



FOR SALE

\$1,925,000

3.87AC

Industrial Vacant Land

96 Line 11 S

Oro-Medonte, ON

Property Details & OP

- Property Size: 3.87 AC
- OP: Hawkestone Expansion Area
- Topography: Flat and Clear
- Lot Coverage: 25%
 - Potential to build approximately 40,000SF building (+/-), subject to municipal approvals for site plan
- Local Industrial (LI) Zoning Vacant Land
- Over 200' of frontage Highway 11 N
- Over 750' of frontage on Line 11 S
- Exposure on the overpass and Highway 11
- Close proximity to Heidi's Campground and Big Curve Acres, 10 minutes from Orillia

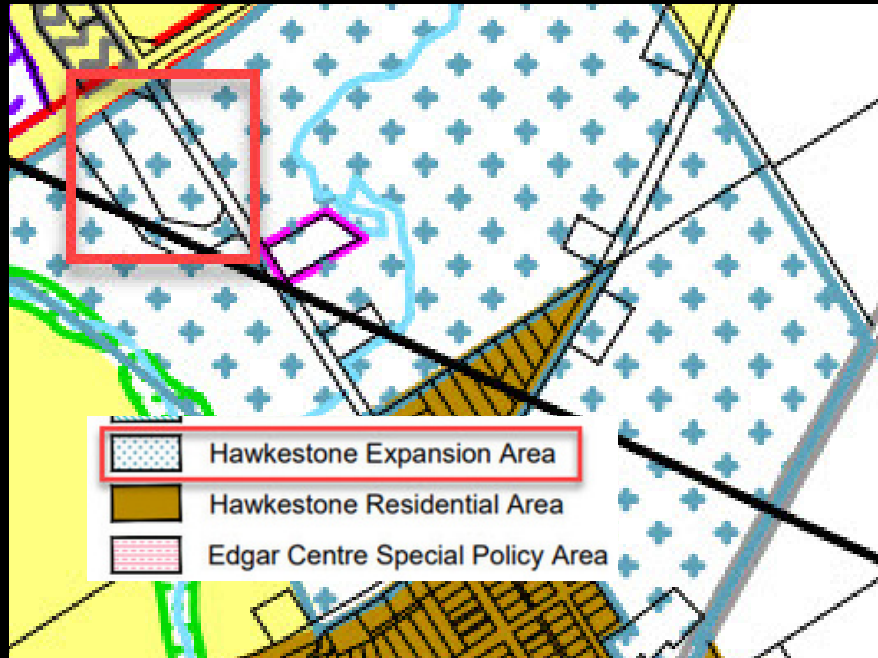


Official Plan Designation

Hawkestone Expansion Area

Permitted uses in the *Hawkestone Expansion Area* designation are limited to agricultural uses and uses that existed on the date the Plan was adopted by Council. It is intended that all or a portion of these lands will be designated *Hawkestone Residential* as part of the Secondary Plan process in accordance with Section C3.3.3.5.

Notwithstanding this policy, Council may consider the zoning of lands at the southeast corner of Highway 11 and the 11th Line for commercial purposes in the implementing Zoning By-law. Matters to be considered by Council before making a decision on such a zoning shall be whether the development of commercial uses on private services in this location is premature and in the public interest in advance of the preparation of the Secondary Plan required by Section C3.3.3.5.



Official Plan 



Local Industrial Zoning

PERMITTED USES:

Industrial Uses:

- Service Shops, light
- Warehouses
- Industrial uses
 - No accessory outdoor storage is permitted. A maximum of 25% of the gross floor area of the premises may be used for the selling of goods, wares, or merchandise at retail or wholesale to the public.
 - Only dry industrial uses are permitted
 - means an industrial use, which does not require the use of water in the manufacturing, processing, fabricating or assembling of any good, substance, article or thing



BUILDING REQUIREMENTS

Standard	Zone		
	IR	LI	ED
Minimum <i>lot area</i>	0.4 ha	0.18 ha	0.4 ha
Minimum <i>lot frontage</i>	40 m	30 m	40 m
Minimum required <i>front yard</i>	11.0 m	7.5 m	11.0 m
Minimum required <i>exterior side yard</i>	11.0 m	4.5 m	11.0 m
Minimum required <i>interior side yard</i>	6.0 m	3.0 m	6.0 m
Minimum required <i>rear yard</i>	11.0 m	7.5 m	11.0 m
Width of <i>planting strip adjacent to front lot line</i>	3.0 m	N/A	6.0 m
Width of <i>planting strip adjacent to exterior side lot line</i>	3.0 m	N/A	6.0 m
Maximum <i>height</i>	12.0 m	11.0 m	12.0 m

