

863 CHEMONG RD 18B

**\$1,000.00 Per  
Month**



**Indoor storage space. Approximately 868 square feet of fire rated, indoor heated and cooled storage space available for lease. Tenant could install an alarm system at the Tenant's expense if needed. Space will be leased as is, and has no washroom. Space can only be used for storage of non-hazardous goods and material. This space is inconspicuous, with access from rear of plaza only, and no discernible signage. Additional rent and utilities included in rent.**

- ◆ **MLS #40444090**
- ◆ **C-3 Zoning**
- ◆ **Plenty Paved Parking**



- ◆ **Gas Heat**
- ◆ **Central Air**
- ◆ **Immediate Availability**

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

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January 5, 2001

## SECTION 15

## COMMERCIAL DISTRICT 3 (C.3)

## PERMITTED USES

15.1 No person shall within a C.3 District use any land or erect, alter or use any building or part thereof for any purpose other than a shopping centre limited to the following:

- (a) a bank, financial institution or loan company
- (b) an office, excluding a veterinary office
- (c) a clinic
- (d) a barber shop
- (e) a beauty shop
- (f) a dressmaker or tailor shop
- (g) a shoe shine parlour or a shoe repair shop
- (h) a dry-cleaning establishment - Class 2
- (i) a studio or craft workshop
- (j) an art school, music school, dance school, or fine arts school
- (k) a library, museum or art gallery
- (l) a restaurant
- (m) a place of entertainment
- (n) a gymnasium or health club
- (o) a place of assembly
- (p) a club house or lodge hall
- (q) a church
- (r) a retail establishment including a department store, convenience retail store, drug store or bakeshop, for the sale of,
  - i) food
  - ii) beer, wine or liquor
  - iii) hardware
  - iv) new auto parts and accessories
  - v) radio, television, electrical and home appliances
  - vi) furniture
  - vii) shoes and clothing
  - viii) dry goods
  - ix) jewellery
  - x) optical supplies
  - xi) books, magazines and stationery
  - xii) smoking supplies
  - xiii) art supplies
  - xiv) musical instruments
  - xv) floral and horticultural products
  - xvi) photographic supplies
  - xvii) pets
  - xviii) paint, wallpaper and decorating supplies
  - xix) sporting goods
  - xx) antiques
  - xxi) pharmaceuticals
- (s) a taxi stand
- (t) a sub-post office
- (u) an establishment wherein any of the foregoing merchandise of section 15.1(r) is rented or repaired.
- (v) a place of amusement

