535 DONEGAL STREET

$299,900

Unique Opportunity. Great sized shop (29' X 39' with 12 ft ceiling) convenient location in town featuring 2 - 220V services (1- single phase and 1- 3 phase) currently a Welding shop since 1948. The special feature is the zoning being SP.178 with several commercial components plus the option of having R1 and R2 allowing a single family home or duplex.

- **MLS #243373**
- **Toronto MLS # X4685541**
- **CSP.178, R1 & R2 Zoning**
- **60.01' X 114.18' Lot**

DNS REAL ESTATE LIMITED BROKERAGE

dnsrealestate.ca

- **Tar & Gravel Roof**
- **Forced Air Gas Heat**
- **2 Pc Washroom**
- **Taxes: $3,234 / 2019**

Al Criegern
Sales Representative

207 Simcoe Street
Peterborough ON K9H 2H6

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Office: 705-749-1602

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535 DONEGAL STREET

$299.900

Cross Property Client Full

535 DONEGAL STREET
Peterborough, ON H9H 4M2
City of Peterborough/ Peterborough Central/ 3 North

Commercial/ Building and Land/ For Sale
Active

Price: $299,900.00
Price Measurement:
Lease Type:

MLS®#:	243373		
List Date:	**05-Feb-2020**	Sqft Available:	**0**
# Floors:			
Building Type:	**Mixed**		
Title/Ownership:	**Freehold**	Recreational:	
Lot Front:	**60.01**	Lot Depth:	**114.18**
Road Access Fee:		Lot Size/Acres:	**Under .5 Acre/**
Driveway Spaces/Type:	**/ Outside/Surface/Open/ Gravel**		
Waterfront:	**No**	WF Exposure:	
Total Number of Units:			
Leased Land Fee:			

Public Remarks: **Unique Opportunity. Great sized shop (29' X 39' with 12 ft ceiling) convenient location in town featuring 2 - 220V services (1- single phase and 1- 3 phase) currently a Welding shop since 1948. The special feature is the zoning being SP 178 with several commercial components plus the option of having R1 and R2 allowing a single family home or duplex.**

Directions: **Between London Street and McDonnel Street**

Interior Features

Heat Primary/Sec: **Forced Air-Gas/**
Basement:

Exterior Features

Bays - LxW	- x	Sq Ft Available:	**0/**	Utilities:	% Building:
Grade Level - HxW	- x	Retail Area:	/	Hydro:	Exposure:
Parking Total:	**8**	Parking Shared:		Parking Dedicated:	Lot Shape:

Site Influences: **Downtown, Public Transit**
Services: **Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, School Bus Route, Telephone**

Exterior Finish:	**Concrete Block**	Roofing:	**Flat, Tar and Gravel**
Water/Supply Type:	**Municipal/**	Sewage:	**Municipal Sewers**
Soil Test/Date:	/	Construction:	**Block**

Inclusions/Exclusions

Inclusions: **None**

Tax Information

Roll#:	**151403003016200**	Local Improve Fee/Comments	/		
Pin#:	**280880032**	Zoning:	**SP 178 R1, R2**	Taxes/Year:	**$3,234/ 2019**
Assessment $/Year:		Survey/Year/Type:	**None/ /**	Type Taxes:	

Legal Description: **PT LT 20 N/S MCDONNEL ST & W/S GEORGE ST PL 1 PETERBOROUGH AS IN R153206 ; PETERBOROUGH**

All data is subject to Errors, Omissions or Revisions and is not warranted

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SECTION 191

SPECIAL DISTRICT 178 (SP.178)

191.1 For the purpose of this by-law, land use district "Special District 178" is hereby established and may be referred to by the symbol "SP.178".

191.2 For the purposes of this by-law, established use means a use lawfully existing on the date of passage of this section.

PERMITTED USES

191.3A No person shall within an SP.178 District use any land or erect, alter or use any building or part thereof for any purpose other than:

(a) a studio or craft workshop
(b) a tradesman's shop, Class 2
(c) an office, excluding a veterinary office
(d) a barber shop
(e) a beauty shop
(f) a shoe shine parlour
(g) a shoe repair shop
(h) a sub-post office
(j) a dressmaker or tailor shop
(k) an established use
(l) a dwelling unit

191.3B The foregoing purposes may be only carried on within a building excluding a loading ramp or similar structure thereto presently standing within the district.

REGULATIONS

191.4 No person shall within an SP.178 District use any land or erect, alter or use any building of part thereof except in accordance with the following regulations:

Type	Requirement
a) minimum lot size	360 square metres
b) an accessory building shall not permitted within the district	
191.5 SP.178 District is hereby designated as a commercial district	

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November 29, 2002

SECTION 7

RESIDENTIAL DISTRICT 1 (R.1)

PERMITTED USES

7.1 No person shall within an R.1 District, use any land or erect, alter or use any building or part thereof for any purpose other than:

(a) a dwelling

REGULATIONS

7.2 No person shall within an R.1 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Type	Requirement
a) maximum number of dwelling units per lot	1
b) minimum lot area	370 square metres
c) minimum lot width	12 metres
d) minimum lot depth	30 metres
e) minimum building setback i) side lot line ii) rear lot line	 1.2 metres 7.6 metres
f) maximum building coverage 1) one storey dwelling 2) two storey dwelling	 45% 40%
g) maximum number of storeys	2
h) minimum floor area	70 square metres
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	20%
7.3 R.1 District is hereby designated as a residential district.	