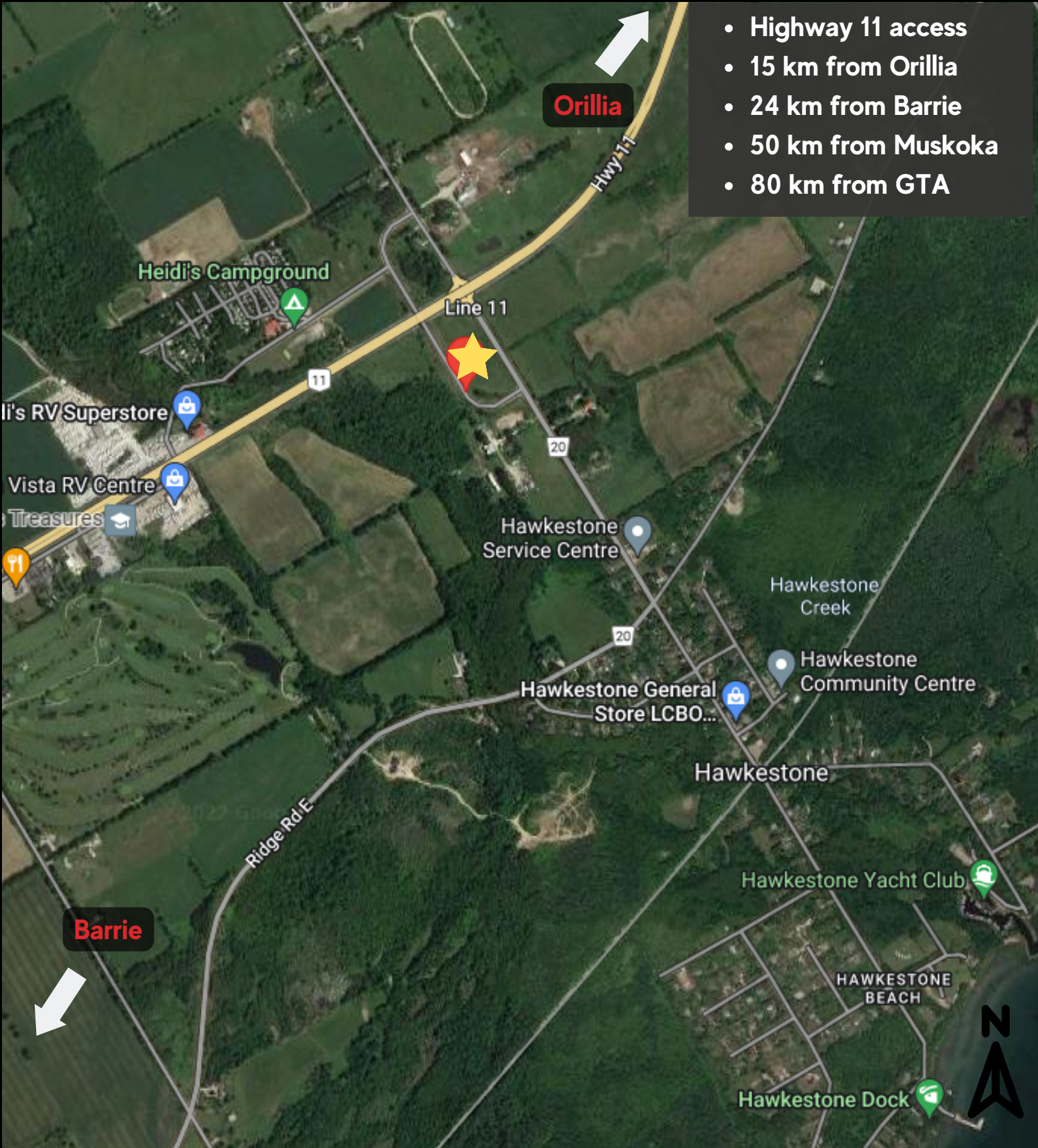


View from Highway 11



Location

- Highway 11 access
- 15 km from Orillia
- 24 km from Barrie
- 50 km from Muskoka
- 80 km from GTA



The Team

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