

TOWNSHIP OF SOUTH STORMONT
SALE OF LAND BY PUBLIC TENDER
PROPERTY DESCRIPTION



Property # 7

ROLL NUMBER	040600100532800
LEGAL DESCRIPTION	PLAN 268 LOTS 13, 14
PIN	602080271
ADDRESS	5590 HIGHWAY 138 RR 1
AREA	0.69 ACRES (+/-)
ZONING	HIGHWAY COMMERCIAL (CH)



6.2 Highway Commercial (CH) Zone

(a) Permitted uses:

- agricultural machinery sales and service;
- animal hospital;
- art gallery;
- artist's studio;
- auction sales establishment;
- automobile body shop accessory to automobile sales and rental establishment;
- automobile rental establishment;
- automobile repair garage;
- automobile sales or rental establishment;
- automobile service station;
- automotive store;
- bar;
- bingo hall;
- box retail;
- building supply store;
- business training centre;
- cardlock establishment
- car washing establishment;
- catering establishment;
- ~~clinic;~~
- convenience store;
- dwelling, accessory;
- dwelling unit, accessory;
- equipment rental establishment - domestic
- farm equipment sales and service
- farm supply establishment;
- farmer's market;
- financial institution;
- flea market;
- funeral home;
- furniture and home improvement centre;
- garden centre;
- garden nursery;
- gasoline bar;
- greenhouse, commercial;
- laundromat;
- lumber yard;
- micro-brewery;
- mini warehouse and storage;
- office, business or professional;
- ~~open storage;~~
- outdoor commercial patio;
- parking lot, public;
- personal service establishment;
- printing and publishing establishment;

BY-LAW
2018-079

BY-LAW
2015-050

BY-LAW
2019-095

- produce stand;
- recreational vehicle sales, rental and storage establishment;
- restaurant;
- restaurant take-out;
- retail store;
- school, commercial;
- secondhand shop;
- service or repair shop;
- shopping centre;
- taxi dispatch establishment;
- tourist establishment;
- ~~transportation depot~~;
- veterinary establishment;
- video rental outlet.

BY-LAW
2019-095

(b) Zone Requirements:

- (i) Development on private or partial services (municipal water or sanitary sewers)

Lot Area (minimum)	2000 m ²	(21,527.82 sq.ft.)
Lot Frontage (minimum)	30 m	(98.43 ft.)
Yard Requirements (minimum)		
Front	8 m	(26.25 ft.)
Rear	6 m	(19.69 ft.)
Exterior Side	6 m	(19.69 ft.)
Interior Side	6 m	(19.69 ft.)
Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	6 m	(19.69 ft.)
Lot Coverage (maximum)	20%	
Accessory Dwelling or Accessory Dwelling Units Per Lot (maximum)	1	

- (ii) Development on full services (municipal water and sanitary sewers)

Lot Area (minimum)	1000 m ²	(10,763.91 sq.ft.)
Lot Frontage (minimum)	20 m	(65.62 ft.)
Yard Requirements (minimum)		
Front	8 m	(26.25 ft.)
Rear	6 m	(19.69 ft.)
Exterior Side	6 m	(19.69 ft.)
Interior Side	6 m	(19.69 ft.)
Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	6 m	(19.69 ft.)
Lot Coverage (maximum)	40%	
Accessory Dwelling or Accessory		

Dwelling Units Per Lot (maximum) 1

- (c) If a commercial use is severed or separated through consent, plan of subdivision or through the lifting of part lot control, the zone requirements continue to apply to the original lot except that no minimum side yard requirement shall apply along the common lot line.

- (d) Special Exceptions:

CH-1

Notwithstanding the provisions of Section 3.29 to the contrary, for the lands zoned CH-1, the minimum geodetic grade elevation shall be 61 metres and the minimum geodetic basement floor elevation shall be 60 metres.”

CH-2

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-2, the following uses shall also be permitted:

Equipment and Vehicle Storage Yard – Industrial;
Equipment Sales Establishment – Industrial;
Equipment Service and Repair Establishment – Industrial;

Notwithstanding the provisions of Section 6.2 (b) to the contrary, for the lands zoned CH-2, the minimum lot frontage shall be 27 metres.