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November 29, 2002

SECTION 8

RESIDENTIAL DISTRICT 2 (R.2)

PERMITTED USES

8.1 No person shall within an R.2 District use any land or erect, alter or use any building or part thereof for any purpose other than:

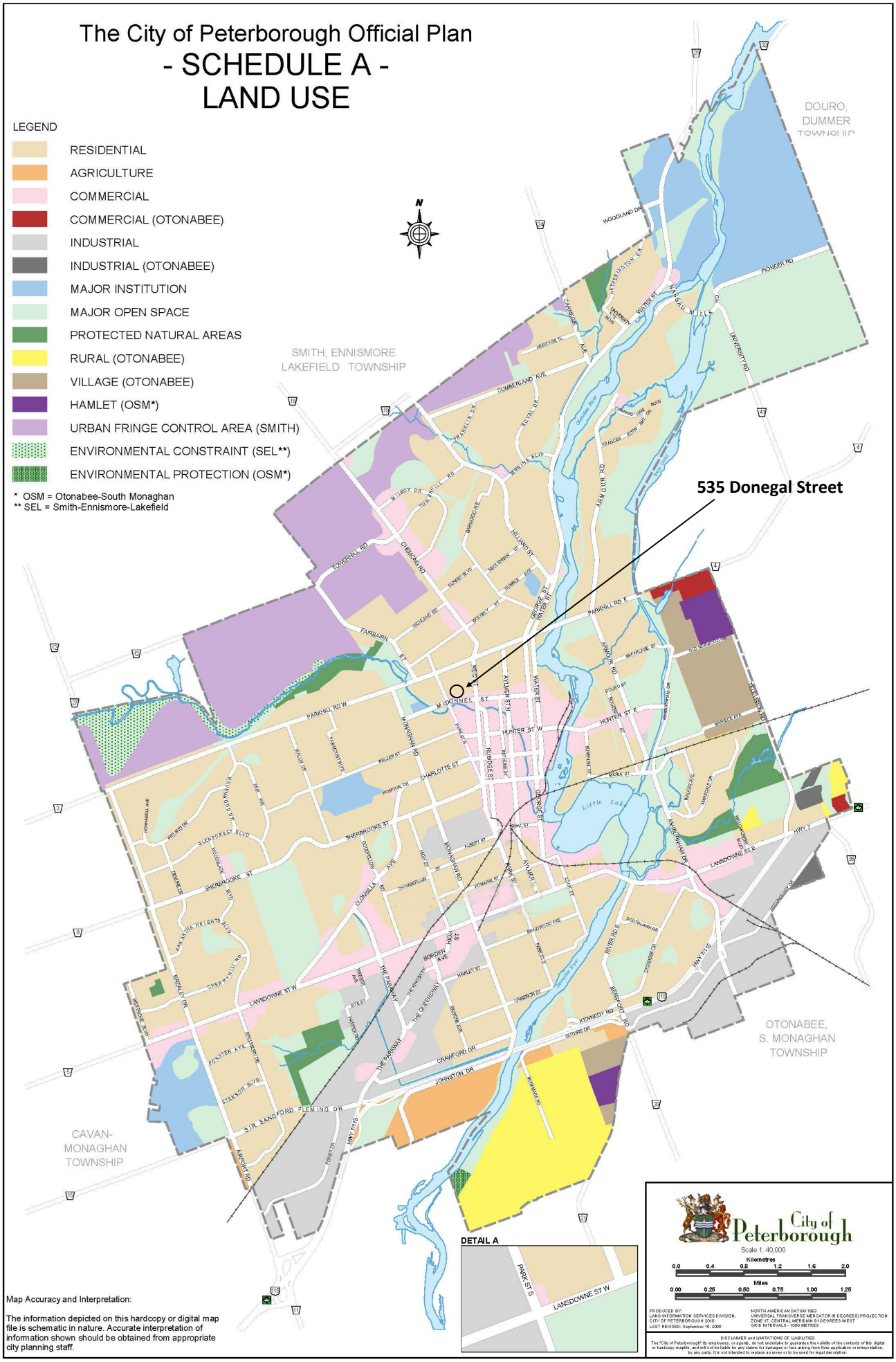
(a) a dwelling

REGULATIONS

8.2 No person shall within an R.2 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations;

Type	Requirement
a) maximum number of dwelling units per lot	2
b) minimum lot area per dwelling unit	278 square metres
c) minimum lot width per dwelling unit	9 metres
d) minimum lot depth	30 metres
e) minimum building setback i) side lot line ii) rear lot line	 1.2 metres 7.6 metres
f) maximum building coverage 1) one storey dwelling 2) two storey dwelling	 45% 40%
g) maximum number of storeys	2
h) minimum floor area per dwelling unit	70 square metres
j) maximum lot coverage by open parking areas, driveways and vehicle movement areas	20%
8.3 R.2 District is hereby designated as a residential district.	

The City of Peterborough Official Plan
- SCHEDULE A -
LAND USE



Map Accuracy and Interpretation:

The information depicted on this hardcopy or digital map file is schematic in nature. Accurate interpretation of information shown should be obtained from appropriate city planning staff.

0 30 60 120 180 Metres

City of Peterborough

Map Accuracy and Interpretation

The information depicted on this hardcopy or digital map file is schematic in nature.Accurate Interpretation of information shown, could be obtained from appropriate city staff

Map No. 12a

This map is current to : 2017-12-31