

**\$965 Per Month**

**1434 CHEMONG RD #11**



**Immediate availability for this 720 SF ground floor space in great high traffic location at the edge of the city. High visibility corner location on busy Chemong Rd. Plenty onsite common parking. Building in excellent condition. Many uses available including, restaurant, garden centre, retail, clinic, offices etc. Monthly rent includes TMI with utilities in addition and metered to Tenant.**

- ◆ **MLS #40182998**
- ◆ **C1-481 Zoning**
- ◆ **Plenty Parking**



- ◆ **Forced Air Gas Heat**
- ◆ **Central Air**
- ◆ **2 Pc Washroom**

**[dnsrealestate.ca](http://dnsrealestate.ca)**

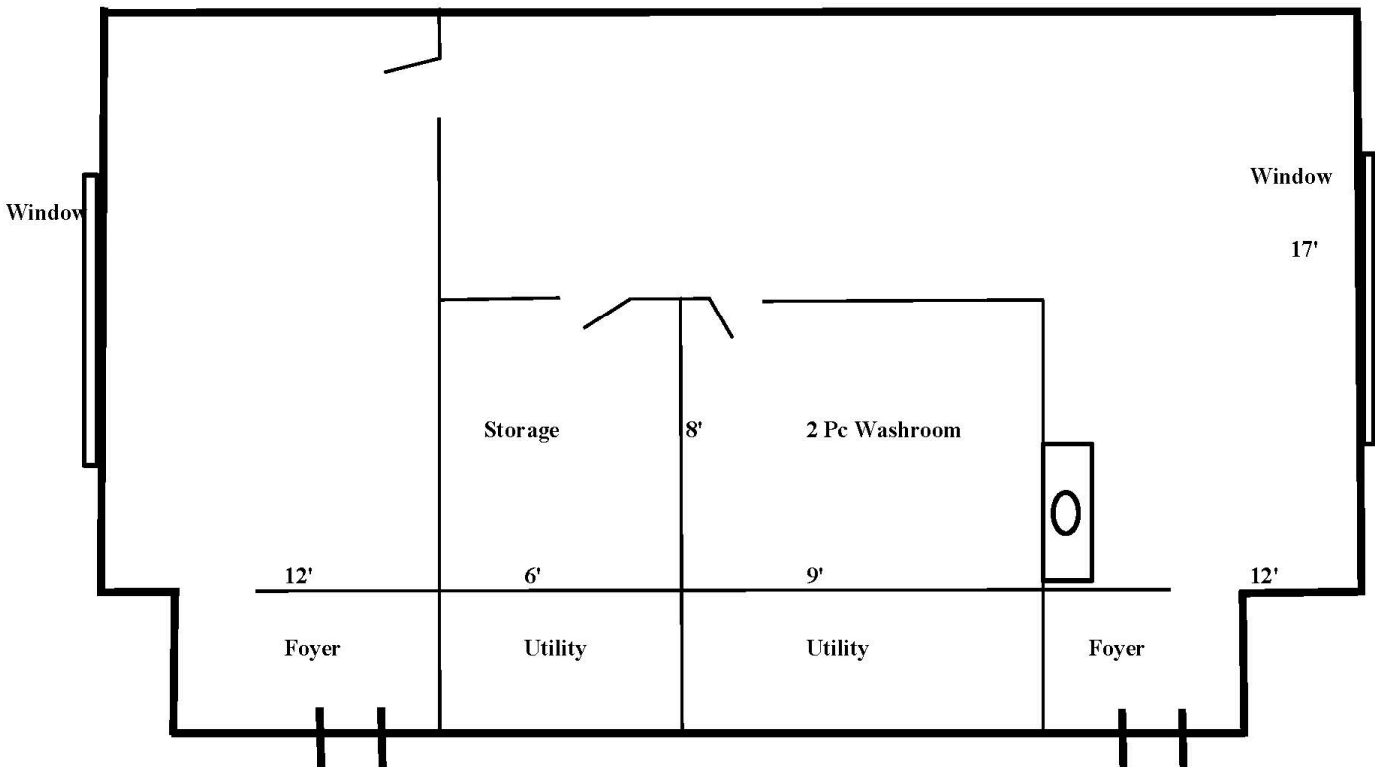
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## 1434 Chemong Rd Approximately 720 SF

\*All measurements are approximate  
\*\*Not to Scale





Corporation of the Township of Selwyn  
 Comprehensive Zoning By-law  
 By-Law No. 2009-021

## Schedule B Site Specific Exception Zones

accessory thereto; and

- ii) The small scale industrial use existing at the date of the passing of this by-law; which shall be limited to the area defined as 'Lands Intended in Inst. No. 376584' on the Building Location Survey completed by W.A. Beninger dated May 25th, 1984; as illustrated on Schedule 'B' attached hereto and by this reference forming part of this By-Law.

### Regulations for Permitted Uses

All the provisions and regulations of subsection 9.2 shall apply with the exception of the following:

- |      |                            |               |
|------|----------------------------|---------------|
| i)   | Minimum Lot Frontage       | 67 metres     |
| ii)  | Minimum Lot Area           | 0.85 hectares |
| iii) | Minimum Front Yard Setback | 4.5 metres    |

### 481 **1434 Chemong Road**

Notwithstanding the provisions of the Highway Commercial (C1) Zone to the contrary, within the C1-481 Zone, the permitted uses shall be restricted to the following:

- i) A Garden Centre
- ii) A restaurant
- iii) Retail Stores
- iv) Medical Centres
- v) Offices
- vi) Custom Workshops
- vii) A Training Facility/School
- viii) Uses, buildings and structures accessory thereto.

### 482 **Part Lot 5, Concession ECR**

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, within the RU-482 Zone, the minimum required frontage shall be 20 metres.