Notwithstanding the provisions of Section 3.29 to the contrary, for the lands zoned CH-2, the minimum geodetic grade elevation shall be 61 metres and the minimum geodetic basement floor elevation shall be 60 metres.

CH-3

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-3, the following uses shall also be permitted:

Equipment and Vehicle Storage Yard – Industrial;
Equipment Sales Establishment – Industrial;
Equipment Service and Repair Establishment – Industrial;

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-3, the following uses shall not be permitted:

Gasoline Bar;
Automobile Service Station;
Tourist Lodging Establishment;
Bar.

Notwithstanding the provisions of Section 6.2 (b) to the contrary, for the lands zoned CH-3, the minimum lot frontage shall be 27 metres. Notwithstanding the provisions of Section 3.29 to the contrary, for the lands zoned CH-2, the minimum geodetic grade elevation shall be 61 metres and the minimum geodetic basement floor elevation shall be 60 metres.

CH-4

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-4, no buildings shall be permitted.

CH-5

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-5, the following use shall also be permitted:

Contractor's Shop or Yard.

CH-6

Notwithstanding the provisions of Section 6.2 (b) to the contrary, for the lands zoned CH-6, minimum lot frontage shall be 22.8 metres and the buildings existing on the date of passing of this By-law are deemed to conform to the required setbacks.

CH-7

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-7, the following uses shall not be permitted:

Automotive Repair Garage;
Automobile Service Station;
Gasoline Bar.
Warehouse.

CH-8

Notwithstanding the definition of flea market and the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-8, the following use shall also be permitted:

Flea Market within a building.

CH-9

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-9, the following use shall also be permitted:

Dwelling, Single-detached;

BY-LAW
2012-074

Dwelling, Semi-detached.

CH-10

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-10, only the following uses shall be permitted:

Furniture and Home Improvement Centre;
Dwelling, Accessory;
Dwelling unit, Accessory.

Notwithstanding the provisions of Section 6.2 (b) to the contrary, for the lands zoned CH-10, the maximum gross floor area for a Furniture and Home Improvement Centre shall not exceed 771 square metres.

CH-11

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-11, the following uses shall also be permitted:

Dune Buggy Trail Operation;
Recreation Commercial Establishment.

CH-12

Notwithstanding the provisions of Section 3.20 (a) to the contrary, for the lands zoned CH-12, open storage of recreational vehicles shall be allow in the minimum front and minimum exterior side yard.

CH-13

Notwithstanding the provisions of Section 6.2 (b) to the contrary, for the lands zoned CH-13, the minimum lot area shall be 1,600 square metres.

CH-14

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-14, the following use shall also be permitted:

School, Commercial;
Equipment Rental Establishment – Industrial;
Clinic.

CH-15

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-15, the following use shall also be permitted:

Recreational Commercial Establishment.

BY-LAW
2017-016

BY-LAW
2018-046

BY-LAW
2012-047

BY-LAW
2014-092

CH-16

Notwithstanding the provisions of Section 2 to the contrary, for the lands zoned CH-16, the sales office is located at 15579 SDG County Road 18.

BY-LAW
2017-082

CH-17

Notwithstanding the provisions of Section 6.2 (a) to the contrary, for the lands zoned CH-17, the following use shall not be permitted:

Automobile Service Station;
Gasoline Bar;
Warehouse;
Clinic;
Workshop.

BY-LAW
2019-095

The use of any land, buildings or structures for an automotive repair garage (including accessory uses) or other uses involving the repair of vehicles is prohibited south of the Township sewer easement located at 52R-7087, Parts 1 to 3;

No land, buildings or structures may be used for automotive repair garages (including accessory uses) or other uses involving the repair of vehicles unless the Township of South Stormont has approved a site plan application for the proposed use.

- (e) Holding Zones:

CH-h

Notwithstanding the provisions of Section 4.3 to the contrary, for the lands zoned CH-h, the holding (h) symbol will not be lifted until Municipal services are available to the site.

- (f) Temporary Zones: