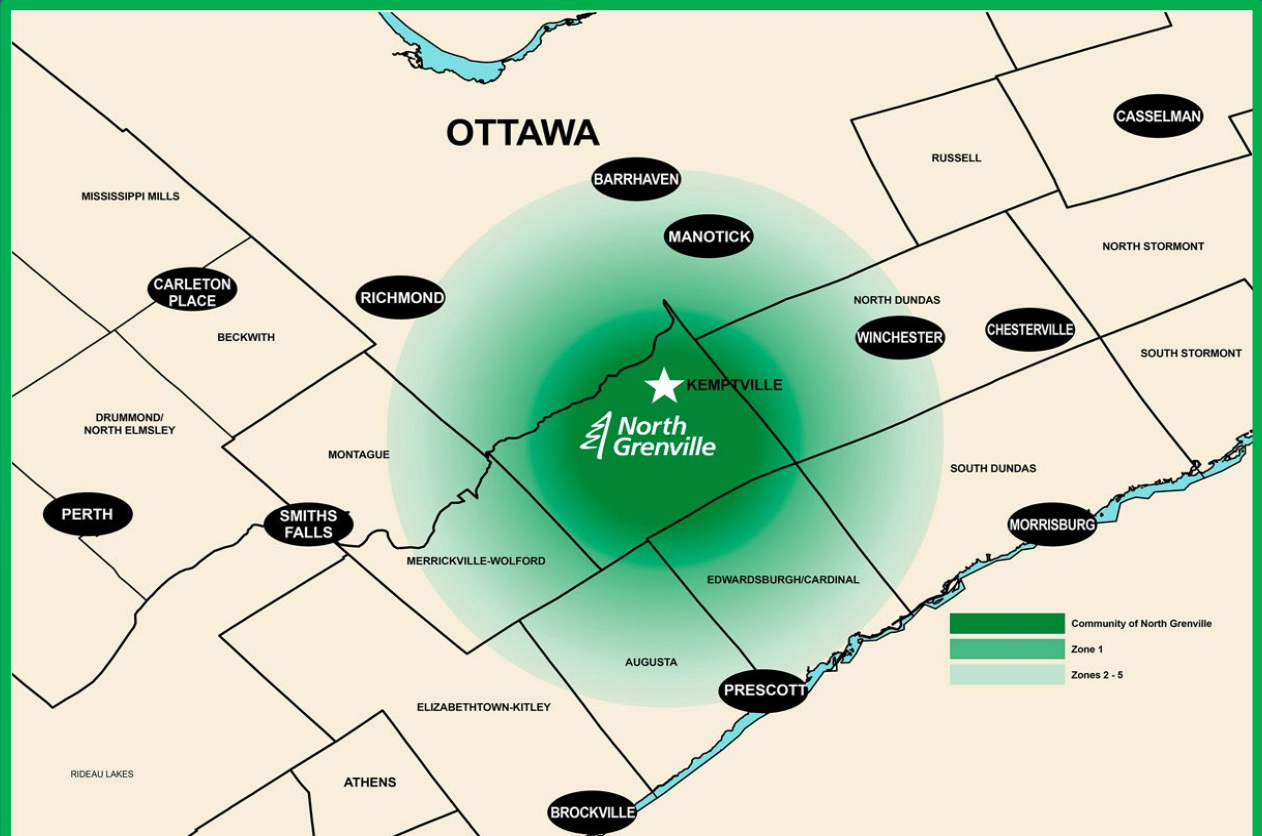
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North Grenville is just minutes south of Ottawa, the Nation's Capital, along the historic Rideau Canal waterway (a UNESCO World Heritage site). Located 30 minutes from Ottawa's International Airport, we offer easy access to the 401 Corridor, the US market and a seaway port. North Grenville is the heart of eastern Ontario, a region home to more than 2 million people.



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SECTION 21 – C5 – BUSINESS ENTERPRISE ZONE

Within the Business Enterprise (C5) Zone, no person shall use any land, erect, alter, enlarge 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.

21.1 PERMITTED USES

- equipment sales, rental and repair establishment
- artist or photographic studio
- assembly hall
- assembly plant
- auction sales hall
- automobile body shop
- automobile sales
- automobile service station
- bakery
- brewery
- business or government services
- building supply outlet
- carwash
- commercial club
- commercial garage
- commercial recreation centre
- commercial school
- computer, electronic, communications or data process establishment
- contractor's or trade's shop
- contractor's yard
- convenience store
- custom workshop
- distribution centre
- dry cleaning distribution centre
- education or training facility
- equipment sales/rental and service establishment
- fabrication plant

- factory outlet
- financial service
- funeral home
- garden and nursery sales and supply establishment
- gas bar
- health care clinic
- hotel
- industrial mall
- laboratory, research and development facility
- manufacturing plant
- meeting or assembly hall
- merchandise service shop
- mini-storage facility
- motel
- office
- parking lot
- personal service shop
- place of entertainment
- print/publishing establishment
- private club
- processing plant excluding abattoirs, rendering plants, slaughter houses and similar operations
- public use
- recreational establishment
- rental outlet
- retail establishment
- retail/showroom as an accessory use to a wholesale outlet
- research and development facility
- restaurant, , including a drive-through or a take-out restaurant
- scientific or technological establishment
- service outlet
- small engine sales and service establishment
- tavern
- truck repair and maintenance depot
- transportation depot
- veterinary clinic
- warehouse
- wholesale outlet
- winery, estate
- buildings, structures and uses accessory to a permitted use

21.2 ZONE REGULATIONS

<u>Provisions</u>	<u>No Municipal Water or Sewer</u>	<u>Municipal Water and Sewer</u>
Minimum lot area	4000 m ² (1 acres)	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	30 %	40 %

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.).

21.2.1 Automobile Services Stations

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

21.2.2 Outside Display and Storage

No open storage of goods or materials shall be permitted. Outside display of goods and materials shall:

- a) Not be closer than 2 metres (6.6 ft.) To the front lot line;
- b) 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) Not exceed 30 percent lot coverage; and,
- d) Not occupy any required parking or area.

21.3 GENERAL PROVISIONS

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Business Enterprise (C5) Zone

21.4 SPECIAL PROVISIONS

21.4.1 C5 Special Exception Zones

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being a C5 special exception zone the following provisions shall apply:

- a) **C5-1** (15 Tophmar Drive)
 - i. Uses limited to the following:
 - building supply centre
 - commercial garage
 - fuel storage
 - office
 - service outlet
 - vehicle sales and storage
 - warehouse
 - accessory dwelling unit

b) **C5-2** (Part 8 on Plan 15R-6703 – D. R. Howell Electric Inc.)

Notwithstanding the provisions of Sub-section 21.2 hereof to the contrary, on the land zoned C5-2, the following provisions shall apply:

- i. Minimum Lot Area 3,100 m² (0.8 Acres)

c) **C5-3** (Colonnade – Block 8, Plan 15M-6)

- i. Notwithstanding the provisions of Sub-section 21.1 hereof to the contrary, on the land zoned C5-3, the following additional uses shall also be permitted on the land:

- Day Nursery
- Department Store *
- Furniture and Appliance Dealer
- Grocery Store *
- Library
- Lumber Yard (accessory to a permitted use)
- Nursery / Garden Centre / Greenhouse
- Pharmacy
- Post Office
- Shopping Centre *
- Supermarket *
- Speciality Food Shop

(* Subject to a “*Retail Market Impact Analysis*,” prepared by Malone Given Parsons Ltd. (Dated Dec. 2006), as approved by the Municipality)

- ii. Notwithstanding the provisions of Sub-section 21.2 hereof to the contrary, on the land zoned C5-3, the following Zone Regulations shall apply:

- “*Maximum Gross Leasable Floor Area*” shall be in accordance with the “*Retail Market Impact Analysis*” prepared by Malone Given Parsons Ltd. (Dated Dec. 2006), as approved by the Municipality)

d) **C5-4** (639 Van Buren Street - Gerlach)

Notwithstanding the provisions of Sub-section 21.1 hereof to the contrary, on the land zoned C5-4, a *Chip Wagon*, under licence by the Municipality, shall be an additional permitted use

e) **C5-5-h** (Rosewater)

Notwithstanding the provisions of 21 hereof to the contrary, on the land zoned C5-5, the following provisions shall apply:

i. Zone Regulations:

Minimum Front Yard	3.0 m (9.8 feet)
Minimum Exterior Side Yard	3.0 m (9.8 feet)
Minimum Interior Side Yard	7.5 m (24.6 feet)

ii. Notwithstanding the provisions of Section 6.41 hereof to the contrary, the lands zoned C5-5, are exempt from the setback requirements of Clause 6.41.1(b)

iii. Notwithstanding the provisions of Sub-section 20.2 hereof to the contrary, on the land zoned C5-5-h, only those uses existing at the date of passage of this by-law shall be permitted. The holding symbol -h) is hereby implemented, and shall only be removed in accordance with the applicable Sections of the *Planning Act*, provided that the following items are addressed to the satisfaction of the Municipality:

- execution of a subdivision agreement with the Municipality
- execution of a site plan control agreement with the Municipality

f) **C5-6-h** (Part of 632 Van Buren Street)

i. Notwithstanding anything hereof to the contrary, on the lands zoned C5-6 only the following uses shall be permitted:

- Artist or photographic studio
- Bakery
- Business or government services
- Commercial club
- Commercial school

- Computer, electronic, communications or data process establishment
 - Contractor's or trade's shop
 - Education or training facility
 - Equipment sales, rental and repair establishment
 - Financial service
 - Garden and nursery sales and supply establishment
 - Health care clinic
 - Merchandise service shop
 - Office
 - Personal service shop
 - Private club
 - Public use
 - Retail outlet
 - Scientific or technological establishment
 - Service outlet
 - Veterinary clinic
 - Winery, estate
 - Buildings, structures and uses accessory to a permitted use.
- ii. Notwithstanding the provisions of Subsection 21.2 hereof to the contrary, on the lands zoned C5-6, the following provisions shall apply:
- | | |
|-----------------------------|------------------------|
| - Minimum western side yard | 20 metres (65.61 feet) |
| - Minimum rear yard | 20 metres (65.61 feet) |
- iii. Notwithstanding the provisions of Sub-section 21.2 hereof to the contrary, on the lands zoned C5-6-h, only those uses existing at the date of passage of this by-law shall be permitted. The holding symbol (-h) is hereby implemented and shall only be removed in accordance with the application Sections of the *Planning Act* provided that the following items are addressed to the satisfaction of the Municipality:
- Confirmation that full municipal services are available to the subject lands to the satisfaction of the Municipality of North Grenville.
 - Execution of a site plan agreement to the satisfaction of the Municipality of North Grenville.
- g) **C5-h** (Part of 632 and 648 Van Buren Street)
- i. Notwithstanding the provisions of Sub-section 21.2 hereof to the contrary, on the lands zoned C5-6-h, only those uses existing at the date of passage of this by-law shall be permitted. The holding symbol (-h) is hereby

implemented and shall only be removed in accordance with the application Sections of the *Planning Act* provided that the following items are addressed to the satisfaction of the Municipality:

- Confirmation that full municipal services are available to the subject lands to the satisfaction of the Municipality of North Grenville.
- Execution of a site plan agreement to the satisfaction of the Municipality of North Grenville.
- Removal of any and all residential uses from the subject lands, either through change of use permit, physical removal or demolition.